



Cañon City Reinvestment Expansion Area Urban Renewal Plan

Cañon City, Colorado

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Prepared for:

City of Cañon City
City Council

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Cañon City Reinvestment Expansion Area

Urban Renewal Plan

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Cañon City Reinvestment Expansion Area

Urban Renewal Plan

City of Cañon City, Colorado

1.0 Definitions

Following are definitions for terms frequently used throughout the urban renewal documents. All capitalized and bolded terms shall have the same meaning as set forth in the **Act**, and as applied in the context of the **Plan**.

Act or Law – means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended.

Area or Plan Area or Urban Renewal Plan Area – means the Cañon City Reinvestment Expansion Area as depicted in **Figure 1** and defined in **Appendix B**.

Authority – means the **Cañon City Authority** for Reinvestment.

Base Amount – means that portion of property taxes which are produced by the levy at the rate fixed each year, by or for taxing entities, upon taxable property in the **Plan Area**, last certified prior to the effective date of approval of the **Plan**; and may include that portion of municipal sales taxes collected within the boundaries of the same area, during the twelve-month period for which these revenues have been reported and verified, prior to the effective date of approval of the **Plan**.

Bonds - means any bonds (including refunding bonds), notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, debentures, or other obligations.

City – means the City of Cañon City.

City Council – means the City of Cañon City Council.

Comprehensive Plan – means the City of Cañon City Comprehensive Plan Update, 2001.

Cooperation and Development Agreements – means any agreement between the **Authority** and **City**, respecting action to be taken pursuant to any of the powers set forth in the **Act**, or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by this **Plan**.

C.R.S. – means the Colorado Revised Statute as in effect on the date of the **Plan**.

Eligible Costs – means those costs eligible to be paid or reimbursed from incremental revenues and other resources pursuant to the **Act**.

Plan or **Urban Renewal Plan** – means this Cañon City Reinvestment Expansion Area Urban Renewal Plan.

Plan Area – means the Cañon City Reinvestment Expansion Area as depicted in **Figure 1** and defined in **Appendix B**. See definition of **Area** above.

Project or **Urban Renewal Project** - means any and all undertakings and activities authorized by the **Plan** and **Act**, for the purpose of eliminating blighting conditions including designing, constructing, and / or maintaining public and private improvements necessary to serve properties in the **Plan Area**.

Redevelopment | Development Agreement – means one or more agreements between the **Authority** and developers, property owners, business interests, individuals, or entities as determined to be necessary or desirable to carry out the purpose of the **Plan**.

Special Fund – means a fund supervised by the **Authority**, the resources of which include incremental ad valorem property and municipal sales tax revenue resulting from investment and reinvestment in the **Area**.

Survey – means the Cañon City Reinvestment Expansion Area Conditions Survey, prepared by Ricker | Cunningham, dated February 2020, and presented to **City Council** under separate cover.

Tax Increment – means that portion of incremental revenues in excess of the **Base Amount** as set forth in Section 7.3 of this **Plan**, allocated to and when collected, paid into the **Special Fund**.

Tax Increment Finance (or Financing) (TIF) – means a financing mechanism which uses future incremental revenues resulting from private investment in the **Area**, as well as other resources obtained by the **Authority** to fund improvements authorized by the **Act**.

Urban Renewal Law – means the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statute, as amended. See definition of **Act** above.

Urban Renewal Plan Area – means the Cañon City Reinvestment Expansion Area as depicted in **Figure 1** and defined in **Appendix B**. See definition of **Plan Area** above.

2.0 Introduction

2.1 Preface

This Cañon City Reinvestment Expansion Area Urban Renewal Plan (herein referred to as the "**Plan**" or "**Urban Renewal Plan**") has been prepared for the City of Cañon City (herein referred to as the "**City**"), pursuant to the provisions of the **Urban Renewal Law** (referred to herein as "**Act**" or "**Law**") of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended. Its administration and implementation will be carried out by the Cañon City Authority for Reinvestment (herein referred to as the "**Authority**").

2.2 Blight Findings

An urban renewal area is a blighted area which has been designated as appropriate for an urban renewal designation and participation in an **Urban Renewal Project** (also referred to herein as the "Project"). In order for the **Authority** to exercise its powers within an urban renewal area, the municipality's board or council must find that the presence of blight, as defined by the **Act**, "substantially impairs or arrests 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."

The Cañon City Reinvestment Expansion Area Conditions Survey (herein referred to as the "**Survey**"), prepared by Ricker | Cunningham in January and February 2020, and presented to **City Council** and the **Authority** under separate cover, demonstrates that the Cañon City Reinvestment Expansion Urban Renewal Area (herein referred to as the "**Urban Renewal Plan Area**" or "**Plan Area**" or "**Area**"), qualifies as a blighted area under the **Act**. Specifically, the **Survey** concluded that ten (10) of the eleven (11) total possible factors are present at varying degrees of intensity, but all at levels considered significantly adverse. A list of statutory factors either observed or identified, along with a characterization of the same, is presented below in Section 4.0. Both **Appendices** to this **Plan**, and the **Survey**, are incorporated and made a part of this **Plan**.

2.3 Urban Renewal Area Boundaries

The boundaries of the **Urban Renewal Plan Area**, as illustrated in **Figure 1** and set forth in **Appendix B**, includes 758 legal parcels comprising approximately 1,300 acres and adjacent rights-of-way. It encompasses contiguous commercial, central business district, and industrial zoned areas located adjacent to and in the vicinity of US Highway 50, along with arterial streets including South 9th and 8th Streets, and Justice Center Road. The boundary also follows South 1st Street to include commercial and industrial zoned areas located along Mariposa, Valley, and Forge Roads; as well as 7th Street to the north, to include the St. Scholastica site.

2.4 Zoning Classifications

Properties in the **Plan Area** maintain a wide range of zoning classifications, descriptions of which are provided below as defined in Chapter 17.04 of the Cañon City Municipal Code.

17.12.065 R-L, Rural Living

The R-L Zone District is comprised of limited agricultural uses, single-family residences and accessory uses, all appropriately separated from business and industrial uses.

17.12.070 R-1, Low Density

The R-1 Zone District is comprised of single-family residential developments, along with other necessary and compatible improvements.

