


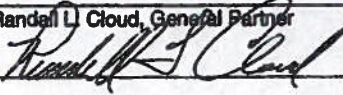
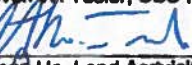




MEMORANDUM OF AGREEMENT		Project: HIGHLINE TRANSMISSION MAIN
 		Location: Vacant Land, E. Platte Avenue 5175 E. Platte Avenue
		TSN: 64130-00-114 64130-00-116
<p>This Agreement made on this _____ day of _____, 20____, is between the property owner(s), Cloud Family Partnership, LLLP, a limited liability limited partnership, ("GRANTOR") and the City of Colorado Springs, Colorado, a home rule city and Colorado municipal corporation, on behalf of its enterprise Colorado Springs Utilities ("UTILITIES"). Just compensation was determined in accord with <i>The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests</i>, and Colorado state law and regulations. The amount of money and/or compensation listed below is full consideration for three (3) permanent utility easements and three (3) temporary construction easements.</p>		
Permanent Utility Easements: (described in attached Exhibits B and D, and depicted in Exhibits C and E) Additional Permanent Easement is shown on Exhibit J Area: 210,585 SF 210,585 SF X \$2.25 X 30% = \$142,144.88		\$ 142,145.00 (Rounded)
Temporary Construction Easements: (described in attached Exhibits F and H, and depicted in Exhibits G and I) Additional Temporary Easement is shown on Exhibit J Area: 418,451 SF 418,451 SF X \$2.25 X 10% X 1 Yr = \$94,151.47		\$ 94,155.00 (Rounded)
Improvements: NONE		\$
Damages / Other: Administrative Settlement (together with easements shown on Exhibit F)		\$ 70,890.00
		Gross Total Compensation \$ 307,190.00
<p>Other Conditions and Agreements: As-built drawings of the pipeline through GRANTOR's property shall be provided to GRANTOR within thirty (30) days of the review and acceptance of such as-builts by UTILITIES. The third Permanent Utility Easement and third Temporary Construction Easement shall be prepared by UTILITIES on the same format as the other easement forms and shall be executed by the GRANTOR upon delivery by UTILITIES. The third easements shall appear as extensions of the easements described in Exhibits B through I, inclusive, connecting the end points of said easements together. No additional compensation shall be paid for the third easements beyond what is contained within this Memorandum.</p>		
<p>GRANTOR and UTILITIES agree that:</p> <ol style="list-style-type: none"> this Memorandum of Agreement is non-binding until such time as the City Council of the City of Colorado Springs passes a resolution ratifying this Agreement and authorizing UTILITIES to acquire the three (3) permanent utility easements and three (3) temporary construction easements. Once approved, this Agreement will then be binding on both GRANTOR and UTILITIES, their heirs, devisees, executors, administrators, legal representatives, successors, assigns, and designees. there are no promises, terms, conditions, or obligations other than those listed on this Agreement. It is specifically agreed between the parties that this Agreement is not intended by any of its terms, provisions or conditions to create in the public or any individual member of the public a third party beneficiary relationship, or to authorize any person not a party to this Agreement to maintain suit for personal injuries or property damage pursuant to the terms, conditions or provisions of this Agreement. The City specifically does not waive or intend to waive any protection, immunity or other provision of the Colorado Governmental Immunity Act, Sections 24-10-101 to 120, C.R.S., as now written or amended in the future. the compensation shown on this Agreement is for three (3) permanent utility easements and three (3) temporary construction easements which are described in the attached exhibits. 		
<p>GRANTOR:</p> <ol style="list-style-type: none"> will execute and deliver to UTILITIES those documents indicated below. will not grant any easements or other uses of the easements to any third party after the permanent easement agreement is executed. will hold UTILITIES harmless from any claims against the property or to any interest in the property arising from the Grantor's actions or failures to act. 		
<p>UTILITIES:</p> <ol style="list-style-type: none"> will be entitled to specific performance of this Agreement upon tender of the agreed consideration. will make payment after receiving the executed three (3) permanent utility easements and three (3) temporary construction easements agreements from GRANTOR. will take possession of the easements when it tenders payment to GRANTOR or Land Title Guarantee Company unless other arrangements are made. has prepared, incorporated and attached the following documents to this Agreement: 		
<input checked="" type="checkbox"/> Permanent Easement (3)		
<input checked="" type="checkbox"/> Temporary Easement (3)		
<input checked="" type="checkbox"/> Other: Statement of Authority		
Order Warrant for \$307,190.00		Payable to: Land Title Guarantee Company, as Escrow Agent to Cloud Family Partnership, LLLP, a limited liability limited partnership
Ronn Cardente, Real Estate Services Manager  Date: 4-6-14		Randall J. Cloud, General Partner  Date: 11-6-2014
Steven W. Tusler, CSU Project Manager  Date: 11-6-14		
Lynn Ho, Land Acquisition Strategist  Date: 11/6/14		Christopher Eldick, Attorney, City Attorney's Office - Utilities Division  Date: 11/6/14

PARCEL DESIGNATION:	6413000114	DATE:	MAY 24, 2014
OWNER:	CLOUD FAMILY PARTNERSHIP LTD	(CURRENT AS OF CERTIFICATION DATE)	

EXHIBIT B
LEGAL DESCRIPTION
PERMANENT EASEMENT

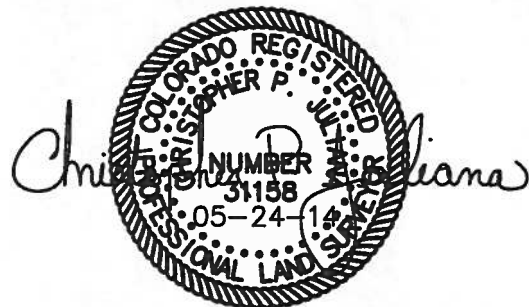
A PERMANENT EASEMENT SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, T14S, R66W, 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NO. 75953-1995, FILED IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE. SAID PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13, FROM WHICH FIMS MONUMENT F_83 BEARS N18°46'49"E A DISTANCE OF 2799.18 FEET;

THENCE N19°02'08"E A DISTANCE OF 779.80 FEET TO THE INTERSECTION OF THE EASTERLY SIDE OF PARCEL #6413000115 TO THE NORTHEASTERLY SIDE OF A 30' RIGHT-OF-WAY EASEMENT PER BOOK 3769 PAGE 754 AND TO THE TRUE POINT OF BEGINNING;

