

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

**JOINT RESOLUTION OF THE BOARDS OF DIRECTORS
OF KINSTON METROPOLITAN DISTRICT NOS. 1, 2, 3, 4, 5 AND 10**

A RESOLUTION APPROVING THE IMPOSITION OF AN OPERATIONS AND
MAINTENANCE FEE ON LOTS WITHIN THE BOUNDARIES OF KINSTON
METROPOLITAN DISTRICT NOS. 2, 3, 4, 5, AND 10

WHEREAS, on September 3, 2019, the City Council of the City of Loveland, Colorado (the “City”) approved the “Consolidated Service Plan for Kinston Metropolitan District Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10” (the “Service Plan”) for the purpose of providing certain parameters for Kinston Metropolitan District Nos. 1 – 10 (the “Districts”) to assist in the financing, acquisition, construction, operations and maintenance of certain public improvements to serve a new development known as Kinston in the City; and

WHEREAS, the Districts were formed after approval of the eligible electors of the Districts at organizational elections held on November 5, 2019, pursuant to Section 32-1-101 *et seq.*, C.R.S., as amended, and by order of the District Court for Larimer County, Colorado; and

WHEREAS, the Service Plan contemplates that Kinston Metropolitan District No. 1 (the “District”) will own, construct, operate and maintain certain public improvements described in the Service Plan benefiting the Districts, and that Kinston Metropolitan Districts Nos. 2 – 10 (the “Financing Districts”) will assist in the payment of costs related thereto; and

WHEREAS, the Districts entered into an Amended and Restated Intergovernmental Agreement Concerning District Operations dated November 19, 2020 (the “Operations IGA”), pursuant to which the Districts agreed, in part, that the District would own, operate and maintain certain public improvements (the “District-Owned Improvements”) and the Financing Districts agreed to fund the operation and maintenance costs incurred by the District for the District-Owned Improvements; and

WHEREAS, pursuant to Section 3.f. of the Operations IGA, the Financing Districts agreed, that so long as the Financing Districts have not terminated the engagement of the District as operator of the District-Owned Improvements as further provided in the Operations IGA, to impose an ad valorem mill levy on property within the boundaries of the Financing Districts (subject to the limits set forth in the Service Plan and subject to the provisions set forth in any bond resolution, indenture, pledge agreement, loan document and/or any other document related to the issuance of bonds by any of the Financing District) and, if necessary, fees or other charges, sufficient to repay or fund the operation and maintenance costs incurred by the District; and

WHEREAS, in addition to the formation of the Districts, the Kinston Community Association, Inc., a Colorado nonprofit corporation (the “Association”) was formed, in part, for the purpose of providing maintenance, repair and replacement of certain private improvements to the property within the Kinston development; and

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

WHEREAS, the District has installed certain District-Owned Improvements that serve and benefit Kinston Metropolitan District Nos. 2, 3, 4, 5 and 10, including, but not limited to, streets, alleyways, sidewalks, trails, landscaping, playgrounds, parks, mailbox kiosks, a storm water system, and neighborhood pet waste and trash collection stations; and

WHEREAS, to obtain efficiencies of contracts and services without duplication of efforts or expenditures, and to assure that the District-Owned Improvements serving Kinston are adequately operated and maintained and that there are sufficient funds therefore, the District and the Association entered into a “Maintenance Cost Sharing Agreement” dated January 1, 2023 (the “MCS Agreement,”) that provides for the Association and the District to each perform certain operational and maintenance services for the District-Owned Improvements and contribute to the costs of the operations and maintenance of the District-Owned Improvements; and

WHEREAS, pursuant to the MCS Agreement, the Association agreed to perform operation and maintenance services (the “Maintenance Services”) for certain District-Owned Improvements and the District agreed to contribute funds (the “District Contribution”) to the Association to pay the costs of the Association’s provision of Maintenance Services for the District-Owned Improvements; and

WHEREAS, to defray a portion of the costs associated with the District Contribution for the Maintenance Services, the District has determined to establish and impose an annual operations and maintenance fee (the “O&M Fee”) on each Lot (as such term is defined below) located within the Fee Area Boundaries (as such term is defined below) as set forth in this “Resolution;” and

WHEREAS, pursuant to Section 32-1-1001(1)(j), C.R.S. and the Service Plan, the Districts have the power and authority, but not the obligation, to impose fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the District, and until paid, all such fees, rates, tolls, penalties, or charges shall constitute a perpetual lien on and against the property served, which lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics’ liens.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARDS OF DIRECTORS OF KINSTON METROPOLITAN DISTRICT NOS. 1, 2, 3, 4, 5 AND 10 AS FOLLOWS:

1. DEFINITIONS. Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings set forth below:

“Due Date” means the date by which the O&M Fee is due, which Due Date is reflected in the account statement sent to the property owner (the “Owner”) of the Lot.

“Fee Area Boundaries” means the legal boundaries of Kinston Metropolitan District Nos. 2, 3, 4, 5, and 10, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, as such legal boundaries may be amended from time to time.

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

“Lot” means each parcel of land established by a recorded final subdivision plat and located within the Fee Area Boundaries.

2. ANNUAL O&M FEE. To defray a portion of the costs associated with the District Contribution for the Maintenance Services, the District hereby imposes an annual O&M Fee on each Lot within the Fee Area Boundaries. The O&M Fee shall commence and become due and payable for each Lot in the Fee Area Boundaries at such time a certificate of occupancy is issued, and the initial O&M Fee due will be prorated for the then-current fiscal year from the issue date of the certificate of occupancy. The amount of the O&M Fee imposed for fiscal year 2023 is \$250.00 per Lot. The District reserves the right to decrease the amount of the O&M Fee due in the last quarter of 2023, and in the last quarter of any fiscal year thereafter that the O&M Fee is imposed, as appropriate in relation to any cost savings in the District Contribution realized by the District throughout the year. The District may impose and adjust (increase or decrease) the amount of the O&M Fee for any year after fiscal year 2023, as the District determines necessary to defray a portion of the costs associated with the District Contribution for the Maintenance Services and will post the most current fee schedule, as set forth in **Exhibit B** attached hereto and incorporated by this reference, on its website each year the O&M Fee is imposed after fiscal year 2023. District Nos. 2, 3, 4, 5 and 10 hereby acknowledges and agrees to the imposition of an annual O&M Fee on each Lot within the Fee Area Boundaries and all other provisions related thereto, as set forth in this Resolution.

3. PAYMENT OF O&M FEE. The O&M Fee shall be due and payable to the District in four quarterly payments. The District shall bill each applicable Owner quarterly with payment due to the District no later than January 31, April 30, July 31, and October 31 of each fiscal year that the O&M Fee is imposed. A late charge of fifteen dollars (\$15.00) will be imposed (the “Late Fee”) if the O&M Fee is not paid in full within thirty (30) calendar days after the Due Date.

