

Draft Report

Project Garnet Urban Renewal Plan

The Economics of Land Use



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Colorado Springs Urban Renewal Authority

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1. Introduction

Preface

This Project Garnet Urban Renewal Plan ("Plan" or the "Urban Renewal Plan") has been prepared for the City of Colorado Springs, Colorado, a home rule municipal corporation of the State of Colorado (the "City"). The Plan will be carried out by the Colorado Springs Urban Renewal Authority (the "Authority"), pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended to date (the "Act"). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

Blight Findings

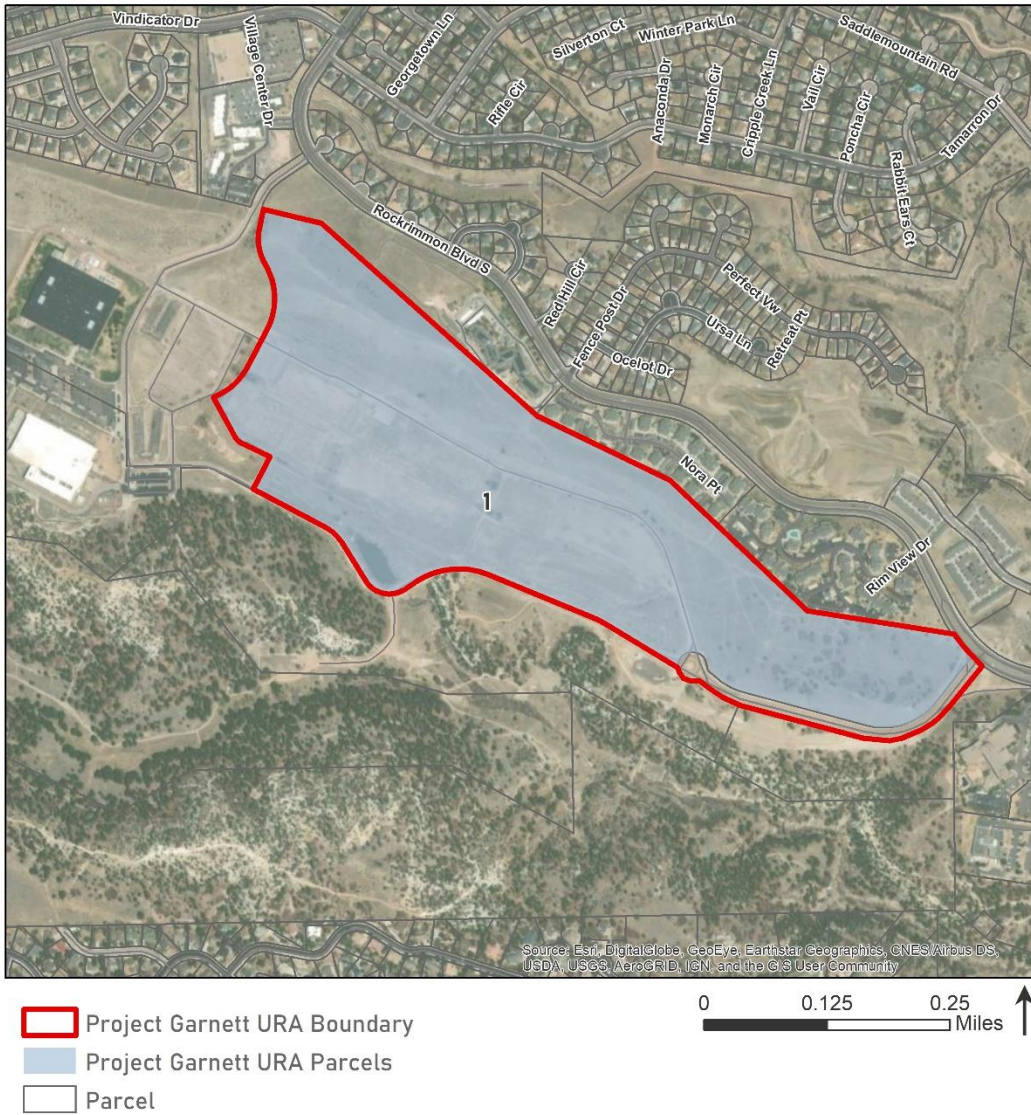
Under the Act, an urban renewal area is a blighted area, as defined by the Act, and has been designated as appropriate for an urban renewal project by the City Council of the City (the "City Council"). In each urban renewal area, conditions of blight must be present, and the City Council must find that the presence of those conditions of blight substantially impair or arrest the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in order for the Authority to exercise its powers.

The Project Garnet Conditions Survey prepared by Economic & Planning Systems (EPS) in December 2022 ("Conditions Survey") was provided to the Authority under separate cover and demonstrates that the Project Garnet Study Area ("Study Area"), as defined in the Conditions Study, is eligible to be declared a blighted area by the City Council under the Act. The Conditions Survey identified and documented 6 of the 11 blight factors present in the Study Area. A description of the blight factors and observations is presented below in Section 4 of this report.

Urban Renewal Area Boundaries

The Project Garnet Urban Renewal Area ("URA" or "Plan Area") is located in the City of Colorado Springs in El Paso County. The Plan Area is comprised of one parcel on approximately 88 acres of land plus adjacent right-of-way (ROW). The location of the Plan Area to which this Plan applies is 301 South Rockrimmon Boulevard, as shown below in **Figure 1** and more particularly described on Exhibit A attached hereto and made a part of hereof.

Figure 1. Project Garnet Urban Renewal Plan Area



Ownership

The parcel located within the Plan Area is owned by Classic Investments LLC and DDJ NO 5 LLC.

Zoning and Land Use

The property within the Plan Area is currently vacant with no building improvements. The Plan Area is zoned as Planned Industrial Park (PIP-1) and Hillside Area Overlay (HS). Planned Industrial Park accommodates a variety of office and light industrial uses. It is defined by the Colorado Springs Zoning Code as, "a limited group of professional, administrative, research, manufacturing, and industrial uses with operations which are quiet and clean to ensure the creation and maintenance of an environment which will serve the mutual interest of the community as a whole." The Hillside Area Overlay District is comprised of areas with natural features that contribute to the attractiveness of the community. Objectives of HS include conserving natural features, minimizing water runoff and soil erosion, encouraging innovative design solutions, and preserving wildlife habitat and wetland areas. The City permits development within the Hillside Overlay if not all land within the area overlay has the characteristics of significant natural features (ridgelines, bluffs, rock outcroppings, vegetation, natural drainageways, wildlife habitat, geologic conditions, and slopes).

The land uses proposed in the Study Area align with the zoning classifications and will include industrial use.

2. Definitions

Terms used in this Plan are defined below and are representative of Urban Renewal Law C.R.S. 31-25-103.