THENCE N00°56'15"E ALONG SAID EASTERLY SIDE, A DISTANCE OF 202.58 FEET; THENCE N08°38'29"E ALONG SAID EASTERLY SIDE, A DISTANCE OF 33.62 FEET; THENCE S39°06'15"E A DISTANCE OF 207.82 FEET; THENCE S05°08'35"W A DISTANCE OF 79.88 FEET; THENCE S38°39'56"E A DISTANCE OF 34.73 FEET; THENCE S84°51'36"E A DISTANCE OF 249.66 FEET; THENCE S71°40'30"E A DISTANCE OF 283.36 FEET; THENCE S52°52'31"E A DISTANCE OF 177.63 FEET; THENCE S44°22'09"E A DISTANCE OF 217.57 FEET; THENCE S67°41'00"E A DISTANCE OF 70.84 FEET TO THE EASTERLY LINE OF PARCEL #6413000114; THENCE S00°35'47"E ALONG SAID EASTERLY LINE, A DISTANCE OF 61.49 FEET TO SAID NORTHEASTERLY SIDE OF A 30' RIGHT-OF-WAY EASEMENT PER BOOK 3769 PAGE 754 FOR THE FOLLOW SIX (6) COURSES; THENCE N68°23'57"W A DISTANCE OF 115.17 FEET; THENCE N42°56'03"W A DISTANCE OF 219.95 FEET; THENCE N53°09'49"W A DISTANCE OF 165.74 FEET; THENCE N71°18'41"W A DISTANCE OF 266.39 FEET; THENCE N86°27'22"W A DISTANCE OF 317.71 FEET; THENCE N39°51'25"W A DISTANCE OF 113.25 FEET TO THE POINT OF BEGINNING; WHENCE CENTER QUARTER CORNER OF SAID SECTION 13 BEARS S69°39'18"E A DISTANCE OF 2542.95 FEET;

SAID PERMANENT EASEMENT CONTAINS 87,940 SQUARE FEET OR 2.019 ACRES MORE OR LESS.



DATE: MAY 24, 2014

DRAWN BY: J LUSTER

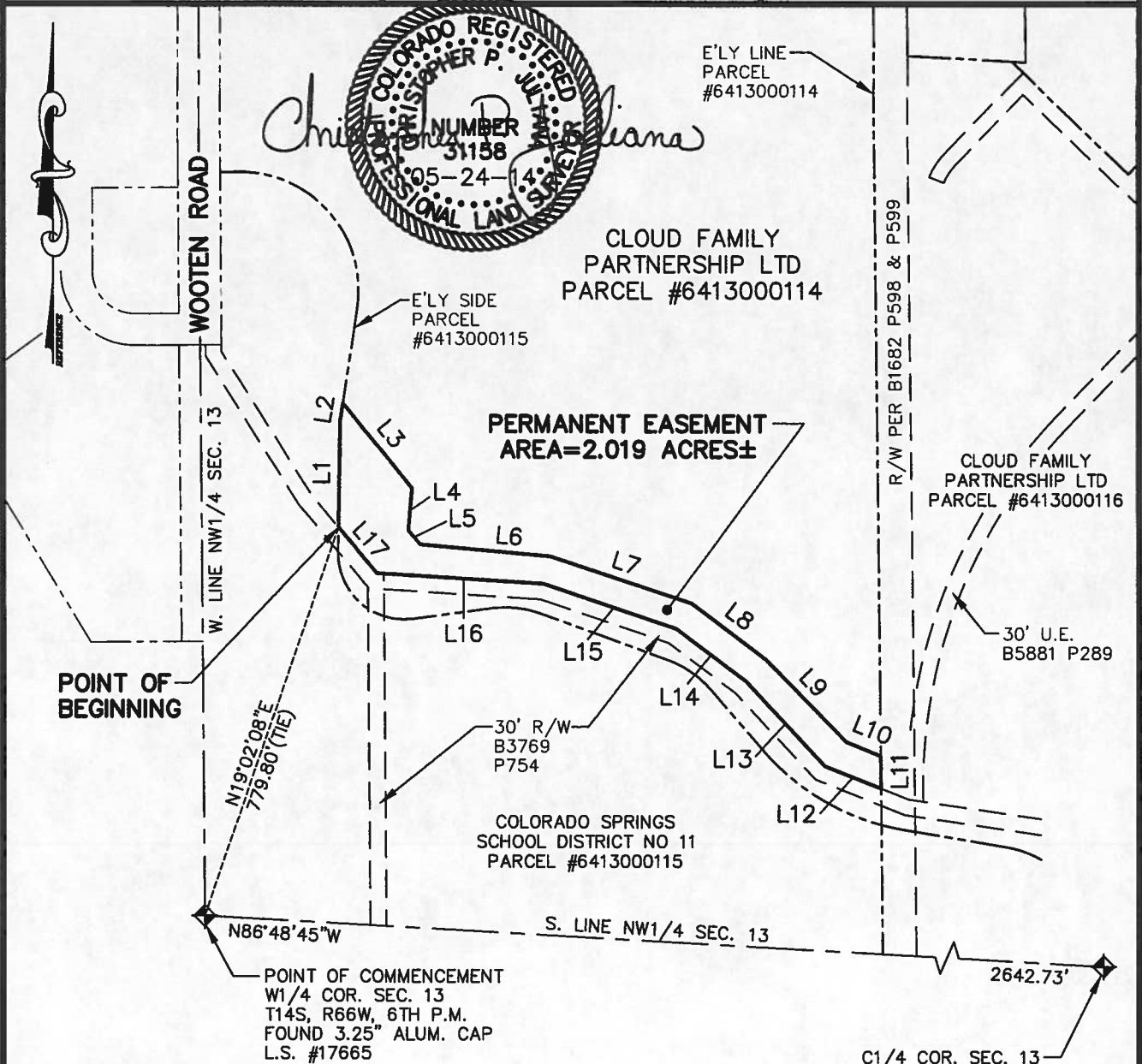
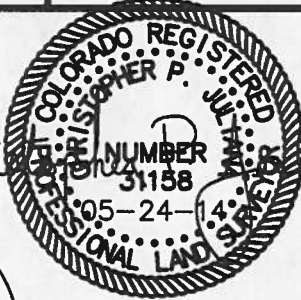
CHECKED BY: C JULIANA

DRAWING: R9767-HIGHLINE

EXHIBIT C SKETCH

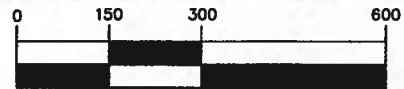
PARCEL #6413000114
NW1/4 SECTION 13
T14S, R66W, 6TH P.M.
EL PASO COUNTY, COLORADO

CITY OF COLORADO SPRINGS



NOTES:

- 1.) THIS SKETCH DOES NOT CONSTITUTE A LAND SURVEY PLAT BY PRECISION SURVEY & MAPPING, INC., AND IS ONLY INTENDED TO DEPICT EXHIBIT B-LEGAL DESCRIPTION. IN THE EVENT THAT EXHIBIT B CONTAINS AN AMBIGUITY, EXHIBIT C MAY BE USED TO SOLVE SAID AMBIGUITY.
- 2.) BEARINGS ARE BASED ON A LINE FROM FIMS MONUMENT F_83, MONUMENTED BY A FOUND 3.25" ALUMINUM CAP IN RANGE BOX TO FIMS MONUMENT F_B1, MONUMENTED BY A FOUND 3.25" ALUMINUM CAP IN RANGE BOX. SAID LINE BEARS S88°35'49"E.



