



2006034279 8 PGS

PLAT IDENTIFICATION SHEET

Premise Real Estate, LLC
East 80, LLC

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$71.00
8 PGS

2006034279
04/25/2006 01:02 PM

Grantor (owner)

Grantor (owner)

Lanterns Preliminary PD Site Plan, 1st Amendment
UNOFFICIAL COPY

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Lanterns, The

Condo Info: Phase _____ Bldg _____ Unit _____

22, 26, 27

8

67

Section

Township

Range

Cross Reference numbers: (reception #s or book and page)

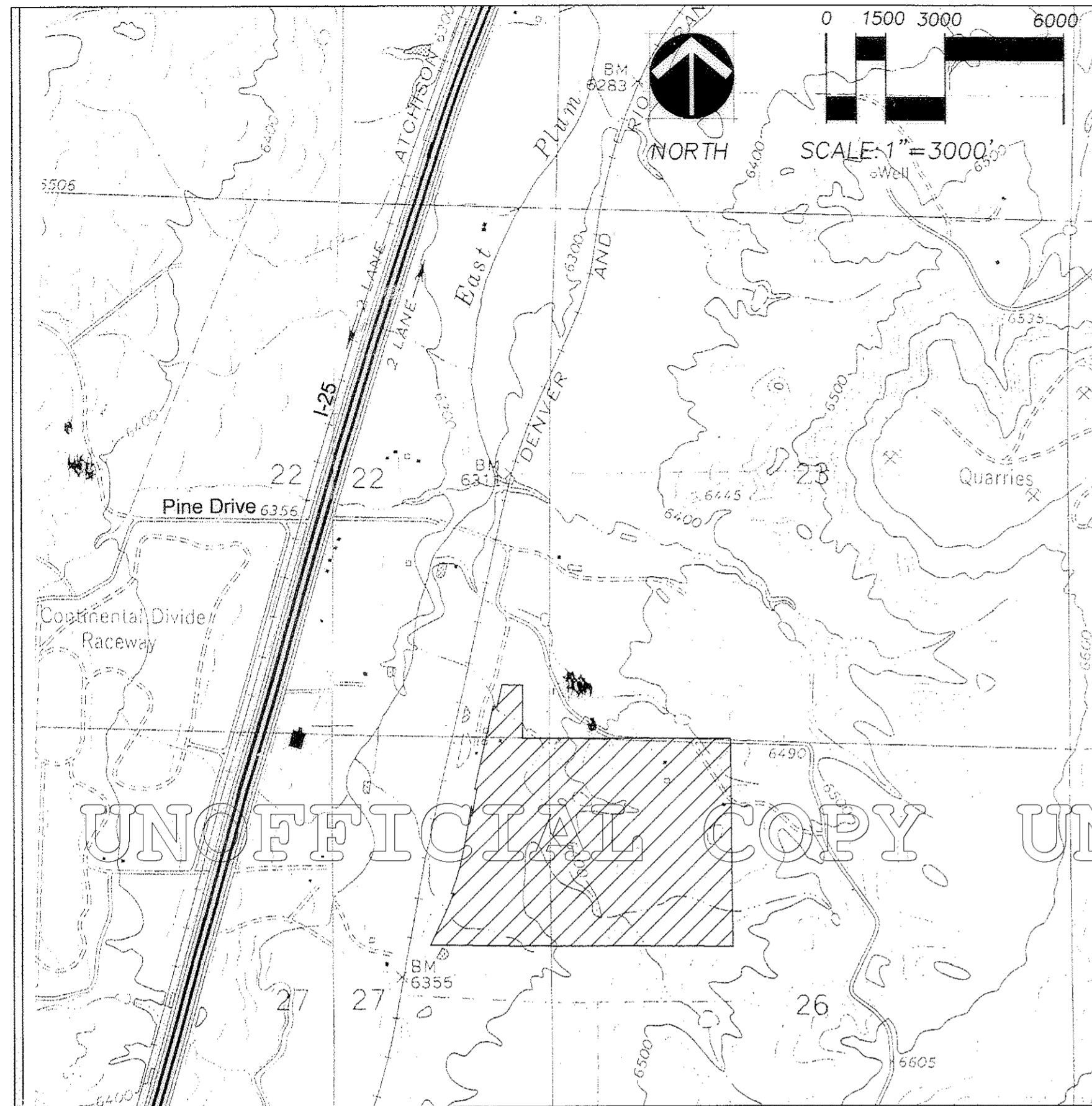
1875/49

THE LANTERNS

Preliminary PD Site Plan, 1st Amendment

Castle Rock, CO

SECTION 26, A PART OF THE EAST HALF OF SECTION 27 AND A PART OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO



OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE LANTERNS PRELIMINARY PD SITE PLAN, 1ST AMENDMENT, IN THE TOWN OF CASTLE ROCK.

PREMISE REAL ESTATE, LLC, A COLORADO LIMITED LIABILITY CORPORATION

SIGNED THIS 15th DAY OF March, 2006

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF March, 2006. BY Donald R. Larrick

WITNESS MY HAND AND OFFICIAL SEAL.

Nancy J. Raiche
NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 28, 2008

EAST 80, LLC, A COLORADO LIMITED LIABILITY CORPORATION

SIGNED THIS 15th DAY OF March, 2006

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF March, 2006. BY STEVEN E. JOHNSON

WITNESS MY HAND AND OFFICIAL SEAL.

Nancy J. Raiche
NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 28, 2008

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE LANTERNS PRELIMINARY PD, 1ST AMENDMENT, IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 7-28-00 IN BOOK 1875 AT PAGE 49, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

MORTGAGEE/LIENHOLDER - JEROME MCLAREN
SIGNED THIS 16 DAY OF MARCH, 2006

MORTGAGEE/LIENHOLDER - SHARON MCLAREN
SIGNED THIS 16 DAY OF MARCH, 2006

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF March, 2006. BY

WITNESS MY HAND AND OFFICIAL SEAL.

Diana D. Row
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/27/06
Jefferson County, Colorado

Preliminary PD Land Use Summary

Parcel	Zoning	Acres	Permitted		Use	Subtotals	% of TOTAL
			Density	Units			
1	R-SF-4	7.4	0.0	0	Residential		
2	R-SF-3	10.4	1.4	15	Residential		
3	R-SF-3	4.6	2.0	9	Residential		
4	R-SF-3	20.7	2.4	49	Residential		
5	R-SF-4	20.4	3.7	75	Residential		
6	R-SF-4	13.9	4.5	63	Residential		
7	R-SF-2	45.2	0.9	41	Residential		
8	R-SF-2	35.6	1.0	37	Residential		
9	R-SF-3	54.9	2.1	113	Residential		
10	R-SF-2	21.1	0.8	16	Residential		
11	R-SF-1	48.1	0.6	31	Residential		
12	R-SF-1	69.2	0.7	46	Residential		
13	R-SF-2	19.6	1.0	20	Residential		
14	R-SF-1	23.2	0.9	20	Residential		
15	R-SF-1	42.1	0.9	36	Residential		
16	R-SF-2	27.6	0.9	26	Residential		
17	R-SF-1	44.8	0.5	24	Residential		
18	R-SF-1	14.9	0.7	10	Residential		
19	R-SF-1	30.2	0.5	16	Residential		
PLD		23.2			School/Park	23.2	2.7%
UD		2.0			Utility Dedication (Water Well Site)	2.0	0.2%
OSP		251.1			Park/Open Space Private	251.1	29.6%
UD		4.5			Utility Dedication Water Treatment Facility	4.5	0.5%
ROW		13.3			Minor Collector Roads	13.3	1.6%
TOTAL		848.0		548		848.0	100.0%

SURVEYOR'S CERTIFICATE

I, Jon S. McDaniel, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE LANTERNS WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Jon S. McDaniel REGISTERED LAND SURVEYOR

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PRELIMINARY PD SITE PLAN, 1ST AMENDMENT, WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT ON THE 20th DAY OF April, 2006 AT RECEPTION NO. 2006034279

DOUGLAS COUNTY CLERK AND RECORDER

BY: Christine Davis
DEPUTY

TOWN CERTIFICATION

A. THE LANTERNS PRELIMINARY PD SITE PLAN, 1ST AMENDMENT, WAS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF DEVELOPMENT SERVICES, OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 20 DAY OF April, 2006.

