

LEGAL DESCRIPTION:
 LOTS 1 THRU 12, INCLUSIVE, BLOCK 32, MAP OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1874010001, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS OF LAND:

PARCEL A
 A PARCEL OF LAND BEING ALL OF THAT CERTAIN ALLEY WITHIN BLOCK 32, MAP OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1874010001, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 12, BLOCK 32, SAID MAP OF CASTLE ROCK, WHENCE THE WEST RIGHT-OF-WAY OF SAID ALLEY BEARS SOUTH 00° 20'33" WEST, WITH ALL BEARINGS HEREON REFERENCED THERETO,
 THENCE ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 32, SOUTH 89°41'42" EAST, A DISTANCE OF 20.00 FEET TO THE EAST RIGHT-OF-WAY OF SAID ALLEY; HENCE ALONG SAID EAST RIGHT-OF-WAY, SOUTH 00°20'33" WEST, A DISTANCE OF 297.73 FEET TO THE SOUTH LINE OF SAID BLOCK 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°49'35" WEST, A DISTANCE OF 20.00 FEET TO SAID WEST RIGHT-OF-WAY; THENCE ALONG SAID WEST RIGHT-OF-WAY, NORTH 00°20'33" EAST, A DISTANCE OF 297.76 FEET TO THE **POINT OF BEGINNING**

PARCEL B
 A PARCEL OF LAND BEING A PORTION OF FIRST STREET AS DEPICTED ON THE MAP OF CASTLE ROCK RECORDED UNDER RECEPTION NO. 1874010001, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF BLOCK 32, SAID MAP OF CASTLE ROCK, WHENCE THE NORTH LINE OF SAID BLOCK 32 BEARS SOUTH 89° 41'42" EAST, WITH ALL BEARINGS HEREON REFERENCED THERETO,
 THENCE ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF SAID BLOCK 32, NORTH 00°20'31" EAST, A DISTANCE OF 11.33 FEET;
 THENCE DEPARTING SAID NORTHERLY PROLONGATION, SOUTH 89°41'42" EAST, A DISTANCE OF 159.92 FEET TO THE WESTERLY BOUNDARY OF THE VACATED PORTION OF FIRST STREET AS DESCRIBED IN ORDINANCE NO. 2016-036 RECORDED AT RECEPTION NO. 2018057528 IN SAID OFFICIAL RECORDS,
 THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°20'33" WEST, A DISTANCE OF 11.33 FEET TO THE NORTHERLY BOUNDARY OF SAID BLOCK 32,
 THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°41'42" WEST, A DISTANCE OF 159.92 FEET TO THE **POINT OF BEGINNING**

PARCEL C
 A PARCEL OF LAND BEING A PORTION OF NORTH PERRY STREET AS DEPICTED ON THE MAP OF CASTLE ROCK, RECORDED UNDER RECEPTION NO. 1874010001, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 32, SAID MAP OF CASTLE ROCK, WHENCE THE EASTERLY BOUNDARY OF SAID BLOCK 32 BEARS NORTH 00°20'35" EAST, WITH ALL BEARINGS HEREON REFERENCED THERETO,
 THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 00°20'35" EAST, A DISTANCE OF 197.53 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 13°23'07" EAST, A DISTANCE OF 168.85 FEET; THENCE SOUTH 00°20'35" WEST, A DISTANCE OF 25.30 FEET; THENCE SOUTH 78°21'01" WEST, A DISTANCE OF 40.89 FEET TO THE **POINT OF BEGINNING**

