

RESOLUTION NO. 22-2

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE BRIGHTON RIDGE ZONING MAP AMENDMENT FOR AN APPROXIMATELY 103.57 ACRE PROPERTY, GENERALLY LOCATED IN A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST, AND IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

WHEREAS, Walk Off, LLC (the “Owner,”) is the owner of approximately 103.57 acres of real property, generally located to the south of East 120th Avenue, west of Sable Boulevard, and east of Southgate Boulevard, and more specifically described in EXHIBIT A and depicted in EXHIBIT B, attached hereto and incorporated herein (the “Property”); and

WHEREAS, Travis Frazier of Redland (the “Applicant”), on behalf of Owner, has requested approval of the Brighton Ridge Zoning Map Amendment (the “Zoning Map Amendment”) as shown in EXHIBIT B; and

WHEREAS, the Planning Commission finds it appropriate to allow the zoning as outlined in the adopted *Land Use & Development Code* (the “LUDC”) in place for the Property, and to use the criteria outlined for a zoning map amendment in the LUDC for its review and procedures related to the Zoning Map Amendment; and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the Zoning Map Amendment pursuant to the applicable provisions and criteria set forth in the LUDC; and

WHEREAS, in accordance with the public notice requirements of the LUDC, a notice of public hearing was mailed to all property owners within 1,000 feet of the Property, a public notice was published on the City’s website, and signs were posted on the Property, all for no less than fifteen (15) days prior to the Planning Commission public hearing; and

WHEREAS, at the public hearing, the Planning Commission received and considered all relevant evidence and testimony from City staff, the Applicant and/or Owner, and other interested parties, including the public at large.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Brighton, Colorado, as follows:

Section 1. Parcel 7 Zoning Designation. Within the MU-CC - Mixed Use Community Center designated zone district areas, a mix of land use types is required. These areas shall be designed and constructed with a mix of retail, office, service, and/or attached residential uses and must include at a minimum, at least three of these different land use types. Residential land uses shall not be allowed east of Potomac Street, which is designated as Parcel 7 on the Zoning Map

Amendment for Brighton Ridge and has a legal description as set forth in Exhibit A, due to the fact that this land use type is not considered "floodplain compatible development" as set forth in the LUDC, Section 10.2. B. 1, nor is it an allowed land use type as set forth in Table 4-2 of the Code.

Section 2. Findings. The Planning Commission finds and determines that the proposed Zoning Map Amendment is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan; that the proposed Zoning Map Amendment will support development in character with existing or anticipated development in the area, including the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the integration, transitions and compatibility of other uses; that the City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district; that the change will serve a community need, amenity or development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property; and that the recommendations of any professional staff or advisory review bodies have been taken into consideration.

Section 3. Recommendation. The Planning Commission hereby recommends to City Council the approval of the Zoning Map Amendment.

RESOLVED this 26th day of May, 2022.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION

DocuSigned by:

FEFCE25443E3478...
Chris Maslanik, Chairperson

ATTEST:

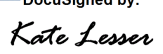
DocuSigned by:

7FC0C618DA6C4EF...
Kate Lesser, Secretary

EXHIBIT A

PARCEL 1

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 44°38'10" WEST, A DISTANCE OF 42.32 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE;

THE SOUTH 89°46'49" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 652.73 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°12'27" EAST, A DISTANCE OF 1,221.92 FEET;

THENCE SOUTH 89°29'33" WEST, A DISTANCE OF 629.81 FEET;

THENCE NORTH 00°30'38" WEST, A DISTANCE OF 1,225.10 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE;

THENCE NORTH 89°46'49" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 636.28 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 17.781 ACRES, (774,530 SQUARE FEET), MORE OR LESS.

PARCEL 2

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 44°38'10" WEST, A DISTANCE OF 42.32 FEET TO THE POINT OF BEGINNING, BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE SOUTH 00°30'28" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 373.31 FEET;

THENCE SOUTH 89°47'33" WEST, A DISTANCE OF 654.69 FEET;

THENCE NORTH 00°12'27" WEST, A DISTANCE OF 373.17 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE;

THENCE NORTH 89°46'49" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 652.73 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5.601 ACRES, (243,990 SQUARE FEET), MORE OR LESS.

PARCEL 3

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 44°38'10" WEST, A DISTANCE OF 42.32 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE SOUTH 00°30'28" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 373.31 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°30'28" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 845.31 FEET;

THENCE SOUTH 89°29'33" WEST, A DISTANCE OF 659.13 FEET;

THENCE NORTH 00°12'27" WEST, A DISTANCE OF 848.75 FEET;

THENCE NORTH 89°47'33" EAST, A DISTANCE OF 654.69 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 12.774 ACRES, (556,421 SQUARE FEET), MORE OR LESS.

PARCEL 4

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 44°38'10" WEST, A DISTANCE OF 42.32 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE SOUTH 00°30'28" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 1,218.62 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°30'28" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 690.19 FEET;

THENCE SOUTH 89°29'31" WEST, A DISTANCE OF 1,288.91 FEET;

THENCE NORTH 00°30'38" WEST, A DISTANCE OF 690.20 FEET;

THENCE NORTH 89°29'33" EAST, A DISTANCE OF 1,288.94 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 20.423 ACRES, (889,606 SQUARE FEET), MORE OR LESS.