4. COLLECTION POLICY. To ensure the timely collection of the O&M Fee and other Charges (as such term is defined in the Collection Policy) that may accrue, the District’s Board of Directors (the “Board”) hereby adopts the “Collection Policy” attached hereto as **Exhibit C** and incorporated herein by this reference, which Collection Policy may be subsequently amended by the Board.

5. LIEN. Until paid, the O&M Fee, together with any other Charges imposed by the District, shall constitute a statutory, perpetual lien (the “Perpetual Lien”) on and against the Lot, and any such Perpetual Lien may be foreclosed in the manner provided by the laws of the State of Colorado for the foreclosure of mechanics’ liens, pursuant to § 32-1-1001(1)(j), C.R.S. Said Perpetual Lien may be foreclosed at such time as the District, in its sole discretion, may determine. The Perpetual Lien shall be in a senior position as against all other liens of record affecting the Lot.

6. MODIFICATION/FUTURE EVENTS. The O&M Fee hereby imposed has been established based on projected budgetary requirements of the District using various assumptions regarding the annual District Contribution for Maintenance Services. The actual District Contribution may differ from projections, and the District may decide to modify the O&M Fee in the future, as provided in Paragraph 2 herein.

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

7. ACTIONS TO EFFECTUATE RESOLUTION. The District's management and legal counsel are authorized and directed to take all actions necessary and appropriate to effectuate this Resolution and the imposition and collection of the O&M Fee and other Charges set forth herein. Any actions previously taken by the members of the Boards, the Districts' management, and legal counsel directed toward effectuating the purposes stated herein are hereby ratified, approved, and confirmed.

8. SEVERABILITY. If any section, paragraph, clause, or provision of this Resolution, is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of the remaining sections, paragraphs, clauses, or provisions of this Resolution, which shall remain in full force and effect.

9. RECORDING. This Resolution shall be recorded in the records of the Larimer County Clerk and Recorder against the real property located in the Fee Area Boundaries described in **Exhibit A** attached hereto and incorporated herein by reference.

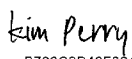
10. EFFECTIVE DATE. This Resolution and the O&M Fee imposed herein shall take effect on the date and at the time of adoption and shall continue in full force and effect until amended or rescinded by the District.

(Signatures appear on following page)

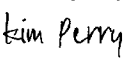
DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

ADOPTED this 13th day of July, 2023.

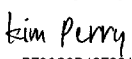
KINSTON METROPOLITAN DISTRICT NO. 1

DocuSigned by:

B786C9D42F3647F...
Kim L. Perry, President

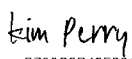
KINSTON METROPOLITAN DISTRICT NO. 2

DocuSigned by:

B786C9D42F3647F...
Kim L. Perry, President

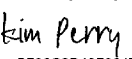
KINSTON METROPOLITAN DISTRICT NO. 3

DocuSigned by:

B786C9D42F3647F...
Kim L. Perry, President

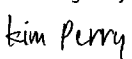
KINSTON METROPOLITAN DISTRICT NO. 4

DocuSigned by:

B786C9D42F3647F...
Kim L. Perry, President

KINSTON METROPOLITAN DISTRICT NO. 5

DocuSigned by:

B786C9D42F3647F...
Kim L. Perry, President

KINSTON METROPOLITAN DISTRICT NO. 10

DocuSigned by:

B786C9D42F3647F...
Kim L. Perry, President

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

EXHIBIT A

FEE AREA BOUNDARIES

KINSTON METROPOLITAN DISTRICT NO. 2:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH-WEST QUARTER OF SECTION 2, A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, AND A PORTION OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, AS BEARING S89°03'30"W A DISTANCE OF 2643.82 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" BRASS CAP FLUSH WITH THE GROUND, STAMPING ILLEGIBLE AND THE WEST QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/8" ALUMINUM CAP, DOWN 0.5 FEET IN A RANGE BOX, STAMPED: LS 14823.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 2:

THENCE S23°52'16"W A DISTANCE OF 2150.33 FEET TO THE POINT OF BEGINNING

THENCE S17°31'45"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 205.37 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°21'58", A RADIUS OF 825.00 FEET, A CHORD BEARING S27°12'44"E A DISTANCE OF 277.53 FEET, AND AN ARC DISTANCE OF 278.85 FEET;

THENCE S57°10'52"W NON-TANGENT WITH THE LAST DESCRIBED CURVE AND TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 358.60 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°09'33", A RADIUS OF 200.00 FEET, A CHORD BEARING S62°15'38"W A DISTANCE OF 35.42 FEET, AND AN ARC DISTANCE OF 35.46 FEET;

THENCE S67°20'25"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 159.94 FEET;

THENCE S67°20'25"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 192.05 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°00'00", A RADIUS OF 800.00 FEET, A CHORD BEARING S62°20'25"W A DISTANCE OF 139.45 FEET, AND AN ARC DISTANCE OF 139.63 FEET;

THENCE S57°20'25"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 30.30 FEET;

THENCE S88°48'45"W A DISTANCE OF 27.63 FEET;

THENCE S38°41'43"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 141.85 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 30°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING S80°41'43"E A DISTANCE OF 85.41 FEET, AND AN ARC DISTANCE OF 86.30 FEET;

THENCE S88°41'43"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 65.20 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°52'35", A RADIUS OF 165.00 FEET, A CHORD BEARING S49°15'25"E A DISTANCE OF 93.38 FEET, AND AN ARC DISTANCE OF 94.68 FEET;

THENCE S32°48'08"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 116.90 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING S18°19'08"E A DISTANCE OF 99.23 FEET, AND AN ARC DISTANCE OF 100.79 FEET;

THENCE S02°10'52"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 134.16 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 57°44'28", A RADIUS OF 165.00 FEET, A CHORD BEARING S31°03'05"W A DISTANCE OF 150.33 FEET, AND AN ARC DISTANCE OF 156.28 FEET;

THENCE S59°55'18"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 374.94 FEET;

THENCE N20°04'42"W A DISTANCE OF 307.04 FEET;

THENCE S67°38'18"W A DISTANCE OF 53.04 FEET;

THENCE N88°55'15"W A DISTANCE OF 13.18 FEET;

THENCE S82°11'35"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 412.82 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 49°51'49", A RADIUS OF 172.80 FEET, A CHORD BEARING S35°34'47"W A DISTANCE OF 145.60 FEET, AND AN ARC DISTANCE OF 150.38 FEET;