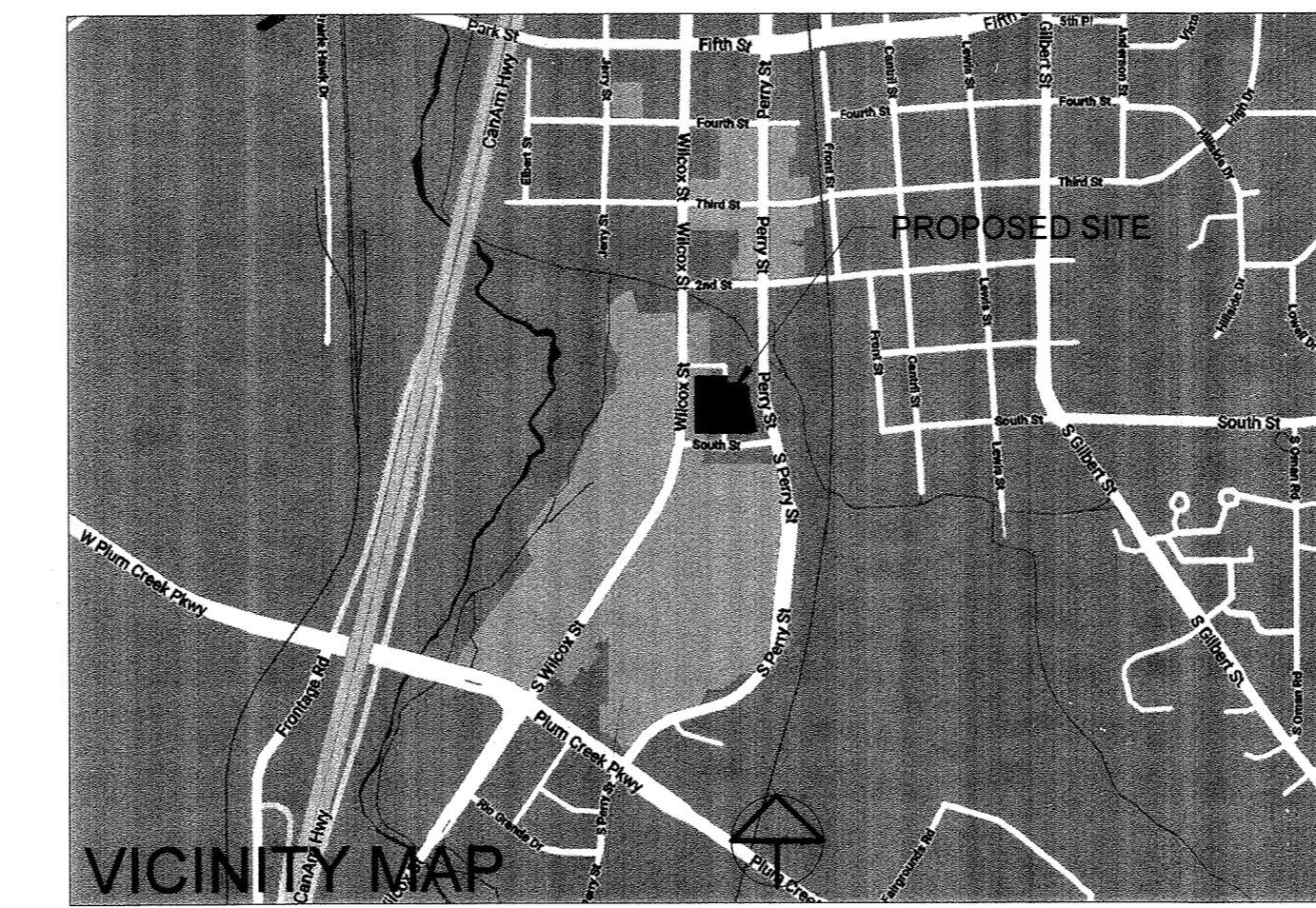
PARCEL D
 A PARCEL OF LAND BEING A PORTION OF THE VACATED PORTION OF FIRST STREET AS DESCRIBED IN ORDINANCE NO. 2016-036 RECORDED AT RECEPTION NO. 2018057528 IN SAID OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 32, OF THE MAP OF CASTLE ROCK, RECORDED UNDER RECEPTION NO. 1874010001, IN SAID RECORDS, WHENCE THE NORTH LINE OF SAID BLOCK 32 BEARS SOUTH 89° 41'42" EAST, WITH ALL BEARINGS HEREON REFERENCED THERETO,
 THENCE NORTH 00°20'31" EAST, A DISTANCE OF 11.33 FEET; THENCE SOUTH 89°41'42" EAST, A DISTANCE OF 18.83 FEET; THENCE SOUTH 00°20'33" WEST, A DISTANCE OF 11.33 FEET TO THE NORTHERLY BOUNDARY OF SAID BLOCK 32; THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°41'42" WEST, A DISTANCE OF 18.83 FEET TO THE **POINT OF BEGINNING**