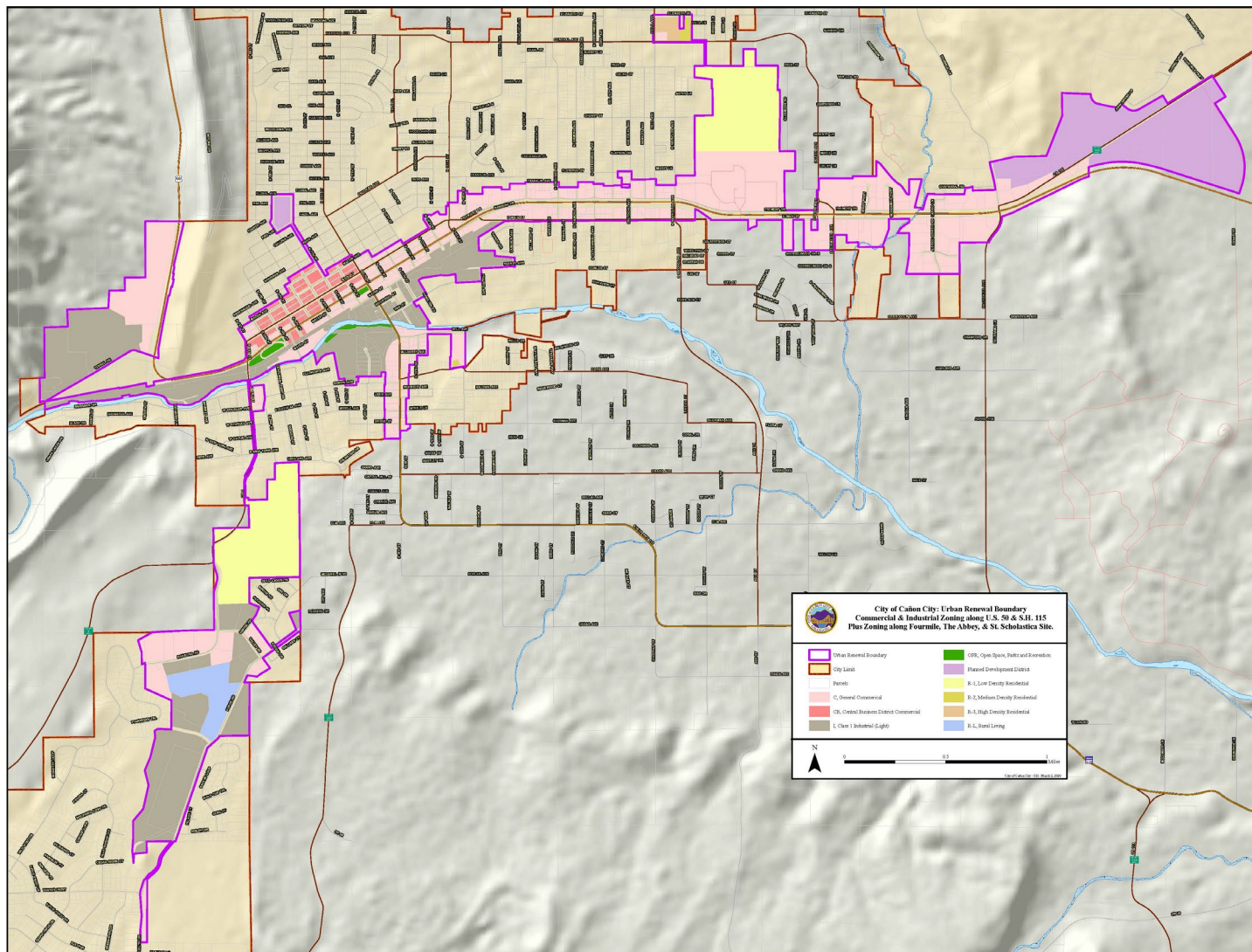
17.12.075 R-1A, Low Density, Small-Lot Residential

The R-1A Zone District is comprised of single-family homes and accessory structures on small lots platted prior to adoption of the city's zoning code, and provides for development of residential subdivisions on small lots where homes may or may not have one exterior wall on a side property line (zero lot line), and where residents may share common open space.

17.12.080 R-2, Medium Density

The R-2 Zone District is comprised of single-family and duplex residential units and other necessary and compatible improvements.

**Figure No. 1:
Cañon City
Reinvestment
Expansion
Urban Renewal
Plan Area**



17.12.090 R-3, High Density

The R-3 Zone District is comprised of multi-family residential developments of three (3) or more dwelling units per structure; including, but not limited to, townhomes, condominiums, apartments and other types and forms of dwelling units permitted under the Colorado Common Interest Ownership Act, CRS Section 38-33.3-101 et seq.

17.12.110 MH-1 District, Mobile Home Parks

The MH-1 Zone District is comprised of mobile home parks but allows for single-family dwellings located on individual lots.

17.12.120 MH-2 District, Mobile Home Subdivisions

The MH-2 Zone District is comprised of residential subdivisions wherein mobile, manufactured and | or modular homes are placed on individually owned lots; thereby creating a low-density, quiet, single family environment.

17.12.130 C District, General Commercial

The C District is comprised of establishments engaged in retail sales and services, along with wholesale facilities, and allows for a variety of shoppers' goods. This district is intended to serve the needs of Cañon City and surrounding communities, along with the tourist trade.

17.12.140 CB District, Central Business District Commercial

The CB District is comprised of establishments engaged in retail sales and deemed appropriate for a designated central business district, including a variety of shoppers' goods and supportive services.

17.12.150 I District, Light Industrial

The I District is comprised of "non-offensive" types of industrial, processing, assemblage, limited fabrication and light manufacturing uses; along with attendant services, and complementary and supporting uses, all of which must comply with state, local and federal laws in terms of possible impacts and as explained in Section 17.20.105 of the Municipal Code.

17.12.160 OPR District, Open Space, Parks and Recreation

The OPR District is comprised of areas designated for public and semi-public uses established for the purpose of: conserving open space, preserving environmentally sensitive properties, and creating and regulating land for active and passive recreational uses and facilities, supported by limited commercial

activities, where appropriate. The District may also host city-owned facilities, including, but not limited to water treatment, distribution, and stormwater management facilities, including ditches, floodways, detention basins and similar features.

2.5 Future Land Use Designations

The Future Land Use Framework Map for Cañon City illustrates the type and location of desired land uses and development patterns for areas located within the municipal limits, as well as other areas located outside these boundaries, but designated within its Urban Growth Boundary. Cañon City's Urban Growth Boundary includes the area where urban levels of growth may be accommodated during the subsequent twenty-years from the date the **City of Cañon City Comprehensive Plan Update was adopted in 2001** (herein referred to as the "**Comprehensive Plan**"). Specific uses described reflect historical patterns of development in the city and other areas beyond the city limits where future urban growth and development is anticipated. Urban level development is typically characterized by density and requisite infrastructure such as water, sewer, roadway, and other similar services expected in a built environment.

At the time the future land use map was prepared, it was assumed the city's water and sewer facilities would be able to support anticipated growth through the year 2021. However, as explained in the Survey report, there are numerous areas of the city that are either underserved (as of January 2020) or which will require improvements to support new development and | or redevelopment. Use types identified in the Future Land Use Framework Map are presented and defined as follows.

Commercial - this category is intended to provide for a variety of commercial uses, including retail, office, and service establishments. Specifically, the **Comprehensive Plan** acknowledges reasonable expansion and / or redevelopment of existing commercial land use activities within the Downtown Area and established commercial corridors (i.e. US Highway 50 and State Highway 115).

Industrial - this category is intended to provide for expansion of the city's light industrial and tech-park districts, particularly at the northeast intersection of US Highway 50 and State Highway 67.

Mixed-Use - this category is intended to provide for use types desired within the designated Four-Mile Development Plan Area, including dwelling units on a variety of lot sizes, along with nonresidential land uses where appropriate.

Residential - this category is intended to provide for housing of varied types and densities, specifically in locations where existing residential units exist, as well as areas planned for future development.

Multi-Family - this category is intended to provide for existing and planned multi-family and higher-density residential uses.

Public | Semi-Public - this category is intended to provide for land that may be used for parks, open space, schools; or municipal, county, state, and federal uses. Semi-public uses such as churches and non-profit organizations may also be allowed.