- **Act or Urban Renewal Law** – Urban Renewal Law of the State of Colorado, Colo. Rev. Stat. § 31-25-101 et seq.
- **Available Property Tax Increment Revenues** – all Property Tax Increment Revenues available pursuant to the Tax Increment Financing provisions of the Act not payable to taxing bodies pursuant to agreements, if any, with the Authority or otherwise as provided in §31-25-107(9.5) of the Act. In the event that an agreement is reached with a taxing body pursuant to § 31-25-107(9.5) of the Act after the effective date of Plan approval by the City Council, the Property Tax Increment Revenues generated by said taxing body’s mill levy shall become Available Property Tax Increment Revenues, and the addition of such revenue shall not be a substantial modification to this Plan.
- **Available Revenues** – any and all revenues available to the Authority, including, without limitation, Available Property Tax Increment Revenues, any revenues available to the Authority from Districts, or any other source that are available under this Plan or otherwise under the Act.
- **Bonds** – any bonds (including refunding bonds), notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, debentures, or other obligations.
- **District (or Districts)** – means a metropolitan district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Special District Act, 32-1-101, et seq., C.R.S., as from time to time amended, or a business improvement district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Business Improvement District Act, 31-25-1201, et seq., C.R.S., as from time to time amended, or any successor District or Districts thereto as may be approved by the City.
- **Property Taxes** – means, without limitation, all levies to be made on an ad valorem basis by or for the benefit of any public body upon taxable real and personal property in the Area.
- **Property Tax Increment Revenues** – the property tax revenues allocated to the Authority pursuant to §31-25-107(9) of the Act and Section 7.0 of this Plan.
- **Real property** – lands, lands under water, structures, and any and all easements, franchises, incorporeal hereditaments, and every estate and right therein, legal and equitable, including terms for years and liens by way of judgment, mortgage, or otherwise.

- **Redevelopment/Development Agreement** – one or more agreements between the Authority and developer(s) and/or property owners or such other individuals or entities as determined by the Authority to be essential to carry out the objectives of this Plan.
- **Slum area** – an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.
- **Tax increment financing (TIF)** – the tax allocation financing as described in C.R.S. 31-25-107(9) of the Act as in effect on the date this Plan is approved by City Council.
- **Urban Renewal Authority or Authority** – a corporate body organized pursuant to the provisions of the Act for the purposes, with the powers, and subject to the restrictions set forth in the Act.
- **Urban Renewal Plan or Plan** – a plan, as it exists from time to time, for an urban renewal project, which plan conforms to a general or master plan for the physical development of the municipality as a whole and which is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.
- **Urban Renewal Project** – undertakings and activities for the elimination and for the prevention of the development or spread of slums and blight and may involve slum clearance and redevelopment, or rehabilitation, or conservation, or any combination or part thereof, in accordance with an urban renewal plan.

3. Purpose

The purpose of this Plan is to reduce, eliminate, and prevent the spread of blight within the Plan Area through private development. The Plan sets goals to achieve this through implementing established objectives for the Area and assisting with the eligible costs of environmental mitigation, redevelopment, promoting economic growth and private investment through the tools available within the context of urban renewal tools, laws, and guidelines, including, without limitation, tax increment financing (TIF).

Establishment of the Urban Renewal Area will take advantage of improving conditions and the upcoming development cycle by focusing urban renewal efforts in a small area for the duration in accordance with the mandates of the Act.

Vision

The vision of the Plan Area, as expressed by the developer, is an industrial development that could include high tech manufacturing. The proposed development will be constructed in phases. After phase one is complete there is potential for phase two expansion. The development will create economic benefit to the community with significant job growth.

The Plan Area is a brownfield redevelopment and an infill development using space within the urban context rather than developing on the outside or edges of the city. The Plan Area is the location of a former 800,000 square foot office and manufacturing development that was demolished in 2012.

4. Blight Conditions

Before an urban renewal plan can be adopted by the City Council, there must be a determination that an area constitutes a blighted area. This determination depends upon the presence of several physical, environmental, and social factors. Blight is attributable to a range of conditions that, in combination, tend to accelerate the phenomenon of deterioration of an area. The definition of a blighted area is based upon the definition articulated in the Urban Renewal Law (C.R.S. § 31-25-103) as follows:

"Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- a. Slum, deteriorated, or deteriorating structures;*
- b. Predominance of defective or inadequate street layout;*
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- d. Unsanitary or unsafe conditions;*
- e. Deterioration of site or other improvements;*
- f. Unusual topography or inadequate public improvements or utilities;*
- g. Defective or unusual conditions of title rendering the title nonmarketable;*
- h. The existence of conditions that endanger life or property by fire and other causes;*
- i. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- j. Environmental contamination of buildings or property;*
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, building, or other improvements; or*
- l. If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5)*

of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.

To use the powers of eminent domain, the definition of "blighted" is broadened to require that five of the eleven blight factors must be present (C.R.S. § 31-25-105.5(5)(a)):

(a) "Blighted area" shall have the same meaning as set forth in section 31-25-103 (2); except that, for the purposes of this section only, "blighted area" means an area that, in its present condition and use and, by reason of the presence of at least five of the factors specified in section 31-25-103 (2)(a) to (2)(l), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

The methodology used to prepare the Conditions Survey for the Plan Area involved the following steps: (i) identify parcels to be included in the Plan Area; (ii) gather information about the properties and infrastructure within the Plan Area boundaries; (iii) evaluate evidence of blight through field reconnaissance; and (iv) record observed and documented conditions listed as blight factors in State Statute. The entire Conditions Survey is provided under separate cover.

5. Plan Goals and Conformance

Plan Goals and Objectives

The overall objective of this Plan is to remediate unfavorable existing conditions and prevent further deterioration by implementation of the relevant provisions contained in the following documents:

- PlanCOS (City of Colorado Springs Comprehensive Plan), 2019
- City of Colorado Springs Strategic Plan, 2020-2024

The Plan is intended to stimulate private sector development in the Plan Area with a combination of private investment and Authority financing. The Plan has the following objectives:

- Implement PlanCOS
- Prevent and eliminate conditions of blight within the City of Colorado Springs
- Encourage and provide incentives for economic development
- Encourage the development of projects that would not otherwise be considered financially feasible without the participation of Colorado Springs Urban Renewal Authority (CSURA)
- Enhance the current property tax revenue within the city and county with development that will increase the assessed valuation

Plan Conformance

Urban Renewal Law

This Plan is in conformity with and subject to the applicable statutory requirements of the Urban Renewal Law.

PlanCOS

The City of Colorado Springs' adopted Comprehensive Plan, known as *PlanCOS*, describes the City's vision of creating a vibrant community organized around six themes of vibrant neighborhoods, unique places, thriving economy, strong connections, renowned culture, and majestic landscapes. This Plan is intended to implement *PlanCOS* and is in direct conformance with *PlanCOS*. The URA Plan directly supports three themes in *PlanCOS* of vibrant neighborhoods, unique places, and thriving economy. The following excerpts from *PlanCOS* highlight the linkage between *PlanCOS* and this Plan under these three themes. These are representative excerpts, and not an all-inclusive list of relevant statements:

- **Vision Map** – The Plan Area in the PlanCOS Vision Map is identified as an Established Suburban Neighborhood.

Vibrant Neighborhoods Framework – The Plan Area is identified as an Established Suburban Neighborhood. The goal of this typology is to enhance existing character, while supporting ongoing investment and improved adaptation.

- **Goal VN-3** – Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.

Unique Places Framework – The unique places framework shows the vision of unique places in the city and focuses on designing these places to be compatible with surrounding neighborhoods and business areas. The Plan Area is identified as a Community Activity Center. The goal of Community Activity Centers is to reinforce and create desirable places that provide identity, mixed use focus, and offer integrated support and services to subareas of the city.

- **Goal UP-2** – Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.
 - **Policy UP-2.A:** Support infill and land use investment throughout the mature and developed areas of the city.
- **Goal UP-4** – Strengthen our overall community identity and better serve the needs of residents and businesses within our large metropolitan area by developing active, unique, and connected centers and corridors.
 - **Policy UP-4.D:** Leverage funding tools, partnerships, and policies to fund and maintain redevelopment centers, corridors, and gateways.
- **Goal UP-5** – Develop and support unique places and centers as models of resilience and sustainability.

Thriving Economy Framework – The Plan Area is identified as a Spinoffs and Startups typology, which has the goal to become increasingly competitive at business and worker attraction in medium and high-wage jobs by supporting the creation of environments that attract them and allow them to thrive.