PARCEL 5

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6;

THENCE SOUTH 45°30'23" EAST, A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING, BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE NORTH 89°29'43" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE, A DISTANCE OF 344.59 FEET TO THE NORTHWEST CORNER OF THAT COLORADO DEPARTMENT OF TRANSPORTATION PARCEL OF LAND DESCRIBED IN BOOK 5261 AT PAGE 299 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE, ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°30'17" EAST, A DISTANCE OF 90.00 FEET;

2. NORTH 89°29'43" EAST, A DISTANCE OF 100.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 381.76 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 43°20'01" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°43'42", AN ARC LENGTH OF 118.12 FEET;

THENCE SOUTH 00°00'51" WEST, A DISTANCE OF 218.85 FEET;

THENCE SOUTH 89°47'33" WEST, A DISTANCE OF 539.84 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE NORTH 00°30'28" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 373.48 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 4.168 ACRES, (181,541 SQUARE FEET), MORE OR LESS.

PARCEL 6

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6;

THENCE SOUTH 45°30'23" EAST, A DISTANCE OF 42.43 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE NORTH 89°29'43" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE, A DISTANCE OF 344.59 FEET TO THE NORTHWEST CORNER OF THAT COLORADO DEPARTMENT OF TRANSPORTATION PARCEL OF LAND DESCRIBED IN BOOK 5261 AT PAGE 299 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE, ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES;

1. SOUTH 00°30'17" EAST, A DISTANCE OF 90.00 FEET;
2. NORTH 89°29'43" EAST, A DISTANCE OF 100.84 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING FOUR (4) COURSES;

1. NORTH 89°29'43" EAST, A DISTANCE OF 1,799.16 FEET;
2. SOUTH 23°31'38" EAST, A DISTANCE OF 116.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 585.35 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 65°43'41" WEST;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°47'21", AN ARC LENGTH OF 498.47 FEET;
4. SOUTH 73°03'40" WEST, A DISTANCE OF 297.08 FEET;

THENCE NORTH 16°43'12" WEST, A DISTANCE OF 68.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 160.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°47'13", AN ARC LENGTH OF 192.09 FEET;

THENCE NORTH 85°30'25" WEST, A DISTANCE OF 265.83 FEET;

THENCE NORTH 49°29'14" WEST, A DISTANCE OF 245.12 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 221.95 FEET;

THENCE NORTH 77°11'04" WEST, A DISTANCE OF 191.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 381.76 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°31'05", AN ARC LENGTH OF 203.34 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11.285 ACRES, (491,596 SQUARE FEET), MORE OR LESS.

PARCEL 7

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6;

THENCE SOUTH 45°30'23" EAST, A DISTANCE OF 42.43 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE SOUTH 00°30'28" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 373.48 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°47'33" EAST, A DISTANCE OF 539.84 FEET;

THENCE NORTH 00°00'51" EAST, A DISTANCE OF 218.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 381.76 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 25°36'18" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°47'22", AN ARC LENGTH OF 85.22 FEET;

THENCE SOUTH 77°11'04" EAST, A DISTANCE OF 191.84 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 221.95 FEET;

THENCE SOUTH 49°29'14" EAST, A DISTANCE OF 245.12 FEET;

THENCE SOUTH 85°30'25" EAST, A DISTANCE OF 265.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 160.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°47'13", AN ARC LENGTH OF 192.09 FEET;

THENCE SOUTH 16°43'12" EAST, A DISTANCE OF 68.83 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT COLORADO DEPARTMENT OF TRANSPORTATION PARCEL OF LAND DESCRIBED IN BOOK 5261 AT PAGE 299 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE, ALONG SAID WESTERLY BOUNDARY, THE FOLLOWING THREE (3) COURSES;

1. SOUTH 73°03'40" WEST, A DISTANCE OF 389.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 900.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 13°34'40" EAST;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°48'44", AN ARC LENGTH OF 782.45 FEET;
3. SOUTH 30°24'47" WEST, A DISTANCE OF 1,299.74 FEET TO A POINT ON SAID EASTERLY RIGHT -OF-WAY OF POTOMAC STREET;

THENCE NORTH 00°30'28" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 1,915.41 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 31.540 ACRES, (1,373,861 SQUARE FEET), MORE OR LESS.

EXHIBIT B

ZONING MAP AMENDMENT FOR BRIGHTON RIDGE
SITUATED IN THE NORTHEAST 1/4 SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST AND
THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 3

LOCAL DESCRIPTION

PARCEL 1

PORTIONS OF LAND REMAINED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 40E, WEST OF THE 36TH PRINCIPAL MERIDIAN, COUNTY OF WASHINGTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAO SECTION 11;

PROCEEDING SOUTH 44°30'10" WEST, A DISTANCE OF 43.32 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 1ST AVE;

THENCE SOUTH 89°03'30" WEST, A DISTANCE OF 1,226.00 FEET;

THENCE SOUTH 89°03'30" WEST, A DISTANCE OF 628.81 FEET;

THENCE SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 1,226.00 FEET TO A POINT ON SAO

THE SOUTHERLY BURNAY WEST, ALONG SAO SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 100.75 FEET TO THE POINT OF BEGINNING.

