



May 19, 2023

John P. Bauer
26805 East 68th Avenue, Suite 224
Denver, CO 80249

Re: City of Lone Tree, CO – Referral Request: Lokal Homes at Lyric Condos & Townhomes

Dear Mr. Bauer:

Thank you for providing the letter response to the City of Lone Tree's referral process. After reviewing the letter shown below are Lokal's responses to the FAA's major concerns.

- *FAA considers residential development adjacent an airport to be a non-compatible land use.*
 - The land use has already been approved by the City of Lone Tree through the Planned Development documents for the overall Lyric development. Lokal Home's design and subsequent construction fits within the Planned Development guidelines and the development is not requesting any variances to the Planned Development. Please see the attached Airspace Memo that was created for the overall RidgeGate and Lyric developments.
- *As a consequence of aircraft overflights, residents would be subjected to considerable "single-event" noise impacts from aircraft overflights, which residents are particularly sensitive to during nighttime hours.*
 - Lokal homes will provide an "Aircraft Overflight Disclosure Notice" on the Plat for the development as well as the same notice within the closing documents that will be signed by the buyer at the time of home closing. Please see the notice language shown below.

AIRCRAFT OVERFLIGHT DISCLOSURE NOTICE

ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS OF LAND HEREBY SUBDIVIDED OR SUBJECT TO A SITE IMPROVEMENT PLAN ARE HEREBY NOTIFIED THAT THE PROPERTY IS LOCATED WITHIN PROXIMITY TO CENTENNIAL AIRPORT AND IS SUBJECT TO THE TERMS OF THAT CERTAIN AVIGATION NOTICE RECORDED AT RECEPTION NO. 2020016188 ON MARCH 4, 2020 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER. PROXIMITY TO CENTENNIAL AIRPORT MAY HAVE ANY NUMBER OF IMPACTS ON THE PROPERTY OCCUPANTS, THE PROPERTY, AND THE DEVELOPMENT, IMPROVEMENT, USE, ENJOYMENT OR OCCUPANCY OF THE PROPERTY, INCLUDING WITHOUT LIMITATION ODORS, AIRCRAFT NOISE, VIBRATION, FUMES, FUEL PARTICLES, EXHAUST, AND THE OPERATION AND PASSAGE OF AIRCRAFT ABOVE OR NEAR THE PROPERTY. INDIVIDUAL SENSITIVITIES TO THE POTENTIAL CENTENNIAL AIRPORT IMPACTS CAN VARY FROM PERSON TO PERSON, AND POTENTIAL AIRPORT IMPACTS CAN VARY FROM LOCATION TO LOCATION WITH THE PROPERTY AND FROM TIME TO TIME. RECORDS AND INFORMATION CONCERNING CENTENNIAL AIRPORT AND POTENTIAL AIRPORT IMPACTS ARE PUBLICLY AVAILABLE THROUGH VARIOUS FEDERAL, STATE, AND LOCAL GOVERNMENTAL AGENCIES, INCLUDING CENTENNIAL AIRPORT. ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS ARE SOLELY RESPONSIBLE FOR EVALUATING AND DETERMINING WHETHER THE AIRPORT IMPACTS, IF ANY, ARE ACCEPTABLE TO THEM.

- Note that Lokal will complete OITC analysis, per ASTM E1332, on the townhome and condominium units, to verify that construction will achieve an interior DNL of 45 or less.
- *If any portion of the proposal is located within 20,000 feet of a public use runway (and breaks a 100:1 plane coming off the nearest point of the nearest runway); or, is more than 200 feet above ground level at any location, the FAA requires the project's proponent to file a Form 7460-1. If the proposal does not meet any of the criteria above, it may still be necessary to file a Form 7460-1 if the structure requires an FCC license or there is a potential for navigational equipment interference.*
 - While the Lokal development is within 20,000 feet of the Centennial Airport public use runway the buildings will not break the 100:1 plane. Note that the buildings will be a maximum of 50-feet tall and with the given topography this will not come close to the 100:1 plane. Also during construction, Lokal Homes will not be utilizing any cranes or other construction methods that will penetrate the 100:1 plane. Lastly, this development will nor require an FCC license or utilize any equipment that will interfere with the planes/airports navigational equipment.
 - Exhibit 1, attached to this letter includes a notification map of Lokal's proposed development and the difference in elevation between the FAA section 77.9 notification surface and Lokal's maximum building height. Note that the buildings are about 45 to 65 feet below the notification surface.



Exhibit 2 includes a Certification of Engineer and Attestation as well as a FAA Determination of No Hazard to Air Navigation Summary for the RidgeGate Southwest Village which the Lokal development is a part of. This has been approved by the FAA and signed/sealed by a registered professional engineer. An extension was also issued for this on 11/9/2022 which extends this determination through 05/09/2024.

Exhibit 3 includes the Avigation Easement that was voluntarily created and recorded by the overall developer of the property where the Lokal Homes project is to be located.

For these reasons Lokal Homes feels that the FAA should be in support of this project and provide the City of Lone Tree with a “no comment” letter as part of the City’s referral process. If this is something that you cannot help facilitate it would be greatly appreciated if could refer us to the appropriate party.

Thank you for your comments.

Sincerely,

Matt Long
Project Manager



Exhibit 1: Notification Map

FAA PART 77, SUBPART B ANALYSIS - DETERMINING IF NOTIFICATION TO FFA IS REQUIRED

NOTE: THIS EXHIBIT DEPICTS FAA PART 77, SUBSECTION 77.9, "NOTIFICATION SURFACE" FOR DETERMINING IF NOTIFICATION TO THE FAA IS REQUIRED