THENCE S10°38'53"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 463.98 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 63°28'11", A RADIUS OF 172.82 FEET, A CHORD BEARING S21°05'13"E A DISTANCE OF 181.80 FEET, AND AN ARC DISTANCE OF 191.44 FEET;

THENCE S53°10'34"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 553.07 FEET;

THENCE S36°49'26"W A DISTANCE OF 58.00 FEET;

THENCE N53°10'34"W A DISTANCE OF 10.00 FEET;

THENCE S36°49'26"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 116.22 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 1°34'54.3", A RADIUS OF 905.00 FEET, A CHORD BEARING S43°42'18"W A DISTANCE OF 216.85 FEET, AND AN ARC DISTANCE OF 217.37 FEET;

THENCE S50°35'09"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 249.71 FEET;

THENCE S39°24'51"E A DISTANCE OF 10.00 FEET;

THENCE S50°35'09"W A DISTANCE OF 50.00 FEET;

THENCE N39°24'51"W A DISTANCE OF 28.00 FEET;

THENCE S50°35'09"W A DISTANCE OF 174.24 FEET TO A POINT ON A LINE BEING 50.00 FEET NORTHERLY AND AT RIGHT ANGLES TO THE

CENTERLINE OF THE MAIN TRACK OF THE UNION PACIFIC RAILROAD AS DESCRIBED IN THAT CORRECTION SPECIAL WARRANTY DEED RECORDED

AT RECEPTION NO. 20040096015 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER.

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES:

1. N39°26'00"W A DISTANCE OF 81.15 FEET;
 2. THENCE N39°23'14"W A DISTANCE OF 385.34 FEET;
 3. THENCE N39°25'17"W A DISTANCE OF 630.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CENTERRA PARKWAY, AS DESCRIBED IN THAT GRANT OF EASEMENT RECORDED AT RECEPTION NO. 20080051673 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER;
- THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF CENTERRA PARKWAY THE FOLLOWING TWO (2) COURSES:
1. N40°35'09"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 140.06 FEET;
 2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37°03'59", A RADIUS OF 1111.50 FEET, A CHORD BEARING N27°03'10"E A DISTANCE OF 706.59 FEET, AND AN ARC DISTANCE OF 719.06 FEET;
- THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°40'21", A RADIUS OF 1075.29 FEET, A CHORD BEARING N04°41'25"E A DISTANCE OF 162.61 FEET, AND AN ARC DISTANCE OF 162.76 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;
- THENCE N00°20'49"E ALONG SAID WEST LINE, NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 735.77 FEET;
- THENCE N58°14'45"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 709.21 FEET;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 57°01'18", A RADIUS OF 200.00 FEET, A CHORD BEARING N28°44'06"E A DISTANCE OF 190.93 FEET, AND AN ARC DISTANCE OF 199.04 FEET;
- THENCE N01°13'28"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 901.11 FEET;
- THENCE S88°20'42"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 343.87 FEET;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 70°48'57", A RADIUS OF 825.00 FEET, A CHORD BEARING S52°58'14"E A DISTANCE OF 956.00 FEET, AND AN ARC DISTANCE OF 1019.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 90.057 ACRES, MORE OR LESS.

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING S89°08'09"W A DISTANCE OF 2639.41 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN CONCRETE PAD, 1.5' BELOW SURFACE, STAMPED: LS 12374 AND THE NORTHWEST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2" BRASS IN 6" CONCRETE PAD, 0.5' BELOW SURFACE, STAMPING ILLEGIBLE.

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 11;

THENCE S51°02'58"W A DISTANCE OF 1421.11 FEET TO A POINT ON THE WESTERLY LINE OF KINSTON METROPOLITAN DISTRICT NO. 4 AS RECORDED AT RECEPTION NO. 20200074856 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 45°40'38", A RADIUS OF 255.00 FEET, A CHORD BEARING S47°05'00"W A DISTANCE OF 197.95 FEET, AND AN ARC DISTANCE OF 203.29 FEET;

THENCE S69°55'18"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 143.98 FEET TO A POINT ON SAID WESTERLY LINE OF RECEPTION NO. 20200074856;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. N59°55'18"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 257.96 FEET;
2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°45'17", A RADIUS OF 165.00 FEET, A CHORD BEARING N46°02'40"E A DISTANCE OF 79.15 FEET, AND AN ARC DISTANCE OF 79.93 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.126 ACRES, MORE OR LESS.

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, AS BEARING S89°08'09"W A DISTANCE OF 2639.41 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN CONCRETE PAD, 1.5' BELOW SURFACE, STAMPED: LS 12374 AND THE SOUTHWEST CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 2" BRASS IN 6" CONCRETE PAD, 0.5' BELOW SURFACE, STAMPING ILLEGIBLE.

COMMENCING AT SAID SOUTH QUARTER CORNER OF SECTION 2;

THENCE N73°16'01"W A DISTANCE OF 632.35 FEET TO A POINT ON THE NORTHEASTERLY LINE OF KINSTON METROPOLITAN DISTRICT NO. 4 AS RECORDED AT RECEPTION NO. 20200074856 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**.

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

THENCE S40°21'51"W A DISTANCE OF 237.34 FEET;
THENCE N43°37'41"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 23.03 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 66°08'09", A RADIUS OF 37.00 FEET, A CHORD BEARING N76°41'46"W A DISTANCE OF 40.38 FEET, AND AN ARC DISTANCE OF 42.71 FEET;
THENCE S70°14'10"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 152.53 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°53'42", A RADIUS OF 165.00 FEET, A CHORD BEARING S68°47'19"W A DISTANCE OF 8.34 FEET, AND AN ARC DISTANCE OF 8.34 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID RECEPTION NO. 20200074856;
THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING THREE (3) COURSES:
1. N67°20'25"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 25.37 FEET;
2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°09'33", A RADIUS OF 200.00 FEET, A CHORD BEARING N62°15'38"E A DISTANCE OF 35.42 FEET, AND AN ARC DISTANCE OF 35.46 FEET;
3. THENCE N57°10'52"E TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 358.60 FEET TO A POINT ON SAID NORTHEASTERLY LINE OF RECEPTION NO. 20200074856;
THENCE ALONG SAID NORTHEASTERLY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°29'27", A RADIUS OF 825.00 FEET, A CHORD BEARING S38°08'26"E A DISTANCE OF 35.86 FEET, AND AN ARC DISTANCE OF 35.86 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.381 ACRES, MORE OR LESS.