PROCEEDENCE SOUTH 01°07'27" EAST, A DISTANCE OF 1,226.00 FEET;

THENCE SOUTH 89°03'30" WEST, A DISTANCE OF 628.81 FEET;

THENCE SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 1,226.00 FEET TO A POINT ON SAO

THE SOUTHERLY BURNAY EAST, ALONG SAO SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 100.75 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 17,781 ACRES, (374,530 SQUARE FEET), MORE OR LESS.

PARCEL 2

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 10 EAST, COUNTY OF SUTTER, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTHWEST 44°00'00" WEST, A DISTANCE OF 43.32 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 150TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE SOUTHWEST 30°00'00" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 374.91 FEET;

THENCE SOUTH 89°47'33" WEST, A DISTANCE OF 684.69 FEET;

THENCE NORTH 00°12'27" WEST, A DISTANCE OF 374.17 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF EAST 150TH AVENUE;

THENCE NORTH 00°00'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 30.73 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5,601 SQUARE FEET, OR MORE OR LESS.

PANEL 3

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH AND RANGE 7 EAST, COUNTY OF COCONINO, STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

FINDINGENCE SOUTH 44°0'10" WEST, A DISTANCE OF 43.33 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE WESTERN RIGHT-OF-WAY OF POTOMAC STREET;

NORTH 89°02'38" EAST, ALONG SAID WESTERN RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 373.33 FEET TO THE POINT OF BEGINNING.

SOUTH 89°02'38" EAST, CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY, A DISTANCE OF 844.76 FEET;

FINDINGENCE SOUTH 89°23'35" WEST, A DISTANCE OF 686.13 FEET;

FINDINGENCE NORTH 01°12'27" WEST, A DISTANCE OF 844.76 FEET;

FINDINGENCE NORTH 89°23'35" EAST, A DISTANCE OF 844.76 FEET TO THE POINT OF BEGINNING.

TOTAL AREA IS 12.774 ACRES, (536.42) SQUARE FEET, MORE OR LESS.

PANEL 4

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 10 WEST, COUNTY OF COLOGNE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 44°07'10" WEST, A DISTANCE OF 41.32 FEET TO THE POINT OF BEGINNING; THENCE THE SOUTHERLY RIGHT-OF-WAY OF EAST 12TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE SOUTH 60°29'28" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 1,218.42 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 60°29'28" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 484.19 FEET;

THENCE SOUTH 89°29'30" WEST, A DISTANCE OF 1,208.91 FEET;

THENCE NORTH 00°29'28" EAST, A DISTANCE OF 680.30 FEET;

THENCE NORTH 89°29'28" WEST, A DISTANCE OF 1,388.84 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 20.423 ACRES, (868,606 SQUARE FEET), MORE OR LESS.

PANEL 5

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 12 EAST, COUNTY OF COLOMBO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4;

THENCE SOUTHWEST 40°27'23" EAST, A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING;

THENCE THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE EASTERLY RIGHT-OF-WAY OF PUTNAM STREET;

THENCE NORTH 89°07'27" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE, A DISTANCE OF 344.59 FEET TO THE NORTHWEST CORNER OF THAT COLOMBO PARCEL;

THENCE SOUTHWEST 40°27'23" EAST, ALONG THE ADJACENT EAST LINE OF SAID PARCEL IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE, ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°07'27" EAST, A DISTANCE OF 90.00 FEET;
2. NORTH 89°07'27" EAST, A DISTANCE OF 100.84 FEET TO THE BEGINNING OF A CURVED BOUNDARY LINE, BEING THE BOUNDARY OF SAID PARCEL, OF 281.16 FEET, THE ANGULAR POINT OF SAID CURVE BEARS NORTH 43°20'01" EAST;

DISTANCE SOUTH 00°07'37" WEST, A DISTANCE OF 216.89 FEET;
 DISTANCE SOUTHEAST 11°12' FEET;
 DISTANCE SOUTH 00°07'37" WEST, A DISTANCE OF 530.84 FEET TO A POINT ON SAID
 EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;
 DISTANCE NORTH 00°07'37" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF
 373.18 FEET TO THE POINT OF BEGINNING.
 CONTAINING AN AREA OF 4.98 ACRES, (181.54 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION (CONTINUED ON SHEET 2)



NEIGHBORLY MAP
SCALE 1" = 3000'

SURVEYOR'S CERTIFICATE

THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.



JAMES E. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 37933
FOR AND ON BEHALF OF ALTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

180 East Mineral Ave., Suite 1
LaJolla, California 92037
Phone (858) 731-3938
Fax (858) 731-1877
www.aztecconsultants.com

DATE OF PUBLICATION	SYSTEM NAME	SHEET 1 OF 1
------------------------	----------------	--------------

The Pulp Mill, March 2004
 Cover by AD