Art Low
DIRECTOR OF DEVELOPMENT SERVICES

4/20/06
DATE

TITLE CERTIFICATION

I, Steven M. Johnson, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE

SIGNED THIS 20th DAY OF March, 2006

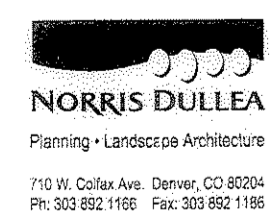
Steven M. Johnson
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE INSURANCE COMPANY

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF March, 2006. BY

WITNESS MY HAND AND OFFICIAL SEAL.

Steven M. Johnson
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-3-2009

Land Planner:



710 W. Colfax Ave. Denver, CO 80204
PH: 303 992 1190 FAX: 303 992 1186

Prepared For:

PREMISE REAL ESTATE, LLC
c/o Larrick Corporation
10 Inverness Drive East #290
Englewood, Colorado 80112
Tel: (303) 790-1234

Project Engineer:

EMK CONSULTANTS
7006 S. Alton Way Bldg. F
Englewood, CO. 80112
Tel: (303) 694-1520

Sheet Index

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Sheet 7 of 7:	Preliminary Utility Plan
Sheet 1 of 7	

1st Amendment
Preliminary PD Site Plan
Title Sheet

for
"The Lanterns"
August 30, 2005

LEGAL DESCRIPTION

SECTION 26, THAT PORTION OF SECTION 27 LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE N88°57'18"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, 2345.92 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THIRTEEN (13) COURSES:

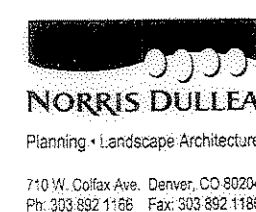
1. THENCE N24°18'40"E, 1080.09 FEET TO A POINT OF CURVE;
2. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 6027.22 FEET, A CENTRAL ANGLE OF 03°21'51", 353.89 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27;
3. THENCE N89°04'00"W ALONG SAID LINE, 53.24 FEET TO A POINT ON A CURVE;
4. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5977.22 FEET, A CENTRAL ANGLE OF 10°28'41" (THE CHORD OF WHICH BEARS N15°52'57"E, 1091.57 FEET), 1093.09 FEET TO A POINT OF TANGENT;
5. THENCE N10°38'37"E ALONG SAID TANGENT, 1158.08 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;
6. THENCE S00°33'47"E ALONG SAID LINE, 257.26 FEET;
7. THENCE N10°38'37"E, 719.23 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;
8. THENCE N89°08'38"W ALONG SAID LINE, 50.75 FEET;
9. THENCE N10°38'37"E, 122.51 FEET TO A POINT OF CURVE;
10. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11409.21 FEET, A CENTRAL ANGLE OF 02°02'31", 406.61 FEET TO A POINT OF TANGENT;
11. THENCE N12°41'08"E ALONG SAID TANGENT, 1634.70 FEET;
12. THENCE S77°18'52"E, 100.00 FEET;
13. THENCE N12°41'08"E, 567.51 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE S89°05'49"E ALONG SAID LINE, 527.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
 THENCE S00°09'41"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, 1329.96 FEET TO THE NORTHWEST CORNER OF SAID SECTION 26;
 THENCE S89°50'08"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26, 1313.69 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26;
 THENCE S89°50'08"E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1313.69 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 26;
 THENCE S89°49'35"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, 1313.47 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26;
 THENCE S89°49'35"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, 1313.47 FEET TO THE NORTHEAST CORNER OF SAID SECTION 26;
 THENCE S00°31'15"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, 1325.20 FEET TO THE NORTHEAST CORNER OF SAID SECTION 26;
 THENCE S00°31'15"E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 1325.39 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 26;
 THENCE S00°29'22"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 2651.16 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26;
 THENCE N89°48'30"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 2644.79 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 26;
 THENCE N89°49'05"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, 2645.18 FEET TO THE POINT OF BEGINNING, CONTAINING 847.991 ACRES, MORE OR LESS.

Total perimeter of area to be annexed = 27646 feet
 1/6 of total perimeter = 4607 feet.
 Actual contiguity = 12413 feet.

EXISTING TOWN BOUNDARY

Land Planner:



717 S. Dulles Ave. Denver, CO 80204
 Ph: 303.952.1196 Fax: 303.952.1198

Prepared For:

PREMISE REAL ESTATE, LLC
 c/o Larrick Corporation
 10 Inverness Drive East #290
 Englewood, Colorado 80112
 Tel: (303) 790-1234

Project Engineer:

EMK CONSULTANTS
 7006 S. Alton Way Bldg. F
 Englewood, CO. 80112
 Tel: (303) 694-1520

Legal Description for:

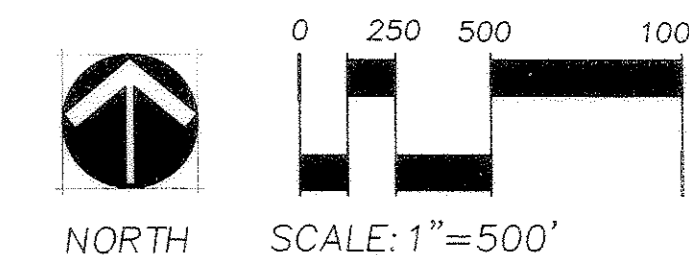
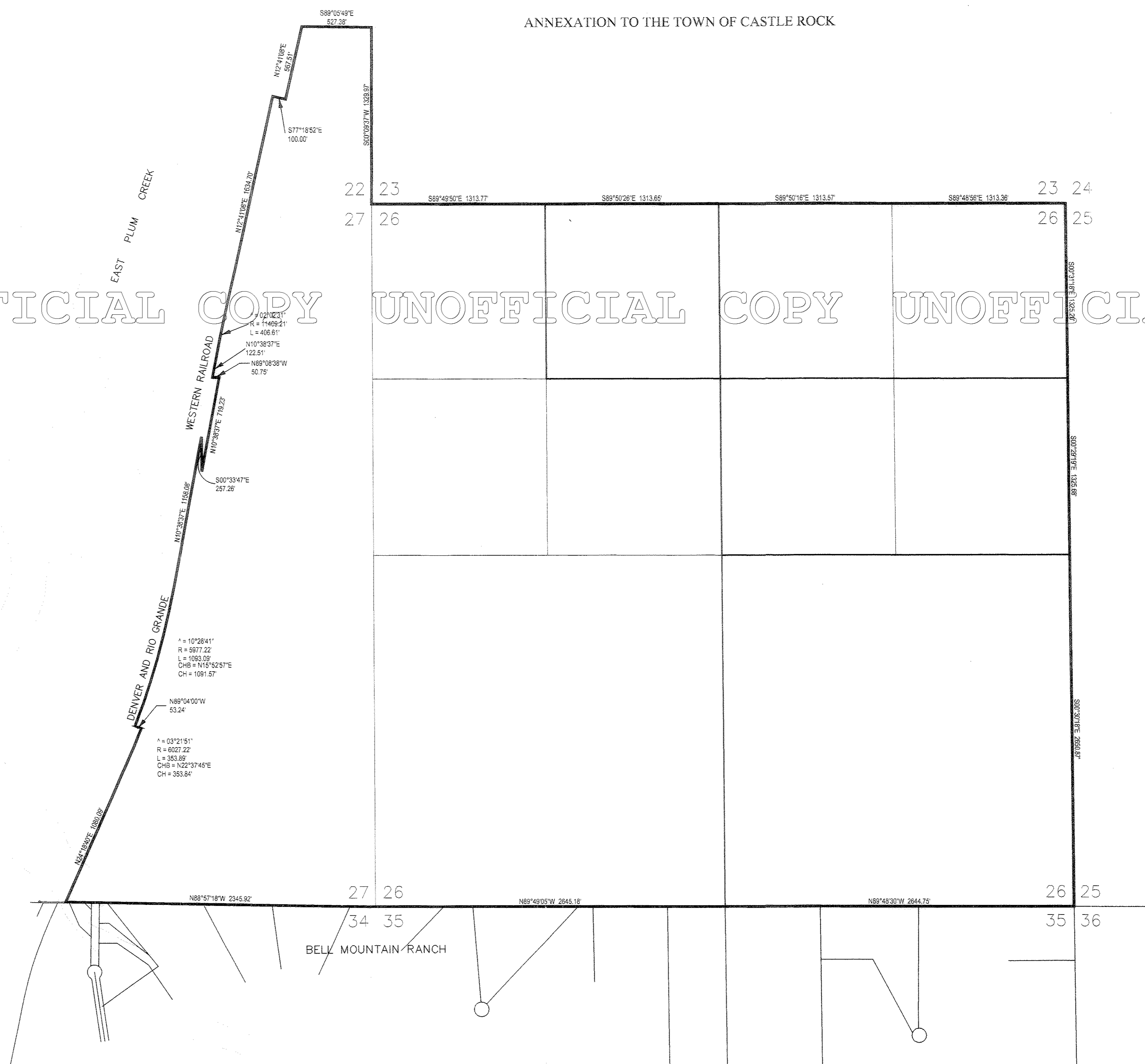
THE LANTERNS