- **Goal TE-1** – Build on our quality of place and existing competitive advantages.
 - **Policy TE-1.A** – Preserve and strengthen key economic sectors and strive to grow medium and high-wage jobs in targeted industry clusters.

- **Goal TE-2** – Diversify the local economy by fostering a range of business types and sizes.
- **Goal TE-3** – Continue to initiate regional coordination and partnerships focused on economic development and shared fiscal sustainability.
 - **Policy TE-3.A** – Foster cross-jurisdictional collaboration and planning with other public agencies and surrounding jurisdictions.
- **Goal TE-4** – Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.
 - **Policy TE-4.A** – Prioritize development within the existing City boundaries and built environment (not in the periphery).

City of Colorado Springs Strategic Plan

The City of Colorado Springs Strategic Plan for 2020-2024 ensures programs, services, and initiatives are aligned and serve a strategic vision. The Strategic Plan’s core values include promoting job creation, investing in infrastructure, excelling in City services, and building community and collaborative relationships. The Project Garnet URA Plan directly implements the Strategic Plan and the following excerpt is representative of the alignment between the two:

Promoting Job Creation – 1.0 – Collaborate with regional partners to attract a diverse economic base to Olympic City USA. This focus includes corporate and small businesses, entrepreneurial start-ups, and Opportunity Zones to create diverse and sustainable economic growth.

Development Standards and Procedures

All development within the Plan Area shall conform to the City’s Land Use Code and any site-specific City zoning regulations and policies that might impact properties in the Plan Area, all as in effect and as may be amended. However, as authorized by the Urban Renewal Law, the Authority may arrange with the City for the planning, replanning, zoning or rezoning of any part of the Plan Area as needed in connection with the urban renewal project described in this Plan.

6. Authorized Urban Renewal Undertakings and Activities

The Act allows for a wide range of activities to be used in the implementation of an urban renewal plan. The Authority is authorized to provide both financial assistance and improvements in partnership with property owners and other affected parties in order to accomplish the objectives stated herein. Public private partnerships and other forms of cooperative development, including Cooperation Agreements, will be essential to the Authority's strategy for preventing the spread of blight and eliminating existing blighting conditions. Without limitation, undertakings and activities of the Authority in the furtherance of this Plan as described as follows.

Undertakings and Activities to Remedy Blight

As described in **Section 4** of this Plan, six qualifying conditions of blight were identified in the Study Area of which this Urban Renewal Area is a part. Each of the eight qualifying conditions was observed within the Urban Renewal Area. Implementation of this Plan by providing urban renewal resources for public and private improvements will remedy the conditions identified:

(b) *Predominance of defective or inadequate street layout - Observed*

The Plan Area is large, at about 88 acres, and the private investment of a road network will provide internal vehicular and pedestrian circulation, which is currently lacking as well as sidewalks and lighting for an improved pedestrian environment.

(c) *Faulty lot layout - Observed*

The development of the Plan Area as a whole will provide internal vehicular access and connectivity.

(d) *Unsanitary or unsafe conditions - Observed & data supported*

The private investments and onsite development will eliminate the vandalism/graffiti, presence of vagrants, and excessive litter. Additionally, the private investment will provide new jobs and establish an employment node.

(e) *Deterioration of site or other improvements - Observed*

The development of the Plan Area will turn a neglected property into a thriving employment center with the necessary site improvements.

**(f) Unusual topography or inadequate public improvements or utilities
– Observed**

The areas of the Plan Area with unusual topography will likely be preserved as much as possible to preserve significant natural features, while the necessary areas will be graded to allow development to occur.

(k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements - Observed

The Plan Area is currently undeveloped and vacant. Through private investment and support from the Authority, the Plan Area will develop into a vibrant property and be fully utilized.

Project Development Plan

The primary goal of this Plan is to eliminate the current conditions of blight in the Urban Renewal Area and prevent those conditions from reoccurring. The contemplated redevelopment of the Area is for use as industrial facilities; provided however, the Authority is authorized to approve any uses for the Area that eliminate blight and are consistent with the Comprehensive Plan and applicable zoning, including, without limitation, mixed use development, including residential, hotel, commercial, retail, office, industrial, cultural, and public uses.

Complete Public Improvements and Facilities

The Authority may undertake certain actions to make the Area more attractive for private investment. The Authority may, or may cause others, including, without limitation, one or more Districts to install, construct, and reconstruct any public improvements, including, without limitation, parking facilities. The Authority may, or may cause others to, demolish and clear buildings and existing improvements for the purpose of promoting the objectives of the Plan and the Act. Additionally, the Authority may, or may cause others to, install, construct and reconstruct any other authorized improvements, including, without limitation, other authorized undertakings or improvements for the purpose of promoting the objectives of this Plan and the Act.

Plan Modification

The Authority may propose, and City Council may make, modifications to this Plan as may be necessary; provided, however, any modification of the Plan shall (a) comply with the provisions of the Act, including §31-25-107(7); (b) not impair Available Revenues then-pledged by the Authority or the ability of the Authority to pay any outstanding Bonds, including any reimbursement obligations of the Authority; or (c) not impair the ability of the Authority or any party to any then-existing agreement to fully perform their respective covenants and duties under any such agreement. The Authority may, in specific cases, allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement or application of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

Provide Relocation Assistance

While it is not anticipated as of the date of this Plan that acquisition of real property will result in the relocation of any individuals, families, or business concerns; if such relocation becomes necessary, the Authority will adopt a relocation plan as necessary to comply with applicable provisions of the Act.

Demolition, Clear and Prepare Improvements

The Authority is authorized to demolish or cooperate with others to clear buildings, structures, and other improvements within the Area in an effort to advance projects deemed consistent with the vision stated herein. Such demolition or site clearance is necessary to eliminate unhealthy, unsanitary, and unsafe conditions; eliminate obsolete uses deemed detrimental to the public welfare; remove and prevent the spread of blight; and facilitate redevelopment of the Area by private enterprise.

Acquire and Dispose of Property

It is not expected that the Authority will be required to acquire property to carry out the project. However, if the Authority determines such acquisition is necessary, it is authorized to acquire any such property by negotiation or any other method, except that the Authority is not authorized to acquire property by eminent domain. Properties acquired by the Authority by negotiation may be temporarily operated, managed and maintained by the Authority if requested to do so by the acquiring entity and deemed in the best interest of the Urban Renewal Project and the Plan. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

The Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements in accordance with the Act and this Plan.

Enter into Redevelopment/Development Agreements

The Authority may enter into Redevelopment/Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities determined to be necessary to carry out the purposes of this Plan, including the pledge by the Authority of Available Revenues to pay eligible costs pursuant to the Act or any other applicable law. Further, such Redevelopment/Development Agreements, or other contracts, may contain terms, provisions, activities, and undertakings contemplated by this Plan and the Act. Any existing agreements between the City and private parties that are consistent with this Plan are intended to remain in full force and effect unless all parties to such agreements agree otherwise.

Enter into Cooperation Agreements

The Authority is authorized to enter into such Cooperation Agreements as may be required by the Act, including tax sharing agreements. The Authority may also use the mediation and other provisions of the Act when necessary to provide adequate financing to carry out this Plan. This paragraph shall not be construed to require any particular form of cooperation.

Other Project Undertakings and Activities

Other project undertakings and activities deemed necessary by the Authority to carry out the Plan may be undertaken and performed by the Authority or pursuant to agreements with other parties or public bodies in accordance with the authorization of the Act and any applicable law or laws.