Excepting the following legal description from the Fee Area Boundaries of District No. 2:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING N89°09'13"E A DISTANCE OF 2639.50 FEET BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP, 0.2' ABOVE SURFACE, STAMPED: LS 38345 AND THE CENTER QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP DOWN 1.1' BELOW SURFACE, STAMPED: LS 14863.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 11;

THENCE N73°00'42"W A DISTANCE OF 1740.61 FEET TO THE SOUTHEASTERLY CORNER OF KINSTON METROPOLITAN DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. 20200074852 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID CORNER BEING THE **POINT OF BEGINNING**;

THENCE S36°49'26"W ALONG THE SOUTHEASTERLY LINE OF SAID RECEPTION NO. 20200074852 A DISTANCE OF 28.00 FEET;

THENCE N53°10'34"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 553.07 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 63°49'26", A RADIUS OF 200.00 FEET, A CHORD BEARING N2°15'50"W A DISTANCE OF 211.45 FEET, AND AN ARC DISTANCE OF 222.79 FEET;

THENCE N10°38'53"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 367.88 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 51°35'19", A RADIUS OF 400.00 FEET, A CHORD BEARING N36°26'32"E A DISTANCE OF 348.11 FEET, AND AN ARC DISTANCE OF 360.16 FEET;

THENCE N62°14'12"E TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 378.19 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°45'56", A RADIUS OF 895.05 FEET, A CHORD BEARING S2°13'15"E A DISTANCE OF 43.20 FEET, AND AN ARC DISTANCE OF 43.20 FEET TO THE EASTERLY LINE OF SAID RECEPTION NO. 20200074852;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1. S67°39'18"W A DISTANCE OF 53.04 FEET;

2. THENCE N68°55'15"W A DISTANCE OF 13.16 FEET;

3. THENCE S62°11'35"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 412.82 FEET;

4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 49°51'49", A RADIUS OF 172.80 FEET, A CHORD BEARING S35°34'47"W A DISTANCE OF 145.68 FEET, AND AN ARC DISTANCE OF 150.38 FEET;

5. THENCE S10°28'53"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 463.99 FEET;

6. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 63°28'11", A RADIUS OF 172.82 FEET, A CHORD BEARING S21°05'13"E A DISTANCE OF 181.80 FEET, AND AN ARC DISTANCE OF 191.44 FEET;

7. THENCE S53°10'34"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 553.07 FEET TO THE **POINT OF BEGINNING**

CONTAINING 1.134 ACRES, MORE OR LESS.

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING S89°08'09"W A DISTANCE OF 2639.41 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN CONCRETE PAD, 1.5' BELOW SURFACE, STAMPED: L.S. 12374 AND THE NORTHWEST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2" BRASS IN 6" CONCRETE PAD, 0.5' BELOW SURFACE, STAMPING ILLEGIBLE.

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 11;
THENCE S51°02'58"W A DISTANCE OF 1421.11 FEET TO A POINT ON THE EASTERLY LINE OF KINSTON METROPOLITAN DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. 20200074852 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 55°48'44", A RADIUS OF 255.00 FEET, A CHORD BEARING N03°39'41"W A DISTANCE OF 238.69 FEET, AND AN ARC DISTANCE OF 248.40 FEET,
THENCE N31°34'03"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 158.07 FEET,
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°40'53", A RADIUS OF 165.00 FEET, A CHORD BEARING N36°54'30"W A DISTANCE OF 30.72 FEET, AND AN ARC DISTANCE OF 30.76 FEET,
THENCE N42°14'56"W TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 174.17 FEET TO A POINT ON SAID EASTERLY LINE OF RECEPTION NO. 20200074852.
THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:
1. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 1°36'16", A RADIUS OF 165.00 FEET, A CHORD BEARING S56°23'35"E A DISTANCE OF 53.34 FEET, AND AN ARC DISTANCE OF 53.58 FEET,
2. THENCE S65°41'43"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 65.20 FEET,
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°52'35", A RADIUS OF 165.00 FEET, A CHORD BEARING S49°15'25"E A DISTANCE OF 93.38 FEET, AND AN ARC DISTANCE OF 94.68 FEET,
4. THENCE S32°49'08"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 116.90 FEET,
5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING S15°19'08"E A DISTANCE OF 99.23 FEET, AND AN ARC DISTANCE OF 100.79 FEET,
6. THENCE S02°10'52"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 134.16 FEET,
7. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 29°59'10", A RADIUS OF 165.00 FEET, A CHORD BEARING S17°10'27"W A DISTANCE OF 85.37 FEET, AND AN ARC DISTANCE OF 86.35 FEET TO THE **POINT OF BEGINNING**

CONTAINING 0.425 ACRES, MORE OR LESS.

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

KINSTON METROPOLITAN DISTRICT NO. 3

A PARCEL OF LAND BEING A PORTION OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING S89°09'13"W A DISTANCE OF 2639.50 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP DOWN 1.1' BELOW SURFACE STAMPED: LS 14863 AND THE WEST QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP, 0.2' ABOVE SURFACE STAMPED: LS 38345.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 11;

THENCE N32°52'03"W A DISTANCE OF 1149.11 FEET TO THE **POINT OF BEGINNING**.

THENCE N84°59'58"E A DISTANCE OF 511.37 FEET;

THENCE N05°04'09"W A DISTANCE OF 2.50 FEET;

THENCE N84°59'58"E A DISTANCE OF 70.00 FEET;

THENCE S05°04'09"E A DISTANCE OF 901.64 FEET;

THENCE S35°43'53"W A DISTANCE OF 935.34 FEET;

THENCE S07°17'12"E A DISTANCE OF 747.30 FEET;

THENCE S15°43'06"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 206.39 FEET TO A POINT ON A LINE BEING 50.00 FEET NORTHERLY AND AT RIGHT ANGLES TO THE CENTERLINE OF THE MAIN TRACK OF THE UNION PACIFIC RAILROAD AS DESCRIBED IN THAT CORRECTION SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 20040096015 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 28°25'46", A RADIUS OF 3769.83 FEET, A CHORD BEARING N53°37'19"W A DISTANCE OF 1851.42 FEET, AND AN ARC DISTANCE OF 1870.55 FEET;

2. THENCE N39°26'00"W NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 533.78 FEET;

THENCE N50°35'09"E A DISTANCE OF 174.24 FEET;

THENCE S39°24'51"E A DISTANCE OF 26.00 FEET;

THENCE N50°35'09"E A DISTANCE OF 50.00 FEET;

THENCE N39°24'51"W A DISTANCE OF 10.00 FEET;

THENCE N50°35'09"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 249.71 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°45'43", A RADIUS OF 905.00 FEET, A CHORD BEARING N43°42'18"E A DISTANCE OF 216.85 FEET, AND AN ARC DISTANCE OF 217.37 FEET;

THENCE N36°49'26"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 116.22 FEET;

