COLORADO SPRINGS
URBAN RENEWAL AUTHORITY

ROBERT C. "BOB" BALINK El Paso County, CO
10/05/2010 11:16:56 AM
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Rec $21.00 1 of 3 210099114

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

The Colorado Springs Urban Renewal Authority, a body corporate and politic of the State of Colorado (the "Authority") whose street address is 104 South Cascade Avenue, Suite 208, Colorado Springs, Colorado, hereby certifies that all the improvements ("Improvements") constructed on the property (the "Released Property") shown in green in Exhibit A, attached hereto and hereby made a part hereof, conform with (1) the uses specified in the South Central Downtown Urban Renewal Plan, revised March 9, 1988, recorded in Book 5503,at page no. 686 of the records of the Clerk and Recorder for El Paso County, Colorado, as amended on October 23, 1990 and July 22, 1997 (2) the requirements set forth in the Agreement for Disposition and Redevelopment (the "Agreement") dated as of December 16, 1999, between the Authority and Lowell Development Partners, LLC, a Colorado Limited Liability Company, which Agreement is incorporated herein by reference, with respect to covenants to commence and complete construction of the Improvements on the Released Property and to transfers regarding the Released Property and the Improvements thereon and (3) the requirements set forth in the deed.

This Certificate of Completion shall be a conclusive determination that the Improvements comply with the requirements for Completion of construction of Improvements contained in the Deed and the Agreement.

Signed and delivered this 4th day of October, 2010.

The Colorado Springs Urban Renewal Authority

By: _____
Michael H. Collins, Chairman

104 S. Cascade Avenue • Suite 208 • Colorado Springs, CO 80903
Phone: 719/661-5992 • Fax: 719/633-6138 • csura@earthlink.net

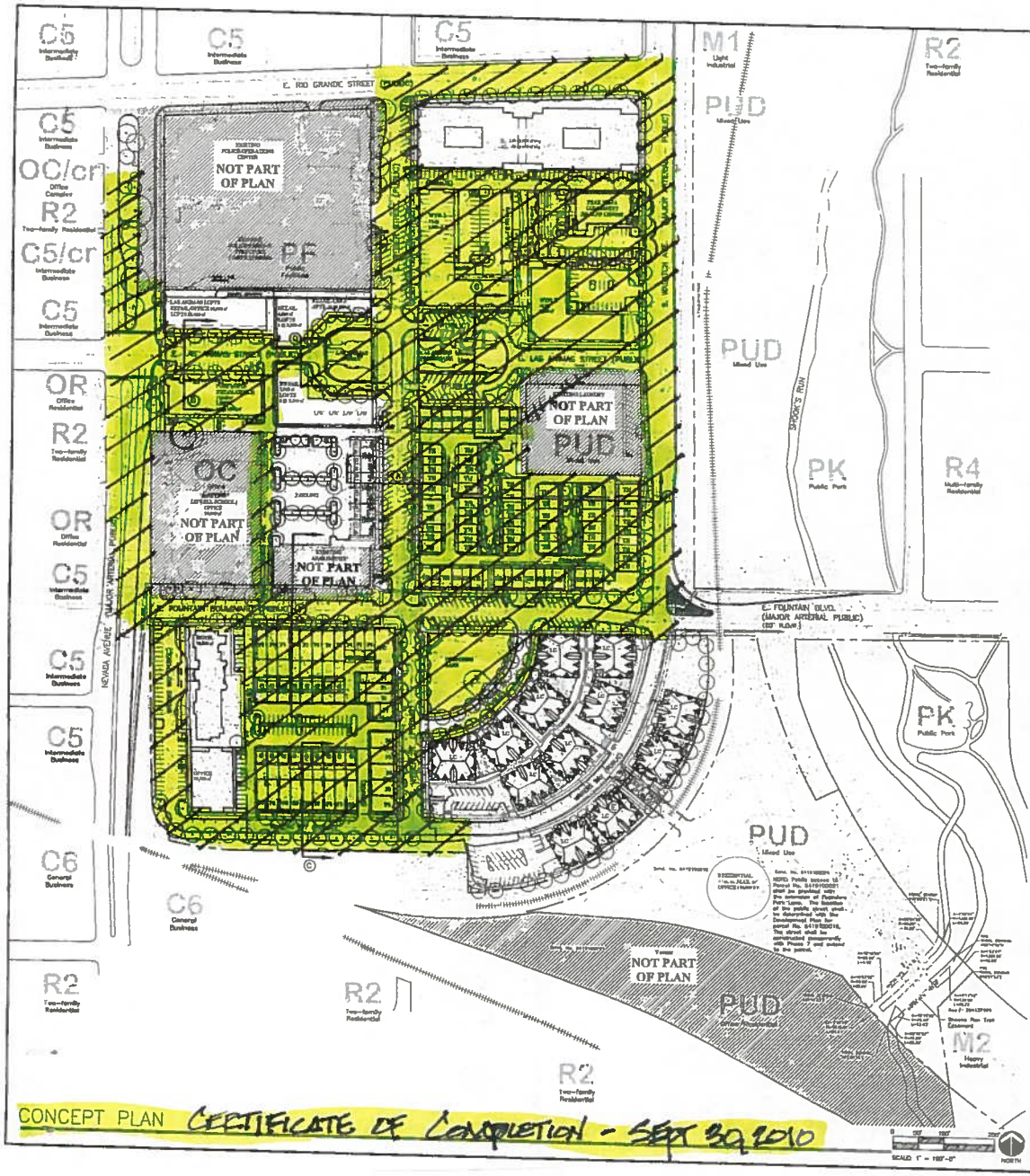
State of Colorado)
) ss
County of El Paso)