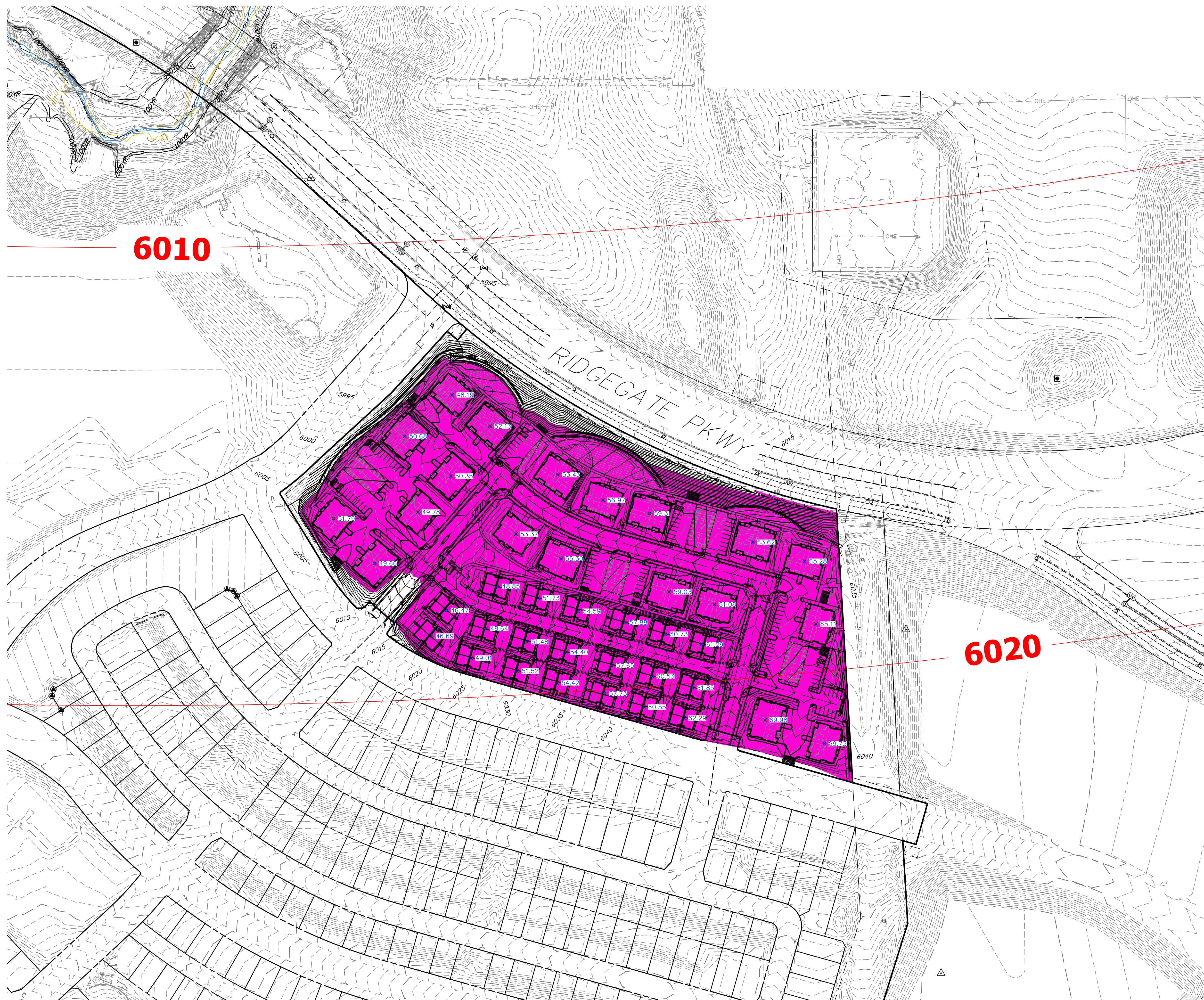


TABLE A - MAX. BUILDING HEIGHT DEPICTED HEREON.

CONDO UNITS: 45 FOOT BUILDING HEIGHT
TOWNHOME UNITS 40 FOOT BUILDING HEIGHT

LEGEND

POINT DIFFERENCE IN ELEVATION BETWEEN "FAA SECTION 77.9 NOTIFICATION SURFACE" AND MAX BLDG. HEIGHT SURFACE x120.00

CENTENNIAL AIRPORT SECTION 77.9 NOTIFICATION SURFACE (100:1 SLOPE FROM RUNWAY) — 6200 —

MAX BLDG. HEIGHT SURFACE ENCLOSES INTO FAA SECTION 77.9 NOTIFICATION SURFACE. NOTIFICATION TO FAA IS REQUIRED.

SURFACE DESCRIPTION

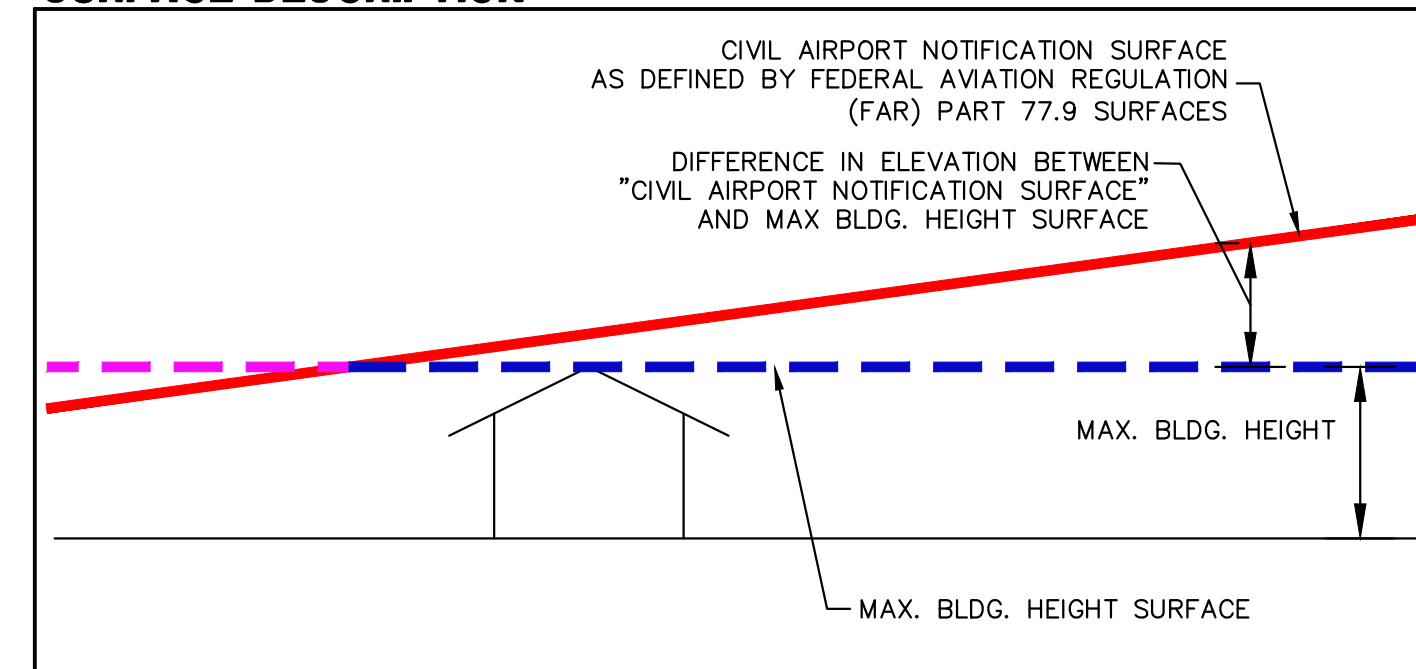


EXHIBIT A
NOTIFICATION SURFACE
ANALYSIS
LOKAL TOWNHOMES / CONDOS
15950.10
5/9/2023
SHEET 1 OF 1



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Exhibit 2: Engineer Certification & Attestation

CERTIFICATION OF ENGINEER RE: FAA SURFACE/HEIGHT LIMITATIONS:

I, AARON CLUTTER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ATTACHED INFORMATION PERTAINING TO THE FOLLOWING SUBDIVISION/SITE IMPROVEMENT PLAN:

LOT 1, RIDGEGATE SW VILLAGE FILING NO. 1A

WAS PREPARED AND/OR UTILIZED BY ME OR UNDER MY PERSONAL SUPERVISION FOR THE PURPOSE OF SURFACE/HEIGHT ANALYSIS PER §77.9 OF 14 C.F.R. PART 77; THAT ALL SUCH INFORMATION IS TRUE, ACCURATE, AND COMPLETE; AND THAT PROPOSED CONSTRUCTION OF STRUCTURES WITHIN SUCH SUBDIVISION/SITE IMPROVEMENT PLAN **EXCEEDS APPLICABLE SURFACE/HEIGHT LIMITATIONS ENUMERATED IN §77.9, AS MORE SPECIFICALLY DEPICTED IN ATTACHED EXHIBIT A AND THEREFORE NOTIFICATION TO THE FAA IS REQUIRED.**



NAME: AARON CLUTTER
REGISTRATION NUMBER: 36742
DATE: 5/12/2023



ATTESTATION RE: FAA NOTICE REQUIREMENT COMPLIANCE:

I, AARON CLUTTER, ACTING ON BEHALF OF THE APPLICANT, **LOKAL COMMUNITIES, LLC**, DO HEREBY AFFIRM AND ACKNOWLEDGE THAT: (1) §77.9 OF 14 C.F.R. PART 77 ENUMERATES STANDARDS, BASED UPON SURFACE/HEIGHT LIMITATIONS, FOR DETERMINING WHETHER PROPOSED CONSTRUCTION OF STRUCTURES REQUIRES NOTICE TO THE FAA; (2) THE ATTACHED INFORMATION WAS PREPARED AND/OR UTILIZED FOR THE PURPOSE OF ENSURING COMPLIANCE WITH SUCH REGULATIONS AS APPLICABLE TO THE **LOKAL COMMUNITIES CONDOS AND TOWNHOMES PROJECT** (THE “DEVELOPMENT”); (3) THE CITY OF LONE TREE MAY RELY UPON SUCH DOCUMENTATION FOR ITS INTENDED PURPOSE; (4) BASED UPON SUCH INFORMATION, AND PURSUANT TO 14 C.F.R. PART 77, **NOTICE TO THE FAA OF PROPOSED CONSTRUCTION OF STRUCTURES IS REQUIRED, AS SET FORTH MORE FULLY IN ATTACHED EXHIBIT A, AND SHALL BE PROVIDED IN ACCORDANCE WITH 14. C.F.R. PART 77;** AND (5) THE CITY RETAINS THE RIGHT TO REQUIRE ADDITIONAL INFORMATION IN THE FUTURE, SHOULD

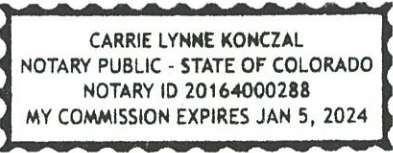
FINAL GRADES OR STRUCTURE HEIGHT WARRANT SUCH, WHICH INFORMATION MAY TRIGGER A REQUIREMENT FOR 14. C.F.R. PART 77 REVIEW BY THE FAA.

Aaron L Clutter

NAME: AARON CLUTTER
DATE: 5/12/2023

STATE OF COLORADO)
) ss.
COUNTY OF Arapahoe)

The foregoing ATTESTATION RE: FAA NOTICE REQUIREMENT COMPLIANCE was acknowledged before me this 12th day of May, 2023, personally by Aaron L. Clutter acting on behalf of the applicant LOCAL COMMUNITIES, LLC.



Carrie L Konczal

Notary Public

(SEAL)

Commission expires:

Jan 5, 2024



May 12, 2023

Community Development Department
 City of Lone Tree
 9220 Kimmer Dr.
 Lone Tree, Colorado 80124

Re: FAA Determination of No Hazard to Air Navigation Summary – RidgeGate Southwest Village

To Whom It May Concern,

Please accept this letter as a statement of certification that the Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77 for the improvements proposed with the RidgeGate Southwest Village Preliminary Plan. The FAA has issued determination letters for all 232 points depicted on the enclosed FAA Approval Map, dated 4/8/2021.

- 228 of the 232 points were determined to not exceed obstruction standards and would not be a hazard to air navigation.
- Points 67 and 150 were determined to be no hazard to air navigation, provided the maximum building heights be reduced from 100 feet to 95 feet and 45 feet to 39 feet respectively.
- Points 76 and 189 were determined to be no hazard to air navigation. FAA Form 7460-2, Notice of Actual Construction or Alteration, is required to be filed any time the project is abandoned or within 5 days after the construction reaches its greatest height.

Structure Name	ASN	Site Elevation	Filed Structure Height (AGL)	Filed MSL	Approved MSL	7460-2 Form Required	Expiration Date	Site Comments
SFA BNDY 67	2021-ANM-1105-OE	6035	100	6135	6130	NO	10/8/2022	Max structure height =95 ft. max.
SFA BNDY 76	2021 ANM-1114-OE	5993	100	6093	6093	YES	10/8/2022	7460-2 form required when building reaches maximum height
SFA 45 BNDY 150	2021-ANM-1188-OE	6166	45	6211	6205	NO	10/8/2022	Max structure height =39 ft. max.
SFA 55 BNDY 189	2021-ANM-1227-OE	6167	55	6122	6122	YES	10/8/2022	7460-2 form required when building reaches maximum height

It should be noted that the original FAA determination would have expired on 10/08/2022 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration is received by the FAA.
- extended, revised or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction or the date the FCC denies the application.

A request for an extension was submitted to the FAA, and extension letters for all 232 determinations were issued on 11/9/2022, extending the approval to 05/09/2024.

Any or all of the 232 letters of determination or letters of extension provided by the FAA for this project can be provided at the City of Lone Tree's request.

Sincerely,



Aaron Clutter, PE

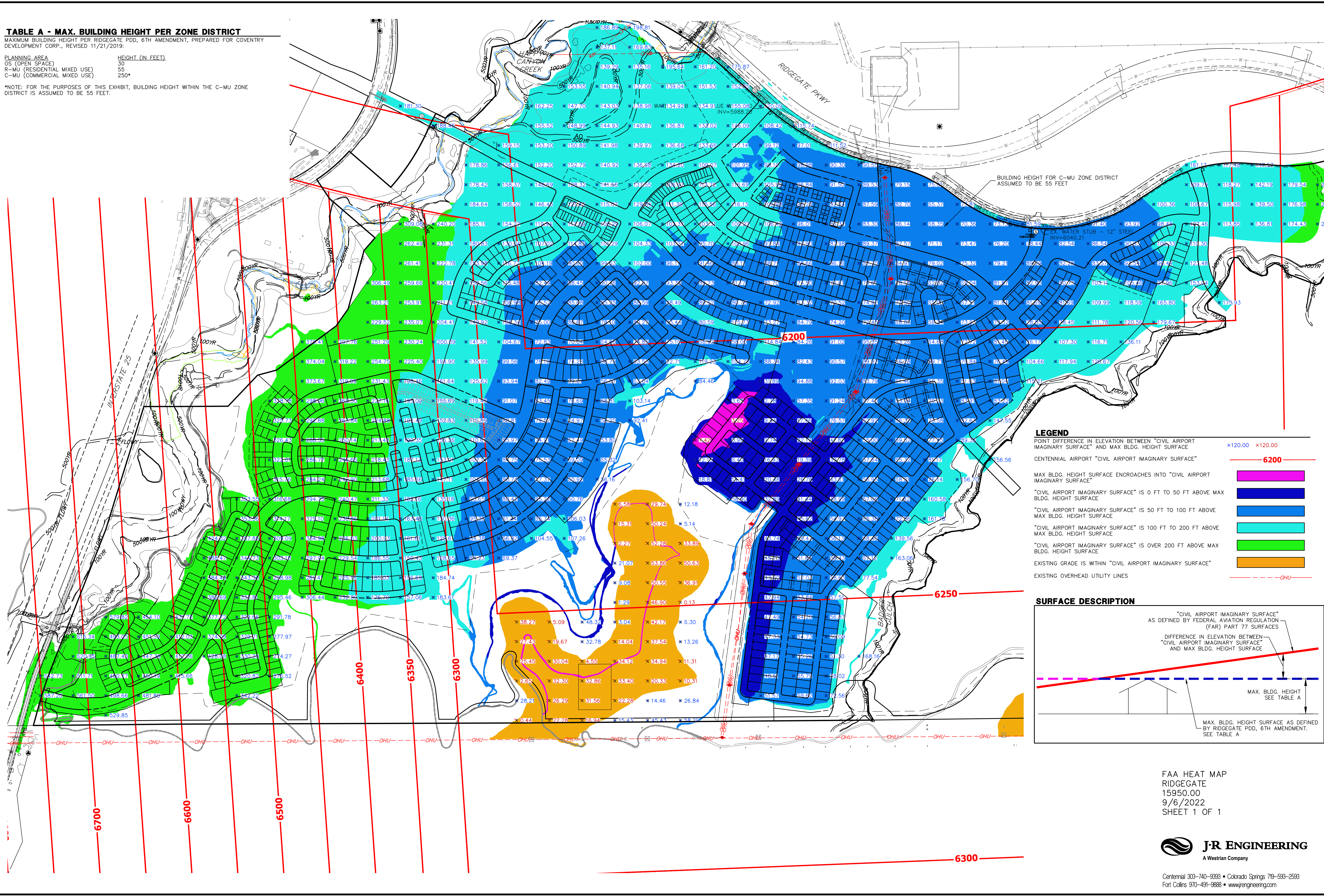


TABLE A - MAX. BUILDING HEIGHT PER ZONE DISTRICT

MAXIMUM BUILDING HEIGHT PER RIDGEGATE PDD, 6TH AMENDMENT, PREPARED FOR COVENTRY DEVELOPMENT CORP., REVISED 11/21/2019:

PLANNING AREA	HEIGHT (IN FEET)
OS (OPEN SPACE)	30
R-MU (RESIDENTIAL MIXED USE)	55
C-MU (COMMERCIAL MIXED USE)	250*

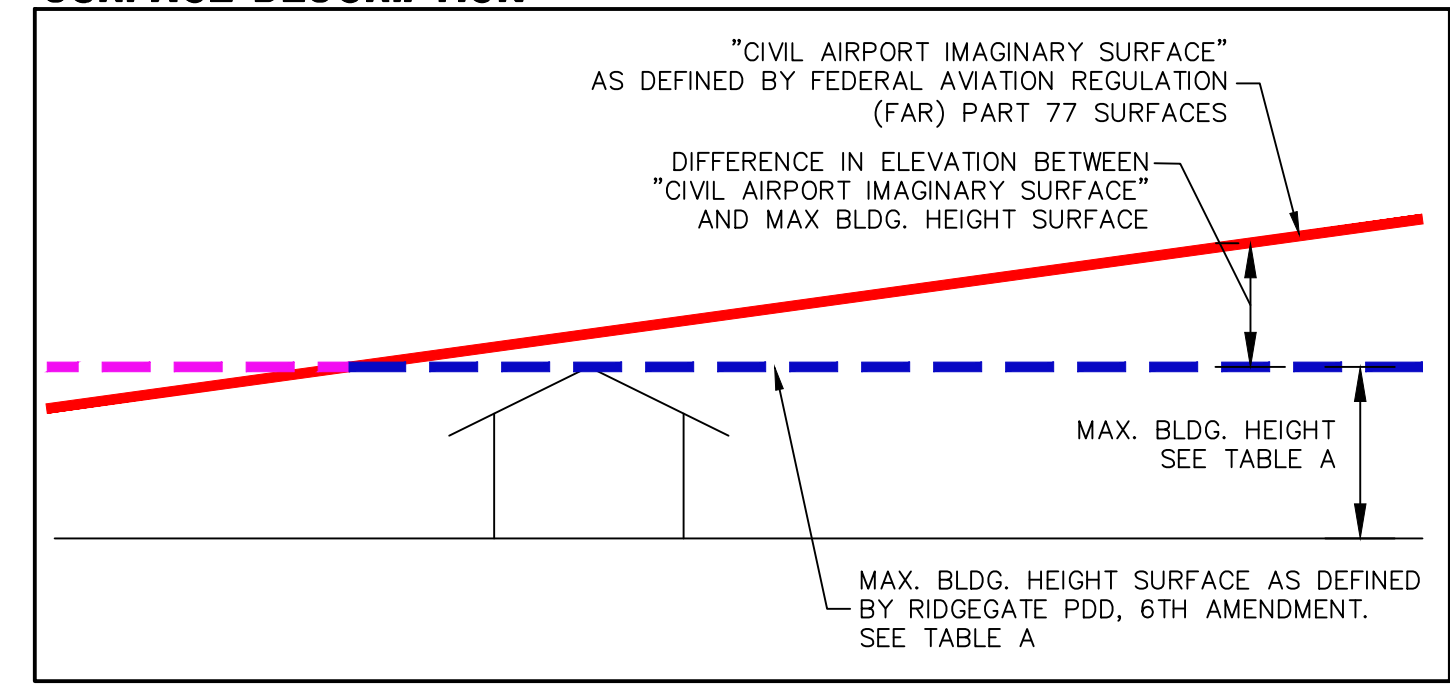
*NOTE: FOR THE PURPOSES OF THIS EXHIBIT, BUILDING HEIGHT WITHIN THE C-MU ZONE DISTRICT IS ASSUMED TO BE 55 FEET.



LEGEND

- POINT DIFFERENCE IN ELEVATION BETWEEN "CIVIL AIRPORT IMAGINARY SURFACE" AND MAX BLDG. HEIGHT SURFACE
 - ×120.00 ×120.00
- CENTENNIAL AIRPORT "CIVIL AIRPORT IMAGINARY SURFACE"
 - 6200
- MAX BLDG. HEIGHT SURFACE ENCOACHES INTO "CIVIL AIRPORT IMAGINARY SURFACE"
 - [Pink Box]
- "CIVIL AIRPORT IMAGINARY SURFACE" IS 0 FT TO 50 FT ABOVE MAX BLDG. HEIGHT SURFACE
 - [Blue Box]
- "CIVIL AIRPORT IMAGINARY SURFACE" IS 50 FT TO 100 FT ABOVE MAX BLDG. HEIGHT SURFACE
 - [Cyan Box]
- "CIVIL AIRPORT IMAGINARY SURFACE" IS 100 FT TO 200 FT ABOVE MAX BLDG. HEIGHT SURFACE
 - [Green Box]
- "CIVIL AIRPORT IMAGINARY SURFACE" IS OVER 200 FT ABOVE MAX BLDG. HEIGHT SURFACE
 - [Yellow Box]
- EXISTING GRADE IS WITHIN "CIVIL AIRPORT IMAGINARY SURFACE"
 - [Orange Box]
- EXISTING OVERHEAD UTILITY LINES
 - OHU-

