

Erie Corporate Center

Planned Development

Section 10, Township 1 North, Range 68 West of the 6th P.M.,
Town of Erie, County of Weld, State of Colorado

LEGAL DESCRIPTION

THREE PARCELS OF LAND SITUATE IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6TH P.M. FROM WHENCE THE WEST 1/4 CORNER OF SAID SECTION LIES S 00°24'43" W, 2669.01 FEET; THENCE N 89°45'35" E, 30.00 FEET; THENCE S 00°08'15" E, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10 N 89°45'35" E, 2627.62 FEET TO A POINT;

THENCE PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10 N 89°45'48" E, 2347.37 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25, AS RECORDED IN RECEPTION # 2776783; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES:

- 1) S 00°23'44" E, 4022.56 FEET;
- 2) S 05°16'21" W, 329.72 FEET;
- 3) S 00°26'18" E, 870.09 FEET;
- 4) S 85°43'17" W, 535.23 FEET; TO A POINT 30.00 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE PARALLEL WITH AND 30.00 FEET NORTH OF SAID SOUTH LINE S 89°37'55" W, 1819.97 FEET TO A POINT;

THENCE PARALLEL WITH AND 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10 S 89°43'33" W, 844.10 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A PARCEL RECORDED IN BOOK 359 AT PAGE 418, BEING 50.00 FEET NORTHEASTERLY, AS MEASURED RADIIALLY, FROM THE CENTERLINE OF THE MAIN TRACK OF THE BOULDER BRANCH OF THE UNION PACIFIC RAILROAD AS NOW CONSTRUCTED AND OPERATED;

THENCE ALONG SAID LINE THE FOLLOWING TWO COURSES:

- 1) 969.81 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 2857.50 FEET, A CENTRAL ANGLE OF 192°26'44", AND A CHORD BEARING N 57°09'36" W, 965.16 FEET;
- 2) N 66°52'58" W, 372.83 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL RECORDED IN BOOK 847 AT PAGE 315 AND DESCRIBED AS "60 FEET IN WIDTH AND "EIGHT TENTHS (0.8) OF AN ACRE";

THENCE ALONG SAID LINE THE FOLLOWING TWELVE COURSES:

- 1) 239.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 974.72 FEET, A CENTRAL ANGLE OF 14°04'55", AND A CHORD BEARING N 81°58'35" E, 238.96 FEET;
- 2) N 74°56'08" E, 244.90 FEET (14.1' BEYOND THE BEGINNING OF A 43.5' WIDE STRIP, 2.5 ACRES IN AREA DESCRIBED IN BOOK 847 AT PAGE 315);
- 3) 80.62 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 727.80 FEET, A CENTRAL ANGLE OF 06°20'49", AND A CHORD BEARING N 78°06'32" E, 80.58 FEET;
- 4) N 81°16'57" E, 7.90 FEET;
- 5) 22.90 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 727.80 FEET, A CENTRAL ANGLE OF 01°48'10", AND A CHORD BEARING N 82°11'02" E, 22.90 FEET;
- 6) N 83°05'07" E, 599.90 FEET;
- 7) 217.92 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 727.80 FEET, A CENTRAL ANGLE OF 17°09'20", AND A CHORD BEARING S 88°20'13" E, 217.11 FEET;
- 8) S 79°45'33" E, 394.90 FEET;
- 9) 125.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 797.80 FEET, A CENTRAL ANGLE OF 08°59'27", AND A CHORD BEARING S 84°15'17" E, 125.06 FEET;
- 10) S 88°45'00" E, 447.00 FEET;
- 11) 113.58 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 797.80 FEET, A CENTRAL ANGLE OF 08°09'26", AND A CHORD BEARING N 87°10'17" E, 113.49 FEET;
- 12) N 83°05'34" E, 469.60 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND RECORDED IN BOOK 1003 AT PAGE 464;

THENCE ALONG BOUNDARY OF SAID PARCEL THE FOLLOWING THREE COURSES:

- 1) N 83°05'34" E, 200.00 FEET;
- 2) N 06°54'26" W, 108.50 FEET;
- 3) S 83°05'34" W, 200.00 FEET TO THE NORTHEASTERLY CORNER OF THE PREVIOUS PARCEL RECORDED IN BOOK 847 AT PAGE 315;

THENCE ALONG NORTHERLY LINE OF SAID PARCEL THE FOLLOWING FIVE COURSES:

- 1) S 83°05'34" W, 336.10 FEET;
- 2) S 06°54'26" E, 23.50 FEET;
- 3) S 83°05'34" W, 133.50 FEET;
- 4) 101.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 712.80 FEET, A CENTRAL ANGLE OF 08°09'26", AND A CHORD BEARING S 87°10'17" W, 101.40 FEET;
- 5) N 88°45'00" W, 293.50 FEET TO THE EASTERLY CORNER OF A PARCEL RECORDED IN BOOK 934 AT PAGE 209;

THENCE ALONG NORTHERLY LINE OF SAID PARCEL THE FOLLOWING TWO COURSES:

- 1) N 79°31'35" W, 554.21 FEET;
- 2) S 88°19'28" W, 364.79 FEET TO A POINT ON THE NORTHERLY LINE OF THE PREVIOUS PARCEL RECORDED IN BOOK 847 AT PAGE 315;

THENCE ALONG NORTHERLY LINE OF SAID PARCEL THE FOLLOWING EIGHT COURSES:

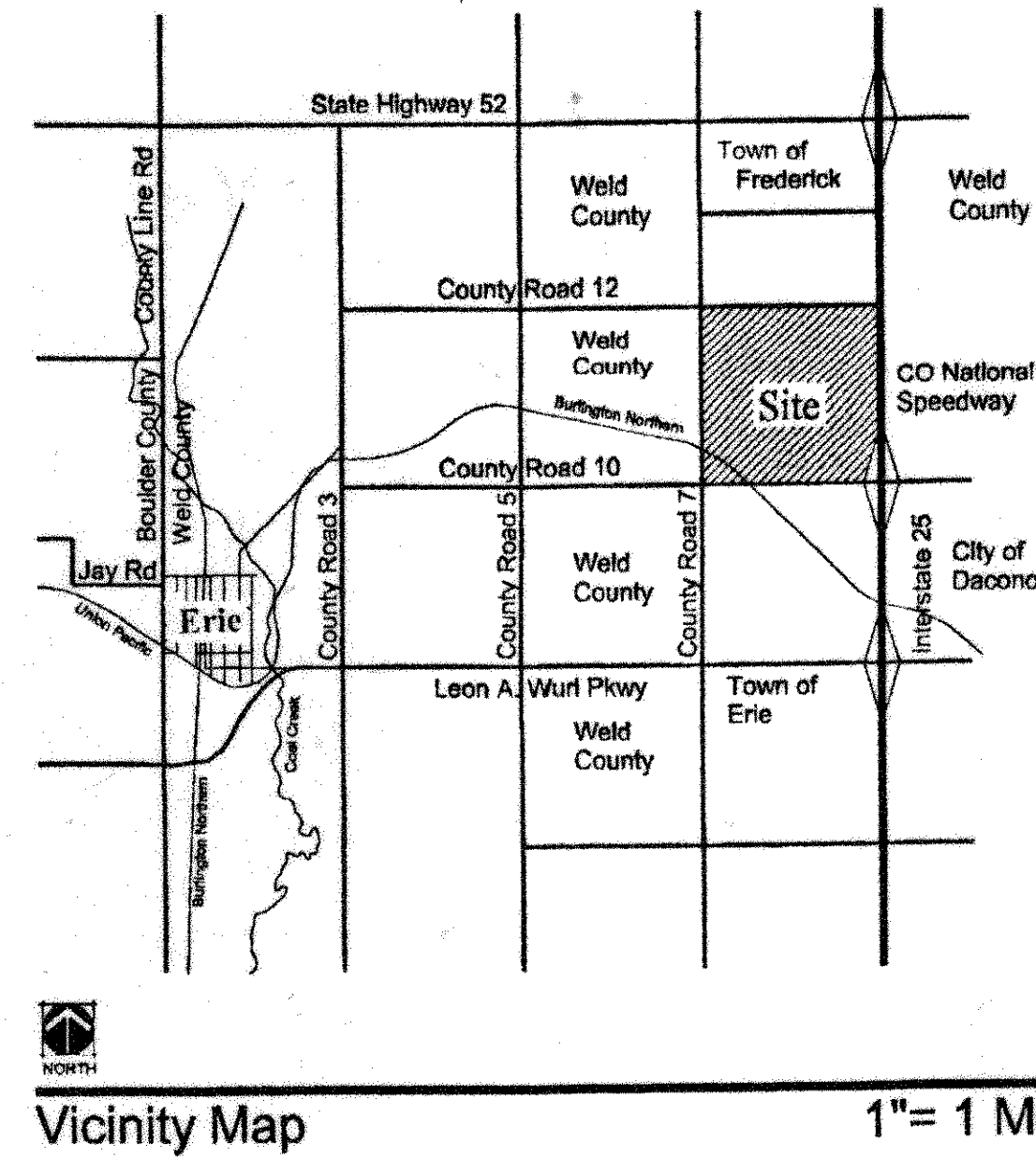
- 1) S 83°05'07" W, 585.80 FEET;
- 2) 26.47 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 812.80 FEET, A CENTRAL ANGLE OF 01°51'58", AND A CHORD BEARING S 82°09'07" W, 26.47 FEET;
- 3) 6.10 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 2755.00 FEET, A CENTRAL ANGLE OF 00°07'37", AND A CHORD BEARING S 81°16'57" W, 6.10 FEET;
- 4) 90.94 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 812.80 FEET, A CENTRAL ANGLE OF 06°24'37", AND A CHORD BEARING S 78°08'26" W, 90.89 FEET;
- 5) S 74°56'08" W, 14.10 FEET;
- 6) S 15°03'52" E, 25.00 FEET;
- 7) S 74°56'08" W, 230.80 FEET;
- 8) 395.38 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 914.72 FEET, A CENTRAL ANGLE OF 24°45'57", AND A CHORD BEARING S 87°19'06" W, 392.31 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE PARCEL RECORDED AT BOOK 359 AT PAGE 418, BEING 50.00 FEET NORTHEASTERLY, AS MEASURED RADIIALLY FROM THE MAIN TRACK OF THE BOULDER BRANCH OF THE UNION PACIFIC RAILROAD AS NOW CONSTRUCTED AND OPERATED;