Preliminary PD Site Plan, 1st Amendment

Castle Rock, CO

SECTION 26, A PART OF THE EAST HALF OF SECTION 27 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO

ANNEXATION TO THE TOWN OF CASTLE ROCK



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- Sheet 3 of 7: Phasing Plan
- Sheet 4 of 7: Phasing Matrix
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- Sheet 6 of 7: Open Space Plan
- Sheet 7 of 7: Preliminary Utility Plan

Sheet 2 of 7

1st Amendment
 Legal Description
 for:
 "The Lanterns"
 August 30, 2005

Public Improvements Phasing Matrix for: THE LANTERNS Preliminary PD Site Plan, 1st Amendment

Castle Rock, CO

SECTION 26, A PART OF THE EAST HALF OF SECTION 27 AND A PART OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

The purpose of this matrix is to govern the completion of the public improvements required to serve this development, whether or not the Crystal Valley Ranch and the Heckendorf developments proceed either prior to, or concurrently with The Lanterns. The requirements shown in this matrix may be revised. It is intended but not required that phases be constructed in sequence. All public improvements must be constructed so that each phase will be independently sustainable and totally operational on its own.

TRANSPORTATION PROJECTS		PHASE 1 230 UNITS	PHASE 2 181 UNITS	PHASE 3 67 UNITS	PHASE 4 70 UNITS	CONSTRUCTION AND COST RESPONSIBILITY/STATUS
Project #	Public Improvement					
T-1	Construct a 2 lane, 24 ft. wide temporary roadway along the approved Crystal Valley Parkway alignment, through the Heckendorf property, from the East Frontage Rd for I-25, to Street B. This roadway will be constructed to the Town's Rural Local Road cross-section.					Complete
T-2	Construct Street B as a 2-lane, 24 ft. wide temporary roadway from Crystal Valley Pkwy through the Heckendorf property, to The Lanterns development. This roadway will be constructed to the Town's Rural Local Road cross-section.					The Lanterns, Future Heckendorf (note 4)
T-3	Construct a 2-lane, grade separated crossing over the Railroad and Plum Creek that will align with the improvements listed in T-1.					The Lanterns Metro District (Future CVR & Heckendorf, note 2)
T-4	Construct Street B through The Lanterns					The Lanterns
T-5	Construct Street A as a 2-lane, 24 ft. wide temporary roadway, from Crystal Valley Parkway, through the Heckendorf property to The Lanterns development. This roadway will be constructed to the Town's Rural Local Road cross-section.					The Lanterns
T-6	Extend Street A from the northerly property line of The Lanterns development to the school site.					The Lanterns
T-7	Construct Street A to Street B to the cross-section included in the approved development plan.					The Lanterns
T-8	Reconstruct the 2-lane roadway section listed in T-1 to match the section shown in the approved Crystal Valley Parkway plans.					Complete
T-9	Reconstruct the 2-lane roadway section, included in T-2, to match the street section included in the approved The Lanterns development plan.					The Lanterns (Future Heckendorf, note 4)
T-10	Reconstruct the 2-lane roadway section, included in T-5 and T-6, to match the street section included in the approved The Lanterns development plan.					The (Future Heckendorf, note 4)
T-11	Construct the Crystal Valley Parkway interchange with I-25.					Interchange District Authority

- Notes:
- The Town will facilitate securing the right-of-way for the improvements to be constructed by The Lanterns
 - Cost sharing shall be based upon projected traffic counts submitted to the Town by The Lanterns, Heckendorf, and Crystal Valley Ranch (CVR), as part of each project's overall plan approval. The Lanterns proportionate share of the improvement costs shall be based upon The Lanterns' percentage of traffic counts to the total traffic count of all three projects combined. Refer to the Cost Sharing Agreement dated August 28, 2005.
 - Project T-7 can be built in segments pursuant to the Town's safety and maximum cul-de-sac length standards.
 - Cost sharing shall be based upon The Lanterns and Heckendorf each bearing 50% of the total cost of T-2, T-9, and T-10.
 - Local Streets internal to each phase will be constructed during said phase to the Town's standards.
 - In the event The Lanterns constructs any of the transportation projects that are identified on this matrix for cost sharing prior to the Town requiring the construction of the improvement by Heckendorf or Crystal Valley Ranch, the Town will require either Heckendorf or Crystal Valley Ranch, as appropriate, to reimburse The Lanterns as a requirement of the subdivision agreement for the first plat of each which will benefit from the respective improvement.
 - The number of dwelling units in each phase may slightly change pursuant to the development guide.
 - Any changes to this Phasing Plan/ Matrix shall be completed through an administrative process.
 - Project T-1 will serve a maximum of 500 homes that are constructed within The Lanterns, the Heckendorf and the Crystal Valley developments. Once this limit is reached, construction of the subsequent improvements shown in T-3, T-4 and T-8, must begin for development to continue.
 - The traffic study prepared for The Lanterns shall be considered, along with other safety and design criteria in determining the need for turn lanes during the construction of any of the above phases. The pavement width may need to be adjusted, based upon the projected traffic volumes or for safety purposes.

PARKS AND TRAILS PROJECTS		PHASE 1 230 UNITS	PHASE 2 181 UNITS	PHASE 3 67 UNITS	PHASE 4 70 UNITS	CONSTRUCTION AND COST RESPONSIBILITY
Project #	Public Improvement					
P-1	Neighborhood park located in Phase 1 dedication of 23.2 acre PLD					Town of Castle Rock
TR-1	Trail located in Phase 1					The Lanterns
TR-2	Trail located in Phase 2					The Lanterns
TR-3	Trail located in Phase 3					The Lanterns
TR-4	Trail located in Phase 4					The Lanterns

- Notes:
- All trails internal to each phase will be constructed during said phase.
 - The number of dwelling units in each phase may slightly change pursuant to the development guide
 - Any changes to this Phasing Plan / Matrix shall be completed through an administrative process.