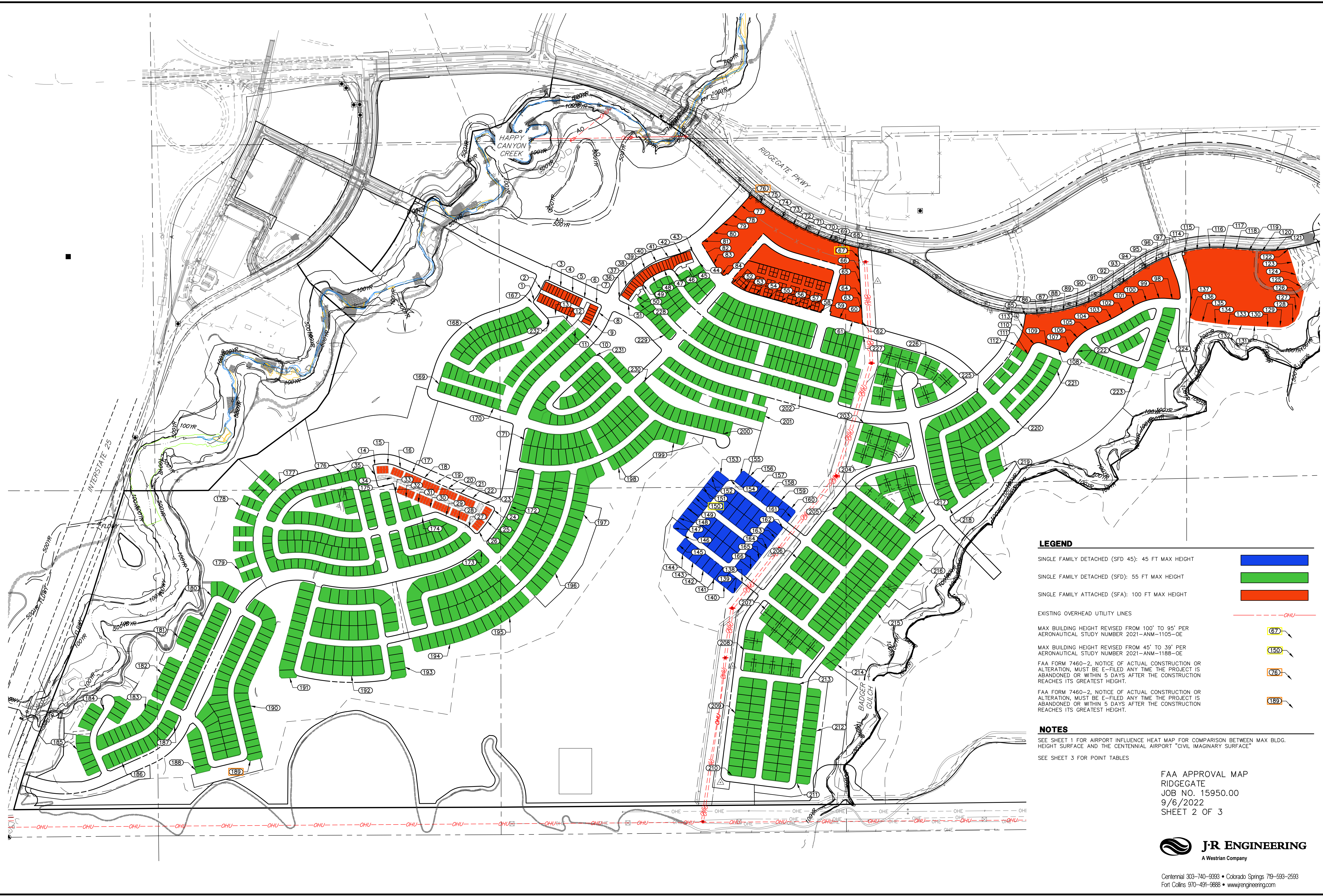
SURFACE DESCRIPTION



FAA HEAT MAP
 RIDGEGATE
 15950.00
 9/6/2022
 SHEET 1 OF 1



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LEGEND

- SINGLE FAMILY DETACHED (SFD) 45' MAX HEIGHT █
- SINGLE FAMILY DETACHED (SFD) 55' MAX HEIGHT █
- SINGLE FAMILY ATTACHED (SFA) 100' MAX HEIGHT █
- EXISTING OVERHEAD UTILITY LINES - - - - - OHU
- MAX BUILDING HEIGHT REVISED FROM 100' TO 95' PER AERONAUTICAL STUDY NUMBER 2021-ANM-1105-OE 67
- MAX BUILDING HEIGHT REVISED FROM 45' TO 39' PER AERONAUTICAL STUDY NUMBER 2021-ANM-1188-OE 150
- FAA FORM 7460-2, NOTICE OF ACTUAL CONSTRUCTION OR ALTERATION, MUST BE E-FILED ANY TIME THE PROJECT IS ABANDONED OR WITHIN 5 DAYS AFTER THE CONSTRUCTION REACHES ITS GREATEST HEIGHT. 76
- FAA FORM 7460-2, NOTICE OF ACTUAL CONSTRUCTION OR ALTERATION, MUST BE E-FILED ANY TIME THE PROJECT IS ABANDONED OR WITHIN 5 DAYS AFTER THE CONSTRUCTION REACHES ITS GREATEST HEIGHT. 189

NOTES

- SEE SHEET 1 FOR AIRPORT INFLUENCE HEAT MAP FOR COMPARISON BETWEEN MAX BLDG. HEIGHT SURFACE AND THE CENTENNIAL AIRPORT "CIVIL IMAGINARY SURFACE"
- SEE SHEET 3 FOR POINT TABLES

FAA APPROVAL MAP
 RIDGEGATE
 JOB NO. 15950.00
 9/6/2022
 SHEET 2 OF 3



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Table with 13 columns: POINT NUMBER, DESCRIPTION, PREVIOUSLY SUBMITTED GROUND ELEVATION, PROPOSED GROUND ELEVATION, DIFFERENCE IN ELEVATION, APPROVED MAX. BUILDING HEIGHT, LATITUDE, LONGITUDE, AERONAUTICAL STUDY #, LETTER REFERENCE #. Rows 1-69.

Table with 13 columns: POINT NUMBER, DESCRIPTION, PREVIOUSLY SUBMITTED GROUND ELEVATION, PROPOSED GROUND ELEVATION, DIFFERENCE IN ELEVATION, APPROVED MAX. BUILDING HEIGHT, LATITUDE, LONGITUDE, AERONAUTICAL STUDY #, LETTER REFERENCE #. Rows 70-137.

Table with 13 columns: POINT NUMBER, DESCRIPTION, PREVIOUSLY SUBMITTED GROUND ELEVATION, PROPOSED GROUND ELEVATION, DIFFERENCE IN ELEVATION, APPROVED MAX. BUILDING HEIGHT, LATITUDE, LONGITUDE, AERONAUTICAL STUDY #, LETTER REFERENCE #. Rows 167-232.

Table with 10 columns: POINT NUMBER, DESCRIPTION, PREVIOUSLY SUBMITTED GROUND ELEVATION, PROPOSED GROUND ELEVATION, DIFFERENCE IN ELEVATION, APPROVED MAX. BUILDING HEIGHT, LATITUDE, LONGITUDE, AERONAUTICAL STUDY #, LETTER REFERENCE #. Rows 138-166.

NOTES
ALL GROUND SURFACE ELEVATIONS ARE PROPOSED ELEVATIONS.
SINGLE FAMILY DETACHED (SFD 45): 45 FT MAX HEIGHT
SINGLE FAMILY DETACHED (SFD): 55 FT MAX HEIGHT
SINGLE FAMILY ATTACHED (SFA): 100 FT MAX HEIGHT
SEE SHEET 1 FOR AIRPORT INFLUENCE HEAT MAP FOR COMPARISON BETWEEN MAX BLDG. HEIGHT SURFACE AND THE CENTENNIAL AIRPORT "CIVIL IMAGINARY SURFACE"
SEE SHEET 2 FOR SITE MAP WITH POINT LOCATIONS
YELLOW HIGHLIGHTED ROWS AS SHOWN HAVE A REVISED APPROVED MAX BUILDING HEIGHT PER AERONAUTICAL STUDY LISTED.
ORANGE HIGHLIGHTED ROWS AS SHOWN REQUIRE FAA FORM 7460-2, NOTICE OF ACTUAL CONSTRUCTION OR ALTERATION, BE E-FILED ANY TIME THE PROJECT IS ABANDONED OR WITHIN 5 DAYS AFTER THE CONSTRUCTION REACHES ITS GREATEST HEIGHT.



Exhibit 3: Avigation Easement

AVIGATION NOTICE

THIS AVIGATION NOTICE (this "**Instrument**") is made as of March 4th, 2020, by RIDGEGATE INVESTMENTS, INC., a Delaware corporation ("**RGI**").

WHEREAS, RGI owns certain real property in Douglas County, Colorado (the "**Property**"), legally described on **Exhibit A** attached hereto and incorporated herein by this reference; and

WHEREAS, RGI desires to notify all future purchasers, owners, tenants, and other occupants of the Property (the "**Property Occupants**") of the proximity of the Property to Centennial Airport (the "**Airport**") and the potential effects on the Property arising from such proximity;

NOW THEREFORE, RGI hereby declares that the Property shall be owned, held, transferred, sold, leased, conveyed, used, occupied, operated, improved and mortgaged or otherwise encumbered subject to the following:

1. **Notice.** All Property Occupants are hereby notified that the Property is located within proximity to the Airport. Such proximity may have any number of impacts on the Property Occupants, the Property, and the development, improvement, marketing, sale, use, enjoyment or occupancy of the Property, including without limitation odors, noise, vibration, fumes, fuel particles, exhaust, and the operation and passage of aircraft above or near the Property ("**Potential Airport Impacts**"). Individual sensitivities to the Potential Airport Impacts can vary from person to person, and Potential Airport Impacts can vary from location to location within the Property and from time to time. Records and information concerning the Airport and Potential Airport Impacts are publicly available through various federal, state and local governmental agencies.