THENCE ALONG SAID NORTHEASTERLY LINE N 66°52'58" W, 485.14 FEET;

THENCE N 00°08'27" W, 1683.78 FEET TO A POINT;

THENCE N 00°08'14" W, 2638.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 572.979 ACRES MORE OR LESS.



Vicinity Map

1" = 1 Mile

PARCEL 2

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6TH P.M. FROM WHENCE THE WEST 1/4 CORNER OF SAID SECTION LIES N 00°31'01" E, 2655.71 FEET; THENCE N 89°43'33" E, 86.08 FEET; THENCE N 00°08'27" W, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 00°08'27" W, 684.18 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL RECORDED IN BOOK 512 AT PAGE 337; THENCE ALONG SAID SOUTHERLY LINE 408.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 968.02 FEET, A CENTRAL ANGLE OF 24°10'22", AND A CHORD BEARING S 85°43'12" E, 405.38 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL RECORDED IN BOOK 833 AT PAGE 482;

THENCE AROUND SAID PARCEL THE FOLLOWING THREE COURSES:

- 1) S 23°07'02" W, 44.34 FEET;
- 2) S 66°52'58" E, 545.00 FEET;
- 3) N 23°07'02" E, 50.00 FEET; TO A POINT ON THE SOUTHWESTERLY LINE OF A PARCEL RECORDED IN BOOK 359 AT PAGE 418, BEING 50.00 FEET SOUTHWESTERLY OF THE CENTERLINE OF THE MAIN TRACK OF THE BOULDER BRANCH OF THE UNION PACIFIC RAILROAD AS NOW CONSTRUCTED AND OPERATED;