THENCE S53°10'34"E A DISTANCE OF 10.00 FEET;

THENCE N36°49'26"E A DISTANCE OF 56.00 FEET;

THENCE N63°10'34"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 553.07 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 63°28'11", A RADIUS OF 172.82 FEET, A CHORD BEARING N21°05'13"W A DISTANCE OF 181.80 FEET, AND AN ARC DISTANCE OF 191.44 FEET;

THENCE N10°38'53"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 463.99 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 49°51'49", A RADIUS OF 172.80 FEET, A CHORD BEARING N35°34'47"E A DISTANCE OF 145.68 FEET, AND AN ARC DISTANCE OF 150.38 FEET;

THENCE N62°11'35"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 412.82 FEET;

THENCE S68°55'15"E A DISTANCE OF 13.16 FEET;

THENCE N67°39'19"E A DISTANCE OF 53.04 FEET;

THENCE S20°04'42"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 307.04 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 74°55'18", A RADIUS OF 825.00 FEET, A CHORD BEARING S57°32'23"E A DISTANCE OF 1003.56 FEET, AND AN ARC DISTANCE OF 1078.79 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 99.766 ACRES, MORE OR LESS.

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING N89°09'13"E A DISTANCE OF 2839.50 FEET BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP, 0.2' ABOVE SURFACE, STAMPED: LS 3834S AND THE CENTER QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP DOWN 1.1' BELOW SURFACE, STAMPED: LS 14863.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 11;
THENCE N73°00'42"W A DISTANCE OF 1740.61 FEET TO THE SOUTHEASTERLY CORNER OF KINSTON METROPOLITAN DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. 20200074852 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID CORNER BEING THE POINT OF BEGINNING.

THENCE S36°49'20"W ALONG THE SOUTHEASTERLY LINE OF SAID RECEPTION NO. 20200074852 A DISTANCE OF 28.00 FEET;

THENCE N53°10'34"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 553.07 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 63°49'26", A RADIUS OF 200.00 FEET, A CHORD BEARING N21°15'50"W A DISTANCE OF 211.45 FEET, AND AN ARC DISTANCE OF 222.79 FEET;

THENCE N10°38'53"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 367.88 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 51°35'19", A RADIUS OF 400.00 FEET, A CHORD BEARING N06°26'32"E A DISTANCE OF 348.11 FEET, AND AN ARC DISTANCE OF 360.16 FEET;

THENCE N62°14'12"E TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 378.19 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°45'56", A RADIUS OF 895.05 FEET, A CHORD BEARING S21°13'15"E A DISTANCE OF 43.20 FEET, AND AN ARC DISTANCE OF 43.20 FEET TO THE EASTERLY LINE OF SAID RECEPTION NO. 20200074852;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1. S67°39'19"W A DISTANCE OF 53.04 FEET;

2. THENCE N58°55'15"W A DISTANCE OF 13.16 FEET;

3. THENCE S62°11'35"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 412.82 FEET;

4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 49°51'49", A RADIUS OF 172.80 FEET, A CHORD BEARING S35°34'47"W A DISTANCE OF 145.68 FEET, AND AN ARC DISTANCE OF 150.38 FEET;

5. THENCE S10°38'53"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 463.99 FEET;

6. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 63°28'11", A RADIUS OF 172.82 FEET, A CHORD BEARING S21°08'13"E A DISTANCE OF 181.80 FEET, AND AN ARC DISTANCE OF 191.44 FEET;

7. THENCE S55°10'34"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 553.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.134 ACRES, MORE OR LESS.

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

KINSTON METROPOLITAN DISTRICT NO. 4

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING S89°09'13"W A DISTANCE OF 2639.50 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP, DOWN 1.1' BELOW SURFACE STAMPED: LS 14863 AND THE WEST QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP, 0.2' ABOVE SURFACE STAMPED: LS 38345.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 11;

THENCE N32°52'03"W A DISTANCE OF 1149.11 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 74°55'18", A RADIUS OF 825.00 FEET, A CHORD BEARING N57°32'23"W A DISTANCE OF 1003.56 FEET, AND AN ARC DISTANCE OF 1078.79 FEET;

THENCE N59°55'18"E NON-TANGENT WITH THE LAST DESCRIBED CURVE AND TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 374.54 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 57°44'26", A RADIUS OF 165.00 FEET, A CHORD BEARING N31°03'05"E A DISTANCE OF 159.33 FEET, AND AN ARC DISTANCE OF 166.28 FEET;

THENCE N02°10'52"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 134.16 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING N15°19'08"W A DISTANCE OF 99.23 FEET, AND AN ARC DISTANCE OF 100.79 FEET;

THENCE N32°49'08"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 116.90 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°52'35", A RADIUS OF 165.00 FEET, A CHORD BEARING N49°15'25"W A DISTANCE OF 93.38 FEET, AND AN ARC DISTANCE OF 94.68 FEET;

THENCE N65°41'43"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 65.20 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING N50°41'43"W A DISTANCE OF 85.41 FEET, AND AN ARC DISTANCE OF 86.39 FEET;

THENCE N35°41'43"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 141.98 FEET;

THENCE N56°48'45"E A DISTANCE OF 27.63 FEET;

THENCE N57°20'25"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 30.30 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°00'00", A RADIUS OF 800.00 FEET, A CHORD BEARING N62°20'25"E A DISTANCE OF 139.45 FEET, AND AN ARC DISTANCE OF 139.63 FEET;

THENCE N67°20'25"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 197.05 FEET;

THENCE N67°20'25"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 139.94 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°09'33", A RADIUS OF 200.00 FEET, A CHORD BEARING N62°15'38"E A DISTANCE OF 35.42 FEET, AND AN ARC DISTANCE OF 35.46 FEET;

THENCE N57°10'52"E TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 358.60 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 41°42'41", A RADIUS OF 825.00 FEET, A CHORD BEARING S57°45'04"E A DISTANCE OF 587.43 FEET, AND AN ARC DISTANCE OF 600.60 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°56'18", A RADIUS OF 825.00 FEET, A CHORD BEARING S81°04'33"E A DISTANCE OF 71.08 FEET, AND AN ARC DISTANCE OF 71.11 FEET;

THENCE S01°05'54"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 428.17 FEET;

THENCE S19°38'52"W A DISTANCE OF 370.34 FEET;

THENCE S16°00'47"E A DISTANCE OF 271.03 FEET;

THENCE S05°04'09"E A DISTANCE OF 471.74 FEET;

THENCE S84°59'58"W A DISTANCE OF 70.00 FEET;

THENCE S05°04'09"E A DISTANCE OF 2.50 FEET;

THENCE S84°59'58"W A DISTANCE OF 511.37 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 44.373 ACRES, MORE OR LESS.