2. **Disclaimer and Release.** All potential Property Occupants should consider what Potential Airport Impacts, if any, are associated with their relevant portion of the Property before completing any purchase, lease, or occupancy thereof, and determine whether the location and Potential Airport Impacts, if any, are acceptable. Each Property Occupant shall be responsible, at its sole expense, for conducting such investigations, inspections, and tests as it may determine are reasonable or necessary concerning the Airport and the Potential Airport Impacts. By accepting title to any portion or all of the Property or any interest therein (whether in fee simple absolute, leasehold, easement, or otherwise), each Property Occupant shall be deemed to have accepted the Potential Airport Impacts and acknowledged and agreed that RGI has not made any representations, warranties or agreements, express or implied, to such Property Occupant concerning the Airport or the Potential Airport Impacts, and any such representations, warranties and agreements are hereby expressly disclaimed by RGI and its successors and assigns. All Property Occupants unconditionally waive, discharge and release RGI, and RGI's successors and assigns (including without limitation the person or entity from which each Property Occupant received its interest in or right to occupy the Property), from any and all liabilities, claims, demands, damages, actions and causes of action of any kind that any of the Property Occupants may now or hereafter have, at law or in equity, directly or indirectly resulting from, arising out of

N0025911
Recording Requested by:
FNTG-NCS Colorado

PROPERTY DESCRIPTION: (Avigation Notice) 02-19-2020

A PARCEL OF LAND LOCATED IN SECTION 13, 14, 15, 22, 23 AND 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED UPON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, AS BEARING $S00^{\circ}12'56''E$ BETWEEN THE NORTHEAST CORNER OF SAID SECTION 24, BEING A 1 1/2" COPPERWELD SET IN A 6" DIAMETER CONCRETE POST AND THE EAST QUARTER CORNER OF SAID SECTION 24 BEING A 1 1/2" COPPERWELD SET IN A 6" DIAMETER CONCRETE POST

BEGINNING AT SAID NORTHEAST CORNER OF SECTION 24;

THENCE $S00^{\circ}12'56''E$ ALONG SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 24 A DISTANCE OF 2646.53 FEET TO SAID EAST QUARTER CORNER OF SECTION 24;

THENCE $S00^{\circ}11'42''E$ ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 A DISTANCE OF 2436.88 FEET;

THENCE $S88^{\circ}19'00''W$ ALONG A LINE BEING 210.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 24, A DISTANCE OF 2636.60 FEET TO THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 24;

THENCE $S89^{\circ}16'29''W$ CONTINUING ALONG A LINE BEING 210.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2596.63 FEET TO THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 24;

THENCE $S89^{\circ}32'02''W$ CONTINUING ALONG A LINE BEING 210.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 2635.23 FEET TO THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 23;

THENCE $S89^{\circ}48'08''W$ CONTINUING ALONG A LINE BEING 210.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 2616.46 FEET TO THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 23;

THENCE $S89^{\circ}27'49''W$ CONTINUING ALONG A LINE BEING 210.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 1307.29 FEET TO THE EASTERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 25 AS DESCRIBED IN BOOK 104 AT PAGE 136 AND IN BOOK 861 AT PAGE 154 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING ELEVEN (11) COURSES:

1. $N21^{\circ}26'00''E$ A DISTANCE OF 728.59 FEET;
2. THENCE $N66^{\circ}26'21''E$ A DISTANCE OF 141.30 FEET;

3. THENCE N21°26'10"E A DISTANCE OF 149.88 FEET;
4. THENCE N23°33'50"W A DISTANCE OF 140.35 FEET;
5. THENCE N21°26'41"E A DISTANCE OF 698.49 FEET;
6. THENCE N21°28'45"E A DISTANCE OF 616.32 FEET;
7. THENCE N21°28'37"E A DISTANCE OF 238.78 FEET;
8. THENCE N27°27'15"E A DISTANCE OF 640.16 FEET;
9. THENCE N16°11'56"E A DISTANCE OF 720.57 FEET;
10. THENCE N30°37'37"W A DISTANCE OF 92.85 FEET;
11. THENCE N01°59'52"W A DISTANCE OF 403.37 FEET TO THE SOUTHERLY CORNER OF PARCEL 1 AS DESCRIBED AT RECEPTION NO. 2007037627 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING ELEVEN (11) COURSES:

1. THENCE N03°27'09"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 164.03 FEET;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 41°16'00", A RADIUS OF 659.00 FEET, A CHORD BEARING N24°05'08"E A DISTANCE OF 464.44 FEET, AND AN ARC DISTANCE OF 474.64 FEET;
3. THENCE N50°57'56"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 300.42 FEET;
4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°33'48", A RADIUS OF 420.00 FEET, A CHORD BEARING N24°11'02"E A DISTANCE OF 378.50 FEET, AND AN ARC DISTANCE OF 392.64 FEET;
5. THENCE N02°35'52"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 130.67 FEET;
6. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 83°51'02", A RADIUS OF 75.00 FEET, A CHORD BEARING N39°19'39"E A DISTANCE OF 100.22 FEET, AND AN ARC DISTANCE OF 109.76 FEET;
7. THENCE N02°35'52"W NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 217.72 FEET;
8. THENCE S87°52'30"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 63.86 FEET;

9. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 85°25'44", A RADIUS OF 620.00 FEET, A CHORD BEARING N49°24'37"W A DISTANCE OF 841.15 FEET, AND AN ARC DISTANCE OF 924.43 FEET;

10. THENCE N06°41'45"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 287.51 FEET;

11. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°32'21", A RADIUS OF 4945.00 FEET, A CHORD BEARING N05°55'35"W A DISTANCE OF 132.84 FEET, AND AN ARC DISTANCE OF 132.85 FEET TO NORTHERLY CORNER OF SAID PARCEL 1;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY AS DESCRIBED IN SAID BOOK 104 AT PAGE 136 AND IN BOOK 861 AT PAGE 154 THE FOLLOWING SIX (6) COURSES:

1. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°05'13", A RADIUS OF 11560.00 FEET, A CHORD BEARING N03°41'55"W A DISTANCE OF 219.30 FEET, AND AN ARC DISTANCE OF 219.31 FEET;

2. THENCE N04°09'56"W NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 609.31 FEET;

3. THENCE N00°47'00"W A DISTANCE OF 319.59 FEET;

4. THENCE N22°18'30"E A DISTANCE OF 68.40 FEET;

5. THENCE N04°15'32"W A DISTANCE OF 442.49 FEET;

6. THENCE N00°47'00"W A DISTANCE OF 140.70 FEET TO SAID EASTERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY I-25 AS DESCRIBED AT RECEPTION NO. 2012069038 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. THENCE N17°50'41"W A DISTANCE OF 119.42 FEET;

2. THENCE N04°12'36"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 553.17 FEET;

3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 26°44'42", A RADIUS OF 705.96 FEET, A CHORD BEARING N17°35'46"E A DISTANCE OF 326.55 FEET, AND AN ARC DISTANCE OF 329.53 FEET;