SEWER PROJECTS		PHASE 1 230 UNITS	PHASE 2 181 UNITS	PHASE 3 67 UNITS	PHASE 4 70 UNITS	CONSTRUCTION AND COST RESPONSIBILITY
Project #	Public Improvement					
S-1	Sewer main extension along I-25 frontage to east Crystal Valley Parkway / RR Intersection (East Plum Creek Interceptor)					Town of Castle Rock
S-2	Sewer main extension to The Lanterns north property line from S-1 project along east of RR tracks.					The Lanterns (Future Heckendorf, note 2)

- Notes:
- Refer to Sheet 7 of 7, Utilities Plan for off-site sanitary sewer line locations.
 - The Town shall facilitate cost sharing based on the total flow of the line for each of The Lanterns and Heckendorf for off-site sewer improvements.
 - All internal sewer lines will be completed to Town's standards for each phase.
 - The number of dwelling units in each phase may slightly change pursuant to the development guide.
 - Any changes to this Phasing Plan/ Matrix shall be completed through an administrative process.
 - In the event The Lanterns constructs any of the sewer projects that are identified on this matrix for cost sharing prior to the Town requiring the construction of the improvement by Heckendorf or Crystal Valley Ranch, the Town will require either Heckendorf or Crystal Valley Ranch, as appropriate, to reimburse The Lanterns as a requirement of the subdivision agreement for the first plat of each which will benefit from respective improvement.
 - The Lanterns is responsible to obtain all necessary utility easements for adjacent off-site sewer lines prior to approval of the final plat and construction documents.

WATER PROJECTS		PHASE 1 230 UNITS	PHASE 2 181 UNITS	PHASE 3 67 UNITS	PHASE 4 70 UNITS	CONSTRUCTION AND COST RESPONSIBILITY
Project #	Public Improvement					
W-1	Red zone water main line in Crystal Valley Parkway Red Pump Station and Red Pressure Zone Storage Tank					Complete
W-2	Red zone water main line in Street B, from Crystal Valley Parkway to The Lanterns property.					The Lanterns (Future Heckendorf, note 4)
W-3	Green zone water main line from CVR to The Lanterns east property line; Green Pump Station; Green Zone Transmission line from pump station to storage tanks T-5A and T-6B.					Complete
W-4	Blue zone water main line from Crystal Valley Parkway to The Lanterns north property line.					The Lanterns (Future Heckendorf, note 5)
W-5	Grey zone water main line between The Lanterns and CVR, booster pump station / water storage tank.					The Lanterns, CVR Metro, Sellers Creek (Future CVR Metro District, note 5)

- Notes:
- Refer to Sheet 7 of 7, Utilities Plan for off-site water lines locations.
 - All internal water lines will be completed to Town's standards for each phase.
 - The number of dwelling units in each phase may slightly change pursuant to the development guide.
 - Some planning areas in phase 2 may not require this improvement, to be determined during platting.
 - Some planning areas in this phase may not require this improvement, to be determined during platting.
 - Any changes to this Phasing Plan / Matrix shall be completed through an administrative process.
 - The Town shall facilitate cost sharing based on the percentage of total flow of the line for each of The Lanterns, Heckendorf, Sellers Creek, and Crystal Valley Ranch for off-site improvements.
 - In the event The Lanterns constructs any of the water projects that are identified on this matrix for cost sharing prior to the Town requiring the construction of the improvement by Heckendorf or Crystal Valley Ranch, the Town will require either Heckendorf or Crystal Valley Ranch, as appropriate, to reimburse The Lanterns as a requirement of the subdivision agreement for the first plat of each which will benefit from the respective
 - Some parcels may not require W-3
 - The Lanterns is responsible to obtain all necessary utility easements for adjacent off-site sewer lines prior to approval of the final plat and construction documents.

DRAINAGE FACILITIES		PHASE 1 230 UNITS	PHASE 2 181 UNITS	PHASE 3 67 UNITS	PHASE 4 70 UNITS	CONSTRUCTION AND COST RESPONSIBILITY
Project #	Public Improvement					
D-1	Drainage Basin(s) located in Phase 1					The Lanterns
D-2	Drainage Basin(s) located in Phase 2					The Lanterns
D-3	Drainage Basin(s) located in Phase 3					The Lanterns
D-4	Drainage Basin(s) located in Phase 4					The Lanterns

- Notes:
- Refer to Phase 1 Drainage Plan for drainage pond locations.
 - All internal drainage improvements will be completed to Town standards for each phase.
 - The number of dwelling units in each phase may slightly change pursuant to the development guide.
 - Drainage requirements may be revised during the Preliminary Plat stage as developed drainage patterns are determined.
 - Any changes to this Phasing Plan / Matrix shall be completed through an administrative process.
 - All developed flows created in each phase will be detained in its respective phase, unless otherwise approved by the Town.

Land Planner: Prepared For:
NORRIS DESIGN
Planning | Landscape Architecture
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

PREMISE REAL ESTATE, LLC
c/o Larrick Corporation
10 Inverness Drive East #290
Englewood, Colorado 80112
Tel: (303) 790-1234

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1st Amendment
Phasing Matrix
for:
"The Lanterns"
February 14, 2006

THE LANTERNS

Preliminary PD Site Plan, 1st Amendment

Castle Rock, CO

SECTION 26, A PART OF THE EAST HALF OF SECTION 27 AND A PART OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

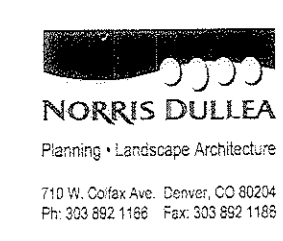
Parcel	Zoning	Acres	Permitted Density	Maximum Units	Use	Subtotals	% of TOTAL
1	R-SF-4	7.4	0.0	0	Residential		
2	R-SF-3	10.4	1.4	15	Residential		
3	R-SF-3	4.6	2.0	9	Residential		
4	R-SF-3	20.7	2.4	49	Residential		
5	R-SF-4	20.4	3.7	75	Residential		
6	R-SF-4	13.9	4.5	63	Residential		
7	R-SF-2	45.2	0.9	41	Residential		
8	R-SF-2	35.6	1.0	37	Residential		
9	R-SF-3	54.9	2.1	113	Residential		
10	R-SF-2	21.1	0.8	16	Residential		
11	R-SF-1	48.1	0.6	31	Residential		
12	R-SF-1	69.2	0.7	46	Residential		
13	R-SF-2	19.6	1.0	20	Residential		
14	R-SF-1	23.2	0.9	20	Residential		
15	R-SF-1	42.1	0.9	36	Residential		
16	R-SF-2	27.6	0.9	26	Residential		
17	R-SF-1	44.8	0.5	24	Residential		
18	R-SF-1	14.9	0.7	10	Residential		
19	R-SF-1	30.2	0.5	16	Residential		
						563.9	65.3%
PLD		23.2			School/Park	23.2	2.7%
UD		2.0			Utility Dedication (Water Well Site)	2.0	0.2%
OSP		251.1			Park/Open Space Private	251.1	29.6%
UD		4.5			Utility Dedication Water Treatment Facility	4.5	0.5%
ROW		13.3			Minor Collector Roads	13.3	1.6%
TOTAL		848.0		648		848.0	100.0%

Notes:

- This Preliminary PD Site Plan has been designed to preserve the existing natural character of the site including vegetation, topography, wetland areas, ponds, high points and other features. Sensitive design solutions include minimal grading for streets and lot improvements, including the most sensitive natural features in open space, preserving additional open space in visually sensitive areas of the site and locating residential lots to preserve a majority of the existing vegetation.
- Open space is provided for active and passive recreation. Active recreation includes a potential neighborhood park in the PLD and trails throughout the OSD areas. Passive recreation includes trails and viewing / interpretive areas located throughout the OSD areas.
- Adjustments to streets, lot lines, trail system and open space may occur during platting and Final PD Site Plan, according to Town standards.
- Roads have been designed to be sensitive to the existing topography and to minimize visual impacts. A rural street cross-section with no borrow ditches reduces the grading necessary for street improvements. Streets have been designed to generally follow the natural contour of the land and brief stretches of up to 10% gradient are proposed to minimize additional grading in limited areas.
- Ponds depicted are conceptual and are subject to change size, location and use.
- Off-site road improvements for The Lanterns project include participation in costs of Douglas Lane improvements. Detailed information regarding off-site improvements are described in the Phasing Matrix located on Sheet 4 of 7.
- See Preliminary Utility locations of Sheet 7 of 7.
- Access will be continued to be provided for the Stevens parcel (located off site to the south of the Lanterns) until permanent access is established through Bell Mountain Ranch in the future. If access is not permitted through Bell Mountain Ranch, access will be permitted through The Lanterns.
- The maximum density allowed in each planning area has changed within the limits allowed in The Lanterns zoning regulations, section 2.13 Residential Density Transfer.