SCALE: 1" = 300'

DATE: MAY 24, 2014

DRAWN BY: J LUSTER

CHECKED BY: C JULIANA

DRAWING: R9767-HIGHLINE

EXHIBIT C TABLE

PARCEL #6413000114
NW1/4 SECTION 13
T14S, R66W, 6TH P.M.
EL PASO COUNTY, COLORADO

CITY OF
COLORADO SPRINGS

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°56'15"E	202.58'
L2	N08°38'29"E	33.62'
L3	S39°06'15"E	207.82'
L4	S05°08'35"W	79.88'
L5	S38°39'56"E	34.73'
L6	S84°51'36"E	249.66'
L7	S71°40'30"E	283.36'
L8	S52°52'31"E	177.63'
L9	S44°22'09"E	217.57'
L10	S67°41'00"E	70.84'
L11	S00°35'47"E	61.49'
L12	N68°23'57"W	115.17'
L13	N42°56'03"W	219.95'
L14	N53°09'49"W	165.74'
L15	N71°18'41"W	266.39'
L16	N86°27'22"W	317.71'
L17	N39°51'25"W	113.25'

PARCEL DESIGNATION:	6413000116	DATE:	MAY 24, 2014
OWNER:	CLOUD FAMILY PARTNERSHIP LTD	(CURRENT AS OF CERTIFICATION DATE)	

EXHIBIT D
LEGAL DESCRIPTION
PERMANENT EASEMENT

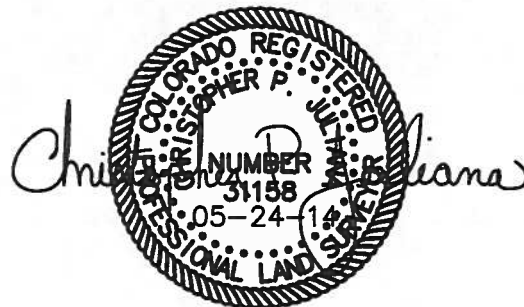
A PERMANENT EASEMENT SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, T14S, R66W, 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NO. 75953-1995, FILED IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE. SAID PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13, FROM WHICH FIMS MONUMENT F_83 BEARS N18°46'49"E A DISTANCE OF 2799.18 FEET;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE N80°57'17"E A DISTANCE OF 1383.51 FEET TO THE EASTERLY SIDE OF A 30' UTILITY EASEMENT PER BOOK 5881 PAGE 289 AND TO THE TRUE POINT OF BEGINNING;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AND SAID EASTERLY SIDE, AN ARC LENGTH OF 68.57 FEET, HAVING A RADIUS OF 985.00 FEET, THROUGH A CENTRAL ANGLE OF 03°59'20", AND A CHORD WHICH BEARS N00°24'39"E A DISTANCE OF 68.56 FEET; THENCE S81°29'12"E A DISTANCE OF 188.65 FEET; THENCE N53°30'44"E A DISTANCE OF 63.64 FEET; THENCE S81°29'16"E A DISTANCE OF 396.00 FEET; THENCE S36°29'16"E A DISTANCE OF 63.64 FEET; THENCE S81°29'16"E A DISTANCE OF 7.10 FEET; THENCE N89°19'03"E A DISTANCE OF 548.43 FEET; THENCE N00°40'57"W A DISTANCE OF 935.47 FEET; THENCE N55°36'33"E A DISTANCE OF 61.59 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 13; THENCE S00°25'04"E ALONG SAID EAST LINE, A DISTANCE OF 36.18 FEET; THENCE S55°36'33"W A DISTANCE OF 25.33 FEET TO THE WESTERLY SIDE OF A UTILITY EASEMENT PER BOOK 5039 PAGE 481; THENCE S00°40'57"E ALONG SAID WESTERLY SIDE, A DISTANCE OF 969.42 FEET; THENCE S89°19'03"W A DISTANCE OF 683.11 FEET; THENCE N81°39'55"W A DISTANCE OF 576.74 FEET TO THE POINT OF BEGINNING; WHENCE CENTER QUARTER CORNER OF SAID SECTION 13 BEARS S74°00'57"E A DISTANCE OF 1323.51 FEET;

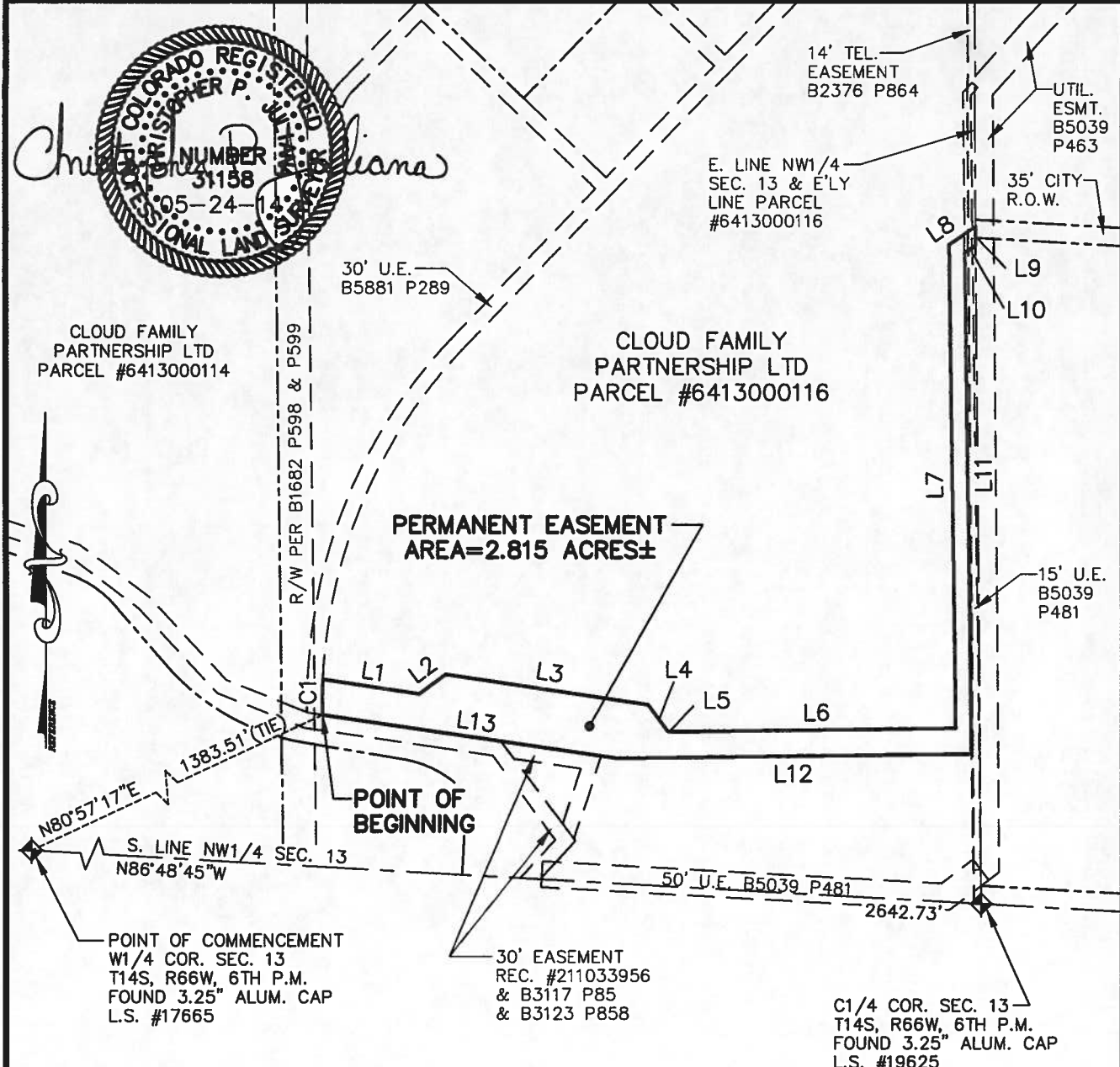
SAID PERMANENT EASEMENT CONTAINS 122,645 SQUARE FEET OR 2.815 ACRES MORE OR LESS.