4. THENCE N52°39'54"W NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 7.36 FEET;

5. THENCE N37°19'34"E A DISTANCE OF 56.45 FEET TO SAID EASTERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY I-25 AS DESCRIBED AT RECEPTION NO. 2010058328 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. THENCE S54°28'53"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 25.24 FEET;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°49'04", A RADIUS OF 683.94 FEET, A CHORD BEARING N36°25'34"E A DISTANCE OF 21.70 FEET, AND AN ARC DISTANCE OF 21.70 FEET;
3. THENCE N37°20'06"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 416.89 FEET;
4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37°25'35", A RADIUS OF 390.50 FEET, A CHORD BEARING N18°37'18"E A DISTANCE OF 250.57 FEET, AND AN ARC DISTANCE OF 255.08 FEET;
5. THENCE N00°05'30"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 168.59 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE AS DESCRIBED AT RECEPTION NO. 2008035981 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. N89°34'46"E A DISTANCE OF 2075.86 FEET;
2. THENCE N54°37'19"E A DISTANCE OF 61.09 FEET;
3. THENCE N89°34'46"E A DISTANCE OF 1293.85 FEET TO THE WESTERLY LINE OF MERIDIAN INTERNATIONAL BUSINESS CENTER 5 AMENDMENT 8 RECORDED AT RECEPTION NO. 2003007920 IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE S00°41'16"E ALONG SAID WESTERLY LINE A DISTANCE OF 1165.23 FEET TO THE SOUTHWESTERLY CORNER OF MERIDIAN INTERNATIONAL BUSINESS CENTER 5 AMENDMENT 15 RECORDED AT RECEPTION NO. 2007010231 IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE S24°15'30"W ALONG THE NORTHWESTERLY LINE OF MERIDIAN INTERNATIONAL BUSINESS CENTER 5 AMENDMENT 3 RECORDED AT RECEPTION NO. 2001054981 IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER A DISTANCE OF 1094.15 FEET TO THE WESTERLY CORNER OF SAID MERIDIAN INTERNATIONAL BUSINESS CENTER 5 AMENDMENT 3;

THENCE S59°46'40"E ALONG THE SOUTHWESTERLY LINE OF SAID MERIDIAN INTERNATIONAL BUSINESS CENTER 5 AMENDMENT 3 A DISTANCE OF 2090.20 FEET TO THE SOUTHERLY CORNER OF MERIDIAN INTERNATIONAL BUSINESS CENTER 5 AMENDMENT 1;

THENCE ALONG THE SOUTHEASTERLY AND EASTERLY LINES OF SAID MERIDIAN INTERNATIONAL BUSINESS CENTER 5 AMENDMENT 1 THE FOLLOWING SIX (6) COURSES;

1. N42°58'25"E A DISTANCE OF 969.14 FEET;
2. THENCE N16°51'42"E A DISTANCE OF 371.65 FEET;
3. THENCE N51°35'55"E A DISTANCE OF 292.06 FEET;
4. THENCE S74°53'36"E A DISTANCE OF 487.64 FEET;
5. THENCE N56°46'26"E A DISTANCE OF 436.36 FEET;
6. THENCE N01°01'20"W A DISTANCE OF 1926.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE AS DESCRIBED AT RECEPTION NO. 2008035982 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. N89°05'44"E A DISTANCE OF 845.83 FEET;
2. THENCE N89°10'43"E A DISTANCE OF 446.42 FEET;
3. THENCE N00°49'17"W A DISTANCE OF 15.00 FEET;
4. THENCE N89°10'42"E A DISTANCE OF 213.07 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2005051824 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. S00°48'51"E A DISTANCE OF 251.79 FEET;
2. THENCE N89°09'53"E A DISTANCE OF 658.98 FEET;
3. THENCE N00°42'56"W A DISTANCE OF 251.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE AS DESCRIBED AT RECEPTION NO. 9403619, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. N89°10'42"E A DISTANCE OF 353.30 FEET;
2. THENCE S00°40'52"E A DISTANCE OF 14.91 FEET TO THE NORTHWESTERLY CORNER OF LINCOLN AVENUE RIGHT-OF-WAY AS DESCRIBED AT RECEPTION NO. 2004100332, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE THE FOLLOWING THREE (3) COURSES:

1. S00°40'52"E A DISTANCE OF 5.88 FEET;
 2. THENCE N89°06'58"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 893.78 FEET;
 3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°23'19", A RADIUS OF 50.00 FEET, A CHORD BEARING S45°41'13"E A DISTANCE OF 70.95 FEET, AND AN ARC DISTANCE OF 78.88 FEET TO THE WESTERLY RIGHT-OF-WAY OF WEST PARKER ROAD AS DESCRIBED IN BOOK 861 AT PAGE 154, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;
- THENCE S00°31'30"E ALONG SAID WESTERLY RIGHT-OF-WAY OF WEST PARKER ROAD A DISTANCE OF 2500.31 FEET TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13;
- THENCE N89°01'44"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 34.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 13;
- THENCE S00°47'20"E ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13 A DISTANCE OF 2649.81 FEET TO THE POINT OF BEGINNING.
- CONTAINING 2,301.025 ACRES MORE OR LESS.

EXCLUSIONS

EXCEPT THE FOLLOWING DESCRIBED PARCELS OF LAND LYING WITHIN SECTIONS 13, 14, 22, 23, AND 24:

EXCEPT THAT PARCEL OF LAND GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO RECORDED FEBRUARY 8, 2000 IN BOOK 1807 AT PAGE 2034, CONTAINING 1.915 ACRES MORE OR LESS.

EXCEPT THOSE PARCELS OF LAND CONVEYED TO THE CITY OF LONE TREE BY IN A CORRECTIVE DEED RECORDED MAY 8, 2007 AT RECEPTION NUMBER 2007037631, PARCEL A CONTAINING 6.024 ACRES AND PARCEL B CONTAINING 10.371 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO THE CITY OF LONE TREE BY DEED RECORDED AUGUST 31, 2006 AT RECEPTION NUMBER 2006075141, CONTAINING 5.163 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO SCHWEIGER RANCH FOUNDATION BY DEED RECORDED MAY 14, 2008 AT RECEPTION NUMBER 2008034431, CONTAINING 38.740 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO REGIONAL TRANSPORTATION DISTRICT, LOT 1-A, RIDGEGATE EAST-FILING NO. 1 1ST AMENDMENT, RECEPTION NO. 2016025508 CONTAINING 11.957 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO RAMPART RANGE METROPOLITAN DISTRICT NO. 1, LOT 3-A, RIDGEGATE EAST-FILING NO. 1 1ST AMENDMENT, RECEPTION NO. 2016025508 CONTAINING 0.644 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO THE CITY OF LONE TREE, RAIL WAY, RIDGEGATE EAST-FILING NO. 1 1ST AMENDMENT, RECEPTION NO. 2016025508 CONTAINING 1.147 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO REGIONAL TRANSPORTATION DISTRICT BY BARGAIN AND SALE DEED, PARCEL SE 8D, RECORDED JUNE 3, 2016 AT RECEPTION NO. 2016035371, CONTAINING 0.681 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO REGIONAL TRANSPORTATION DISTRICT BY BARGAIN AND SALE DEED, PARCEL SE 8EA, RECORDED JUNE 3, 2016 AT RECEPTION NO. 2016035371, CONTAINING 0.368 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO REGIONAL TRANSPORTATION DISTRICT BY BARGAIN AND SALE DEED, PARCEL SE 8E REV2, RECORDED JUNE 3, 2016 AT RECEPTION NO. 2016035371, CONTAINING 2.365 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO REGIONAL TRANSPORTATION DISTRICT BY BARGAIN AND SALE DEED, PARCEL SE 8J, RECORDED JUNE 3, 2016 AT RECEPTION NO. 2016035371, CONTAINING 0.218 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO RAMPART RANGE METROPOLITAN DISTRICT NO. 1, PARCEL 7A, RECEPTION NO. 2014064316, RECORDED NOVEMBER 4, 2014, CONTAINING 5.0 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO RAMPART RANGE METROPOLITAN DISTRICT NO. 1, PARCEL 5A, RECEPTION NO. 2014064314, RECORDED NOVEMBER 4, 2014, CONTAINING 2.0 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO PARKER WATER AND SANITATION DISTRICT, WELL RRC-1, RECEPTION NO. 2007009356, RECORDED JANUARY 31, 2007, CONTAINING 2.0 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO PARKER WATER AND SANITATION DISTRICT, WELL RRC-6, RECEPTION NO. 2007009356, RECORDED JANUARY 31, 2007, CONTAINING 5.0 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO PARKER WATER AND SANITATION DISTRICT, WELL RRC-11, RECEPTION NO. 2007009356, RECORDED JANUARY 31, 2007, CONTAINING 2.0 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO PARKER WATER AND SANITATION DISTRICT, WELL RRC-12, RECEPTION NO. 2007009356, RECORDED JANUARY 31, 2007, CONTAINING 2.0 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO THE CITY OF LONE TREE BY SPECIAL WARRANTY DEED, RECORDED MAY 8, 2007 AT RECEPTION NO. 2007037635, CONTAINING 0.871 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND CONVEYED TO THE CITY OF LONE TREE BY SPECIAL WARRANTY DEED, RECORDED JUNE 6, 2010 AT RECEPTION NO. 2010035810, CONTAINING 45.663 ACRES MORE OR LESS,