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:
EXCEPTION PARCEL:
 A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 32, MAP OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1874010001, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 32, WHENCE THE NORTH LINE OF SAID BLOCK 32 BEARS SOUTH 89° 41'42" EAST, WITH ALL BEARINGS HEREON REFERENCED THERETO,
 THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOTS 1 AND 2, SOUTH 00°20'35" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE ALONG SAID SOUTH LINE, NORTH 89°41'42" WEST, A DISTANCE OF 23.33 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°20'35" EAST, A DISTANCE OF 68.00 FEET; THENCE NORTH 89°41'42" WEST, A DISTANCE OF 81.58 FEET; THENCE NORTH 00°20'31" EAST, A DISTANCE OF 7.00 FEET; THENCE NORTH 89°41'42" WEST, A DISTANCE OF 16.19 FEET; THENCE NORTH 00°20'31" EAST, A DISTANCE OF 25.00 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 41'42" EAST, A DISTANCE OF 121.10 FEET TO THE **POINT OF BEGINNING**

THE RESULTANT PARCEL CONTAINING AN AREA OF 2.076 ACRES, (90,410 SQUARE FEET), MORE OR LESS.

SITE DEVELOPMENT PLAN - AMENDMENT 2

LOTS 1 THROUGH 12 AND ADJACENT ALLEY, BLOCK 32; A PORTION OF FIRST STREET;
 A PORTION OF PERRY STREET, TOWN OF CASTLE ROCK PLAT LOCATED IN THE NORTHWEST
 ONE-QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
 THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE
 DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK,
 COLORADO ON THE 25 DAY OF May, 2021

[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

1" = 250'