Undeveloped - this category is intended to provide for areas that are not constrained by significant natural or topographic features, and where ownership does not fall within a public or semi-public category. This category is also designated for future growth and development activities where public utilities and services may be available.

2.6 Statutory Compliance

In compliance with the **Act**, a notice describing the public hearing at which the **Urban Renewal Plan** was considered for adoption by the Cañon City Council (herein referred to as the "**City Council**"), including: its time, location, purpose and description of properties being considered for an urban renewal designation, along with the general scope of the **Urban Renewal Project** considered in the context of the **Plan**, appeared in the Cañon City Daily Record, the community's designated legal newspaper of general circulation 30 days prior to the hearing date. Further, a reasonable attempt was made to provide written notice of the hearing to all property owners, residents (if any) and owners of business concerns located in the **Area**, by mail, at their last-known address of record.

The **City** also provided a copy of the **Plan**, along with a report documenting potential impacts associated with the **Project**, to the Fremont County Board of Commissioners and governing boards of all other taxing entities with a presence in the **Area**, more than 30 days prior to the public hearing. Further, representatives

of the **City** and **Authority**, together with their legal counsel, met with those taxing entities between February 2020, and July 2020, in an effort to negotiate agreements regarding the use of **Incremental Revenues** in the furtherance of the **Plan**. A final official meeting required by the **Act** was also scheduled, noticed, and conducted with the Planning Commission on Wednesday, March 4, 2020, during which the **Plan** was deemed consistent with the **Comprehensive Plan**.

3.0 Plan Intentions

With an Urban Renewal designation, properties within the **Plan Area** will be eligible for one or more activities and undertakings authorized by the **Act**, and advanced by the **Authority**. To this end, it is the intention of **City Council** in adopting the **Plan**, that the **Authority** have available to it any and all powers authorized in the **Act**, and considered necessary and appropriate to accomplish the undertakings stated herein. Because powers conferred by the **Act** include facilitating the completion of improvements for which public money may be expended, the intentions of this **Plan** are considered to be necessary in the public interest as a matter of legislative determination by the **City Council**.

3.1 Purpose

All urban renewal plans, including this Cañon City Reinvestment Expansion Area Urban Renewal Plan, shall be consistent with the powers of the administering authority and adopted to, *assist the municipality in the preparation of a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slum and blighted areas, and to encourage needed urban rehabilitation, as explained in the **Act***. Additionally, urban renewal planning areas are established to implement community priorities identified in adopted community plans and other policy documents, by completing or assisting in completing necessary improvements.

For this reason, the purpose of the **Plan** is to reduce and eliminate blighting conditions adversely impacting properties and businesses in the **Plan Area** and described in the **Survey**. To this end, it is **City Council's** intent that the **Authority** finance, install, construct, and reconstruct necessary improvements, and cooperate with others to accomplish the same, all in an effort to further economic growth in the community and throughout the region. Through these actions, the **Authority** will advance objectives expressed in adopted and accepted policy and community documents, including the **Comprehensive Plan**.

3.2 Approach

The approach to accomplishing the intentions and objectives referenced above may involve one or more of the following actions: completing and maintaining public and | or private improvements and infrastructure in the **Plan Area**; using financial resources and powers available to the **Authority** for the express purpose of the same and actively promoting private investment and job creation. As such, the **Plan** will *afford maximum opportunity, consistent with the sound needs of the City, for the rehabilitation and redevelopment of the plan area by private enterprise, as explained in the Act.*

3.3 Implementation

While the **Authority** will be the **Plan's** principal administrator, **City Council** will authorize and oversee these efforts. Therefore, the **Authority** will work in cooperation with the **City** to prioritize capital investments in the **Plan Area** (roadway, pedestrian, infrastructure and utility), ensuring these improvements provide a public benefit to property owners and business interests within its boundaries, as well as the community at-large.

While the **Act** authorizes the **Authority** to regulate land uses, establish maximum or minimum densities, and institute other building requirements in an urban renewal area; for the purpose of this **Plan**, the **Authority** anticipates these activities will remain the responsibility of the **City** in partnership with the **Authority**.

4.0 Blight Conditions

Before an urban renewal plan can be adopted by a municipality, the proposed urban renewal area must be determined to be "blighted" as defined in Section 31-25-103(2) of the **Act** which provides that, *"In its present condition and use and, by reason of the presence of at least four of the factors (see below) in Section 31-25-103 (2) (a) (or five in cases where property will be acquired by eminent domain the use of eminent domain is anticipated) 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."* Statutory factors include:

- (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 unmarketable;
- (h) The existence of conditions that endanger life or property by fire or 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, buildings, 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 Section 31-25-103(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.

The general methodology used to prepare the **Survey** involved the following steps: (i) identification of parcels to be surveyed; (ii) collection of information about properties, infrastructure and other improvements within its boundaries; (iii) investigation of conditions through field reconnaissance; (iv) review of relevant materials; (v) discussions with representatives of various public agencies and / or municipal departments; and (iv) recordation of identified and observed conditions listed in the **Act**.

Among the eleven (11) qualifying factors listed above, the **Survey** showed the presence of ten (10) blight factors in the **Area** that is the subject of this **Plan**.

- (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;
- (h) Existence of conditions that endanger life or property by fire or other causes;

- (i) Buildings that are unsafe or unhealthy to live or work in
- (j) Environmental contamination of buildings or property; and
- (k5) 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.

5.0 Plan Relationship to Community Documents

5.1 Consistency with the Comprehensive Plan and Other Community Plans

Whereas the **Plan's** purpose is to facilitate investment within its boundaries consistent with identified community's objectives, and since those objectives appear in a variety of documents, multiple relevant references are provided both below and in greater detail in Appendix A of this report. Among those highlighted are intentions for which adoption and implementation of the **Plan** will advance or accomplish.

[2017-2020 Strategic Plan](#)

The [2017-2020 Strategic Plan](#) strives to explain those strategic priorities and key outcomes city organizations will focus on during the planning period. Among those strategic priorities are:

- Economic Development
- Public Safety
- Infrastructure
- Attractive Built Environment
- Community Investment Opportunities
- Public Trust, Transparency and Accountability

These were developed in collaboration and alignment with **City Council** and a Citizen Survey of the community's strengths, weaknesses, opportunities, and threats.

[2014 Cañon City Vision Final Report - Gateway to the Authentic West](#)

Brand Statement - Cañon City is the Gateway to the Authentic West for vacationers, tourists, conventioners, retirees, and recreational aficionados. Cañon City is a true western destination, including a strong downtown with real western culture, food, and high-quality merchandise. The community is a wealth of opportunity, including The Royal Gorge Railway, the Royal Gorge Bridge and Park, and all of the authentic recreational opportunities in the region, with Cañon City being the gateway of it all. Cañon City is all about lifestyle, education, arts, culture and recreation epitomizing the lifestyle of the Rocky Mountain West.

2012 Downtown Cañon City Strategic Plan - Strategies

- Improve the overall image and identity of Downtown;
- Celebrate the community 's cultural heritage Downtown;
- Promote the arts, celebrations and public gatherings ...;
- Improve the vitality and life of the public realm Downtown;
- Seek new economic development activities ...;
- Rehabilitate and use a variety of existing resources to promote activity ...;
- Promote redevelopment of strategic properties;
- Improve connectivity between Downtown and other activities and amenities; and
- Establish organizational and financial structures necessary to carry out the plan.