The foregoing instrument was acknowledged before me this 4th day of October, 2010, by Michael H. Collins, as Chairman of the Colorado Springs Urban Renewal Authority, City of Colorado Springs, Colorado, a public body corporate and politic.

WITNESS my hand and official seal.

My commission expires: 2-4-14

Michelle Downs
Notary Public
Address: 110 S. Weber St., Suite 103A
Colorado Springs, CO 80903



CONCEPT PLAN CERTIFICATE OF COMPLETION - SEPT 30, 2010

LEGAL DESCRIPTION:

LOWELL SCHOOL AREA

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE "POLICE OPERATIONS CENTER FILING NO. 1" AS RECORDED IN PLAT BOOK E-3 AT PAGE 33 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE N 89 43' 33" E, A DISTANCE OF 103.10 FEET TO THE NORTHWEST CORNER OF BLOCK 209 AS DEPICTED ON THE "MAP OF ADDITION NO. 2 TO THE TOWN OF COLORADO SPRINGS" AS RECORDED IN PLAT BOOK A AT PAGE 23 OF SAID COUNTY RECORDS; THENCE S 89 43' 58" E ALONG THE NORTHERLY LINE OF SAID BLOCK AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 879.08 FEET; THENCE S 00 00' 00" E, A DISTANCE OF 73.81 FEET TO THE NORTHWEST CORNER OF BLOCK 3, FORT NORTH ADDITION TO THE CITY OF COLORADO SPRINGS" AS RECORDED IN PLAT BOOK F AT PAGE 2 OF SAID COUNTY RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 3, THE FOLLOWING FOUR COURSES: (1) THENCE S 08 18' 28" E, A DISTANCE OF 101.23 FEET; (2) THENCE S 18 01' 15" W, A DISTANCE OF 103.83 FEET; (3) THENCE S 05 00' 18" W, A DISTANCE OF 100.83 FEET; (4) THENCE S 28 01' 49" W, A DISTANCE OF 110.83 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 3; THENCE S 29 08' 13" W, A DISTANCE OF 104.82 FEET TO THE NORTHWEST CORNER OF BLOCK 6 OF SAID FORT NORTH ADDITION; THENCE ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 3, THE FOLLOWING FOUR COURSES: (1) THENCE S 02 57' 10" W, A DISTANCE OF 100.00 FEET; (2) THENCE S 01 48' 23" W, A DISTANCE OF 100.01 FEET; (3) THENCE S 03 18' 43" E, A DISTANCE OF 100.82 FEET; (4) THENCE S 11 38' 03" E, A DISTANCE OF 103.14 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 6; THENCE N 87 28' 40" W, A DISTANCE OF 74.43 FEET; THENCE S 00 31' 41" W, A DISTANCE OF 152.70 FEET; THENCE S 88 15' 08" W, A DISTANCE OF 68.80 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE A.T. AND S.F. RAILROAD; THENCE SOUTHEASTERLY ALONG SAID LINE AND ALONG THE ARC OF A 1382.39 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11 84' 21" (THE LONG CHORD OF WHICH BEARS S 18 16' 46" E, A LONG CHORD DISTANCE OF 286.74 FEET), AN ARC LENGTH OF 287.28 FEET; THENCE N 63 46' 03" E RADIALLY ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A 1332.39 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19 27' 25" (THE LONG CHORD OF WHICH BEARS S 33 47' 39" E, A LONG CHORD DISTANCE OF 442.85 FEET), AN ARC LENGTH OF 444.71 FEET; THENCE S 48 38' 39" W RADIALLY, A DISTANCE OF 100.00 FEET TO A POINT ON THE CENTERLINE OF SAID A.T. AND S.F. RAILROAD RIGHT OF WAY; THENCE S 08 13' 28" E, A DISTANCE OF 349.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC / DENVER AND RIO GRANDE WESTERN RAILROAD MAINLINE (SAID NORTHERLY RIGHT OF WAY LINE BEING 50.00 FEET NORTHERLY OF THE CENTERLINE OF THE NEW MAINLINE RAILROAD TRACK ALIGNMENT); THENCE N 89 03' 48" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 435.23 FEET; THENCE CONTINUING NORTHWESTERLY ALONG SAID LINE AND ALONG THE ARC OF A 1844.83 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08 34' 42" (THE LONG CHORD OF WHICH BEARS N 83 28' 08" W, A LONG CHORD DISTANCE OF 249.64 FEET), AN ARC LENGTH OF 249.28 FEET; THENCE N 87 55' 28" W ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 670.87 FEET TO A POINT ON THE EASTERLY LINE OF NEVADA AVENUE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, THE FOLLOWING SIX COURSES: (1) THENCE N 05 39' 04" E, A DISTANCE OF 70.77 FEET; (2) THENCE N 00 44' 38" W, A DISTANCE OF 50.00 FEET; (3) THENCE N 05 39' 04" E, A DISTANCE OF 107.57 FEET; (4) THENCE N 03 28' 04" E, A DISTANCE OF 131.27 FEET; (5) THENCE N 09 52' 28" E, A DISTANCE OF 194.88 FEET; (6) THENCE N 02 22' 50" E, A DISTANCE OF 16.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 318 SAID "MAP OF ADDITION NO. 2 TO THE TOWN OF COLORADO SPRINGS"; THENCE S 87 28' 40" E ALONG THE SOUTHERLY LINE OF SAID BLOCK, A DISTANCE OF 300.00 FEET TO A POINT ON THE CENTERLINE OF THE 30.00 FOOT WIDE ALLEY AS DEPICTED ON SAID PLAT; THENCE N 02 22' 50" E ALONG THE CENTERLINE OF SAID ALLEY, A DISTANCE OF 300.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 3 IN SAID BLOCK 318; THENCE N 87 28' 40" W ALONG SAID PROLONGATION AND SAID NORTHERLY LINE OF LOT 3, A DISTANCE OF 300.00 FEET TO A POINT ON SAID EASTERLY LINE OF NEVADA AVENUE; THENCE N 02 22' 50" E ALONG SAID LINE, A DISTANCE OF 268.45 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID "POLICE OPERATIONS CENTER FILING NO. 1"; THENCE S 88 25' 12" E, A DISTANCE OF 400.84 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID SUBDIVISION; THENCE N 02 22' 50" E ALONG SAID EASTERLY BOUNDARY LINE OF SAID SUBDIVISION, A DISTANCE OF 362.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 46.8 ACRES, MORE OR LESS.