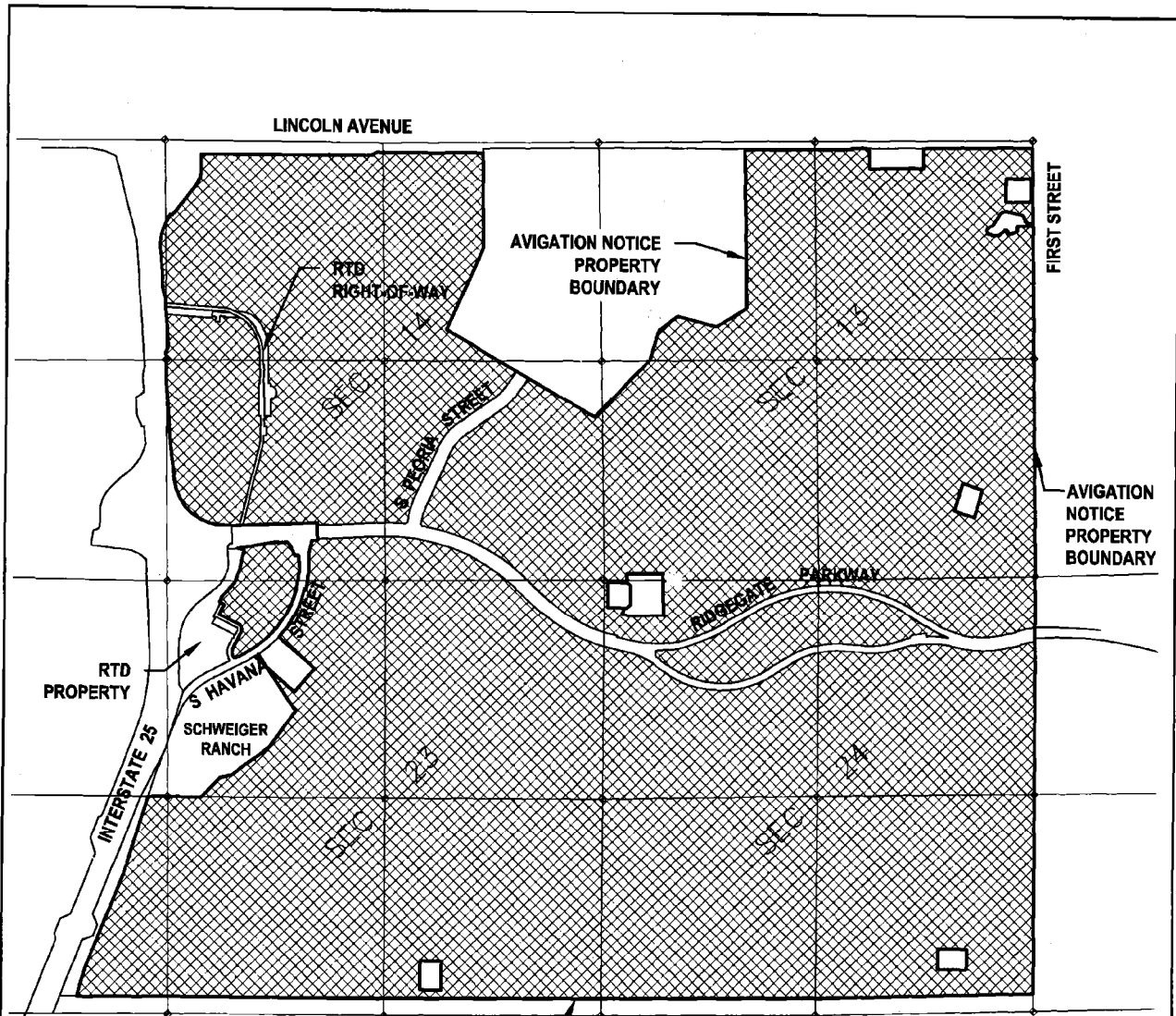
EXCEPT THE PORTIONS THEREOF THAT WERE CONVEYED BACK TO RIDGEGATE INVESTMENTS, INC., BY THE BARGAIN AND SALE DEED RECORDED 6/18/19 AT RECEPTION NO. 2019035071 BEING VACATION PARCEL NO. 1, CONTAINING 1.357 ACRES AND VACATION PARCEL NO. 2 CONTAINING 7.932 ACRES, WHICH PORTIONS CONVEYED BACK TO RIDGEGATE INVESTMENTS, INC. BY SAID BARGAIN AND SALE DEED ARE NOT EXCEPTED AND ARE PART OF THE PROPERTY.

EXCEPT THOSE PARCELS OF LAND CONVEYED TO THE CITY OF LONE TREE BY SPECIAL WARRANTY DEED, RECORDED DECEMBER 20, 2018, AT RECEPTION NO. 2018076218, PARCEL NO. 1 CONTAINING 0.002 ACRES, PARCEL NO. 2 CONTAINING 0.067 ACRES AND PARCEL NO. 3 CONTAINING 9.512 ACRES MORE OR LESS.

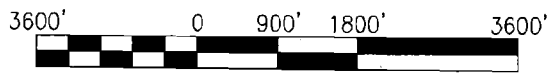
EXCEPT THAT PARCEL OF LAND CONVEYED TO THE CITY OF LONE TREE BY SPECIAL WARRANTY DEED, RECORDED AUGUST 22, 2017 AT RECEPTION NO. 2017057015, CONTAINING 1.185 ACRES MORE OR LESS.

EXCEPT THOSE PARCELS OF LAND CONVEYED TO RAMPART RANGE METROPOLITAN DISTRICT NO. 1 BY BARGAIN AND SALE DEED, RECORDED MAY 10, 2019 AT RECEPTION NO. 2019025412, PARCEL 1 CONTAINING 0.434 ACRES MORE OR LESS AND PARCEL 2 CONTAINING 2.471 ACRES MORE OR LESS.

EXCEPT LOT 1 OF RIDGEGATE EAST – SECTION 13 FILING NO. 1, RECORDED MAY 1, 2018 AT RECEPTION NO. 2018026083, LOT 1 CONTAINING 2.074 ACRES MORE OR LESS.



AVIGATION NOTICE PROPERTY BOUNDARY



GRAPHIC SCALE



AVIGATION NOTICE PROPERTY EXHIBIT A

DATE: 02/19/2020
SHEET: 1 OF 1