2015 US 50 Corridor Plan - Goals

- Improve the traveling experience in the city;
- Establish a community identity;
- Improve the aesthetics of the corridor;
- Improve the safety of the traveling public;
- Improve the connectivity to pedestrian pathways and bicycle facilities;
- Improve the street infrastructure and drainage facilities within the corridor;
- Improve the development and redevelopment process along the corridor;
- Allow appropriate design and zoning flexibility to promote desired development;
- Stimulate economic growth along the corridor;
- Improve property values along the corridor; and
- Minimize costs and maximize money spent on improvements within the corridor.

As stated above, additional intentions found in the **Comprehensive Plan**, as well as other community planning documents that informed elements of this **Plan**, are presented in Appendix A. Note: While most are posed verbatim, others are reworded or paraphrased for clarification.

6.0 Authorized Authority Undertakings and Activities

While the **Act** allows for a wide range of activities to be used in furtherance of goals set out in an urban renewal plan, in the context of this **Plan**, the **Authority** intends to use only those necessary to mitigate or eliminate those conditions adversely impacting properties and businesses within its boundaries. Among those undertakings and activities that may be considered are partnerships and similar forms of cooperative arrangements with owners of private property. Other powers conferred by the **Act**, and a likely component of the **Authority's** strategy for implementation of the **Plan**, are described as follows.

6.1 Prepare and Modify Plans for the Plan Area

The **Authority** may cooperate with public bodies, and retain consultants and other advisors, to assist with planning properties in connection with redevelopment of the **Plan Area**. In addition, the **Authority** may propose, and **City Council** may make modifications to the **Plan**, provided they are consistent with adopted community plans and any subsequent updates. However, any such amendments made and otherwise contemplated, must be compliant with the **Act**. The **Authority** may also, in specific cases, allow non-substantive variations from the provisions stated herein, if it determines that a literal enforcement would constitute an unreasonable limitation beyond the intentions and purpose stated therein.

6.2 Complete Public Improvements and Facilities

The **Authority** may cooperate with others to finance, install, construct, and reconstruct public improvements necessary to promote the stated objectives that are in accordance with the **Act**. Whereas public improvements should, when possible, stimulate desired investment, this **Plan** intends to use the resources of the Authority as judiciously and creatively, as possible.

As explained in Section 4.0, ten (10) of the eleven (11) qualifying conditions of blight as defined in Section 31-25-103(2) of the **Act**, were evident in the **Plan Area**. As the **Plan's** administrator, the **Authority** will seek to leverage available resources

in the furtherance of desired private investment, while also eliminating the spread of blighting conditions described in the **Survey** and generally characterized below.

- (a) Slum, deteriorated, or deteriorating structures – demolition of vacant and obsolete structures which endanger the health and welfare of individuals;
- (b) Predominance of defective or inadequate street layout – curb and gutter, driveway, pedestrian, and safety improvements;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness – vehicular access and other roadway improvements; pedestrian and safety improvements, and lot assemblage;
- (d) Unsanitary or unsafe conditions – enhanced lighting within public rights-of-way; pedestrian improvements within public spaces; and, any required improvements deemed reasonable and for the public benefit;
- (e) Deterioration of site or other improvements – removal of trash and remnant infrastructure, parking lot improvements, fencing and other physical improvements to properties and within public spaces;
- (f) Unusual topography or inadequate public improvements or utilities – grading to improve drainage, completion of roadways and undergrounding of utility lines, as well as improvements which will leverage private investment within the **Area**;
- h) Existence of conditions that endanger life or property by fire or other causes – roadway improvements that lessen the number of traffic incidents within adjacent rights-of-way and mitigation of environmentally contaminating substances
- i) Buildings that are unsafe or unhealthy for persons to live or work – see factor a;
- (j) Environmental contamination of buildings or property – mitigation and removal of environmentally contaminating substances; and
- (k5) 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 – participation in eligible expenses (as per the **Act**) that make development in the **Area** feasible, and put vacant properties into productive use.

In addition to completing improvements, the **Authority** may also participate in activities including building and site demolition when those activities are required by existing **Cooperation** and **Development Agreements**; or when they are

required to eliminate unhealthy, unsanitary, and unsafe conditions, or obsolete uses deemed detrimental to the public welfare.

6.3 Acquire and Dispose of Property

The **Authority** is authorized to acquire any interest in property by any method authorized in the **Act** upon compliance with the requirements of the **Act**. The **Authority** may also sell, lease, or otherwise transfer real property or any interest therein acquired by it as part of an **Urban Renewal Project** in accordance with the **Plan**.

If properties or property interests are acquired, upon acquisition, and prior to disposal; the **Authority** may temporarily operate, manage and maintain property if deemed in the best interest of the **Urban Renewal Project** and the **Plan**. It may also set aside, dedicate, and transfer properties to public bodies for public uses in accordance with the objectives stated here, with or without compensation.

Despite these authorized powers, this Cañon City Reinvestment Expansion Area Urban Renewal Plan does not authorize the use of eminent domain, as per direction provided by **City Council**.

6.4 Enter into Agreements

The **Authority** may enter into **Redevelopment and Development Agreements** and contracts with developers, property owners, individuals and other entities determined to be necessary to carry out the purposes of a plan. Such **Agreements**, or other contracts, may contain terms and provisions deemed necessary or appropriate for the purpose of undertaking contemplated activities, and remain in full force and effect, unless all parties to such **Agreements** agree otherwise.

In accordance with the **Act**, the **Authority** may also enter into one or more **Agreements** with lawful entities for the purpose of financing, installing, constructing and / or reconstructing improvements considered eligible and necessary for implementation of the **Plan**. In addition, it may, but is not required to, contract with a municipality or other organization for administrative support, including distribution of financial resources.

6.5 Adopt Standards

The **Authority** may work with public bodies and retain consultants and other advisors to assist with zoning and rezoning properties in the **Plan Area**. As stated previously, while the **Act** allows for the adoption of standards and other requirements applicable to projects undertaken in an urban renewal area, in the context of this **Plan**, it is the **Authority's** intention that these activities will be conducted in cooperation with the **City**. Further, it is the intent of the **Authority** that all development within its boundaries meet or exceed applicable rules, regulations, policies, requirements, and standards of the **City**, and any other governmental entity with jurisdiction.

6.6 Provide Relocation Assistance

The **Authority** will adopt a relocation plan in conformance with the **Act**, if relocation of individuals, families or business concerns is required because of acquisition activities of the **Authority**.

6.7 Incur Debt and Issue Bonds

The **Plan** and **Act** authorize the **Authority** to borrow money and apply for and accept advances, loans, grants, and contributions from all lending sources, private and public, for purposes identified herein. The **Authority** may also loan or make monetary resources available for undertakings and activities deemed meritorious and consistent with the **Plan** and **Act**. These resources may be derived through all methods authorized, including the issuance of **Bonds** and participation in reimbursement agreements to finance the activities and operations of the **Authority**.

Such **Bonds** may be special obligations of the **Authority** which, as to principal, interest and premiums (if any), are payable solely from and secured by a pledge of income, proceeds, revenues or funds of the **Authority**, derived in connection with its undertakings and activities, including grants or contributions of funds received from outside sources.