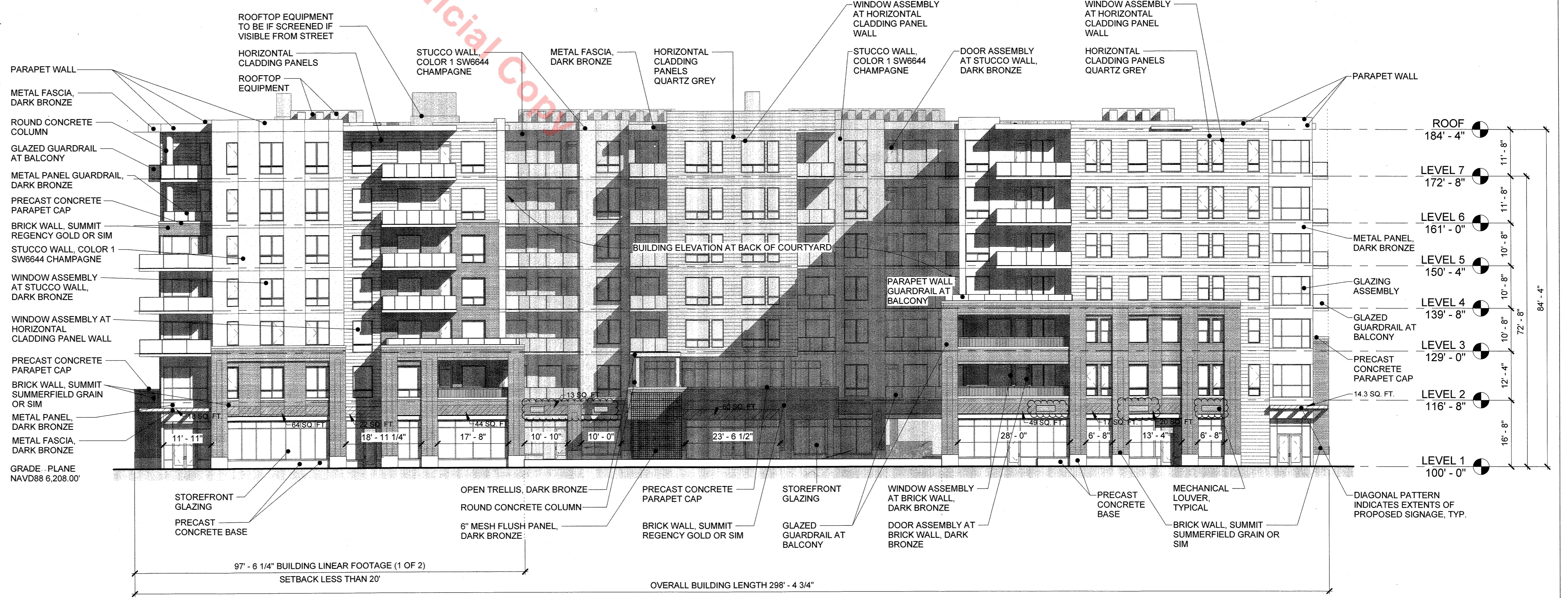
OWNERSHIP CERTIFICATION
 THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.
 CD-FESTIVAL COMMONS, LLC A COLORADO LIMITED LIABILITY COMPANY
 BY *[Signature]*
 NOTARY PUBLIC
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF May, 2021 BY *[Signature]* AS Manager OF CD-FESTIVAL COMMONS, LLC A COLORADO LIMITED LIABILITY COMPANY.
 WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: CHERYL A. CLARK
 NOTARY PUBLIC - STATE OF COLORADO
 NOTARY ID: 2018402734
 MY COMMISSION EXPIRES MAY 30, 2025

OWNERSHIP CERTIFICATION
 TOWN OF CASTLE ROCK OWNERSHIP BLOCK
 THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. TOWN OF CASTLE ROCK MUNICIPAL CORPORATION
 BY *[Signature]* MAYOR
 ATTEST: *[Signature]* TOWN CLERK
 SIGNED THIS 18 DAY OF June, 2021
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF June, 2021 BY *[Signature]* AS MAYOR AND BY *[Signature]* AS TOWN CLERK.
 WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
 NOTARY PUBLIC
 EXPIRES: May 31, 2022
SHARON K. CHAVEZ
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID: 2018442274
 MY COMMISSION EXPIRES MAY 31, 2022

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:
 THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:48 PM ON THE 2nd DAY OF June, 2021 AT RECEPTION NO. AD21069245
 DOUGLAS COUNTY CLERK AND RECORDER
 BY *[Signature]*
 DEPUTY
DOUGLAS COUNTY
 CLERK AND RECORDER
 SEAL

OWNER:	GENERAL CONTRACTOR:	ARCHITECT:	CIVIL ENGINEER:	MEP ENGINEER:	LANDSCAPE ENGINEER:	SURVEYOR:
Festival Commons, LLC 430 Indiana Street, #200 Golden, CO 80401 303.643.5799 Mr. Tony De Simone	Confluence Builders, LLC 430 Indiana Street, #200 Golden, CO 80401 303.643.5799 Mr. Matt McBride	Pivotal Architecture, PC 771 Santa Fe Dr. #204 Denver, CO 80204 720.473.6320 Mr. Kody Cronan	2N Civil, LLC 6 Inverness Ct East, #125 Englewood, CO 80112 303.925.0544 Mr. Todd West	Given & Associates, Inc. 735 S. Xenon Ct. #201 Lakewood, CO 80227 303.986.1400 Mr. Jonathan Price	StudiInsite 3457 Ringsby Court, Unit 223 Denver, CO 80216 303.433.7100 Mr. Gary Worthley	Aztec Consultants, Inc., 2200 Ave, Suite 1 Littleton, CO 80122 303.713.1898 Mr. Anthony K. Peall