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING S89°08'09"W A DISTANCE OF 2639.41 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN CONCRETE PAD, 1.5' BELOW SURFACE, STAMPED: LS 12374 AND THE NORTHWEST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2" BRASS IN 6" CONCRETE PAD, 0.5' BELOW SURFACE, STAMPING ILLEGIBLE.

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 11;
THENCE S51°02'58"W A DISTANCE OF 1421.11 FEET TO A POINT ON THE EASTERLY LINE OF KINSTON METROPOLITAN DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. 20200074852 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 55°48'44", A RADIUS OF 255.00 FEET, A CHORD BEARING N03°39'41"W A DISTANCE OF 238.69 FEET, AND AN ARC DISTANCE OF 248.40 FEET;

THENCE N31°34'03"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 158.67 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°40'53", A RADIUS OF 165.00 FEET, A CHORD BEARING N36°54'30"W A DISTANCE OF 30.72 FEET, AND AN ARC DISTANCE OF 30.76 FEET;

THENCE N42°14'56"W TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 174.17 FEET TO A POINT ON SAID EASTERLY LINE OF RECEPTION NO. 20200074852;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°36'16", A RADIUS OF 165.00 FEET, A CHORD BEARING S56°23'35"E A DISTANCE OF 53.34 FEET, AND AN ARC DISTANCE OF 53.58 FEET;

2. THENCE S65°41'43"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 65.20 FEET;

3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°52'35", A RADIUS OF 165.00 FEET, A CHORD BEARING S49°15'25"E A DISTANCE OF 93.38 FEET, AND AN ARC DISTANCE OF 94.68 FEET;

4. THENCE S32°49'08"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 116.90 FEET;

5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING S15°19'08"E A DISTANCE OF 99.23 FEET, AND AN ARC DISTANCE OF 100.79 FEET;

6. THENCE S02°10'52"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 134.16 FEET;

7. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 29°59'10", A RADIUS OF 165.00 FEET, A CHORD BEARING S17°10'27"W A DISTANCE OF 85.37 FEET, AND AN ARC DISTANCE OF 86.35 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.425 ACRES, MORE OR LESS.

Excepting the following legal description from the Fee Area Boundaries of District No. 4:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING S89°08'09"W A DISTANCE OF 2639.41 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN CONCRETE PAD, 1.5' BELOW SURFACE, STAMPED: LS 12374 AND THE NORTHWEST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2" BRASS IN 6" CONCRETE PAD, 0.5' BELOW SURFACE, STAMPING ILLEGIBLE.

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 11;
THENCE S51°02'58"W A DISTANCE OF 1421.11 FEET TO A POINT ON THE WESTERLY LINE OF KINSTON METROPOLITAN DISTRICT NO. 4 AS RECORDED AT RECEPTION NO. 20200074856 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 45°40'38", A RADIUS OF 255.00 FEET, A CHORD BEARING S47°05'00"W A DISTANCE OF 197.95 FEET, AND AN ARC DISTANCE OF 203.29 FEET;

THENCE S69°55'18"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 143.98 FEET TO A POINT ON SAID WESTERLY LINE OF RECEPTION NO. 20200074856;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. N59°55'18"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 257.96 FEET;

2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°45'17", A RADIUS OF 165.00 FEET, A CHORD BEARING N46°02'40"E A DISTANCE OF 79.15 FEET, AND AN ARC DISTANCE OF 79.93 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.126 ACRES, MORE OR LESS.

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, AS BEARING S89°08'09"W A DISTANCE OF 2639.41 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN CONCRETE PAD, 1.5' BELOW SURFACE, STAMPED: LS 12374 AND THE SOUTHWEST CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 2" BRASS IN 5" CONCRETE PAD, 0.5' BELOW SURFACE, STAMPING ILLEGIBLE.

COMMENCING AT SAID SOUTH QUARTER CORNER OF SECTION 2;

THENCE N73°18'01"W A DISTANCE OF 832.35 FEET TO A POINT ON THE NORTHEASTERLY LINE OF KINSTON METROPOLITAN DISTRICT NO. 4 AS RECORDED AT RECEPTION NO. 20200074856 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**

THENCE S48°21'51"W A DISTANCE OF 237.34 FEET;

THENCE N43°37'41"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 23.03 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 66°08'08", A RADIUS OF 37.00 FEET, A CHORD BEARING N78°41'46"W A DISTANCE OF 40.38 FEET, AND AN ARC DISTANCE OF 42.71 FEET;

THENCE S70°14'10"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 152.53 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°53'42", A RADIUS OF 165.00 FEET, A CHORD BEARING S88°47'19"W A DISTANCE OF 8.34 FEET, AND AN ARC DISTANCE OF 8.34 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID RECEPTION NO. 20200074856;

THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING THREE (3) COURSES:

1. N67°20'25"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 25.37 FEET;

2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°09'33", A RADIUS OF 200.00 FEET, A CHORD BEARING N62°18'38"E A DISTANCE OF 35.42 FEET, AND AN ARC DISTANCE OF 35.46 FEET;

3. THENCE N57°10'52"E TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 358.60 FEET TO A POINT ON SAID NORTHEASTERLY LINE OF RECEPTION NO. 20200074856;

THENCE ALONG SAID NORTHEASTERLY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°29'27", A RADIUS OF 525.00 FEET, A CHORD BEARING S88°08'26"E A DISTANCE OF 35.86 FEET, AND AN ARC DISTANCE OF 35.86 FEET TO THE **POINT OF BEGINNING**

CONTAINING 0.381 ACRES, MORE OR LESS.

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

KINSTON METROPOLITAN DISTRICT NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, AS BEARING S89°03'39"W A DISTANCE OF 2643.82 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" BRASS CAP FLUSH WITH THE GROUND, STAMPING ILLEGIBLE AND THE WEST QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, DOWN 0.5 FEET IN A RANGE BOX, STAMPED: LS 14823.

BEGINNING AT SAID CENTER QUARTER CORNER OF SECTION 2;
THENCE S01°13'28"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 2625.29 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 11;
THENCE S00°20'40"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 118.79 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 70°11'40", A RADIUS OF 825.00 FEET, A CHORD BEARING N52°37'35"W A DISTANCE OF 948.69 FEET, AND AN ARC DISTANCE OF 1010.73 FEET;
THENCE N17°31'45"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 205.37 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 70°48'57", A RADIUS OF 825.00 FEET, A CHORD BEARING N52°56'14"W A DISTANCE OF 956.00 FEET, AND AN ARC DISTANCE OF 1019.68 FEET;
THENCE N88°20'42"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 343.87 FEET;
THENCE N01°13'28"E A DISTANCE OF 1353.93 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE N89°03'30"E ALONG SAID NORTH LINE A DISTANCE OF 1950.51 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 86.388 ACRES, MORE OR LESS.