7.0 Project Financing

7.1 Public Investment Objective

A critical component of any urban renewal initiative is participation by both the public and private sectors since no one entity typically has sufficient resources to overcome the financial hurdles frequently resulting from inadequate infrastructure or adverse conditions in these designated areas. To this end, effective leveraging of funds from multiple sources will be essential to sustain initiatives to complete public improvements and attract job-generating developments in the **Area**; as will be supportive public policies, regulations, and design standards.

7.2 Financial Mechanisms

As explained above in Sections 6.7 and 6.8, the **Authority** may finance its undertakings pursuant to the **Plan** by any method authorized under the **Act**, or any other applicable law. In addition to incremental tax revenues, possible other financing vehicles include, without limitation, the issuance of notes, bonds, certificates of indebtedness, or other obligation lawfully created as defined in the **Act**. The **Authority** may also borrow funds, access federal and state loans, or grants, and earn interest income, as well as enter into reimbursement or annual appropriation agreements with public or private entities, or any other lawful source. The principal, interest, costs, and fees of which will be paid with available funds of the **Authority**.

7.3 Incremental Revenues

As allowed for in Section 31-25-107 of the **Act**, the **Plan** will retain the portion of incremental revenues generated by new investment in the **Area**, following adoption of the **Plan** by **City Council**, resulting from a levy upon taxable property by designated public bodies in excess of the **Base Amount**, and remaining after obligations set forth in agreements with designated entities have been met.

Incremental revenues, once collected by Fremont County and conveyed to the **City**, will be deposited in a **Special Fund** of the **Authority**. Collection and investment of these resources, will continue for a period not to exceed twenty-five (25) years after the effective date of the **Plan**, once approved by **City Council**, but may cease before this timeframe.

It is the intent of **City Council** in approving this **Plan**, that incremental property tax revenues will be the primary funding source for **Eligible Costs** and priority improvements in the **Area**. To this end, the **Authority** may irrevocably pledge these funds to pay the principal of, and interest on, any other premiums due in connection with bonds, loans or advances to, or indebtedness incurred (whether funded, refunded, assumed, or otherwise) by the **Authority**, for financing or refinancing, in whole or in part, all undertakings and activities authorized by the **Act**, except:

- (a) Any offsets collected by the County Treasurer for return of overpayments or any funds reserved by the **Authority** for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), **C.R.S.**; or
- (b) Any reasonable (as determined by the **Authority**) set-asides or reserves of incremental taxes paid to the **Authority** for payment of expenses associated with administering the **Plan**.

Although **City Council** contemplates incremental property taxes will be the primary source of revenue, the **Plan** also allows for the use of incremental municipal sales tax revenue. Projects for which property tax increment may not be sufficient to remedy adverse conditions in the **Area** deemed eligible expenses, may request some or all incremental municipal sales tax revenue resulting from its development, but will be expected to do after providing evidence of need and purposes for which those resources will be used. Therefore, the use of incremental municipal sales tax revenue is authorized for use in the **Area** by this reference, pursuant to Section 31-25-107 (9) of the **Act** and as set forth in its entirety therein. Should such a pledge of sales tax increment by the **Authority**; neither the approval of an agreement by the **City** and **Authority**, nor the subject undertaking or activity, constitute a substantial modification. Finally, approval of such agreement will not extend this **Plan**, or the duration of a specific **Urban Renewal Project** in the **Area**, which is presently twenty-five (25) years after the effective date of the **Plan's** adoption, which authorized and created its **Tax Increment Area**, regardless of when such **Cooperation Agreement** may be approved.

Unless and until the total valuation for assessment of the taxable property in the **Tax Increment Area** exceeds the base valuation, all taxes levied upon taxable property therein shall be paid into the funds of the respective public bodies. Also, when such bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith, have been paid, all remaining

taxes upon the same taxable property shall be paid to the respective public bodies.

7.3.1 Cañon City Reinvestment Expansion Tax Increment Area

The **City Council** anticipates that only one tax increment area will be created in the **Area** to accomplish the goals and objectives stated herein; and that the boundaries of the **Cañon City Reinvestment Expansion Tax Increment Area** will be coterminous with the boundaries of the **Urban Renewal Plan Area**.

8.0 Severability

If any portion of the **Plan** is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the **Plan**. Further, if there is any conflict between the **Act** and the **Plan**, the provisions of the **Act** shall prevail, and the language in the **Plan** automatically deemed to conform to the **Law**.

Cañon City Reinvestment Expansion Area

Urban Renewal Plan

City of Cañon City, Colorado

Appendix A: Plan References

2001 Cañon City Comprehensive Plan Update

2017-2020 Strategic Plan

2014 Cañon City Vision Final Report

2012 Downtown Cañon City Strategic Plan

2015 US 50 Corridor Plan

City of Cañon City Comprehensive Plan Update, 2001 - References

Following are select references from the Cañon City Comprehensive Plan Update 2001 that support the goals and objectives of this Cañon City Reinvestment Expansion Area Urban Renewal Plan.

The people of Cañon City place great importance on several community characteristics that make the City what it is.

DOWNTOWN

Downtown Cañon City is the historic center of the community and the location for important civic and cultural facilities. The story of Cañon City is told in the buildings along Main Street and the nearby Territorial Prison and railroad facilities. For Cañon City to maintain its unique identity, the downtown area must play a vital role in the future development of the City.

ECONOMIC BASE

The state correctional facilities provide a stable base to the local economy. The people of Cañon City want to expand the economic opportunities within the community to provide employment for its young people. The most likely way to expand that base is to promote businesses serving seniors and tourists.

GOALS, OBJECTIVES AND STRATEGIES

Economic Base

- Encourage appropriate new business and industry.
- Create an environment that encourages existing businesses to prosper and expand.
- Enhance community education and training.
- Encourage the growth of art and cultural activities, such as concerts, art and music festivals, and theater, to serve as a catalyst for economic development.
- Support tourism activity that complements local economic development efforts.
- Maintain and enhance advanced medical service provision.

CAÑON CITY LAND USE AND URBAN GROWTH BOUNDARY DESIGNATION

This land use framework for Cañon City represents the desired land use pattern for the area presently within the City limits, as well as areas outside the City limits that are designated within the Urban Growth Boundary.

The Urban Growth Boundary designates the limits of the Cañon City planning area where development should be supported, and outside of which growth should occur only if it is not

urban in nature and is in conformance with the intent of the Cañon City Comprehensive Land Use Master Plan. The Urban Growth Boundary for Cañon City includes an area that can accommodate urban growth and development for a projected twenty-year time frame.

Specific land use patterns describe both the historical development patterns that have occurred within the City and the areas both within the City and beyond the current city limits where future urban growth and development is anticipated. Urban development is typically characterized by density associated with urbanized areas and by the types of services required to support that development, such as water, sewer, an extensive road network, and other similar services that are typically characteristic of a city environment. It is assumed that municipal water and / or sewer districts within a twenty-year time frame can serve those areas described within the designated Urban Growth Boundary Area.

Specific land use patterns as designated within the Cañon City Comprehensive Plan Update are outlined below.