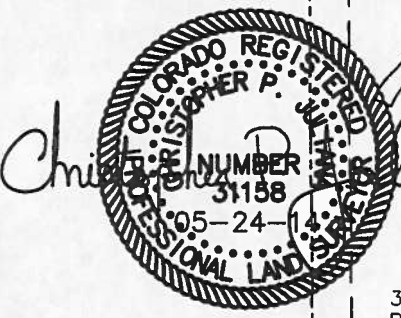
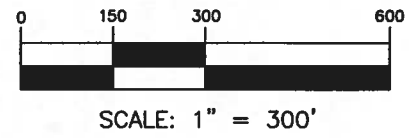
DATE: MAY 24, 2014
 DRAWN BY: J LUSTER
 CHECKED BY: C JULIANA
 DRAWING: R9767-HIGHLINE

EXHIBIT E SKETCH
 PARCEL #6413000116
 NW1/4 SECTION 13
 T14S, R66W, 6TH P.M.
 EL PASO COUNTY, COLORADO

CITY OF COLORADO SPRINGS



NOTES:
 1.) THIS SKETCH DOES NOT CONSTITUTE A LAND SURVEY PLAT BY PRECISION SURVEY & MAPPING, INC., AND IS ONLY INTENDED TO DEPICT EXHIBIT B-LEGAL DESCRIPTION. IN THE EVENT THAT EXHIBIT B CONTAINS AN AMBIGUITY, EXHIBIT C MAY BE USED TO SOLVE SAID AMBIGUITY.
 2.) BEARINGS ARE BASED ON A LINE FROM FIMS MONUMENT F_83, MONUMENTED BY A FOUND 3.25" ALUMINUM CAP IN RANGE BOX TO FIMS MONUMENT F_81, MONUMENTED BY A FOUND 3.25" ALUMINUM CAP IN RANGE BOX. SAID LINE BEARS S88°35'49"E.



DATE: MAY 24, 2014
 DRAWN BY: J LUSTER
 CHECKED BY: C JULIANA
 DRAWING: R9767-HIGHLINE

EXHIBIT E TABLE

PARCEL #6413000116
 NW1/4 SECTION 13
 T14S, R66W, 6TH P.M.
 EL PASO COUNTY, COLORADO

CITY OF
 COLORADO SPRINGS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S81°29'12"E	188.65'
L2	N53°30'44"E	63.64'
L3	S81°29'16"E	396.00'
L4	S36°29'16"E	63.64'
L5	S81°29'16"E	7.10'
L6	N89°19'03"E	548.43'
L7	N00°40'57"W	935.47'
L8	N55°36'33"E	61.59'
L9	S00°25'04"E	36.18'
L10	S55°36'33"W	25.33'
L11	S00°40'57"E	969.42'
L12	S89°19'03"W	683.11'
L13	N81°39'55"W	576.74'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	68.57'	985.00'	3°59'20"	N00°24'39"E	68.56'

PARCEL DESIGNATION:	6413000114	DATE:	MAY 24, 2014
OWNER:	CLOUD FAMILY PARTNERSHIP LTD	(CURRENT AS OF CERTIFICATION DATE)	

EXHIBIT F
LEGAL DESCRIPTION
TEMPORARY EASEMENT

THREE (3) TEMPORARY EASEMENTS SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, T14S, R66W, 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NO. 75953-1995, FILED IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE. SAID TEMPORARY EASEMENTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13, FROM WHICH FIMS MONUMENT F_83 BEARS N18°46'49"E A DISTANCE OF 2799.18 FEET;

T.E. #1:

THENCE N01°07'25"E A DISTANCE OF 1497.83 FEET TO THE EASTERLY RIGHT-OF-WAY OF WOOTEN ROAD AND TO THE TRUE POINT OF BEGINNING;

THENCE N00°24'24"W ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 50.00 FEET; THENCE N90°00'00"E A DISTANCE OF 91.50 FEET TO A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 140.48 FEET, HAVING A RADIUS OF 351.89 FEET, THROUGH A CENTRAL ANGLE OF 22°52'23", AND A CHORD WHICH BEARS S78°33'49"E A DISTANCE OF 139.55 FEET; THENCE S66°31'42"E A DISTANCE OF 88.16 FEET; THENCE S27°22'30"E A DISTANCE OF 103.11 FEET; THENCE S34°02'07"E A DISTANCE OF 166.94 FEET; THENCE S21°51'57"E A DISTANCE OF 76.73 FEET; THENCE S07°39'45"E A DISTANCE OF 92.69 FEET; THENCE S08°16'29"W A DISTANCE OF 63.77 FEET; THENCE S16°48'59"W A DISTANCE OF 31.92 FEET; THENCE N90°00'00"E A DISTANCE OF 254.93 FEET; THENCE S00°00'00"E A DISTANCE OF 300.00 FEET; THENCE S71°18'41"E A DISTANCE OF 197.48 FEET; THENCE S53°09'49"E A DISTANCE OF 190.66 FEET; THENCE S42°56'03"E A DISTANCE OF 206.31 FEET; THENCE S68°23'57"E A DISTANCE OF 51.77 FEET TO THE EASTERLY LINE OF SAID PARCEL #6413000114; THENCE S00°35'47"E ALONG SAID EASTERLY LINE, A DISTANCE OF 46.51 FEET; THENCE N67°41'00"W A DISTANCE OF 70.84 FEET; THENCE N44°22'09"W A DISTANCE OF 217.57 FEET; THENCE N52°52'31"W A DISTANCE OF 177.63 FEET; THENCE N71°40'30"W A DISTANCE OF 283.36 FEET; THENCE N84°51'36"W A DISTANCE OF 249.66 FEET; THENCE N38°39'56"W A DISTANCE OF 34.73 FEET; THENCE N05°08'35"E A DISTANCE OF 79.88 FEET; THENCE N39°06'15"W A DISTANCE OF 207.82 FEET TO THE NORTHEASTERLY SIDE OF PARCEL #6413000115; THENCE N08°38'29"E ALONG SAID NORTHEASTERLY SIDE, A DISTANCE OF 146.43 FEET; THENCE S80°14'22"E A DISTANCE OF 55.66 FEET; THENCE S32°03'55"E A DISTANCE OF 130.00 FEET; THENCE N90°00'00"E A DISTANCE OF 40.72 FEET; THENCE N16°48'59"E A DISTANCE OF 43.30 FEET; THENCE N08°16'29"E A DISTANCE OF 53.04 FEET; THENCE N07°39'45"W A DISTANCE OF 79.46 FEET; THENCE N21°51'57"W A DISTANCE OF 65.17 FEET; THENCE N34°02'07"W A DISTANCE OF 164.52 FEET; THENCE N27°22'30"W A DISTANCE OF 88.24 FEET; THENCE N66°31'42"W A DISTANCE OF 70.10 FEET TO A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 120.27 FEET, HAVING A RADIUS OF 301.89 FEET, THROUGH A CENTRAL ANGLE OF 22°49'31", AND A CHORD WHICH BEARS N78°35'15"W A DISTANCE OF 119.47 FEET; THENCE N90°00'00"W A DISTANCE OF 91.15 FEET TO THE POINT OF BEGINNING; WHENCE CENTER QUARTER CORNER OF SAID SECTION 13 BEARS S57°46'44"E A DISTANCE OF 3084.26 FEET;

SAID TEMPORARY EASEMENT CONTAINS 206,955 SQUARE FEET OR 4.751 ACRES MORE OR LESS.