7. Project Financing

Financing Powers

Except as hereafter specifically provided, the undertakings and activities of the urban renewal project described in this Plan may be financed, in whole or in part, by the Authority to the full extent authorized under the TIF provisions of CRS § 31-25-107(9)(a) in the Urban Renewal Law, as amended, and with any other available sources of revenues and means of financing authorized to be undertaken by the Authority pursuant to the Urban Renewal Law and under any other applicable law, which shall include, without limitation:

- The collection and use of revenues from property tax increments, sales tax increments, interest income, federal loans or grants, agreements with public, quasi-public, or private parties and entities, loans or advances from any other available source, and any other available sources of revenue.
- The issuance of bonds and other indebtedness, including, without limitation, notes or any other financing instruments or documents in amounts sufficient to finance all or part of the Plan. The borrowing of funds and creation of other indebtedness.
- The use of any and all financing methods legally available to the City, the Authority, any private developer, redeveloper, or owner to finance in whole or in part any and all costs, including without limitation the cost of public improvements, described or anticipated in the Plan or in any manner related or incidental to the development of the Plan Area. Such methods may be combined to finance all or part of activities and undertakings throughout the Plan Area.
- The principal, interest, any premiums and any other amounts legally due on or in connection with any indebtedness or obligation of the Authority may be paid from property tax increments, sales tax increments or any other funds, revenues, assets or property legally available to the Authority.

This Plan contemplates, however, that the primary method of assisting with financing eligible expenses in the Plan Area will be through the use of revenues generated by Property Tax Increment and Sales Tax Increment. It is the intent of the City Council in approving this Plan to authorize the use of TIF by the Authority as part of its efforts to advance the vision, objectives, and activities described herein.

Tax Increment Financing District

Pursuant to the provisions of Section 31-25-107(9) of the Urban Renewal Law, in approving this Plan, the City Council hereby approves the Plan Area as a single tax increment financing district with the same boundary as the Plan Area (the "TIF District"). The boundaries of this TIF District shall therefore be as depicted in **Figure 1** and described on Exhibit A.

Property Tax Increment Financing

The Authority is specifically authorized to collect and expend property tax increment revenue to the full extent authorized by the Urban Renewal Law and to use that revenue for all purposes authorized under this Plan.

Property Tax Increment Limitations

The Authority shall establish a fund for the financing authorized under this Plan that shall be funded with the property tax allocation authorized to the Authority under the Urban Renewal Law in C.R.S. Section 31-25-107(9). Under this method, the property taxes of specifically designated public bodies, if any, levied after the effective date of the approval of this Plan upon taxable property in the Plan Area each year by or for the benefit of the designated public body must be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of the tax allocation provision, as follows:

Base Amount – That portion of the taxes that are produced by the levy at the rate fixed each year by or for such public body upon the valuation for assessment of taxable property in the Plan Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Plan Area, the effective date of the modification of the Plan, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

Increment Amount – That portion of said property taxes in excess of such base amount must be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, a specific project. Any excess property tax collections not allocated in this way must be paid into the funds of the municipality or other taxing entity, as applicable.

Unless and until the total valuation for assessment of the taxable property in the Plan Area exceeds the base valuation for assessment of the taxable property in the Plan Area, all of the taxes levied upon the taxable property in the Plan Area must be paid into the funds of the respective public bodies.

When such bonds, loans, advances, and indebtedness, if any, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Plan Area must be paid into the funds of the respective public bodies, and all moneys remaining in the special fund that have not previously been rebated and that originated as property tax increment generated based on the mill levy of a taxing body, other than the City, within the boundaries of the Plan Area must be repaid to each taxing body based on the pro rata share of the prior year's property tax increment attributable to each taxing body's current mill levy in which property taxes were divided. Any moneys remaining in the special fund not generated by property tax increment are excluded from any such repayment requirement. Notwithstanding any other provision of law, revenues excluded by §31-25-107(9)(a)(II) of the Act are not intended to be included in Available Property Tax Increment Revenues.

Notwithstanding any other provision of law, any additional revenues the City, county, special district, or school district receives either because the voters have authorized the City, county, special district, or school district to retain and spend said moneys pursuant to section 20(7)(d) of Article X of the Colorado Constitution subsequent to the creation of this special fund or as a result of an increase in the property tax mill levy approved by the voters of the City, county, special district, or school district subsequent to the creation of the special fund, to the extent the total mill levy of the City, county, special district, or school district exceeds the respective mill levy in effect at the time of approval or substantial modification of the Plan, are not included in the amount of the increment that is allocated to and, when collected, paid into the special fund of the authority.

In calculating and making these payments, the County Treasurer may offset the Authority's pro rata portion of any property taxes that are paid to the Authority under these terms and that are subsequently refunded to the taxpayer against any subsequent payments due to the Authority for an urban renewal project. The Authority shall make adequate provision for the return of overpayments in the event that there are not sufficient property taxes due to the Authority to offset the Authority's pro rata portion of the refunds. The Authority may establish a reserve fund for this purpose or enter into an intergovernmental agreement with the municipal governing body in which the municipality assumes responsibility for the return of the overpayments.

The portion of taxes collected may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances, and indebtedness. This irrevocable pledge shall not extend to any taxes that are placed in a reserve fund to be returned to the county for refunds of overpayments by taxpayers or any reserve funds reserved by the Authority for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), C.R.S. The Authority shall set aside and reserve a reasonable amount as determined by the Authority of all incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

At the time of general reassessment of taxable property valuations in El Paso County, including all or part of the Plan Area subject to division of valuation for assessment between base and increment, as provided above, the portions of valuations for assessment to be allocated as provided above shall be proportionately adjusted in accordance with such reassessment or change. Note that at the time of this Plan adoption, such a general reassessment occurs every two years, in the odd-numbered years

Sales Tax Increment Financing

The urban renewal project under the Plan may also be financed by the Authority under the sales tax allocation financing provisions of the Urban Renewal Law in C.R.S. Section 31-25-107(9). The Urban Renewal Law allows that upon the adoption or amendment of an Urban Renewal Plan, sales taxes flowing to the city and/or county may be “frozen” at their current level. The current level is established based on the previous 12 months prior to the adoption of this Plan. Thereafter, the jurisdiction can continue to receive this fixed sales tax revenue. The Authority thereafter may receive all, or an agreed upon portion of the additional sales taxes (the increment) that are generated above the base. The Authority may use these incremental revenues to finance the issuance of bonds, reimburse developers for public improvement costs, reimburse the city for public improvement costs, and pay off financial obligations and other debts incurred in the administration of the Plan. This increment is not an additional sales tax, but rather is a portion of the established tax collected by the jurisdiction, and the sales tax increment resulting from redevelopment efforts and activities contemplated in this Plan.

Sales Tax Increment Limitations

A fund for financing projects may be accrued and used by the Authority under the tax allocation financing provisions of the Urban Renewal Law. Under this method, municipal sales taxes collected within the Plan Area, by or for the benefit of the designated public body must be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of the tax allocation provision, as follows:

Base Amount – That portion of sales taxes, not including any sales taxes for remote sales as specified in § 39-26-104 (2), C.R.S., collected within the boundaries of the Plan Area in the twelve-month period ending on the last day of the month prior to the effective date of approval of the Plan, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

Increment Amount – All or any portion of said sales taxes in excess of such base amount, must be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by,

whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, a specific project. Any excess sales tax collections not allocated in this way must be paid into the funds of the jurisdiction, as applicable.

Unless and until the total sales tax collections in the Plan Area exceed the base year sales tax collections in the Plan Area, all such sales tax collections must be paid into the funds of the respective taxing entity.