* The location of the skyline/ridgeline areas depicted on this map is for illustration purposes only. The actual location of the Skyline/Ridgeline overlay zones are dictated by the official Skyline/Ridgeline Map prepared by The Town of Castle Rock.

Land Planner:

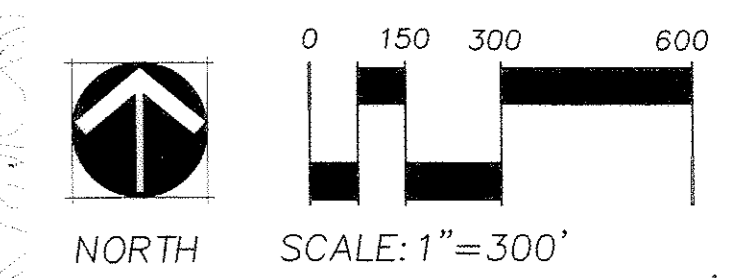


Prepared For:
PREMISE REAL ESTATE, LLC
c/o Larrick Corporation
10 Inverness Drive East #290
Englewood, Colorado 80112
Tel: (303) 790-1234

Project Engineer:
EMK CONSULTANTS
7006 S. Alton Way Bldg. F
Englewood, CO. 80112
Tel: (303) 694-1520

Legend:

- High Point - Site Amenity
- Public Access Trail (potential future)
- Private Trail System (potential future)
- Moderate Skyline Area *
- Minor Skyline Area *
- Water Well Site/U.D. (2 Acres)

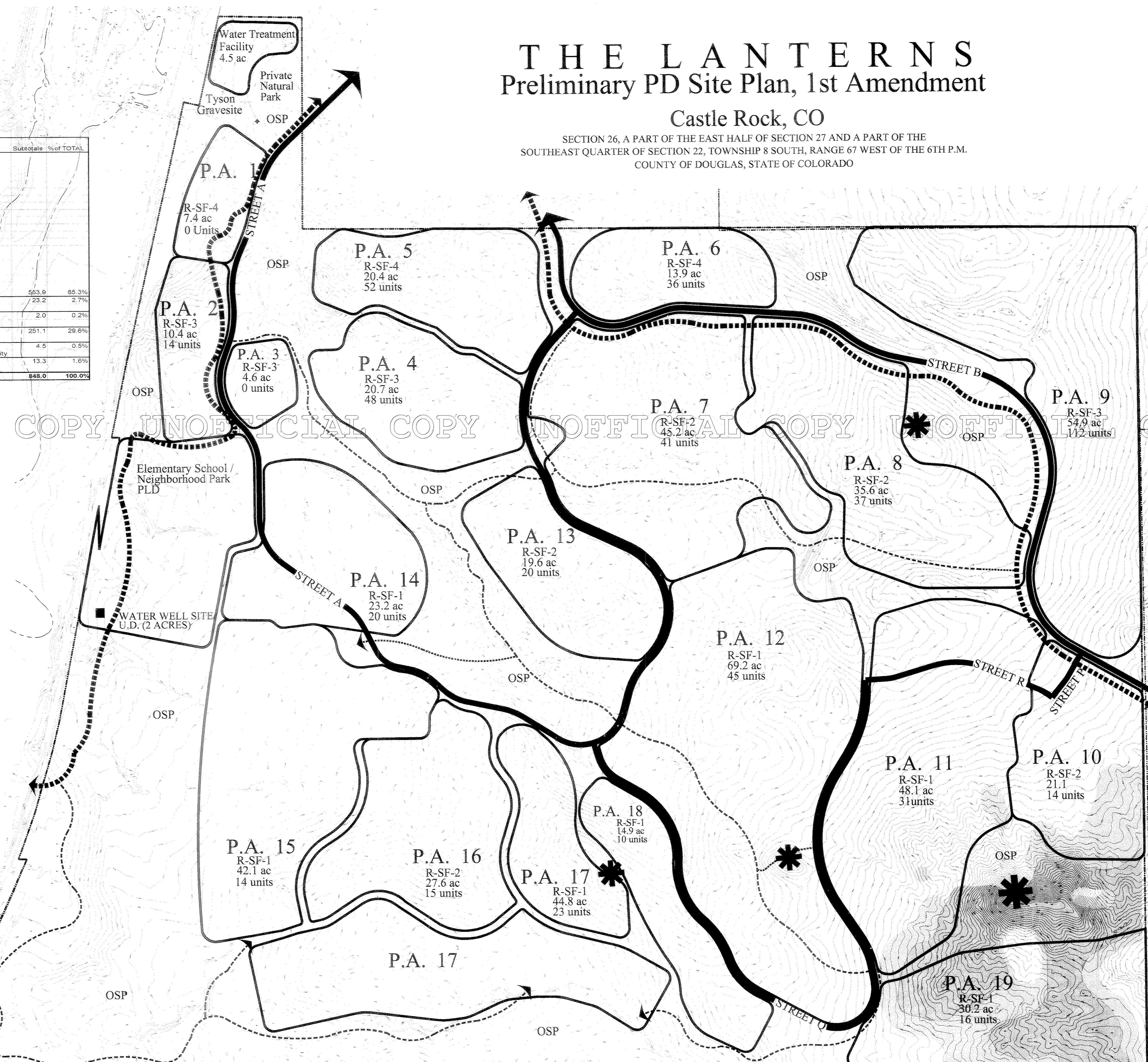


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Sheet 6 of 7:	Open Space Plan
Sheet 7 of 7:	Preliminary Utility Plan

Sheet 5 of 7

1st Amendment
Preliminary PD Site Plan
for
"The Lanterns"
August 30, 2005

COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

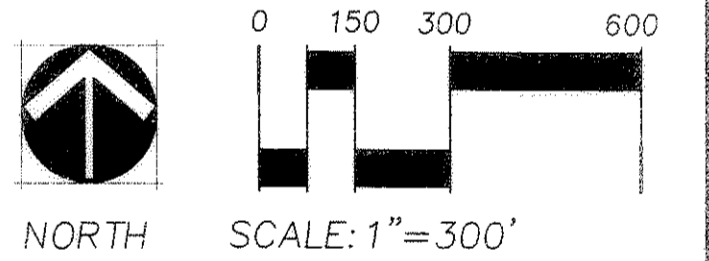


Open Space Plan for: THE LANTERNS Preliminary PD Site Plan, 1st Amendment

Castle Rock, CO
SECTION 26, A PART OF THE EAST HALF OF SECTION 27 AND A PART OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

Legend:

- High Point - Site Amenity
- Public Access Trail (potential future)
- Private Trail System (potential future)
- Open Space/ OSD
- Public Land Dedication/ PLD
- Water Well Site/ U.D. (2 Acres)