PARCEL DESIGNATION:	6413000114	DATE:	MAY 24, 2014
OWNER:	CLOUD FAMILY PARTNERSHIP LTD	(CURRENT AS OF CERTIFICATION DATE)	

EXHIBIT E – CONTINUED
LEGAL DESCRIPTION
TEMPORARY EASEMENT

T.E. #2:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE N28°02'29"E A DISTANCE OF 660.06 FEET TO THE INTERSECTION OF THE NORTHEASTERLY SIDE OF PARCEL #6413000115 TO THE WESTERLY SIDE OF A 30' RIGHT-OF-WAY EASEMENT PER BOOK 3769 PAGE 754 AND TO THE TRUE POINT OF BEGINNING;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AND SAID NORTHEASTERLY SIDE, AN ARC LENGTH OF 126.21 FEET, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 57°51'03", AND A CHORD WHICH BEARS N27°59'16"W A DISTANCE OF 120.92 FEET; THENCE N00°56'15"E A DISTANCE OF 1.90 FEET TO SAID WESTERLY SIDE; THENCE S39°51'25"E ALONG SAID WESTERLY SIDE, A DISTANCE OF 88.02 FEET; THENCE S00°25'39"E ALONG SAID WESTERLY SIDE, A DISTANCE OF 41.11 FEET TO THE POINT OF BEGINNING; WHENCE CENTER QUARTER CORNER OF SAID SECTION 13 BEARS S72°36'11"E A DISTANCE OF 2439.96 FEET;

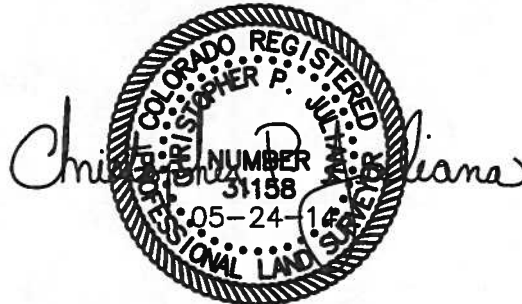
SAID TEMPORARY EASEMENT CONTAINS 2,478 SQUARE FEET OR 0.057 ACRES MORE OR LESS.

T.E. #3:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE N30°55'22"E A DISTANCE OF 662.42 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY SIDE OF PARCEL #6413000115 TO THE EASTERLY SIDE OF SAID 30' RIGHT-OF-WAY EASEMENT PER BOOK 3769 PAGE 754 AND TO THE TRUE POINT OF BEGINNING;

THENCE N00°25'39"W ALONG SAID EASTERLY SIDE, A DISTANCE OF 51.25 FEET TO THE SOUTHERLY SIDE OF SAID 30' EASEMENT; THENCE S86°25'37"E ALONG SAID SOUTHERLY SIDE, A DISTANCE OF 208.20 FEET; THENCE S10°07'25"E A DISTANCE OF 22.28 FEET TO SAID NORTHEASTERLY SIDE OF PARCEL #6413000115 AND TO A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, ALONG SAID NORTHEASTERLY SIDE, AN ARC LENGTH OF 7.45 FEET, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 02°08'02", AND A CHORD WHICH BEARS S83°18'40"W A DISTANCE OF 7.45 FEET; THENCE S82°14'39"W ALONG SAID NORTHEASTERLY SIDE, A DISTANCE OF 150.31 FEET TO A CURVE TO THE RIGHT; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, ALONG SAID NORTHEASTERLY SIDE, AN ARC LENGTH OF 55.67 FEET, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 25°31'01", AND A CHORD WHICH BEARS N84°59'50"W A DISTANCE OF 55.21 FEET TO THE POINT OF BEGINNING; WHENCE CENTER QUARTER CORNER OF SAID SECTION 13 BEARS S72°42'50"E A DISTANCE OF 2406.95 FEET;

SAID TEMPORARY EASEMENT CONTAINS 8,734 SQUARE FEET OR 0.200 ACRES MORE OR LESS.