The portion of taxes collected may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances, and indebtedness. This irrevocable pledge shall not extend to any taxes that are placed in a reserve fund to be returned to the county for refunds of overpayments by taxpayers or any reserve funds reserved by the Authority for such purposes in accordance with C.R.S. Section 31-25-107(9)(a)(III) and (b). The Authority shall set aside and reserve a reasonable amount as determined by the Authority of all incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

Tax Increment Reimbursements

Tax increment revenues may be used to reimburse the city and/or a developer for costs incurred for improvements related to a project to pay the debt incurred by the Authority with such entities for urban renewal activities and purposes. Tax increment revenues may also be used to pay bonded indebtedness, financial obligations, and debts of the Authority related to urban renewal activities under this Plan.

Within the 12-month period prior to the effective date of the approval or modification of the Plan requiring the allocation of moneys to the Authority as outlined previously, the city, county, special district, or school district is entitled to the reimbursement of any moneys that such city, county, special district, or school district pays to, contributes to, or invests in the Authority for a project. The reimbursement is to be paid from the special fund of the Authority.

8. Severability and Reasonable Variations

The Authority shall have the ability to approve reasonable variations (as determined by the Board) from the strict application of these Plan provisions, so long as such variations reasonable accommodate the intent and purpose of this Plan and the Urban Renewal Law. Plan provisions may be altered by market conditions, redevelopment opportunities and/or the needs of the community affected by the Plan.

If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.

9. Effective Date of the Plan

This Plan shall be effective upon its final approval by the City Council. Except as otherwise permitted under the Urban Renewal Law, the term of the TIF period is twenty-five (25) years from the effective date of the Plan, unless the Authority deems, to the extent consistent with the terms in the applicable, agreements, including, without, limitation, Redevelopment/Development Agreements and Cooperation Agreements, that all activities to accomplish the Project have been completed and all debts incurred to finance such activities and all expenses of the Authority have been repaid. In that event, the Authority may declare the Plan fully implemented.



Exhibit A: Legal Description

D.E.C. SUBDIVISION FILING NO. 2

A REPLAT OF LOT 1, BLOCK 1, D.E.C. SUBDIVISION RECORDED IN PLAT BOOK C-3 AT PAGE 72, RECORDS OF EL PASO COUNTY, COLORADO AND A PORTION OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF SECTION 18, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT HEWLETT-PACKARD COMPANY, A DELAWARE CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING LOT 1, BLOCK 1, D.E.C. SUBDIVISION AS RECORDED IN PLAT BOOK C-3 AT PAGE 72, RECORDS OF EL PASO COUNTY, COLORADO AND A PORTION OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF SECTION 18, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE WEST QUARTER OF SAID SECTION 13 BY A 2" ALUMINUM CAP STAMPED LWA, PLS 28658 AND AT THE SOUTHWEST CORNER OF SAID SECTION 13 BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED JR ENG LTD, RLS 10377 IS ASSUMED TO BEAR S00°57'36"E A DISTANCE OF 2627.16 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING THE NORTHWESTERLY CORNER OF PINECLIFF NO. 9 AS RECORDED IN PLAT BOOK T-3 AT PAGE 98, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N00°57'36"W, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 2127.16 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 1, D.E.C. SUBDIVISION AS RECORDED IN BOOK C-3 AT PAGE 72 SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING N00°57'36"W, ON THE WESTERLY BOUNDARY OF SAID D.E.C. SUBDIVISION AND SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 800.01 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 13;

THENCE N00°56'08"W, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 AND THE EASTERLY BOUNDARY OF LOT 1, BLOCK 1, MIDDLE SCHOOL NO. 2 RECORDED IN PLAT BOOK C-4 AT PAGE 163, A DISTANCE OF 1611.26 FEET TO THE SOUTHWESTERLY CORNER OF CROWN HILL AT ROCKRIMMON AS RECORDED UNDER RECEPTION NO. 206712596; THENCE S76°28'16"E, ON THE SOUTHERLY BOUNDARY OF SAID CROWN HILL AT ROCKRIMMON AND THE SOUTHERLY BOUNDARY OF VILLAGE CENTER AT ROCKRIMMON FILING NO. 3 RECORDED IN PLAT BOOK H-5 AT PAGE 152, A DISTANCE OF 1583.44 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID VILLAGE CENTER AT ROCKRIMMON FILING NO. 3;

THENCE ON THE SOUTHEASTERLY BOUNDARY OF SAID VILLAGE CENTER AT ROCKRIMMON FILING NO. 3 AND THE SOUTHEASTERLY BOUNDARY OF LOT 3 AS PLATTED IN VILLAGE CENTER AT ROCKRIMMON FILING NO. 2, THE FOLLOWING (2) TWO COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S76°28'16"E, HAVING A DELTA OF 42°53'46", A RADIUS OF 322.72 FEET AND A DISTANCE OF 241.61 FEET TO A POINT OF TANGENT;

- N56°25'32"E, A DISTANCE OF 173.32 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF ROCKRIMMON BOULEVARD AS PLATTED IN TAMARRON AT ROCKRIMMON RECORDED IN PLAT BOOK J-3, AT PAGE 26;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N60°13'06"E, HAVING A DELTA OF 08°17'28", A RADIUS OF 415.00 FEET AND A DISTANCE OF 60.05 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF ROCKRIDGE SENIOR HOUSING AS RECORDED IN PLAT BOOK Z-3 AT PAGE 134;

THENCE ON THE WESTERLY AND SOUTHWESTERLY BOUNDARY OF SAID ROCKRIDGE SENIOR HOUSING, THE SOUTHWESTERLY BOUNDARY BRIDGEPORT SUBDIVISION AS RECORDED IN PLAT BOOK W-3 AT PAGE 69 AND THE SOUTHWESTERLY BOUNDARY OF ROCKRIMMON APARTMENTS FILING NO. 1 AS RECORDED IN PLAT BOOK V-3 AT PAGE 135, THE FOLLOWING (7) SEVEN COURSES:

- S56°25'32"W, A DISTANCE OF 173.69 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 42°53'45", A RADIUS OF 262.72 FEET AND A DISTANCE OF 196.69 FEET TO A POINT ON CURVE;
- S76°28'16"E, A DISTANCE OF 320.24 FEET;
- S48°13'01"E, A DISTANCE OF 1580.62 FEET;
- S64°44'56"E, A DISTANCE OF 765.00 FEET;
- S46°28'54"E, A DISTANCE OF 1015.92 FEET;
- S80°59'50"E, A DISTANCE OF 798.23 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID ROCKRIMMON BOULEVARD AS RECORDED IN BOOK 3049 AT PAGE 158;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING (3) THREE COURSES:

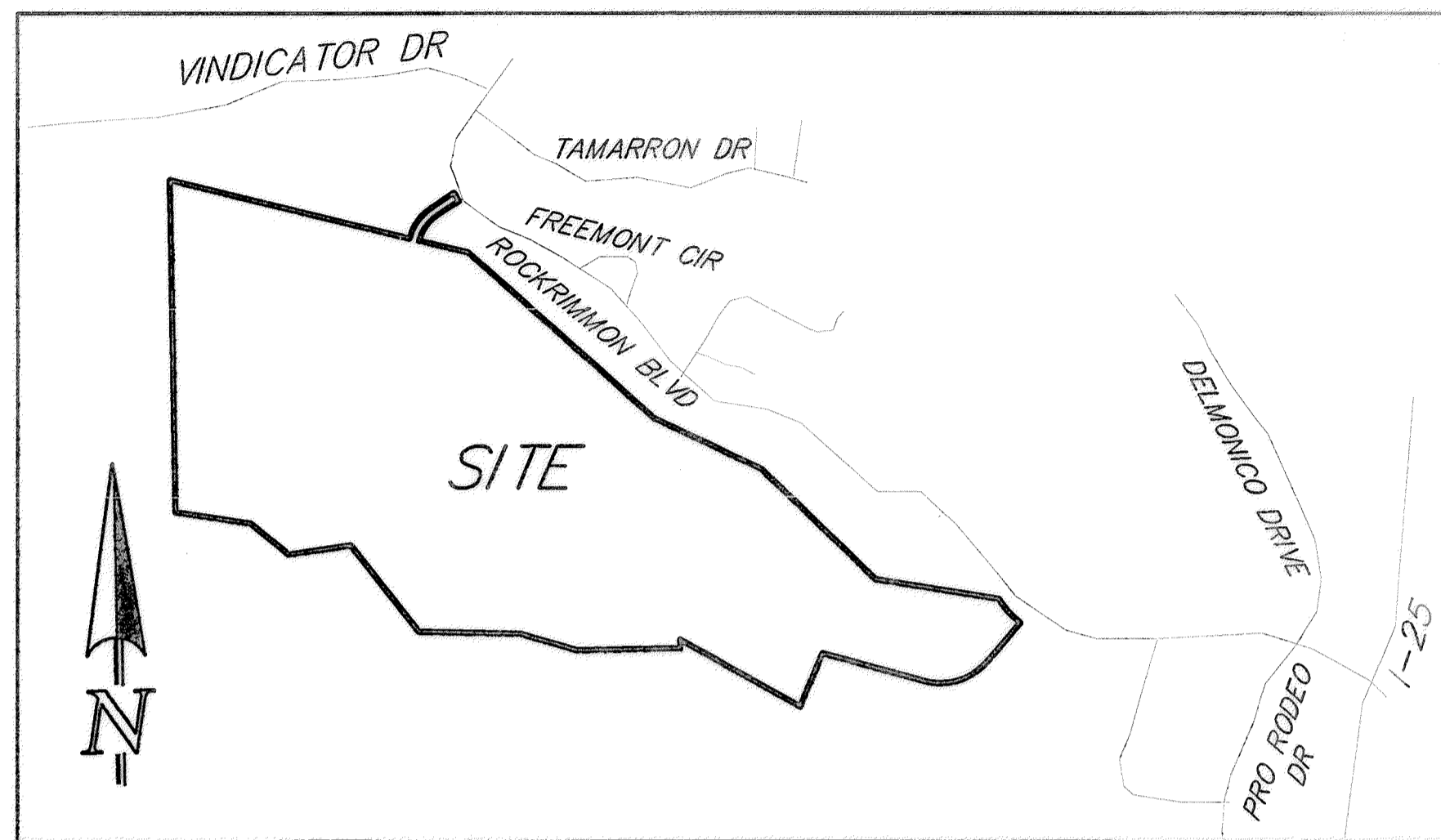
- S34°55'25"E, A DISTANCE OF 20.97 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N54°46'00"E, HAVING A DELTA OF 18°46'50", A RADIUS OF 640.00 FEET AND A DISTANCE OF 209.78 FEET TO A POINT ON CURVE;

THENCE S38°12'53"W, A DISTANCE OF 301.35 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 66°50'31", A RADIUS OF 440.00 FEET AND A DISTANCE OF 513.31 FEET TO A POINT OF TANGENT; THENCE N74°56'37"W, A DISTANCE OF 679.43 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 1, D.E.C. SUBDIVISION;

THENCE ON THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1, D.E.C. SUBDIVISION, THE FOLLOWING (10) TEN COURSES:

- S23°05'55"W, A DISTANCE OF 333.26 FEET;
- N61°00'10"W, A DISTANCE OF 880.00 FEET;
- S01°00'10"E, A DISTANCE OF 55.00 FEET;
- S88°59'50"W, A DISTANCE OF 860.00 FEET;
- N73°52'02"W, A DISTANCE OF 374.28 FEET;
- N88°36'11"W, A DISTANCE OF 644.87 FEET;
- N38°27'12"W, A DISTANCE OF 700.00 FEET;
- S81°45'43"W, A DISTANCE OF 405.00 FEET;
- N50°59'04"W, A DISTANCE OF 311.32 FEET;
- N81°33'40"W, A DISTANCE OF 489.98 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 198.435 ACRES.



VICINITY MAP
N.T.S.

GENERAL NOTES:

- THE DATE OF PREPARATION IS FEBRUARY 22, 2013.
- FLOODPLAIN STATEMENT:
THIS SITE, D.E.C. SUBDIVISION FILING NO. 2 IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0512F, EFFECTIVE MARCH 17, 1997.
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES, SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO (EXCEPT DUAL EASEMENTS DEFINED BY CITY CODE). ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE PROPERTY INFORMATION BINDER FILE NUMBER SC55034289 ISSUED BY LAND TITLE GUARANTEE COMPANY DATED JULY 20, 2011.
- THE FOLLOWING PRIVATE DRAINAGE EASEMENTS ARE FOR THE BENEFIT OF THE LOTS LISTED BELOW AND SHALL BE CONVEYED CONCURRENTLY WITH THE TRANSFER OF THE LOT ALONG WITH THE MAINTENANCE RESPONSIBILITIES OF SAID EASEMENT.

| DRAINAGE EASEMENT | ON LOT | BENEFIT LOT |
|-------------------|--------|-------------|
| A | 1 | 2 |
| B | 4 | 2 |
| C | 3 | 1, 2 |
| D | 4 | 3 |
| E | 4 | 3 |
| F | 4 | 3 |

- THE 70' PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT OF ALL LOTS WITHIN THE PLATTED AREA AND SHALL BE CONVEYED CONCURRENTLY WITH THE TRANSFER OF OWNERSHIP OF THE LOTS. MAINTENANCE RESPONSIBILITIES OF THE PRIVATE ACCESS EASEMENT WILL BE BETWEEN LOTS 1, 2 AND 3.
- A RECIPROCAL ACCESS/PARKING EASEMENT FOR LOTS 1 AND 2 SHALL BE CONVEYED CONCURRENTLY WITH THE TRANSFER OF THE OWNERSHIP OF THE LOTS.
- THE ACCESS EASEMENT ON LOT 1 LOCATED NEAR THE NORTHWESTERLY CORNER OF LOT 3 IS FOR THE BENEFIT OF LOT 3 AND SHALL BE CONVEYED CONCURRENTLY WITH THE TRANSFER OF THE OWNERSHIP OF THE LOT.
- APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, A STREET, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS, AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS; PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "D.E.C. SUBDIVISION FILING NO. 2", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. THE STREET IS HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

OWNERS:

THE AFOREMENTIONED, HEWLETT-PACKARD COMPANY, A DELAWARE CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS 2nd DAY OF August, 2013, A.D.

BY: Matt Steed
Facility & Data Center Mgr. AS:
HEWLETT-PACKARD COMPANY, A DELAWARE CORPORATION

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF August, 2013, A.D. BY Matt Steed AS:
Facility & Data Center Mgr. OF HEWLETT PACKARD COMPANY, A DELAWARE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: August 19, 2015
AMY R. GRIER
NOTARY PUBLIC
27416 OF COLORADO
NOTARY ID # 19974011220
MY COMMISSION EXPIRES AUGUST 19, 2015

EASEMENTS:

AS SHOWN HEREON, WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

Douglas P. Reinelt
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30124
FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
DATE: July 26, 2013

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "D.E.C. SUBDIVISION FILING NO. 2".