SITE DEVELOPMENT PLAN AMENDMENT 2 - NARRATIVE OF CHANGES:
 1. NORTH ELEVATION AT GARAGE UPDATED TO REFLECT ADDITION OF METAL PANEL AND STOREFRONT WIND WALL AT EXPOSED ELEVATOR LANDING AREA TO BE CONSISTANT WITH THE ADJACENT ENCLOSED GARAGE STAIR METAL PANEL AND STOREFRONT CONSTRUCTION PER OWNER DIRECTION DUE TO THE NEED FOR ELEVATOR VESTIBULE AT THE TOP LEVEL TO PROTECT ELEVATOR EQUIPMENT AND OCCUPANTS WHILE WAITING FOR THE ELEVATOR.
 2. EXTERIOR ELEVATIONS UPDATED TO INCLUDE INTAKE AND EXHAUST LOUVERS IN THE BAYS OF THE GROUND LEVEL COMMERCIAL SPACE PER OWNER DIRECTION FROM VALUE ENGINEERING PROCESS.

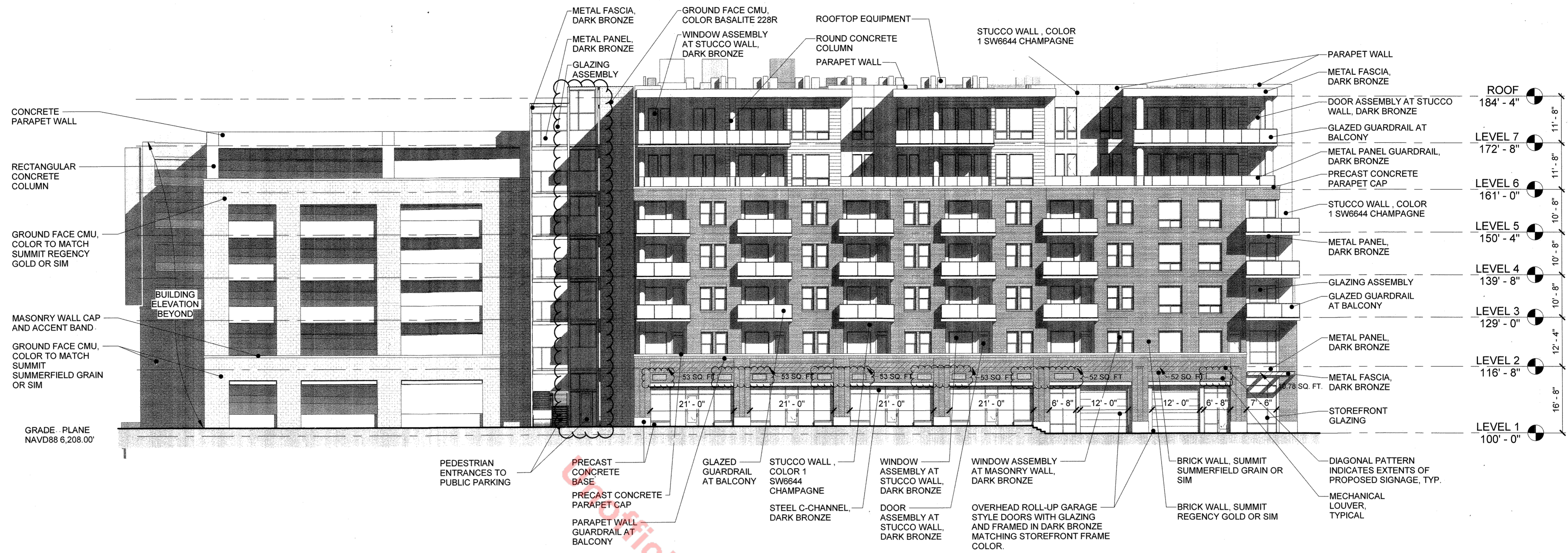


1 BUILDING ELEVATION - WEST
 1/16" = 1'-0"

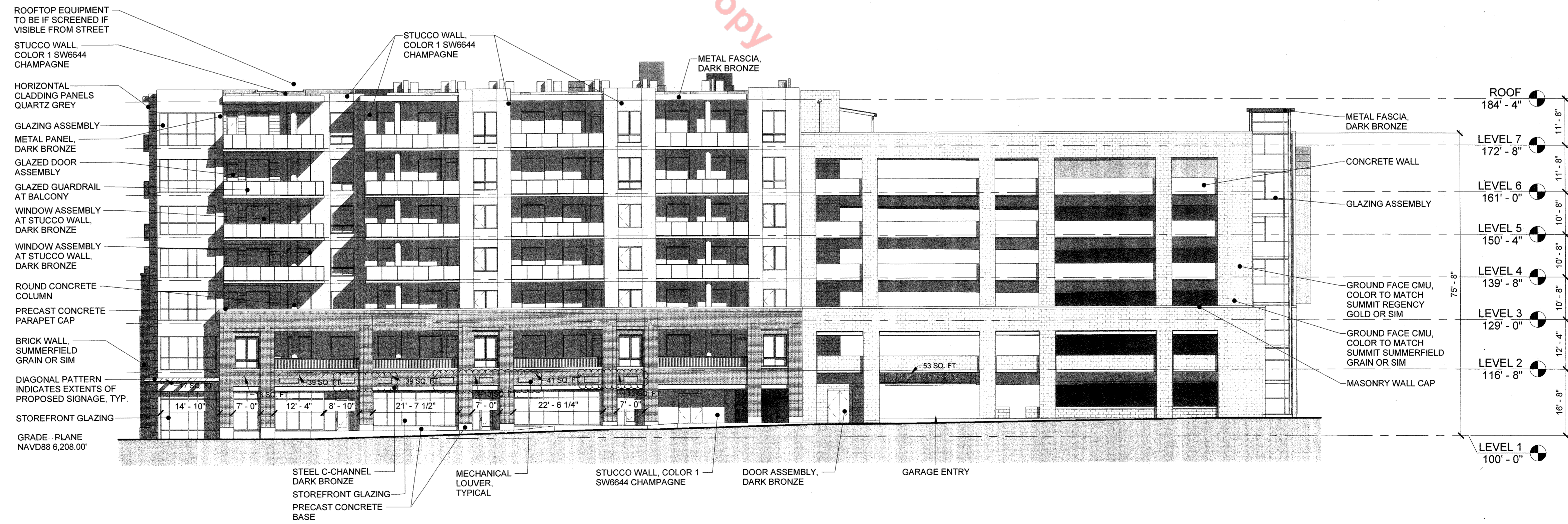
P:201818112, 2018/06/21, 10:30 AM, SDP - The Model/2018/06/21, 10:30 AM, SDP - TTT: EBL/LOCKSDP/ File box: 2403, Aug 10/2021

SITE DEVELOPMENT PLAN - AMENDMENT 2

LOTS 1 THROUGH 12 AND ADJACENT ALLEY, BLOCK 32; A PORTION OF FIRST STREET;
A PORTION OF PERRY STREET, TOWN OF CASTLE ROCK PLAT LOCATED IN THE NORTHWEST
ONE-QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 BUILDING ELEVATION - NORTH
1/16" = 1'-0"



2 BUILDING ELEVATION - SOUTH
1/16" = 1'-0"

BUILDING ELEVATIONS - AMENDMENT 2
SHEET 2A
SITE DEVELOPMENT PLAN - AMENDMENT 2
LOTS 1 THROUGH 12 AND ADJACENT ALLEY, BLOCK 32;
A PORTION OF FIRST STREET; A PORTION OF PERRY STREET; TOWN OF CASTLE ROCK PLAT
SDP20-0043 NON MATERIAL AMENDMENT TO PROJECT NO. SDP19-0044
08/06/20

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