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

KINSTON METROPOLITAN DISTRICT NO. 10:

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, AS BEARING S89°03'30"W A DISTANCE OF 2643.82 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" BRASS CAP FLUSH WITH THE GROUND, STAMPING ILLEGIBLE AND THE WEST QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, DOWN 0.5 FEET IN A RANGE BOX, STAMPED: LS 14823.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 2;

THENCE S89°03'30"W ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 1950.51 FEET TO THE **POINT OF BEGINNING**;

THENCE S01°13'28"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 2255.04 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 57°01'18", A RADIUS OF 200.00 FEET, A CHORD BEARING S29°44'06"W A DISTANCE OF 190.93 FEET, AND AN ARC DISTANCE OF 199.04 FEET;

THENCE S58°14'45"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 709.21 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE S00°20'49"W ALONG SAID WEST LINE, TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 736.77 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°40'21", A RADIUS OF 1075.29 FEET, A CHORD BEARING S04°41'23"W A DISTANCE OF 162.61 FEET, AND AN ARC DISTANCE OF 162.76 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CENTERRA PARKWAY AS DESCRIBED IN THAT GRANT OF EASEMENT RECORDED AT RECEPTION NO. 20060051673 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF CENTERRA PARKWAY THE FOLLOWING TWENTY-NINE (29) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°04'25", A RADIUS OF 1111.50 FEET, A CHORD BEARING N00°28'58"E A DISTANCE OF 117.77 FEET, AND AN ARC DISTANCE OF 117.83 FEET;
2. THENCE N02°51'25"E NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 10.12 FEET;
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°21'37", A RADIUS OF 7981.50 FEET, A CHORD BEARING N02°56'41"W A DISTANCE OF 50.17 FEET, AND AN ARC DISTANCE OF 50.17 FEET;
4. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 09°40'04", A RADIUS OF 1117.07 FEET, A CHORD BEARING N07°35'55"W A DISTANCE OF 188.26 FEET, AND AN ARC DISTANCE OF 188.49 FEET;
5. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°27'10", A RADIUS OF 533.50 FEET, A CHORD BEARING N15°09'32"W A DISTANCE OF 50.75 FEET, AND AN ARC DISTANCE OF 50.77 FEET;
6. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°12'05", A RADIUS OF 1124.50 FEET, A CHORD BEARING N17°59'09"W A DISTANCE OF 3.95 FEET, AND AN ARC DISTANCE OF 3.95 FEET;
7. THENCE N18°05'12"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 140.61 FEET;
8. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°32'34", A RADIUS OF 283.50 FEET, A CHORD BEARING N07°18'55"W A DISTANCE OF 105.97 FEET, AND AN ARC DISTANCE OF 106.59 FEET;

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

9. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 68°27'26", A RADIUS OF 8.50 FEET, A CHORD BEARING N37°41'05"E A DISTANCE OF 9.56 FEET, AND AN ARC DISTANCE OF 10.16 FEET;
10. THENCE N71°54'48"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 68.77 FEET;
11. THENCE N18°05'12"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 101.00 FEET;
12. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°41'02", A RADIUS OF 283.50 FEET, A CHORD BEARING S82°45'19"W A DISTANCE OF 106.65 FEET, AND AN ARC DISTANCE OF 107.29 FEET;
13. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 68°18'58", A RADIUS OF 7.50 FEET, A CHORD BEARING N52°14'41"W A DISTANCE OF 8.42 FEET, AND AN ARC DISTANCE OF 8.94 FEET;
14. THENCE N18°05'12"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 116.62 FEET;
15. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°13'56", A RADIUS OF 1944.50 FEET, A CHORD BEARING N01°28'13"W A DISTANCE OF 1112.09 FEET, AND AN ARC DISTANCE OF 1127.83 FEET;
16. THENCE N21°03'15"E NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 9.96 FEET;
17. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 06°09'07", A RADIUS OF 436.50 FEET, A CHORD BEARING N18°32'04"E A DISTANCE OF 46.85 FEET, AND AN ARC DISTANCE OF 46.87 FEET;
18. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°52'38", A RADIUS OF 3128.55 FEET, A CHORD BEARING N22°32'57"E A DISTANCE OF 102.50 FEET, AND AN ARC DISTANCE OF 102.50 FEET;
19. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°47'57", A RADIUS OF 598.50 FEET, A CHORD BEARING N21°05'17"E A DISTANCE OF 50.12 FEET, AND AN ARC DISTANCE OF 50.13 FEET;
20. THENCE N18°41'19"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 134.64 FEET;
21. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°32'34", A RADIUS OF 283.50 FEET, A CHORD BEARING N29°27'36"E A DISTANCE OF 105.97 FEET, AND AN ARC DISTANCE OF 106.59 FEET;
22. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 68°27'26", A RADIUS OF 8.50 FEET, A CHORD BEARING N74°27'36"E A DISTANCE OF 9.56 FEET, AND AN ARC DISTANCE OF 10.16 FEET;
23. THENCE S71°18'41"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 68.77 FEET;
24. THENCE N18°41'19"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 101.00 FEET;
25. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°32'34", A RADIUS OF 283.50 FEET, A CHORD BEARING N60°32'24"W A DISTANCE OF 105.97 FEET, AND AN ARC DISTANCE OF 106.59 FEET;
26. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 68°27'26", A RADIUS OF 8.50 FEET, A CHORD BEARING N15°32'24"W A DISTANCE OF 9.56 FEET, AND AN ARC DISTANCE OF 10.16 FEET;
27. THENCE N18°41'19"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 151.85 FEET;
28. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 17°33'42", A RADIUS OF 2484.50 FEET, A CHORD BEARING N09°54'28"E A DISTANCE OF 758.54 FEET, AND AN ARC DISTANCE OF 761.52 FEET;
29. THENCE N01°07'37"E A DISTANCE OF 243.18 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE N89°03'30"E ALONG SAID NORTH LINE A DISTANCE OF 631.82 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 51.363 ACRES, MORE OR LESS.