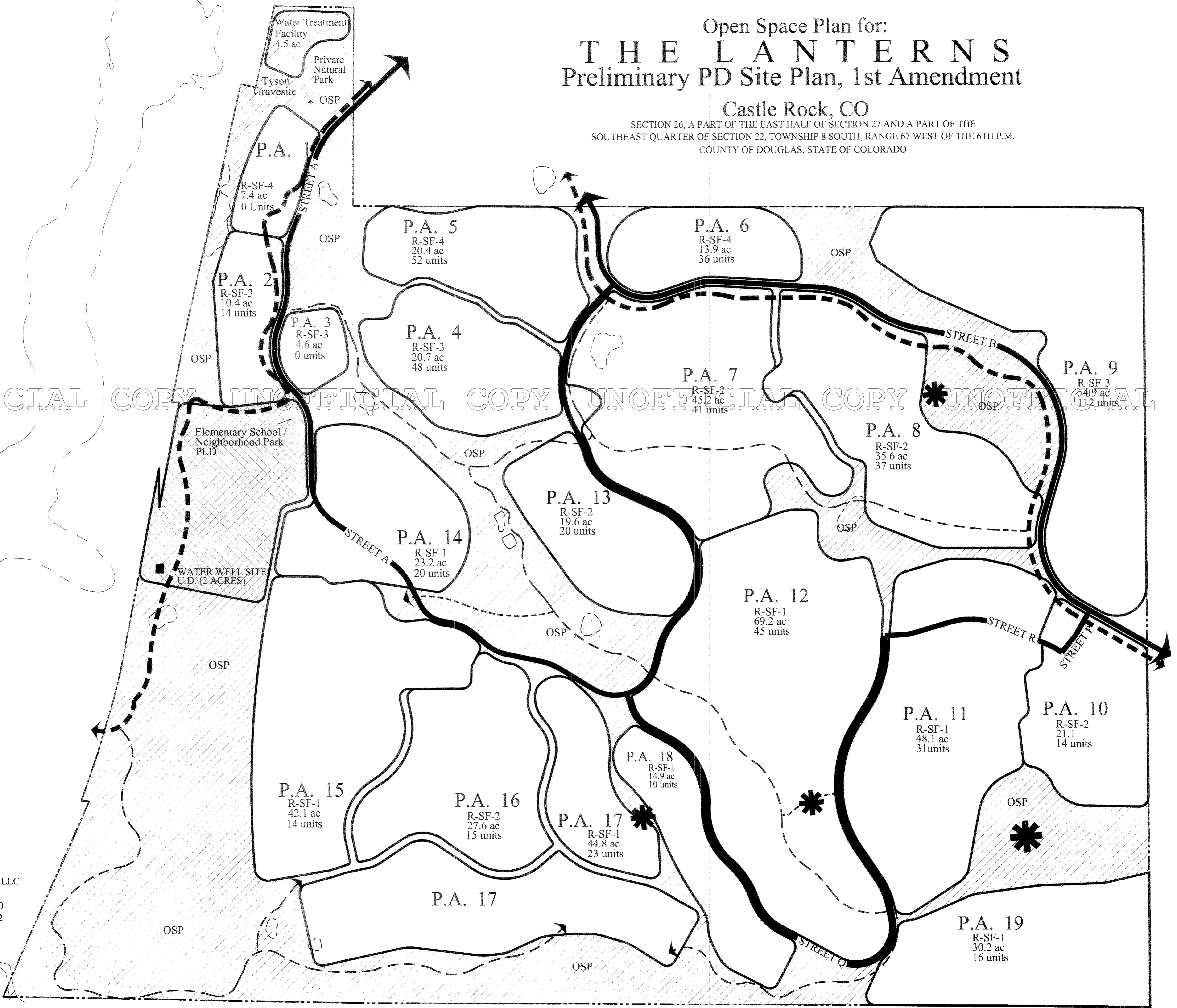
Sheet Index	
Sheet 1 of 7:	Title Sheet
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Sheet 6 of 7:	Open Space Plan
Sheet 7 of 7:	Preliminary Utility Plan

Sheet 6 of 7

Land Planner:
NORRIS DULLEA
Planning + Landscape Architecture
710 W. Colfax Ave. Denver, CO 80204
PH: 303.862.1166 Fax: 303.882.1168

Prepared For:
PREMISE REAL ESTATE, LLC
c/o Larrick Corporation
10 Inverness Drive East #290
Englewood, Colorado 80112
Tel: (303) 790-1234

Project Engineer:
EMK CONSULTANTS
7006 S. Alton Way Bldg. F
Englewood, CO. 80142
Tel: (303) 694-1520



1st Amendment
Open Space Plan
for:
"The Lanterns"
August 30, 2005

Preliminary Utility Plan for: THE LANTERNS Preliminary PD Site Plan, 1st Amendment Castle Rock, CO

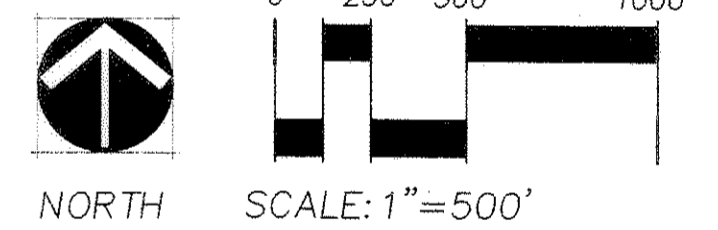
SECTION 26, A PART OF THE EAST HALF OF SECTION 27 AND A PART OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

ANNEXATION TO THE TOWN OF CASTLE ROCK

LEGEND

- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER (BLUE ZONE)
- PROPOSED WATER (RED ZONE)
- PROPOSED WATER (GREEN ZONE)
- PROPOSED WATER (GREY ZONE)

TYPICAL UTILITY SECTION



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Sheet 7 of 7:	Preliminary Utility Plan
Sheet 7 of 7	

1st Amendment
Preliminary Utility Plan
for:
"The Lanterns"
August 30, 2005

Notes:

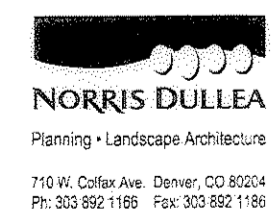
1. Dry Utilities

Gas, electric, and telecommunication lines will follow the road right of way throughout the majority of The Lanterns development. The Lanterns will work with the Town of Castle Rock and the utility companies to provide service and to provide the utility companies with the necessary easements.

The utility companies are planning for The Lanterns development along with the adjacent developments. The adjacent developments will provide a source for connection service. A new electric substation is planned near the southeast corner of Crystal Valley Ranch. The dry utilities are also located along the I-25 frontage road and will be brought into The Lanterns, along Crystal Valley Parkway to Street A and Street B.

2. Utilities depicted are conceptual and are subject to change during the platting process due to off-site considerations and location of lines.

Land Planner:



Prepared For:

PREMISE REAL ESTATE, LLC
c/o Larrick Corporation
10 Inverness Drive East #290
Englewood, Colorado 80112
Tel: (303) 790-1234

Project Engineer:

EMK CONSULTANTS
7006 S. Alton Way Bldg. F
Englewood, CO. 80112
Tel: (303) 694-1520



UNOFFICIAL COPY

2009006040
01/30/2009 03:04 PM



PLAT IDENTIFICATION SHEET

2p
21

- ✓ Premise Real Estate, LLC
- ✓ East 80, LLC
- ✓ Castle Rock, Town of

Grantor (owner)

Grantor (owner)