1. **Commercial:** This category is intended to provide for a variety of commercial uses, including retail, office and service establishments. The Plan acknowledges reasonable expansion and/or redevelopment of existing commercial land use activities within the Downtown and those established commercial corridors (i.e. US Highway 50 and State Highway 115). The Plan acknowledges and provides for future commercial activity nodes, particularly within the Four-Mile development plan and selected locations at the US Highway 50 and State Highway 67 intersection. Any new commercial expansion and / or redevelopment should be carefully planned to maintain the City's desired image along key corridors and for the purpose of maintaining the economic viability of the traditional Downtown core.
2. **Industrial:** Provides for expansion of the City's light industrial and tech- park districts, particularly the northeast intersection of US Highway 50 and State Highway 67.
3. **Mixed Use:** Designated within the Four-Mile development plan area. This area will provide for varied lot sizes for different dwelling types, as well as a mix of residential and nonresidential uses where appropriate.
4. **Residential:** Provides for housing of varied types and densities. The Plan indicates areas of existing residential development as well as areas planned for future development. Those land areas described within the Undeveloped Land Use designation will ultimately support some level of residential activity within a ten to twenty-year period.
5. **Multi-Family:** Identifies those land use areas that predominately have existing multi-family and / or higher density residential activities. The Undeveloped Land Use designation will also accommodate an appropriate level of multi-family activity within a twenty-year time frame.

6. **Public | Semi-Public:** Identifies those areas that apply to land that may be used for parks, open space, schools, municipal, county, state, and / or federal land uses. Semi-public uses such as churches and nonprofit organizations may also fall within this land use category.
7. **Undeveloped:** This land use category provides and identifies those land areas that are not constrained by significant natural and / or topographic features and where ownership does not fall within a public | semi-public category. This land use category is designated for future growth and development activities, where public utilities and / or services may be available within a twenty-year planning time frame. Careful consideration should be given to annexation of these properties outside the current City limits, in that the orderly and financially efficient provision of urban services must be considered and planned so as not to negatively impact existing urban service provision and / or quality of life considerations.

2017-2020 Cañon City Strategic Plan References

Following are select references from the [2017-2020 Cañon City Strategy Plan](#) that support the goals and objectives of this [Cañon City Reinvestment Expansion Area Urban Renewal Plan](#).

To that end, at its November 15, 2016 Strategic Planning retreat, the City Council identified its vision for Cañon City as a vibrant, attractive, and safe community that values quality of life, adventure and prosperity. To achieve this community vision, the City must develop a “road map” or strategic plan that provides the direction to its desired destination.

The proposed 2017-2020 Strategic Plan strives to provide the strategic priorities and key intended outcomes the City organization will focus on over the next three years to guide the community towards its vision. The foundation of the proposed strategic plan is built upon the following strategic priorities:

- Economic Development
- Public Safety
- Infrastructure
- Attractive Built Environment
- Community Investment Opportunities
- Public Trust, Transparency and Accountability

These Strategic Priorities are the collaborative result of a Citizen Survey and City Council assessment of the strengths, weaknesses, opportunities, and threats of the community and organization.

Economic Development

Through collaboration and partnerships with other public, private, and non-profit entities, the City will aggressively support economic development and downtown revitalization efforts that will create quality, living-wage jobs to ensure a diverse economic base, a resilient and growing City tax base, and long-term economic vitality for the City businesses. To move the City economy forward, the City will commit to the following initiatives to foster a dynamic and diverse economy for Cañon City.

1. Create policies and programs to retain, expand, incubate, and attract businesses to expand and then strengthen the local economy.
2. Continue the physical revitalization of the City to promote a strong first impression and community attractiveness to businesses and visitors.

3. Build on the community's history, heritage, natural resources, and livability to promote Cañon City as a tourist and business destination.
4. Collaborate with downtown businesses to foster the growth of the downtown as a destination through development of either a Downtown Development Authority or private non-profit Downtown Association, accessible parking, marketing, additional special events, better retail mix, an attractive physical environment, pedestrian-oriented design standards, and encourage investment and success by implementing the Downtown Strategic Plan.
5. Partner with the Royal Gorge Park and Bridge Company to build upon the amenities of the park by adding additional recreational and upscale camping opportunities.
6. Ensure a transparent, predictable, fair, and balanced regulatory environment for business retention and growth.
7. Provide professional development and education opportunities to city businesses as in customer service, social-media, and business marketing.
8. Increase City involvement and partnerships with the Chamber of Commerce, Fremont Economic Development Corporation, Fremont County Tourism Council, Upper Arkansas Council of Governments, Pueblo Community College, Colorado Department of Transportation, and other local, state, and federal partners to stimulate economic development.
9. Encourage the development of reliable and cost-effective ultra-high-speed internet services throughout the business community.
10. Capitalize on the Arkansas River location by developing the river corridor as a vibrant, attractive, and active location for recreation, restaurants, residences, and specialized retail opportunities.
11. Partner with the proposed Sun Cañon Development at Four-Mile Ranch to facilitate the development of a 55+ active community with recreational amenities and a significant long-term economic benefit to Cañon City.

Infrastructure

The City needs to address its infrastructure needs as a strategic priority to ensure a safe, functional, and attractive built environment and economic base. To that end, the City is committed to the following initiatives:

1. Plan, design, and construct new functional roads, stormwater, water, city facilities and trail infrastructure.
2. Reconstruct poor and failed streets with 2A funds on-time and within budget.
3. Implement the US-50 Corridor Plan.
5. Identify city, state, and federal resources for infrastructure investments.

6. Partner with the Colorado Department of Transportation on effective and attractive US-50 Pedestrian Safety Crossing improvements.
7. Schedule regular water and stormwater utility rate reviews to ensure adequate capital funds for utility infrastructure.
8. Adequately budget infrastructure maintenance improvements and replacements.
9. Develop a long-range capital improvement plan in conjunction with an updated Comprehensive Plan.
10. Consolidate Stormwater Plans in a Master Plan for the Hazardous Mitigation Plan.
11. Ensure routine and timely replacement and upgrade of the City's Fleet.

Attractive Built Environment

1. Enhance the appearance of the City through:
 - Community-based clean-up programs
 - Volunteer code enforcement rangers
 - New signage standards and sign code enforcement
 - Addressing nuisance and code violation properties
 - Business facade and streetscape improvements
7. Update the 2001 Comprehensive Plan and related zoning code and building standards to facilitate the repurposing of older and historical buildings to viable businesses and residences.
12. Establish a Historic District downtown that can assist property owners financially and practically in the refurbishing and use of older buildings.
13. Facilitate design standards (landscaping, lighting, and architectural) that apply to new and changing development along the Hwy 50 corridor.

Community Investment Opportunities

1. Leverage public and private partnerships to optimize the recreational and natural assets of the Arkansas River Corridor.
3. Pursue opportunities to achieve the community's strong interest to fund and construct a new Recreation | Aquatic Center with public and private partners and no tax increase.
5. Encourage and support public art to enrich the downtown streetscape and ambience.
6. Develop comprehensive and attractive wayfinding signage to direct the public and visitors to key cultural, recreational, and historical assets.
10. Partner with the Fremont County Heritage Commission in establishing a Local Landmarks Commission to identify, educate, and promote the preservation of historically significant structures and districts in the community.