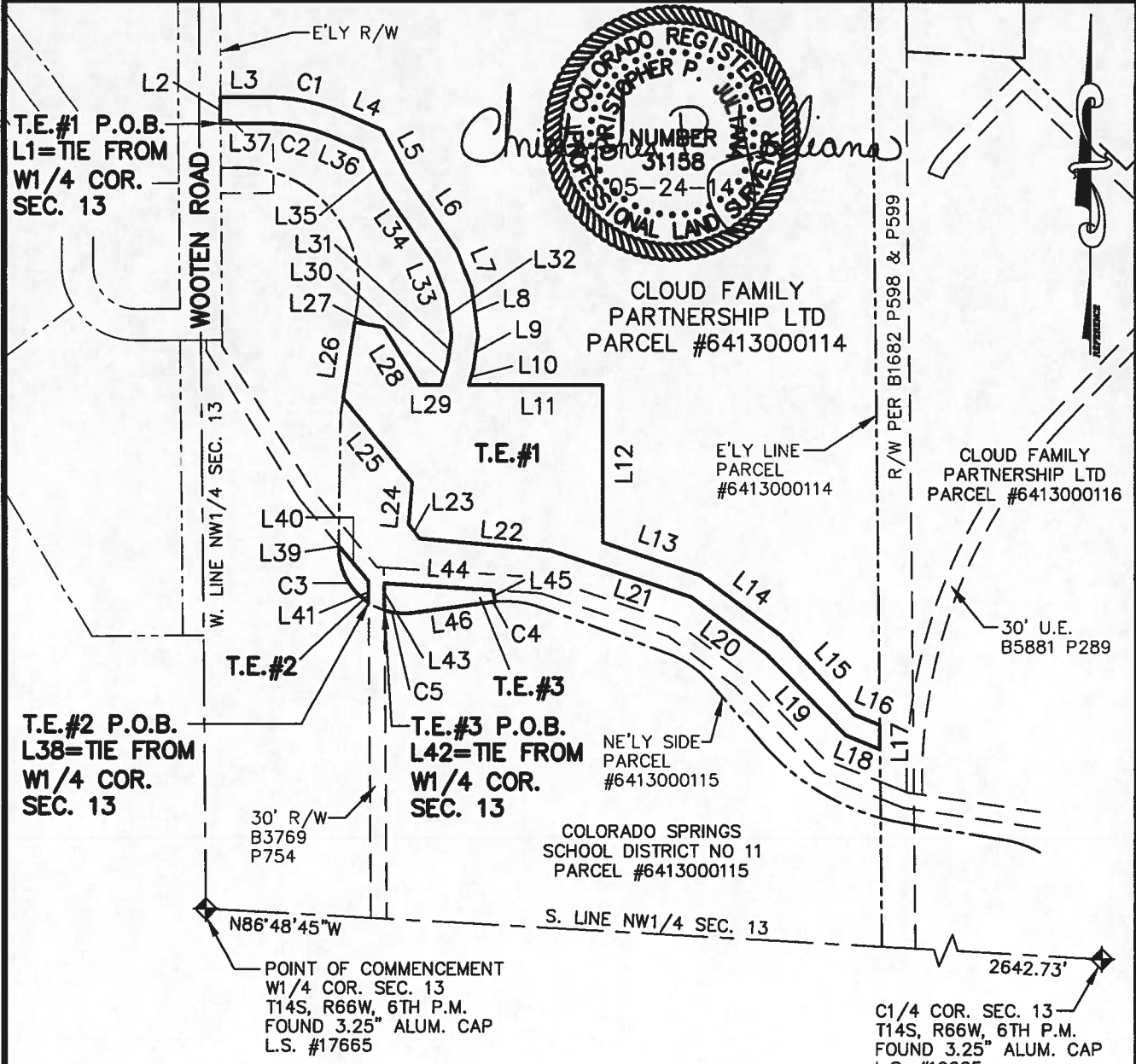


DATE: MAY 24, 2014
 DRAWN BY: J LUSTER
 CHECKED BY: C JULIANA
 DRAWING: R9767-HIGHLINE

EXHIBIT G SKETCH

PARCEL #6413000114
 NW1/4 SECTION 13
 T14S, R66W, 6TH P.M.
 EL PASO COUNTY, COLORADO

CITY OF
 COLORADO SPRINGS



NOTES:
 1.) THIS SKETCH DOES NOT CONSTITUTE A LAND SURVEY PLAT BY PRECISION SURVEY & MAPPING, INC., AND IS ONLY INTENDED TO DEPICT EXHIBIT B-LEGAL DESCRIPTION. IN THE EVENT THAT EXHIBIT B CONTAINS AN AMBIGUITY, EXHIBIT C MAY BE USED TO SOLVE SAID AMBIGUITY.
 2.) BEARINGS ARE BASED ON A LINE FROM FIMS MONUMENT F_83, MONUMENTED BY A FOUND 3.25" ALUMINUM CAP IN RANGE BOX TO FIMS MONUMENT F_81, MONUMENTED BY A FOUND 3.25" ALUMINUM CAP IN RANGE BOX. SAID LINE BEARS S88°35'49"E.

LEGEND:
 T.E. = TEMPORARY EASEMENT
 P.O.B. = POINT OF BEGINNING

0 150 300 600
 SCALE: 1" = 300'

DATE: MAY 24, 2014	EXHIBIT G TABLES	CITY OF COLORADO SPRINGS
DRAWN BY: J LUSTER		
CHECKED BY: C JULIANA		
DRAWING: R9767-HIGHLINE		
PARCEL #6413000114 NW1/4 SECTION 13 T14S, R66W, 6TH P.M. EL PASO COUNTY, COLORADO		

TEMPORARY EASEMENT #1
AREA=4.751 ACRES±

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N01°07'25"E	1497.83
L2	N00°24'24"W	50.00
L3	N90°00'00"E	91.50
L4	S66°31'42"E	88.16
L5	S27°22'30"E	103.11
L6	S34°02'07"E	166.94
L7	S21°51'57"E	76.73
L8	S07°39'45"E	92.69
L9	S08°16'29"W	63.77
L10	S16°48'59"W	31.92
L11	N90°00'00"E	254.93
L12	S00°00'00"E	300.00
L13	S71°18'41"E	197.48
L14	S53°09'49"E	190.66
L15	S42°56'03"E	206.31
L16	S68°23'57"E	51.77
L17	S00°35'47"E	46.51
L18	N67°41'00"W	70.84
L19	N44°22'09"W	217.57
L20	N52°52'31"W	177.63

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N71°40'30"W	283.36
L22	N84°51'36"W	249.66
L23	N38°39'56"W	34.73
L24	N05°08'35"E	79.88
L25	N39°06'15"W	207.82
L26	N08°38'29"E	146.43
L27	S80°14'22"E	55.66
L28	S32°03'55"E	130.00
L29	N90°00'00"E	40.72
L30	N16°48'59"E	43.30
L31	N08°16'29"E	53.04
L32	N07°39'45"W	79.46
L33	N21°51'57"W	65.17
L34	N34°02'07"W	164.52
L35	N27°22'30"W	88.24
L36	N66°31'42"W	70.10
L37	N90°00'00"W	91.15

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	140.48	351.89	22°52'23"	S78°33'49"E	139.55
C2	120.27	301.89	22°49'31"	N78°35'15"W	119.47

DATE: MAY 24, 2014

DRAWN BY: J LUSTER

CHECKED BY: C JULIANA

DRAWING: R9767-HIGHLINE

EXHIBIT G TABLES

PARCEL #6413000114
NW1/4 SECTION 13
T14S, R66W, 6TH P.M.
EL PASO COUNTY, COLORADO

CITY OF
COLORADO SPRINGS

TEMPORARY EASEMENT #2 AREA=0.057 ACRES±

LINE TABLE		
LINE #	BEARING	DISTANCE
L38	N28°02'29"E	660.06
L39	N00°56'15"E	1.90
L40	S39°51'25"E	88.02
L41	S00°25'39"E	41.11

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	126.21	125.00	57°51'03"	N27°59'16"W	120.92

TEMPORARY EASEMENT #3 AREA=0.200 ACRES±

LINE TABLE		
LINE #	BEARING	DISTANCE
L42	N30°55'22"E	662.42
L43	N00°25'39"W	51.25
L44	S86°25'37"E	208.20
L45	S10°07'25"E	22.28
L46	S82°14'39"W	150.31

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C4	7.45	200.00	2°08'02"	S83°18'40"W	7.45
C5	55.67	125.00	25°31'01"	N84°59'50"W	55.21

PARCEL DESIGNATION:	6413000116	DATE:	MAY 24, 2014
OWNER:	CLOUD FAMILY PARTNERSHIP LTD	(CURRENT AS OF CERTIFICATION DATE)	

EXHIBIT H
LEGAL DESCRIPTION
TEMPORARY EASEMENT

FOUR (4) TEMPORARY EASEMENTS SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, T14S, R66W, 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NO. 75953-1995, FILED IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE. SAID TEMPORARY EASEMENTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13, FROM WHICH FIMS MONUMENT F_83 BEARS N18°46'49"E A DISTANCE OF 2799.18 FEET;

T.E. #1:

THENCE S86°48'45"E ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 13, A DISTANCE OF 1691.28 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N33°19'00"E A DISTANCE OF 85.65 FEET; THENCE N18°01'02"E A DISTANCE OF 78.30 FEET TO THE WESTERLY SIDE OF A 30' EASEMENT PER BOOK 3117 PAGE 85; THENCE S36°54'28"E ALONG SAID WESTERLY SIDE, A DISTANCE OF 94.37 FEET; THENCE S42°46'41"W ALONG SAID WESTERLY SIDE, A DISTANCE OF 100.68 FEET TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13; THENCE N86°48'45"W ALONG SAID SOUTH LINE, A DISTANCE OF 59.65 FEET TO THE POINT OF BEGINNING; WHENCE CENTER QUARTER CORNER OF SAID SECTION 13 BEARS S86°48'45"E A DISTANCE OF 951.45 FEET;

SAID TEMPORARY EASEMENT CONTAINS 8,256 SQUARE FEET OR 0.190 ACRES MORE OR LESS.