Shm Tuck
CITY PLANNING DIRECTOR
DATE: August 8, 2013

FOR THE: [Signature]
CITY ENGINEER
DATE: 8/8/13

FOR THE: [Signature]
CITY CLERK
DATE: 8-8-13

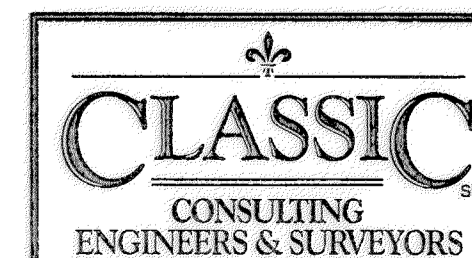
CLERK AND RECORDER:
STATE OF COLORADO)
COUNTY OF EL PASO) ss
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:48 O'CLOCK A.M. THIS 21st DAY OF August, 2013, A.D., AND IS DULY RECORDED AT RECEPTION NO. 2187193261 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

WAYNE W. WILLIAMS, RECORDER
BY: [Signature]
DEPUTY

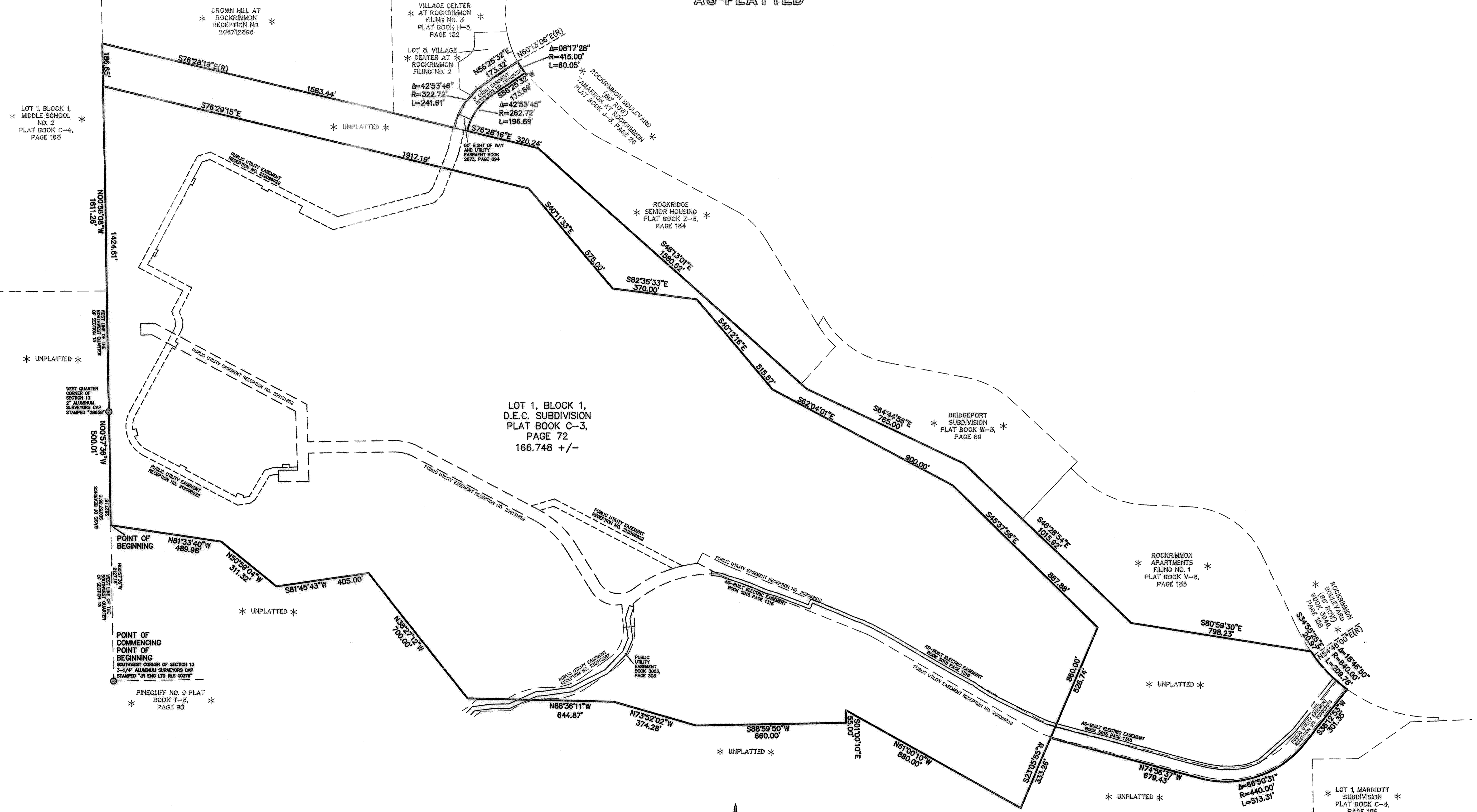
SURCHARGE: _____
SCHOOL FEE: N/A COMMERCIAL
BRIDGE FEE: N/A
PARK FEE: N/A COMMERCIAL
DRAINAGE FEE: PAID



D.E.C. SUBDIVISION
FILING NO. 2
2062.80
FEBRUARY 22, 2013
SHEET 1 OF 3



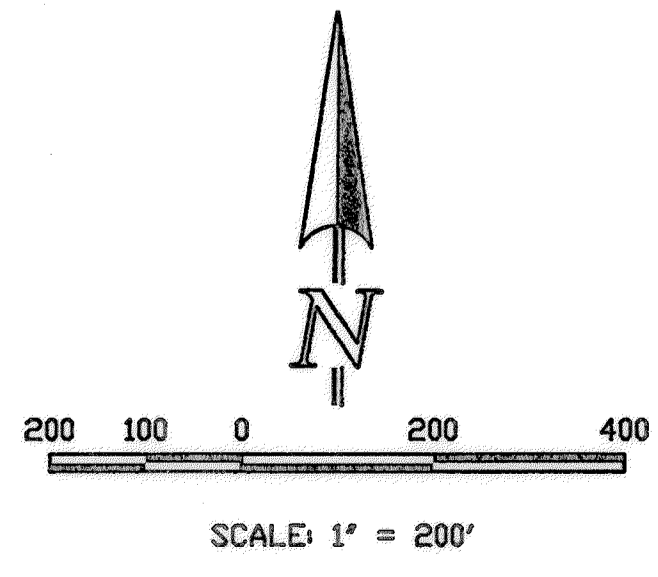
D.E.C. SUBDIVISION FILING NO. 2
AS-PLATTED



POINT OF BEGINNING
N81°33'40"W 489.98'
N50°59'04"W 317.32'
S81°45'43"W 405.00'
N82°27'12"W 700.00'

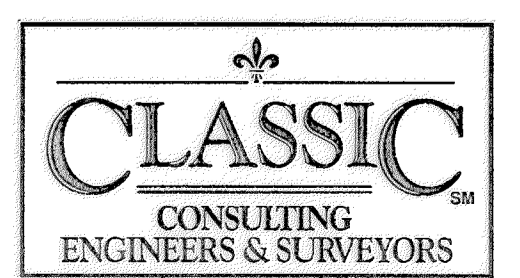
POINT OF COMMENCING
POINT OF BEGINNING
SOUTHWEST CORNER OF SECTION 13
3-1/4" ALUMINUM SURVEYORS CAP
STAMPED "R. END LTD. FILE 10379"