Cañon City Vision Final Report 2014 References

Following are select references from the [Cañon City Vision Final Report 2014](#) that support the goals and objectives of this [Cañon City Reinvestment Expansion Area Urban Renewal Plan](#).

RECOMMENDED SCENARIO: CAÑON CITY— Gateway to the Authentic West

THE BRAND

Cañon City is the Gateway to the Authentic West for vacationers, tourists, conventioners, retirees, and recreational aficionados. Cañon City is a true western destination, including a strong downtown with real western culture, food, and high-quality merchandise. The community is a wealth of opportunity, including The Royal Gorge Railway, the Royal Gorge Bridge and Park, and all of the authentic recreational opportunities in the region, with Cañon City the gateway of it all. Cañon City is all about lifestyle, education, arts, culture, and recreation epitomizing the lifestyle of the Rocky Mountain West.

Cañon City brings together the attributes of the region into one location with a visitor's center that becomes the visitor's passport to the authentic western experience. Cañon City has an educational focus towards the unique history of the community and the region, including western history and culture, western food and art, and the rich heritage of the area in paleontology and agriculture.

Prosperity and growth of the community begins with a strong Downtown Core, complimented by the re-creation of a walkable Main Street, the creation of a historic downtown hotel and a vibrant commercial base of shops and restaurants that support the Cañon City experience. The Downtown focus is complimented by a longer-term goal of developing a destination resort community at the City owned land adjacent to the Royal Gorge.

Ultimately, Cañon City thrives on economic development including the recruitment of Western centric businesses, restaurants, and shops to support and enhance the economic base of the community and provide jobs for the residents who live there.

Various strategies that can be employed within the community are taken from all five scenarios. However, they all have in common a focused vision towards creating the Authentic West brand, and everything that goes with it to provide a deep and robust range of activities, places, and events.

STRATEGIES AND STEPS TO ACHIEVE THE BRAND

Downtown Development:

- Revitalize the downtown to adhere to historic standards of the traditional western town.
- Redevelop the downtown historic core to improve the pedestrian experience, introduce outdoor eating and entertainment, and provide a higher quality image to residents and visitors.
- Create a western cultural marketplace, where you can find authentic western merchandise located in one place.
- Create a Visitor's Center in the Historic Downtown Core. This idea is to bring together all of the various venues and vendors in the region to offer the opportunity for a visitor to investigate all that is available, and to sign up for any events, tours, or activities they wish to enjoy. This could be either a stand-alone building in a civic space downtown, or an infill location along Historic Main Street.
- Activate downtown with tourist-oriented activities, street fairs, farmers markets, regional themed events that support the brand. Like Larimer Square in Downtown Denver, these events could occur along Main Street, as a sidewalk fair, or in a civic place within the community core.
- Explore the feasibility to develop downtown hotel rooms in historic buildings, including the establishment of a destination historic western hotel, partnering with hotel operators who are accustomed to redoing and operating historic properties (i.e., Historic Inns of America as example) Use the existing historic stock if possible, but also consider new infill buildings that carry forward the authentic western theme. Couple this strategy with the development of necessary parking to support downtown and hotel facilities.

Along the Highway 50 Corridor:

- Create new entrances to the community, focused on catching people when they first approach the town from the east and west, and have the community visible before them.
- Build a new Cañon City signature entry that clearly defines the "core of the community" and the Downtown Main Street area.
- Create a direct intercept from Highway 50 to bring people into the center of town, into the heart of the core district.
- Change the entire experience of Highway 50 through the community to make the city more visible and more accessible and to bring the brand of the community to reach the people who are just "driving through town". The community should work with the county on the approaches to the city along highway 50. At the Cañon City border, the City should establish zoning and land use regulations such that the first experience in the community is positive and controlled and supportive of the brand.

- The City should annex the land at the entrance to the Royal Gorge Park and establish land use regulations that would limit what uses could be built there. (Right now, the lower value “rubber tomahawk” market that exists there today is not a positive image for the visitor, nor is it supportive of a quality destination resort image. Without this “regulated setting, it will be extremely difficult to motivate a quality developer to invest in the property as a high-quality destination resort or entertainment venue.)

The City Should:

- Create a BID district to begin to generate funding to support the necessary investments. This BID would be an independent development and management entity under the oversight of the newly formed Downtown Partnership organization.
- Initiate a tourism and entertainment tax directed towards tourism in the community and the county. While the City currently has a small lodging tax, this would be further reaching, to include all entertainment venues, the purpose of which would be to support comprehensive marketing, and to support the funding of the Visitor's Center in Downtown Cañon City.
- Create a Downtown Development Authority (DDA) that focuses on funds for the redevelopment of underutilized properties along Main Street and in the core area, and for the historic renovation of the historic facades within the area.
- Create an Urban Renewal Authority and identify TIF income created through sales and property tax, to be earmarked for public investment within the City. This Urban Renewal Authority may be available for other areas of the City wishing to generate TIF funding, outside the DDA.

ACTIONS TO CREATE FINANCE MECHANISMS FOR IMPLEMENTATION

- Look to the State of Colorado Economic Development funds to supplement private and public money, as seed investment to begin the process of achieving the brand.
- Look to the private sector to finance private sector investment in the community for key attributes including the downtown hotel, a new destination resort, a new downtown visitor's center, and other development opportunities that may require private sector development.
- Create a local bond issue to fund gateway investments at edge of community, a signature gateway downtown, and a new public gathering place adjacent to downtown.
- Partner with CDOT to fund Highway 50 corridor improvements aimed at improving access, safety, and the aesthetic quality of the corridor.

Downtown Cañon City Strategic Plan 2012 References

Following are select references from the Downtown Cañon City Strategic Plan 2012 that support the goals and objectives of this Cañon City Reinvestment Expansion Area Urban Renewal Plan.

The nine overall strategies are:

- Improve the overall image and identity of Downtown
- Celebrate the community 's cultural heritage Downtown
- Promote the arts, celebrations, and public gatherings as sources of community pride that are accessible and enjoyed by persons of all ages, and which attract activity into Downtown
- Improve the vitality and life of the public realm Downtown
- Seek new economic development activities that will help strengthen existing businesses and attract new businesses Downtown.
- Rehabilitate and use a variety of existing resources to promote a quality living environment and to increase economic activity Downtown
- Promote the redevelopment of strategic properties to enhance Downtown
- Improve connectivity between Downtown and other community activities and amenities
- Establish organizational and financial structures necessary to carry out the plan and nurture the leadership that will be necessary to sustain the effort long-term

The Downtown Cañon City Strategic Plan has three major objectives, which are to: 1) create a policy and guideline frame work for future actions by the public and private sectors that will complement and support the desired vision; 2) define short and long-term actions that, if carried out judiciously by citizens, property owners, the business community, and community officials, will bring about the desired vision for Downtown; and 3) identify catalytic projects that will gain success and create momentum.

The ideas and actions set forth in this Plan challenge convention, generating new solutions that build on Downtown strengths and make the most of available opportunities. However, this Plan does not intend to sort out every detail. More work will be required. It will take hard work and community support and commitment to turn the ideas in this Plan into specific actions with budgets, schedules, and funding sources.

This Plan intends to inspire the community to think big about Downtown and to bring people together around the following common goals and outcomes.