T.E. #2:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE N85°37'23"E A DISTANCE OF 1741.75 FEET TO THE INTERSECTION OF THE SOUTHERLY SIDE OF A 30' EASEMENT PER RECEPTION NO. 211033956 TO THE EASTERLY SIDE OF SAID 30' EASEMENT PER BOOK 3117 PAGE 85 AND TO THE TRUE POINT OF BEGINNING;

THENCE S81°39'55"E ALONG SAID SOUTHERLY SIDE, A DISTANCE OF 130.48 FEET TO THE WESTERLY SIDE OF SAID 30' EASEMENT PER RECEPTION NO. 211033956; THENCE S18°09'55"W ALONG SAID WESTERLY SIDE, A DISTANCE OF 112.05 FEET TO SAID EASTERLY SIDE OF A 30' EASEMENT PER BOOK 3117 PAGE 85; THENCE N36°54'28"W ALONG SAID EASTERLY SIDE, A DISTANCE OF 156.80 FEET TO THE POINT OF BEGINNING; WHENCE CENTER QUARTER CORNER OF SAID SECTION 13 BEARS S72°45'41"E A DISTANCE OF 944.40 FEET;

SAID TEMPORARY EASEMENT CONTAINS 7,203 SQUARE FEET OR 0.165 ACRES MORE OR LESS.



PARCEL DESIGNATION:	6413000116	DATE:	MAY 24, 2014
OWNER:	CLOUD FAMILY PARTNERSHIP LTD	(CURRENT AS OF CERTIFICATION DATE)	

EXHIBIT H—CONTINUED
LEGAL DESCRIPTION
TEMPORARY EASEMENT

T.E. #3:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE S87°54'26"E A DISTANCE OF 1818.94 FEET TO THE EASTERLY SIDE OF SAID 30' EASEMENT PER BOOK 3117 PAGE 85 AND TO THE TRUE POINT OF BEGINNING;

THENCE N42°46'41"E ALONG SAID EASTERLY SIDE, A DISTANCE OF 55.80 FEET; THENCE N36°54'28"W ALONG SAID EASTERLY SIDE, A DISTANCE OF 4.69 FEET TO THE EASTERLY SIDE OF SAID 30' EASEMENT PER RECEPTION NO. 211033956; THENCE N18°09'55"E ALONG SAID EASTERLY SIDE, A DISTANCE OF 168.65 FEET; THENCE S81°39'55"E A DISTANCE OF 31.90 FEET; THENCE N89°19'03"E A DISTANCE OF 683.11 FEET TO THE WESTERLY SIDE OF A UTILITY EASEMENT PER BOOK 5039 PAGE 481; THENCE S00°40'57"E ALONG SAID WESTERLY SIDE, A DISTANCE OF 30.00 FEET; THENCE S89°19'03"W A DISTANCE OF 402.18 FEET; THENCE S03°11'15"W A DISTANCE OF 195.57 FEET TO THE NORTHERLY SIDE OF SAID UTILITY EASEMENT PER BOOK 5039 PAGE 481; THENCE N86°49'43"W ALONG SAID NORTHERLY SIDE, A DISTANCE OF 390.21 FEET TO THE POINT OF BEGINNING; WHENCE CENTER QUARTER CORNER OF SAID SECTION 13 BEARS S84°23'51"E A DISTANCE OF 824.86 FEET;

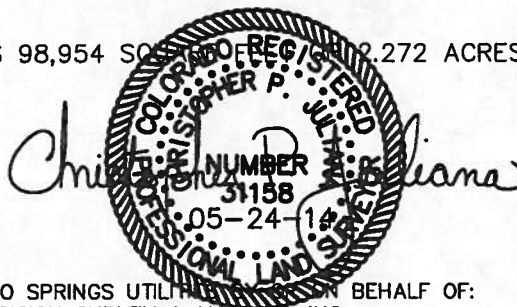
SAID TEMPORARY EASEMENT CONTAINS 85,871 SQUARE FEET OR 1.971 ACRES MORE OR LESS.

T.E. #4:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE N76°54'39"E A DISTANCE OF 1405.18 FEET TO THE EASTERLY SIDE OF A 30' UTILITY EASEMENT PER BOOK 5881 PAGE 289 AND TO THE TRUE POINT OF BEGINNING;

THENCE S81°36'47"E A DISTANCE OF 161.55 FEET; THENCE N08°30'44"E A DISTANCE OF 122.56 FEET; THENCE S81°29'16"E A DISTANCE OF 536.00; THENCE S08°30'44"W A DISTANCE OF 132.65 FEET; THENCE N89°19'03"E A DISTANCE OF 512.12 FEET; THENCE N00°40'57"W A DISTANCE OF 926.17 FEET; THENCE N55°36'33"E A DISTANCE OF 85.77 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 13; THENCE S00°25'04"E ALONG SAID EAST LINE, A DISTANCE OF 24.12 FEET; THENCE S55°36'33"W A DISTANCE OF 61.59 FEET; THENCE S00°40'57"E A DISTANCE OF 935.47 FEET; THENCE S89°19'03"W A DISTANCE OF 548.43 FEET; THENCE N81°29'16"W A DISTANCE OF 7.10 FEET; THENCE N36°29'16"W A DISTANCE OF 63.64 FEET; THENCE N81°29'16"W A DISTANCE OF 396.00 FEET; THENCE S53°30'44"W A DISTANCE OF 63.64 FEET; THENCE N81°29'12"W A DISTANCE OF 188.65 FEET TO A NON-TANGENT CURVE TO THE RIGHT AND TO SAID EASTERLY SIDE OF A 30' UTILITY EASEMENT PER BOOK 5881 PAGE 289; THENCE ALONG CURVE TO THE RIGHT AND SAID EASTERLY SIDE, AN ARC LENGTH OF 32.22 FEET, HAVING A RADIUS OF 985.00 FEET, THROUGH A CENTRAL ANGLE OF 01°52'26", AND A CHORD WHICH BEARS N03°20'32"E A DISTANCE OF 32.21 FEET TO THE POINT OF BEGINNING; WHENCE CENTER QUARTER CORNER OF SAID SECTION 13 BEARS S69°52'59"E A DISTANCE OF 1352.49 FEET;

SAID TEMPORARY EASEMENT CONTAINS 98,954 SQUARE FEET OR 2.272 ACRES MORE OR LESS.



