

Copperleaf Metropolitan District No. 1  
Attn: Richard A. Frank, President  
c/o McGeady Becher P.C.  
450 E. 17th Avenue, Suite 400  
Denver, Colorado

November 4, 2022

Arapahoe County, Colorado  
5334 S. Prince St.  
Littleton, Colorado 80120-1136  
Attn: County Attorney

Re: Declaration of Covenants Imposing and Implementing Payment in Lieu of Taxes, recorded in the Office of the Clerk and Recorder of Arapahoe County, Colorado (the “**Records**”), on December 23, 2016, at Reception No. D6149443 (as amended and supplemented, the “**Declaration**”); capitalized terms used in this letter but not otherwise defined will have the meanings given them in the Declaration.

Ladies and Gentlemen,

As you know, Copperleaf Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado (“**CMD1**”), is the “Declarant” under the Declaration. The Declarant sets forth certain terms and conditions pursuant to which the PILOT may be collected from the Property subject to the Declaration.

In connection with a contemplated dedication of certain real property more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the “**Subject Property**”), to Arapahoe County, Colorado (the “**County**”), Declarant has agreed to issue this letter to clarify that no portion of the Subject Property is intended to be subject to, or included within, the Declaration. Declarant acknowledges and agrees that the Subject Property is not within the boundaries of any Districts, and that as such, the Declaration is not applicable to the Subject Property pursuant to Section 2 of the Declaration.

In furtherance of the foregoing, Declarant hereby waives and releases the Subject Property from the burdens, obligations, and liabilities with respect to the Declaration, including without limitation Declarant’s right to enforce the Declaration against the Subject Property or the County.

It is the express intent of CMD1 that the provisions herein touch and concern the Subject Property, that such provisions constitute a real covenant running with such Subject Property, and

that the provisions herein shall be binding upon successors and assigns of the County with respect to the Subject Property. The County or its designee may record this letter in the Records, at such individual's sole cost and expense.

Sincerely,

Copperleaf Metropolitan District No. 1,  
a quasi-municipal corporation and political  
subdivision of the State of Colorado

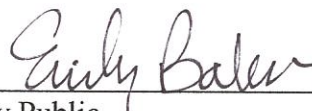
By:   
Richard A. Frank, President

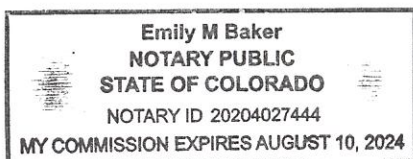
STATE OF Colorado )  
COUNTY OF Wapahoe ) ss.

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of November, 2022, by Richard A. Frank, as President of Copperleaf Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado.

WITNESS my hand and official seal.

My commission expires: August 10, 2024

  
Notary Public



**EXHIBIT A**  
**LEGAL DESCRIPTION**

THAT CERTAIN PORTION OF TRACT A, COPPERLEAF FILING NO. 19, IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, PER PLAT RECORDED MAY 20, 2019 AT RECEPTION NO. D9046743 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN THE WARRANTY DEED TO THE COUNTY OF ARAPAHOE RECORDED MARCH 9, 2016 AT RECEPTION NO. D6024231 IN SAID OFFICE OF THE CLERK AND RECORDER, BEING A POINT ON THE WEST RIGHT-OF-WAY OF COPPERLEAF BOULEVARD AS DEDICATED ON COPPERLEAF FILING NO. 2 RECORDED AT RECEPTION NO. B6106703, IN SAID OFFICIAL RECORDS, WHENCE THE EAST BOUNDARY OF SAID TRACT A, BEARS SOUTH 00°32'49" EAST WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EAST BOUNDARY;

THENCE ALONG THE EAST BOUNDARY OF SAID TRACT A, AND SAID WEST RIGHT-OF-WAY, SOUTH 00°32'49" EAST, A DISTANCE OF 63.35 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A;

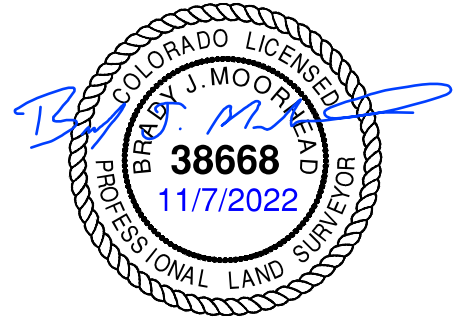
THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT A, SOUTH 89°27'11" WEST, A DISTANCE OF 5.69 FEET;

THENCE DEPARTING SAID SOUTH BOUNDARY, NORTH 04°34'53" EAST, A DISTANCE OF 63.61 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.004 ACRES, (180 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

BRADY J. MOORHEAD, PLS 38668  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122



# ILLUSTRATION TO EXHIBIT A

## EAST QUINCY AVE.

(142' WIDE PUBLIC ROW)

BOOK 5447, PAGE 86 &  
REC NO. B6106703

CITY OF AURORA

CITY LIMITS LINE

ARAPAHOE COUNTY

42'

10' XCEL ENERGY EASEMENT  
REC NO. B6106703

WARRANTY DEED  
REC. NO. D6024231

18' PUBLIC USE EASEMENT  
REC NO. D7096276

### POINT OF BEGINNING

SE CORNER REC. NO. D6024231

TRACT A N04°34'53"E  
63.61'

PARCEL CONTAINS  
180 (SQ.FT.)  
0.004 ACRES  
MORE OR LESS

(BASIS OF BEARINGS)  
EAST LINE TRACT A

S00°32'49"E  
63.35'

PUBLIC USE  
EASEMENT VACATED  
REC. NO. E2095074

S89°27'11"W  
5.69'

COPPERLEAF BLVD.  
(88' WIDE PUBLIC ROW)  
REC. NO. B6106703

NW 1/4 SEC. 12,  
T.5S., R.66W., SIXTH P.M.

**COPPERLEAF**  
**FILING NO. 19**  
REC. NO. D9046743

15' PUBLIC USE EASEMENT  
REC NO. D7096276

LOT 3, BLOCK 1

0' 15' 30' 60'  
SCALE: 1" = 30'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:144421-01\DWG\EXHIBITS  
DWG NAME:  
DWG: RDS CHK: JRW  
DATE: 11/07/2022  
SCALE: 1" = 30'



**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave,  
Suite 1  
Littleton, Colorado 80122  
Phone: (303)713-1898  
Fax: (303)713-1897  
www.aztecconsultants.com

2022-11-07 Copperleaf F19 Tract A ROW Dedication

### R.O.W. DEDICATION

NW 1/4 SEC. 12, T5S, R66W, 6TH P.M.  
ARAPAHOE COUNTY, COLORADO

JOB NUMBER 144421-01

2 OF 2 SHEETS