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

EXHIBIT B

DISTRICT FEE SCHEDULE
(Effective as of July 13, 2023)
(To be updated on a periodic basis)

District No. 1, 2, 3, 4, 5, and 10			
Classification	Fee Type	Amount	Time of Collection
All types	Administrative Transfer Fee	\$ 150.00	Collected at property transfer
Commercial	Operations and Maintenance Fee	\$ 250.00	Payable in quarterly installments
Rentals	Operations and Maintenance Fee	\$ 250.00	Payable in quarterly installments
Paired Homes	Operations and Maintenance Fee	\$ 250.00	Payable in quarterly installments
Single Family Clusters	Operations and Maintenance Fee	\$ 250.00	Payable in quarterly installments
Single Family	Operations and Maintenance Fee	\$ 250.00	Payable in quarterly installments
Non-Sufficient Funds Fee	NSF	\$ 25.00	Each time per check returned

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

EXHIBIT C

KINSTON METROPOLITAN DISTRICT NO. 1 COLLECTION POLICY

(Effective as of July 13, 2023)

The guidelines set forth in this Collection Policy are intended to create orderly and fair procedures for the processing and collection of delinquent O&M Fees (the "Delinquent Fees") and other charges including, without limitation, Late Fees, Penalties (as defined herein) and NSF fees (collectively, the "Charges," together with Delinquent Fees, the "Fees") and to provide additional notice to interested parties, including, but not limited to, title companies and the Owner. The Board may amend this Collection Policy from time to time as it deems necessary. Unless otherwise defined herein, capitalized terms used in this Collection Policy shall have the meaning given to them in the Districts' Resolution Approving the Imposition of an Operation and Maintenance Fee on Lots in the Fee Area Boundaries, adopted on July 13, 2023, as may be further amended from time to time.

1. *District's Manager Procedures.* The District's Manager, Accountant or Billing Agent (any of which are referred to herein as the "Manager") is responsible for collecting Fees imposed by the District against each Lot. In the event payment of Fees is delinquent, the Manager will perform the procedures listed below. The Fees are considered delinquent when the Fees have not been paid by their corresponding due date (the "Delinquent Account"):

a. *Thirty (30) Calendar Days Past Due:* A delinquent payment "Reminder Letter" will be sent to the address of the last known Owner of the Lot according to the Manager's records. In the event the Reminder Letter is returned as undeliverable, the Manager will send a second copy of the Reminder Letter to: (1) the address of the Lot; and (2) the address of the last known Owner as found in the real property records of the Larimer County Assessor's Office (collectively, the "Property Address"). Said Reminder Letter will: (1) request prompt payment; (2) notify the Owner that a Late Fee have been imposed; and (3) reference the URL address of the District's webpage where the Resolution, together with this Collection Policy, is posted.

b. *Sixty (60) Calendar Days Past Due:* A "Warning Letter" will be sent to the Property Address: (1) requesting prompt payment; (2) warning of further legal action should the Owner fail to pay the total amount due and owing; and (3) explaining that the Manager can provide a copy of the Resolution upon request. Along with the Warning Letter, a copy of the most recent account ledger reflecting the total amount of Fees due and owing to the District according to the records of the Manager will also be sent.

c. *Delinquent Accounts Post Warning Letter:* The District Manager shall continue to monitor the Delinquent Account until either (i) the amount of the Fees owing on such Delinquent Account are equal to or greater than the amount that would be collected under the

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

current rate for such Fees over a one year period, or (ii) the account is more than six (6) months past due. At such time, the Manager will refer the Delinquent Account to the District's designated legal counsel ("Legal Counsel") for collection. =

2. *Legal Counsel Procedures.* Upon referral of a Delinquent Account from the Manager, legal counsel will perform the following:

a. *Upon Referral of the Delinquent Account From the Manager:* A "Demand Letter" will be sent to the Property Address, notifying the Owner that the Property has been referred to Legal Counsel for further collection enforcement and that a statement of lien may be filed against the Property if payment of the Fees is not received by the District by the due date indicated in the Demand Letter. A copy of the most recent account ledger reflecting the total amount due and owing to the District according to the records of the Manager will be included with the Demand Letter.

b. *No Sooner than Thirty (30) Calendar Days from the Postmark Date of the Demand Letter:* If the Fees remain unpaid by the Demand Letter due date, a Notice of Intent to File a Statement of Lien (the "Notice of Intent"), along with a copy of the statement of lien to be filed, will be sent to the Property Address of the Delinquent Account notifying the Owner that a statement of lien will be recorded in the records of the Larimer County Clerk and Recorder (the "Clerk and Recorder") no sooner than ten (10) days from the postmark date of the Notice of Intent unless all Fees are paid in full to the District.

c. *No Sooner than Ten (10) Calendar Days from the Postmark Date of the Notice of Intent to File a Statement of Lien:* If the Owner has not paid all outstanding Fees to the District as stated in the Notice of Intent, Legal Counsel will file a Statement of Lien for the total amount due and owing as of the date of the Statement of Lien is recorded against the Property in the records of the Clerk and Recorder. Notwithstanding the amount due and owing reflected on the Statement of Lien, Charges will continue to accrue on the Delinquent Account and will run with the Property until the total amount due and owing to the District is paid in full.

d. *Lien Foreclosure.* At the direction of the Board, and in the Board's sole discretion, the Board may authorize Legal Counsel to commence with foreclosing on the Perpetual Lien for any unpaid Fees.

3. *Foreclosure or Bankruptcy.* In circumstances where the Property is being foreclosed upon or where the owner of the Property has declared or is declaring bankruptcy and notice of such bankruptcy action has been provided to the District, the Manager will refer the Delinquent Account directly to Legal Counsel for collection as allowed by law for properties in foreclosure or for Owners in bankruptcy.

4. *Collection Fees.* In addition to all other Charges imposed by the District, the Owner shall be responsible for all costs incurred by the District for collecting the Fees, including, but not limited to, attorney fees and court costs.

DocuSign Envelope ID: A4E44EFB-9B7B-409E-A1FE-22DA06943DAC

5. *Penalties.* The Board, in its determination, may impose additional “Penalties” on Delinquent Accounts.

6. *Waiver of Late Fees and Costs of Collections.* Upon consultation with the District’s General Counsel and, if recommended by General Counsel, the District’s Board, the Manager may waive or reduce one or more Charges imposed by this Collection Policy to facilitate the collection of the Fees. Any waiver or reduction of any Charges hereof shall not be construed as a waiver or reduction of future Charges, or as the promise to waive or reduce future Charges.

7. *Payment Plans.* The Manager has the authority to establish payment plans for the repayment of Fees for any Delinquent Account. Should the Manager elect not to establish a payment plan with the Owner, the Owner may submit a written request to the District’s Board and the Board may approve a payment plan, in its sole discretion.

8. *Non-Waiver Provision.* Failure by the Manger or Legal Counsel to comply with the procedures set forth in this Collection Policy shall not affect the status of the Perpetual Lien on the Lot for unpaid Fees. Failure by the Manager or Legal Counsel to take any action in accordance with this Collection Policy shall not invalidate subsequent efforts by the Manager or Legal Counsel to collect the Fees.