PINECLIFF NO. 9 PLAT
BOOK T-3,
PAGE 88



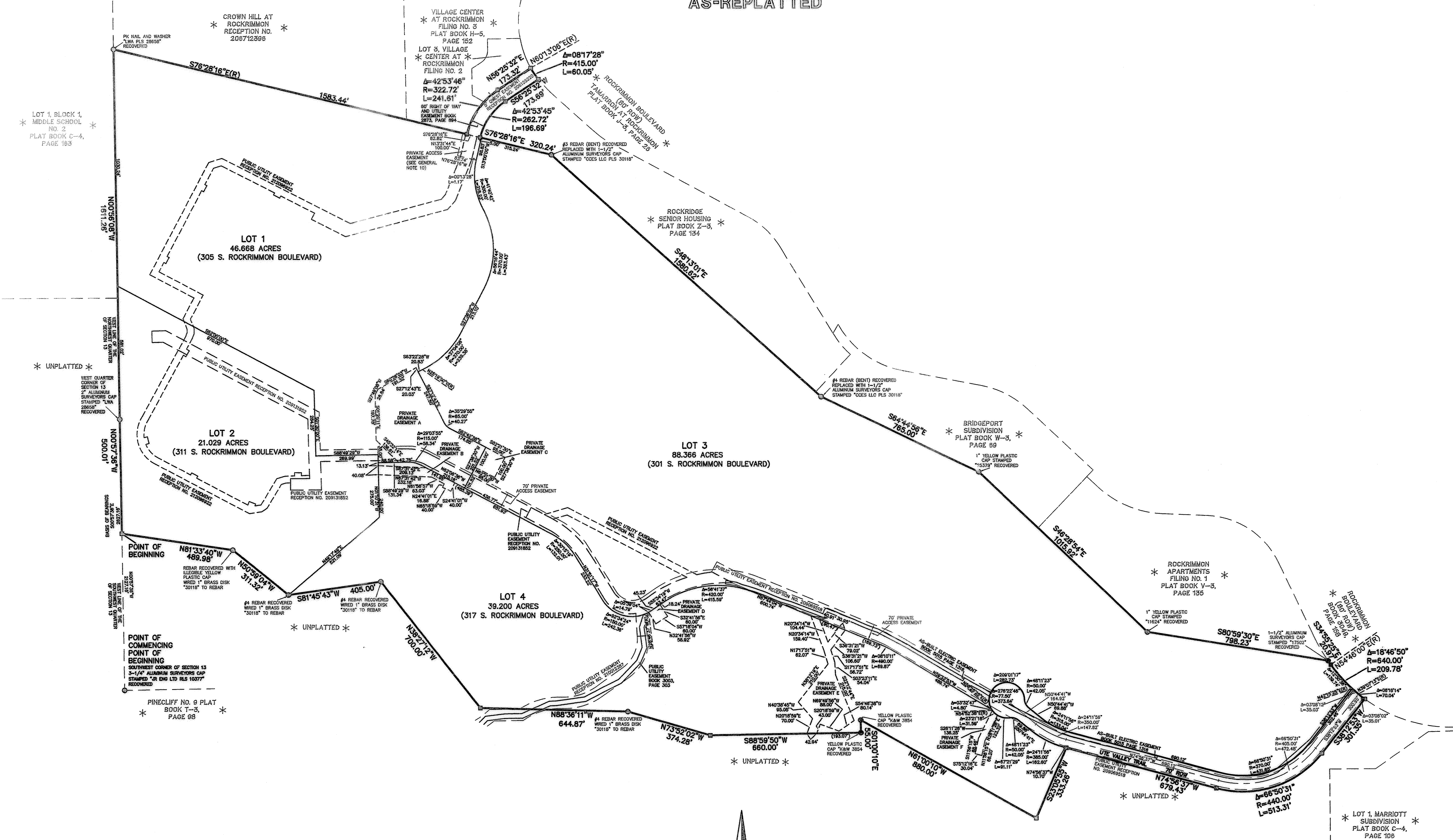
7-26-13
30118
[Signature]

D.E.C. SUBDIVISION FILING NO. 2
2062.80
FEBRUARY 22, 2013
SHEET 2 OF 3



VST

D.E.C. SUBDIVISION FILING NO. 2 AS-REPLATTED



CROWN HILL AT ROCKRIMMON
RECEPTION NO. 206712596

VILLAGE CENTER AT ROCKRIMMON
FILING NO. 3 PLAT BOOK H-5, PAGE 182

LOT 3, VILLAGE CENTER AT ROCKRIMMON
FILING NO. 2

ROCKRIMMON BOULEVARD
TAMARAC AT ROCKRIMMON
PLAT BOOK J-3, PAGE 25

ROCKRIDGE SENIOR HOUSING
PLAT BOOK Z-3, PAGE 134

BRIDGEPORT SUBDIVISION
PLAT BOOK W-3, PAGE 69

ROCKRIMMON APARTMENTS
FILING NO. 1 PLAT BOOK V-3, PAGE 135

LOT 1, MARRIOTT SUBDIVISION
PLAT BOOK C-4, PAGE 106

LOT 1, BLOCK 1, MIDDLE SCHOOL NO. 2
PLAT BOOK C-4, PAGE 163

LOT 1
46.668 ACRES
(305 S. ROCKRIMMON BOULEVARD)

LOT 2
21.029 ACRES
(311 S. ROCKRIMMON BOULEVARD)

LOT 3
88.366 ACRES
(301 S. ROCKRIMMON BOULEVARD)

LOT 4
39.200 ACRES
(317 S. ROCKRIMMON BOULEVARD)

POINT OF BEGINNING
N81°33'40"W 489.98'

POINT OF COMMENCING
POINT OF BEGINNING
SOUTHWEST CORNER OF SECTION 13
3-1/4" ALUMINUM SURVEYORS CAP
STAMPED "JR ENG LTD RLS 10377"
RECOVERED

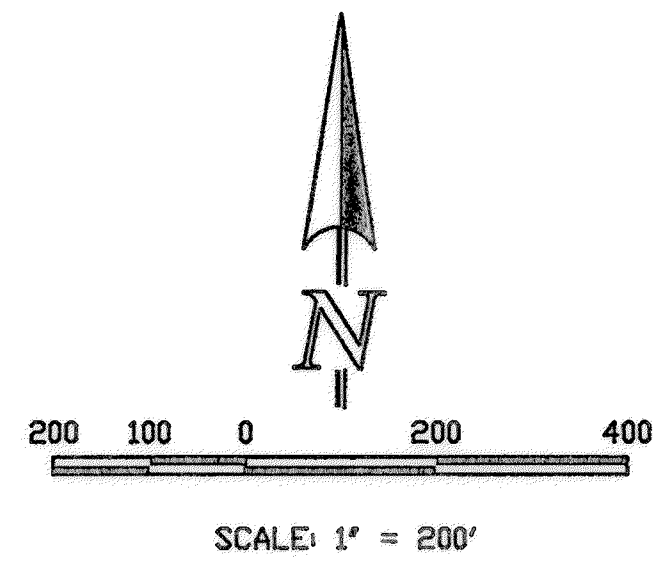
PINECLIFF NO. 9 PLAT
BOOK T-3, PAGE 98

- LEGEND**
- MONUMENT AS NOTED
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" SET
 - * NOT PART OF THIS PLAT
 - (XXXX) STREET ADDRESS

D.E.C. SUBDIVISION FILING NO. 2
2062.80
FEBRUARY 22, 2013
SHEET 3 OF 3

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

6385 Corporate Drive, Suite 101
Colorado Springs, Colorado 80919 (719) 785-0790
(719) 785-0799 (Fax)



JRBD

VST