GENERAL NOTES:

1. BUILDING ELEVATIONS TO BE SUBMITTED WITH EACH DEVELOPMENT PLAN.
2. ALL STREETS NOT LISTED AS PUBLIC STREETS ARE PRIVATE STREETS/ALLEYS.
3. PRIVATE STREETS TO BE PLATTED AS TRACTS OR EASEMENTS AND SHALL INCLUDE PUBLIC ACCESS, UTILITIES AND DRAINAGE EASEMENTS.
4. BUILDING DIMENSIONS ARE APPROXIMATE AND NOT INTENDED TO LIMIT BUILDING FOOTPRINTS OF FUTURE BUILDING DEVELOPMENT PLANS.
5. PHASING PLAN DIMENSIONS ARE APPROXIMATE AND NOT INTENDED TO BE USED IN PLATTING OR ANY OTHER LEGAL DIMENSIONING.
6. THE DESIGN OF THE INTERSECTION OF WAHSATCH AVE. & FOUNTAIN BLVD. IS CONCEPTUAL ONLY. THE FINAL DESIGN SHALL BE APPROVED BY TRAFFIC ENGINEERING AND CITY ENGINEERING PRIOR TO THE APPROVAL OF THE DEVELOPMENT PLAN AFFECTING THOSE STREETS.
7. PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL PUBLIC IMPROVEMENTS FOR THE PREVIOUS PHASE SHALL BE CONSTRUCTED. THESE IMPROVEMENTS SHALL INCLUDE PAVEMENT, CURBS AND GUTTERS, SIDEWALKS, DRAINAGE FACILITIES AND UTILITIES. STREET LIGHTS AND LANDSCAPING SHALL BE CONSTRUCTED CONCURRENTLY WITH THE ADJACENT BUILDING.
8. ALL BUILDINGS SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER THROUGHOUT.

* A 30' WIDE TRAIL EASEMENT HAS BEEN PROVIDED ON PHASE 7 FOR THE SPOON'S RUN TRAIL. RECEPTION NUMBER 204137966

VARIANCE NOTES:

1. VARIANCE FOR REQUIRED NUMBER OF PARKING SPACES
   CPC NV 99-0023
   PLANNING COMMISSION APPROVAL DATE: 11/04/99
   2,081 P.S. REQUIRED. 1,873 TO BE PROVIDED.
2. VARIANCE FOR MIXED USE IN PUD ZONE
   CPC NV 99-0022
   PLANNING COMMISSION APPROVAL DATE: 11/04/99

ZONING NOTES:

ZONING ORDINANCE NO. 99-193 AMENDS THE ABOVE DESCRIBED PROPERTY FROM PF, C-5, R-2, R-4 & OOD, & M-1 TO PUD (18 DWELLING UNITS PER ACRE, SINGLE FAMILY ATTACHED AND DETACHED, APARTMENTS, TOWNHOUSE, CONDOMINIUMS, COMMERCIAL, OFFICE, CMC, 80' MAXIMUM BUILDING HEIGHT).

CITY COUNCIL APPROVAL DATE: 11/23/99

ORDINANCE NO. 01-140 PUD AMENDS THE MAXIMUM BUILDING HEIGHTS (15 DWELLING UNITS/ACRE, SINGLE FAMILY ATTACHED AND DETACHED, APARTMENTS, TOWNHOUSE, CONDOMINIUMS, COMMERCIAL, OFFICE, CMC, 60' MAXIMUM BUILDING HEIGHT.)

CITY COUNCIL APPROVAL DATE: 11/03/04

(·) PROPOSED TREE

(A) SECTION ANNOTATION

"I think with such a sunny, dry climate, the streets should have been narrower, and the land so saved put into more open spaces, apart from the thoroughfares."