DATE: MAY 24, 2014

DRAWN BY: J LUSTER

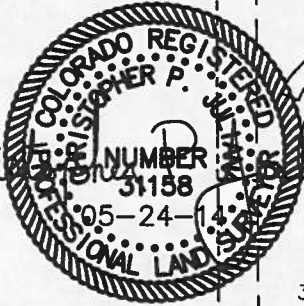
CHECKED BY: C JULIANA

DRAWING: R9767-HIGHLINE

EXHIBIT I SKETCH

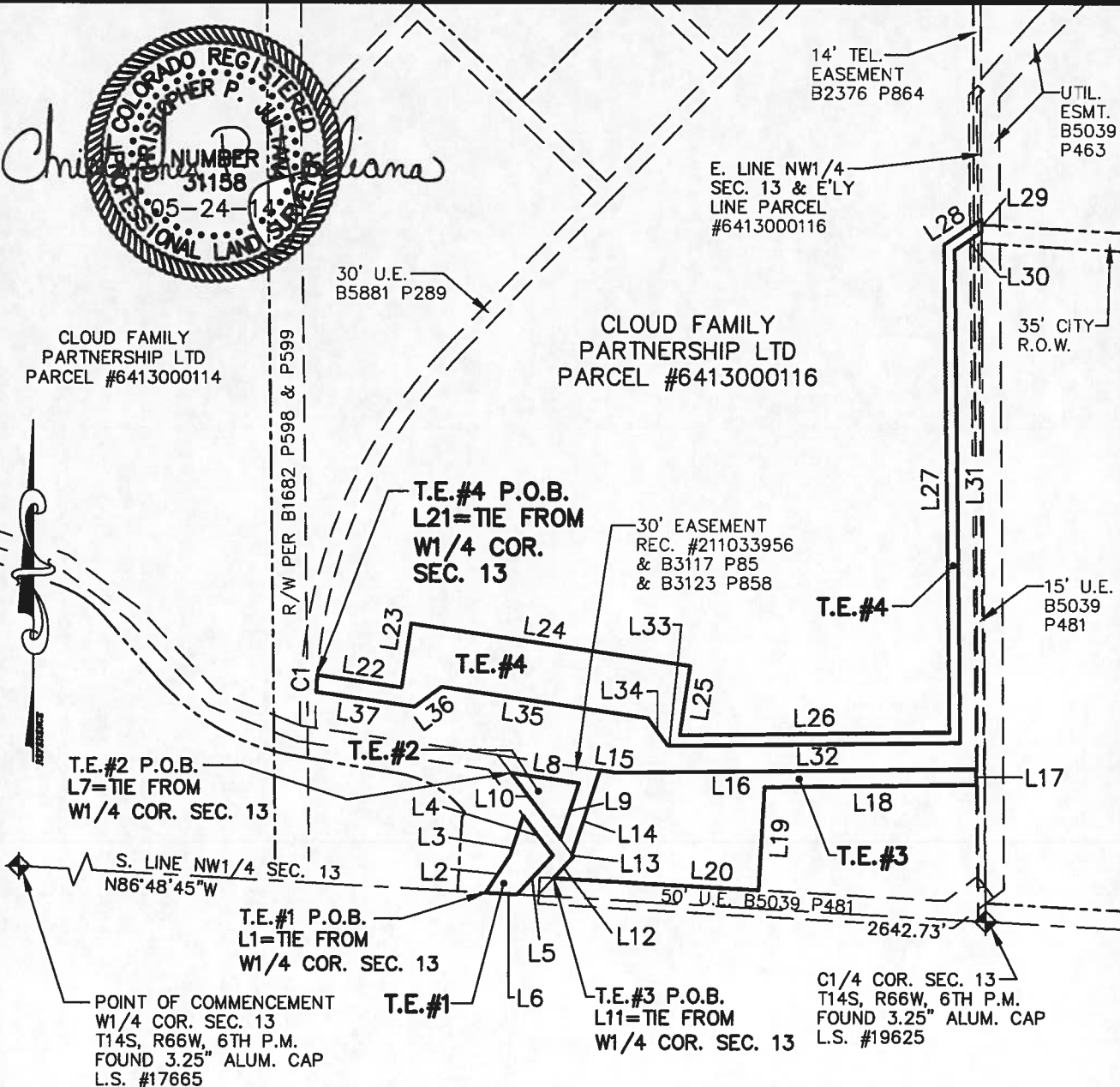
PARCEL #6413000116
NW1/4 SECTION 13
T14S, R66W, 6TH P.M.
EL PASO COUNTY, COLORADO

CITY OF COLORADO SPRINGS



CLOUD FAMILY PARTNERSHIP LTD
PARCEL #6413000114

CLOUD FAMILY PARTNERSHIP LTD
PARCEL #6413000116



NOTES:

- 1.) THIS SKETCH DOES NOT CONSTITUTE A LAND SURVEY PLAT BY PRECISION SURVEY & MAPPING, INC., AND IS ONLY INTENDED TO DEPICT EXHIBIT B-LEGAL DESCRIPTION. IN THE EVENT THAT EXHIBIT B CONTAINS AN AMBIGUITY, EXHIBIT C MAY BE USED TO SOLVE SAID AMBIGUITY.
- 2.) BEARINGS ARE BASED ON A LINE FROM FIMS MONUMENT F_83, MONUMENTED BY A FOUND 3.25" ALUMINUM CAP IN RANGE BOX TO FIMS MONUMENT F_81, MONUMENTED BY A FOUND 3.25" ALUMINUM CAP IN RANGE BOX. SAID LINE BEARS S88°35'49"E.

LEGEND:

- T.E. = TEMPORARY EASEMENT
- P.O.B. = POINT OF BEGINNING



SCALE: 1" = 300'

DATE: MAY 24, 2014

DRAWN BY: J LUSTER

CHECKED BY: C JULIANA

DRAWING: R9767-HIGHLINE

EXHIBIT I TABLES

PARCEL #6413000116
NW1/4 SECTION 13
T14S, R66W, 6TH P.M.
EL PASO COUNTY, COLORADO

CITY OF
COLORADO SPRINGS

TEMPORARY EASEMENT #1 AREA=0.190 ACRES±

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S86°48'45"E	1691.28
L2	N33°19'00"E	85.65
L3	N18°01'02"E	78.30
L4	S36°54'28"E	94.37
L5	S42°46'41"W	100.68
L6	N86°48'45"W	59.65

TEMPORARY EASEMENT #2 AREA=0.165 ACRES±

LINE TABLE		
LINE #	BEARING	DISTANCE
L7	N85°37'23"E	1741.75
L8	S81°39'55"E	130.48
L9	S18°09'55"W	112.05
L10	N36°54'28"W	156.80

TEMPORARY EASEMENT #3 AREA=1.971 ACRES±

LINE TABLE		
LINE #	BEARING	DISTANCE
L11	S87°54'26"E	1818.94
L12	N42°46'41"E	55.80
L13	N36°54'28"W	4.69
L14	N18°09'55"E	168.65
L15	S81°39'55"E	31.90
L16	N89°19'03"E	683.11
L17	S00°40'57"E	30.00
L18	S89°19'03"W	402.18
L19	S03°11'15"W	195.57
L20	N86°49'43"W	390.21

DATE: MAY 24, 2014
 DRAWN BY: J LUSTER
 CHECKED BY: C JULIANA
 DRAWING: R9767-HIGHLINE

EXHIBIT I TABLES
 PARCEL #6413000116
 NW1/4 SECTION 13
 T14S, R66W, 6TH P.M.
 EL PASO COUNTY, COLORADO

CITY OF
 COLORADO SPRINGS

**TEMPORARY EASEMENT #4
 AREA=2.272 ACRES±**

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N76°54'39"E	1405.18
L22	S81°36'47"E	161.55
L23	N08°30'44"E	122.56
L24	S81°29'16"E	536.00
L25	S08°30'44"W	132.65
L26	N89°19'03"E	512.12
L27	N00°40'57"W	926.17
L28	N55°36'33"E	85.77
L29	S00°25'04"E	24.12
L30	S55°36'33"W	61.59
L31	S00°40'57"E	935.47
L32	S89°19'03"W	548.43
L33	N81°29'16"W	7.10
L34	N36°29'16"W	63.64
L35	N81°29'16"W	396.00
L36	S53°30'44"W	63.64
L37	N81°29'12"W	188.65

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.22	985.00	1°52'26"	N03°20'32"E	32.21

Exhibit J