- ✓ Lanterns, The
- ✓ Preliminary PD Site Plan, Amendment 2

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Lanterns, The

Condo Info: Phase _____ Bldg _____ Unit _____

22, 26, 27

8

67

Section

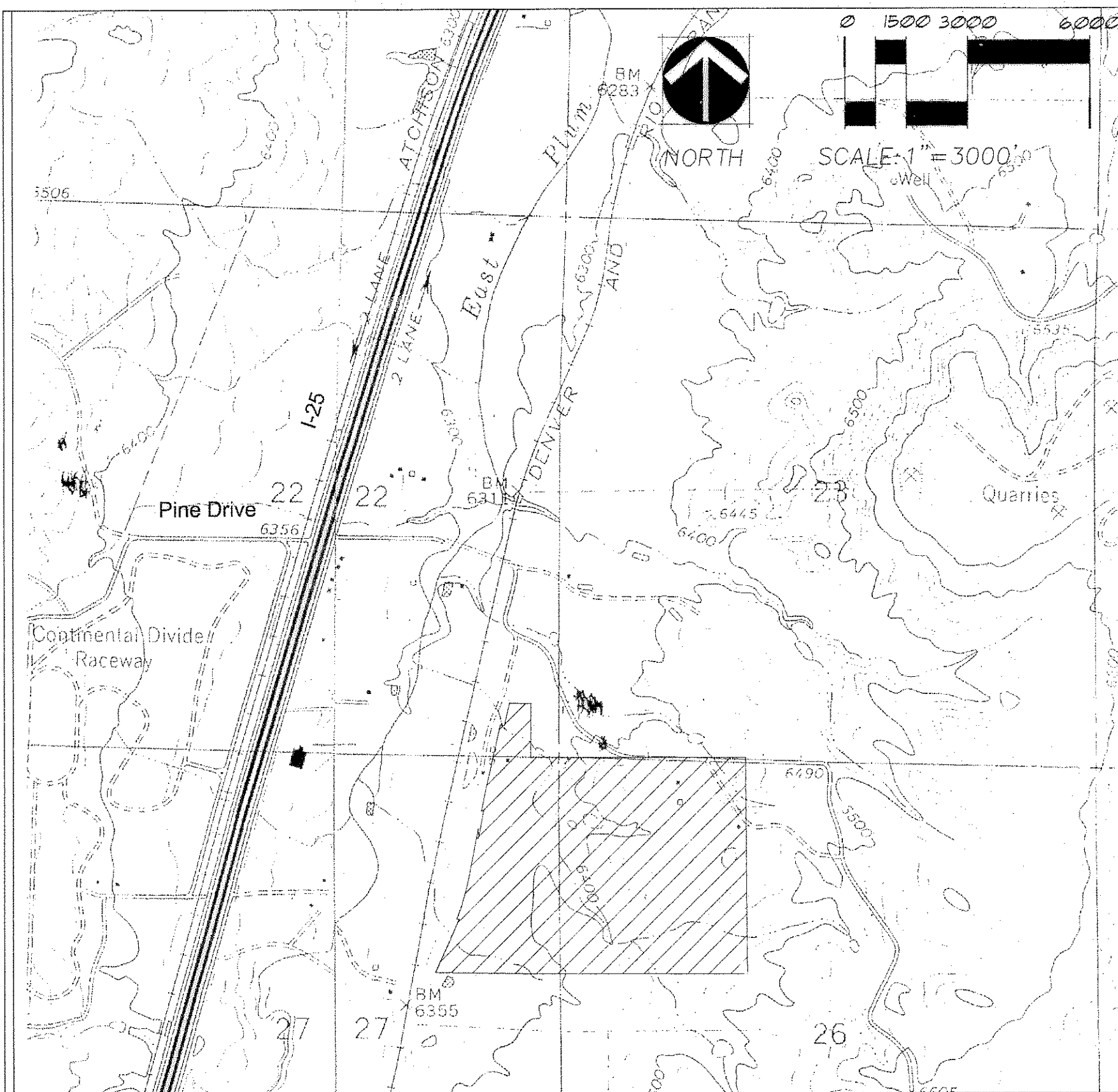
Township

Range

Cross Reference numbers: (reception #s or book and page)

1875/49

_____	_____	_____
_____	_____	_____
_____	_____	_____



THE LANTERNS

Preliminary PD Site Plan, 2nd Amendment

Castle Rock, CO

SECTION 26, A PART OF THE EAST HALF OF SECTION 27 AND A PART OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

Preliminary PD Land Use Summary

Parcel	Zoning	Acres	Permitted Density	Maximum Units	Use	Subtotals	% of TOTAL
1	R-SF-4	7.4	0.0	0	Residential		
2	R-SF-3	10.4	1.4	15	Residential		
3	R-SF-3	4.6	2.0	9	Residential		
4	R-SF-3	20.7	2.4	49	Residential		
5	R-SF-4	20.4	3.7	75	Residential		
6	R-SF-4	13.9	4.5	63	Residential		
7	R-SF-2	45.2	0.9	41	Residential		
8	R-SF-2	35.6	1.0	37	Residential		
9	R-SF-3	54.9	2.1	113	Residential		
10	R-SF-2	21.1	0.8	16	Residential		
11	R-SF-1	48.1	0.6	31	Residential		
12	R-SF-1	69.2	0.7	46	Residential		
13	R-SF-2	19.6	1.0	20	Residential		
14	R-SF-1	23.2	0.9	20	Residential		
15	R-SF-1	42.1	0.9	36	Residential		
16	R-SF-2	27.6	0.9	26	Residential		
17	R-SF-1	44.8	0.5	24	Residential		
18	R-SF-1	14.9	0.7	10	Residential		
19	R-SF-1	30.2	0.5	16	Residential		
PLD						23.2	2.7%
UD						2.0	0.2%
OSF						251.1	29.6%
UD						4.5	0.5%
ROW						13.3	1.6%
TOTAL						848.0	100.0%

LIENHOLDER SUBORDINATION CERTIFICATE
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE LANTERNS PRELIMINARY PD, 2nd AMENDMENT, IN THE TOWN OF CASTLE ROCK.
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 7-28-00 IN BOOK 1875 AT PAGE 49, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

Jerome McLaren
MORTGAGEE/LIENHOLDER - JEROME MCLAREN
SIGNED THIS 7th DAY OF JANUARY, 2009

Sharon McLaren
MORTGAGEE/LIENHOLDER - SHARON MCLAREN
SIGNED THIS 7th DAY OF JANUARY, 2009

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF JANUARY, 2009. BY
Jerome McLaren
WITNESS MY HAND AND OFFICIAL SEAL.
Sharon McLaren
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/13/2010

SURVEYOR'S CERTIFICATE
I, Jon S. McDaniel, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE LANTERNS WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Jon S. McDaniel REGISTERED LAND SURVEYOR

NOTE:
This plan constitutes a site specific development plan pursuant to Chapter 15.24 of Castle Rock Municipal Code and §24-68-101, et seq., C.R.S., and establishes vested property rights terminating no later than December 31, 2020 (subject to earlier termination as further provided in the Lanterns Annexation and Development Agreement) from its effective date, to undertake and complete the development and use of the property in accordance with this plan.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
THIS PRELIMINARY PD SITE PLAN, 2nd AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 304pm ON THE 30th DAY OF Jan, 2009 AT RECEPTION NO. 2009.006.040

DOUGLAS COUNTY CLERK AND RECORDER
BY: Christine Davis
DEPUTY

PLANNING COMMISSION RECOMMENDATION:
THE PRELIMINARY PD SITE PLAN, 2ND AMENDMENT AND ZONING REGULATIONS FOR THE LANTERNS PD WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11th DAY OF Nov., 2008.

Barbara West CHAIR DATE 1-15-09

ATTEST:
[Signature] DATE 1/15/09
DEVELOPMENT SERVICES DIRECTOR

TOWN COUNCIL APPROVAL:
THE PRELIMINARY PD SITE PLAN 2ND AMENDMENT AND ZONING REGULATIONS FOR THE LANTERNS PD WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 16th DAY OF Dec., 2008.

Douglas Lehman for Mayor Reed DATE 1/28/09
MAYOR

ATTEST:
Sally G. Mc DATE 1/28/09
TOWN CLERK

OWNERSHIP CERTIFICATION
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE LANTERNS PRELIMINARY PD SITE PLAN, 2nd AMENDMENT, IN THE TOWN OF CASTLE ROCK.
Allan L Brandt, Manager
PREMISE REAL ESTATE, LLC, A COLORADO LIMITED LIABILITY CORPORATION
SIGNED THIS 26th DAY OF December, 2008

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF December, 2008. BY
Allan L. Brandt as Manager
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/9/11

Donald R. Larick, Manager
EAST 80, LLC, A COLORADO LIMITED LIABILITY CORPORATION
SIGNED THIS 8th DAY OF January, 2009

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF January, 2009. BY
Donald R. Larick as Manager
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/9/11

TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION
BY: Douglas Lehman for Mayor Reed ATTEST: Sally G. Mc
MAYOR TOWN CLERK

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF January, 2009. BY Douglas Lehman as Mayor-Pro Tem for Mayor Randy Reed
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-21-2011

TITLE CERTIFICATION
I, Laryce L. Nitsch, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE
SIGNED THIS 18th DAY OF January, 2009

Laryce L. Nitsch
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE INSURANCE COMPANY

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF January, 2009. BY Laryce L. Nitsch
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/2010

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Sheet 7 of 7:	See reception #2006034279

Sheet 1 of 7

2nd Amendment
Preliminary PD Site Plan
Title Sheet
for:
"The Lanterns"
December 23, 2008

LEGAL DESCRIPTION

SECTION 26, THAT PORTION OF SECTION 27 LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE N88°57'18"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, 2345.92 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THIRTEEN (13) COURSES:

1. THENCE N24°18'40"E, 1080.09 FEET TO A POINT OF CURVE;
2. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 6027.22 FEET, A CENTRAL ANGLE OF 03°21'51", 353.89 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27;
3. THENCE N89°04'00"W ALONG SAID LINE, 53.24 FEET TO A POINT ON A CURVE;
4. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5977.22 FEET, A CENTRAL ANGLE OF 10°28'41" (THE CHORD OF WHICH BEARS N15°52'57"E, 1091.57 FEET), 1093.09 FEET TO A POINT OF TANGENT;
5. THENCE N10°38'37"E ALONG SAID TANGENT, 1158.08 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;
6. THENCE S00°33'47"E ALONG SAID LINE, 257.26 FEET;
7. THENCE N10°38'37"E, 719.23 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;
8. THENCE N89°08'38"W ALONG SAID LINE, 50.75 FEET;
9. THENCE N10°38'37"E, 122.51 FEET TO A POINT OF CURVE;
10. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11409.21 FEET, A CENTRAL ANGLE OF 02°02'31", 406.61 FEET TO A POINT OF TANGENT;
11. THENCE N12°41'08"E ALONG SAID TANGENT, 1634.70 FEET;
12. THENCE S77°18'52"E, 100.00 FEET;
13. THENCE N12°41'08"E, 567.51 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE S89°05'49"E ALONG SAID LINE, 527.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
 THENCE S00°09'41"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, 1329.96 FEET TO THE NORTHWEST CORNER OF SAID SECTION 26;
 THENCE S89°50'08"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26, 1313.69 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26;
 THENCE S89°50'08"E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1313.69 TO THE NORTH QUARTER CORNER OF SAID SECTION 26;
 THENCE S89°49'35"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, 1313.47 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26;
 THENCE S89°49'35"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, 1313.47 FEET TO THE NORTHEAST CORNER OF SAID SECTION 26;
 THENCE S00°31'15"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, 1325.20 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26;
 THENCE S00°31'15"E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 1325.39 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 26;
 THENCE S00°29'22"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 2651.16 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26;
 THENCE N89°48'30"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 2644.79 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 26;
 THENCE N89°49'05"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, 2645.18 FEET TO THE POINT OF BEGINNING, CONTAINING 847.991 ACRES, MORE OR LESS.

Total perimeter of area to be annexed = 27646 feet.
 1/6 of total perimeter = 4607 feet.
 Actual contiguity = 12413 feet.

EXISTING TOWN BOUNDARY

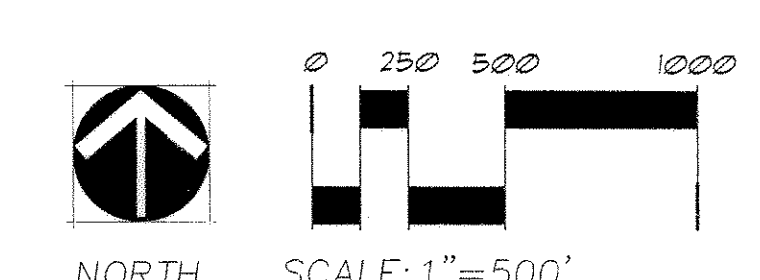
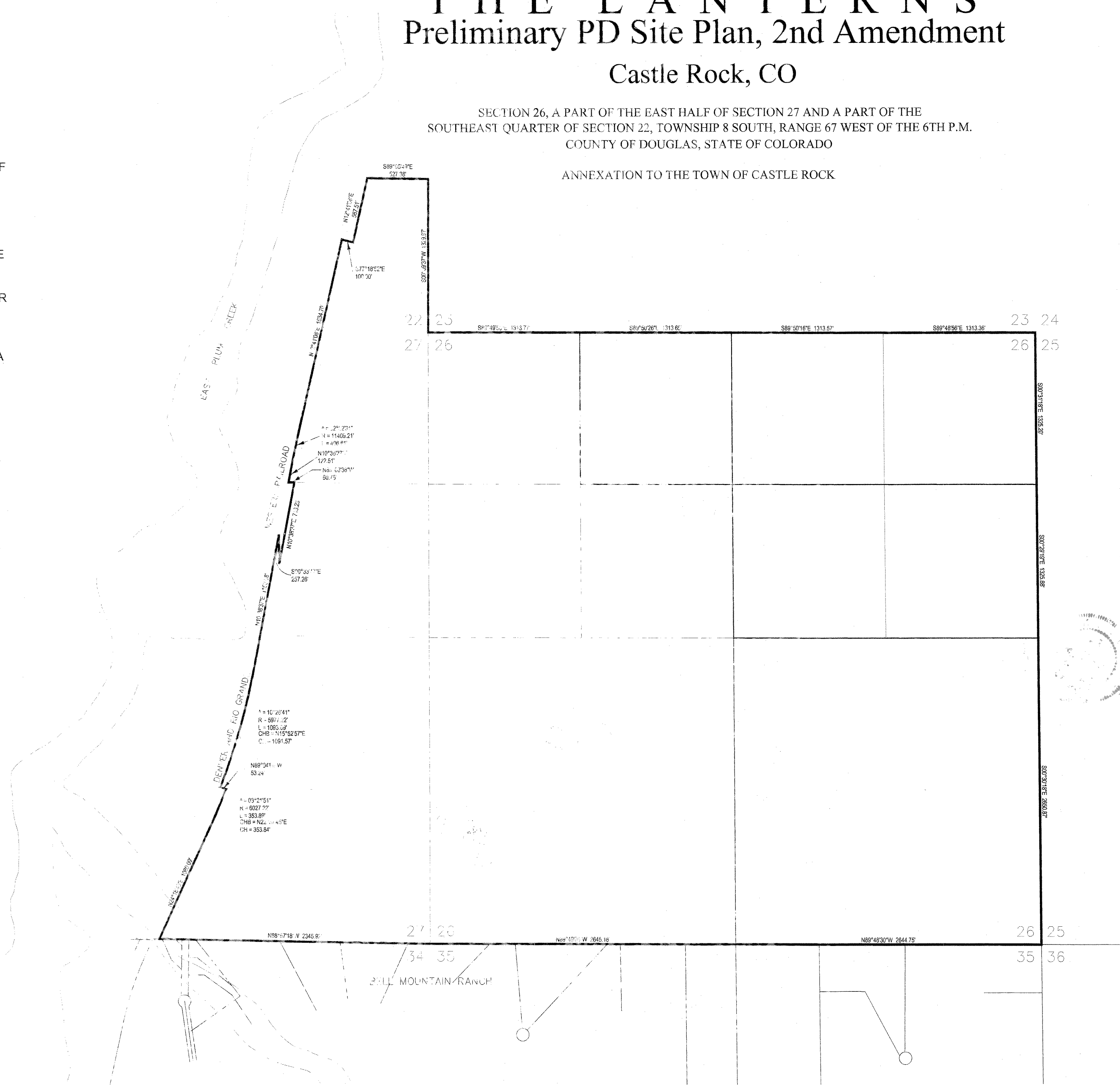
Legal Description for:

THE LANTERNS

Preliminary PD Site Plan, 2nd Amendment

Castle Rock, CO

SECTION 26, A PART OF THE EAST HALF OF SECTION 27 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO
 ANNEXATION TO THE TOWN OF CASTLE ROCK



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Land Planner: **NORRIS DULLEA**
 Planning - Landscape Architecture
 710 W. Colfax Ave., Denver, CO 80204
 Ph: 303.892.1168 Fax: 303.892.1198

Prepared For:
 PREMISE REAL ESTATE, LLC
 c/o Larrick Corporation
 10 Inverness Drive East #290
 Englewood, Colorado 80112
 Tel: (303) 790-1234

Project Engineer:
 EMK CONSULTANTS
 7006 S. Alton Way Bldg. F
 Englewood, CO. 80112
 Tel: (303) 694-1520

2nd Amendment
 Legal Description
 for:
 "The Lanterns"
 December 23, 2008