—September 23, 1936, General William Jackson Palmer, reflecting on the original plan for Colorado Springs 25 years after its initial founding in 1871.

VICINITY MAP

SCALE: NTS

NORTH

DISCLAIMER:

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, DESIGNER SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES; OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAM; OR FOR PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH DESIGNER'S DOCUMENTS.

PROJECT DATA:

PROPERTY:	Lowell Subdivision Colorado Springs, CO 80903
OWNER NAME:	Lowell Partners, LLC 201 E. Las Animas Street, Suite 101 Colorado Springs, CO 80903 (719) 447-1063
LEGAL DESCRIPTION:	See original description to the left.
TAX SCHEDULE:	64191-00-022 64191-00-018 THRU 018, 024 64191-05-027 THRU 029 64191-05-032 THRU 033 64191-05-035 THRU 064 64191-05-072 THRU 077 64191-05-087 THRU 103 64191-05-105 THRU 141 64191-06-014, 020 THRU 026, 028 THRU 052 64191-14-001 THRU 002 64191-14-004 THRU 016 64191-16-037 THRU 051 64191-18-053 THRU 077 64191-18-001 THRU 005, 007, 020 64191-16-023 THRU 024
ZONE:	PUD-Planned Unit Development
USE TYPE:	Residential, Office, Commercial
SCHEDULE FOR DEVELOPMENT:	Started Spring 2000 - ongoing

PROPERTY OWNERS ASSOCIATION NOTES:

1. THE LOWELL NEIGHBORHOOD ASSOCIATION, INC., (RECEPTION #: 208131742 7 Nov. 19, 2002) HAS BEEN FORMED FOR MAINTENANCE OF CERTAIN AMENITIES AND SERVICES NOT PERFORMED BY THE CITY OF COLORADO SPRINGS. THE RESPONSIBILITIES MAY INCLUDE THE FOLLOWING:

MAINTENANCE OF LANDSCAPING WITHIN PUBLIC RIGHT OF WAYS MAINTENANCE OF PRIVATE DRIVEWAYS TRASH REMOVAL, MOWING PUBLIC SPACES STREET CLEANING OF PRIVATE DRIVEWAYS & PORTIONS OF PUBLIC RIGHTS-OF-WAY. MAINTENANCE OF PARK AREAS SNOW REMOVAL ON PRIVATE DRIVEWAYS, SIDEWALKS & PORTIONS OF PUBLIC RIGHTS-OF-WAY.

2. THE ASSOCIATIONS RESPONSIBILITIES TO BE SPECIFIED ON EACH DEVELOPMENT PLAN.

FLOODPLAIN INFORMATION:

According to National Flood Insurance Program FIRM Map No. 08041 CO 729 F, the above named properties are not within a flood plain.

THIS DOCUMENT IS NOT A CONSTRUCTION DOCUMENT.

THIS DOCUMENT IS FOR CITY REVIEW AND APPROVAL PURPOSES ONLY.

AR CP 01-00290-A4MN09

Land Patterns, Inc.
Landscape Architecture
Planning
Urban Design
Development Services
1775 Sherman St. Suite 1800
Denver, CO 80203
(303) 861-5851
(303) 861-8373 fax
www.landpatterns.com

LOWELL

LOWELL NEIGHBORHOOD CONCEPT PLAN

LOWELL PARTNERS, LLC
201 E. Las Animas St., Suite 101, Colorado Springs, CO 80903

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Drawn by: EL / JJ
Chk'd by: JJ

05/18/99
FOR ISSUE DATE USE

CONCEPT PLAN
REVISED 04/02/00
REVISED 01/19/01
REVISED 07/13/01
REVISED 09/06/01
REVISED 11/02/02
REVISED 11/24/03
REVISED 05/13/04
REVISED 07/06/06
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REVISED 03/01/07
REVISED 09/14/07
REVISED 10/22/07
REVISED 11/14/07
REVISED 03/12/08
REVISED 08/07/09

SHEET
CP-1
1 OF 4

Exhibit A