THENCE ALONG LINE OF SAID PARCEL THE FOLLOWING TWO COURSES:

- 1) S 66°52'58" E, 13.41 FEET;
- 2) 825.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 2757.50 FEET, A CENTRAL ANGLE OF 17°09'17", AND A CHORD BEARING S 58°18'19" E, 822.53 FEET TO A POINT 30.00 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10;

THENCE PARALLEL WITH AND 30.00 FEET NORTH OF SAID SOUTH LINE S 89°43'33" W, 1618.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.057 ACRES MORE OR LESS.

PARCEL 3

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6TH P.M. FROM WHENCE THE WEST 1/4 CORNER OF SAID SECTION LIES N 00°31'01" E, 2655.71 FEET; THENCE N 89°43'33" E, 86.08 FEET; THENCE N 00°08'27" W, 815.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 00°08'27" W, 47.81 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF A PARCEL RECORDED IN BOOK 359 AT PAGE 418, BEING 50.00 FEET SOUTHWESTERLY, AS MEASURED PERPENDICULARLY, FROM THE CENTERLINE OF THE MAIN TRACK OF THE BOULDER BRANCH OF THE UNION PACIFIC RAILROAD AS NOW CONSTRUCTED AND OPERATED;

THENCE ALONG SAID SOUTHWESTERLY LINE S 66°52'58" E, 102.68 FEET TO A POINT ON THE NORTHERLY LINE OF A PARCEL RECORDED IN BOOK 512 AT PAGE 337;

THENCE ALONG SAID NORTHERLY LINE 94.64 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 1068.02 FEET, A CENTRAL ANGLE OF 05°04'38", AND A CHORD BEARING S 85°27'14" W, 94.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.050 ACRES MORE OR LESS.

OWNER CERTIFICATION

Erie Corporate Investors, LLC, as owner of the property affected by this Planned Development, accept and approve all conditions set forth hereon. The signatories below do hereby certify that they are the Owner, Mortgagee or Lienholder of certain lands in Weld County, Colorado, described as follows:

A Portion of Section 10, Township 1 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado.

Executed this 25th day of November A.D. 20 03.

Owner Charles Bellack, Manager

State of Colorado)

County of Boulder)

The foregoing certificate of ownership was acknowledged before me this 25th day of November A.D., 20 03.

Witness my hand and seal Jessica Clark
My commission expires 11/30/06
Notary Public
PUBLIC
STATE OF COLORADO

PLANNING AND ZONING COMMISSION CERTIFICATE

Approved by the Erie Planning & Zoning Commission this 4th day of December A.D., 20 03.

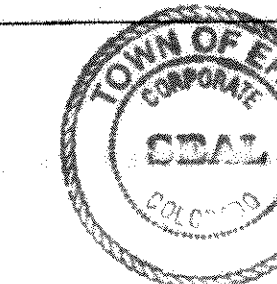
Chairman Don Mack
Planning & Zoning Commission Secretary Jessie S. Sawyer

BOARD OF TRUSTEES CERTIFICATE

Approved by the Erie Board of Trustees this 26th day of August A.D., 20 03, by Ordinance 820.

Mayor Emmanuel Combs

Attest: Jessica Clark
Town Clerk



COUNTY CLERK AND RECORDER CERTIFICATE

This Development Plan was filed for record in the office of the County Clerk and Recorder of Weld County at _____ o'clock.

_____ M. on the _____ day of _____ A.D., 20 _____, in the book _____ page

_____ map _____, reception no. _____

Weld County Clerk and Recorder

Deputy by:

GENERAL PROVISIONS

See Erie Corporate Center Planned Development Guide, Article II - General Provisions

STATEMENT OF COMMITMENTS

See Erie Corporate Center Planned Development Guide, Article III - Statement of Commitments

Erie Corporate Center Development Plan

Prepared by:

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Date: 7-2-03 Sheet 1 of 3