- D. Reduce the leakage of consumer dollars from within the Cañon City trade area and Downtown to the larger commercial centers and internet sales by promoting a strong and

diverse mix of commercial retail and service businesses and employment Downtown - a mix that both the local and sub-regional commercial and service markets and the pass-through and destination tourist markets can support and sustain long-term.

- F. Facilitate and actively promote the redevelopment of properties at the key opportunity sites identified in this Plan, and reuse underutilized properties to capitalize on existing assets, rather than constructing new expensive facilities In and near Downtown, to promote the objectives of this Plan.
- J. Create Downtown organizations, funding structures, and mutually beneficial partnerships to carry out this Plan

US 50 Corridor Plan 2015 References

Following are select references from the US 50 Corridor Plan 2015 that support the goals and objectives of this Cañon City Reinvestment Expansion Area Urban Renewal Plan.

GOALS

Goals of the plan, established by the City of Cañon City, include:

- A. Improve the traveling experience in the City;
- B. Establish a community identity;
- C. Improve the aesthetics of the corridor;
- D. Improve the safety of the traveling public;
- E. Improve the connectivity to pedestrian pathways and bicycle facilities;
- F. Improve the street infrastructure and drainage facilities within the corridor;
- G. Improve the development and re-development process along the corridor;
- H. Allow appropriate design and zoning flexibility to promote the desired development;
- I. Stimulate economic growth along the corridor;
- J. Improve property values along the corridor;
- K. Minimize costs and maximize money spent on improvements within the corridor.

BIG IDEAS

The Big Ideas for the US 50 Corridor Plan include three levels of information. First, a more exhaustive list of components needed to support the Plan, second, a summation by district to define the desired future for each District, and third, a quick graphic illustrating some of the major components.

Components

Paths:

US 50 is the key path through Cañon City. It provides an easily identifiable route from which transport and commerce occurs. Providing a well-designed "path" for US 50 is paramount to the long-term viability of the community.

Districts:

The clear establishment of four primary "districts:" Eastern Gateway, East Cañon, Downtown, and Western Gateway, is needed to provide appropriately calibrated regulatory and design recommendations.

Edges:

Define Downtown as reaching to the Arkansas River. Allow the boundary of the East Cañon District to include enough depth of property from north to south for viable development, without encroaching too much into established single-family neighborhoods.

Landmarks:

Provide Political Boundary signage, Downtown District signage, and directional and wayfinding signage.

Highlight key buildings and protect view sheds into the community at the gateways and at other key locations. These are all elements involved with creating overt and subtle "landmarks" for a community.

Nodes:

Focus on an initial node of activity for the City in the Downtown District, specifically between 1st and 9th Streets (a sub-district within Downtown). A node or nodes within the East Cañon District may develop over time organically as the area develops / redevelops with areas that provide a walkable, mixed use environment.

Connections:

Establish missing physical connections and assure provision of a network in new development. Namely, this includes creating opportunities for crossing US 50 in the context of this Plan. Providing a network for pedestrians, bicyclists, and vehicles is critical from a mobility standpoint, and translates into a successful and vital place.

Economic Vitality:

Celebrate the fact that Cañon City is a "Gateway Community." There are many existing and yet to be developed recreational, cultural, and historical features in the community that can provide a very rich basis for long term economic vitality. Provide a variety of options for visitors and residents through activities, permanent housing, short term housing (hotels, campgrounds, RV parks, etc.), and jobs.

Placemaking:

If each of the previous components are addressed successfully, this results in a desirable and unique place.

DEVELOPMENT RECOMMENDATIONS

General

The City of Cañon City must focus on downtown as the heart of the community first and foremost. The vitality of downtown is directly associated with the health of the greater city and sub-region within Fremont County. There are numerous existing local and regional destinations—tourism, cultural and / or recreational in nature—that are day trips from Cañon City. The City, and particularly downtown, must be the hub from which night stays occur around regional day trips. Visitors staying in and near downtown will support local businesses and increase visitation to downtown-centric attractions.

No economic analysis or specific market study was a part of this Study to ascertain short-, mid-, or long-term market-readiness. The following is not an exhaustive list of every development site that is available or has potential within the Study Area, but rather is a list of key sites / opportunities identified based on:

- the site being vacant,
- the site being underutilized,
- the size of the site,
- the site is in a key location that supports an overall revitalization/reinvestment strategy, and / or the Team's professional experience.

Downtown Riverfront

To support the revitalization goals for the US 50 corridor, the City must capitalize on the Arkansas River asset. Previous development patterns have turned their back on the River. The river has been “rediscovered” by locals and visitors alike with the ongoing build out of the RiverWalk. Now is the time, through redevelopment of key available riverfront parcels, to set the stage for decades of successful economic vitality through leveraging this community asset. This begins with redefining downtown beyond the existing Main St. “core” to extend across US 50 all the way to the River's edge.

Downtown District

Within downtown, the following key sites are highlighted for their redevelopment potential:

- Underutilized surface parking lots throughout the corridor
- Safeway site at 15th Street
- Underutilized parcels as defined with a low improvement-to-land-value ratio

East Cañon District

- A critically important site within the East Cañon District is the Abbey property off Fremont Drive on the north side of US 50 between Dozier and Reynolds Avenues.

Gateway Districts

There are several vacant parcels within both the Eastern and Western Gateway Districts. Most notably here in the context of this Study are the opportunities to provide for community gateway signage (see signage recommendations) and informational centers and / or pull offs.

IMPLEMENTATION FRAMEWORK

Growing Partnerships

In any revitalization plan, partnerships are paramount. The City must take the lead on showing that positive, methodical change for the corridor over the long term is a priority. This includes working closely with CDOT, the Fremont Economic Development Corporation (FEDC), and the Chamber of Commerce and other local and state agencies and advocacy groups on communicating a consistent message regarding US 50.

Similarly, partnerships with landowners, investors or private developers are needed to ignite catalytic projects or sites. This includes the simple mantra of “being open for business” in the vein of having the appropriate regulatory frameworks and easily navigated development processes in place. This includes a user-friendly website and even a portal from which available properties for sale or lease (may be links for the Chamber or FEDC websites) are easily located.

To see the kinds of redevelopment envisioned in this Plan, developers will need to be recruited. Appropriate partnerships with the City and / or joint development platforms will be needed to create successful development.

Funding

Identifying funding for the range of projects identified in a plan of this type can be challenging. The Plan identifies a few key “next step” studies that must take place before physical design implementation can take place. Funding for these pieces (e.g. traffic study, access management plan) must be solicited / identified first.

FUNDING SOURCES

The funding of capital improvements and the creation of mechanisms to raise money to support redevelopment pose the primary challenge to plan implementation. The following comprehensive list describes several collaboration strategies, tools and funding mechanisms that

are available at a local, state, or national level. The tables at the end focus on mobility related improvements.

Special Authorities

- A. Urban Renewal Area (URA) / Urban Renewal Areas are a commonly used tool to generate money for redevelopment. A mayor-appointed authority board governs the authorities which have broad powers including the use of eminent domain and tax increment financing. Downtown Development Authorities are the other type of special authority. The designation of a URA must be preceded by a hearing to determine whether conditions of "slum" and blight exist within the urban renewal area. Tax Increment Financing (TIF) can be utilized within a URA. TIF is a financial mechanism that earmarks new property and / or sales tax revenue generated from new development and funnels this "incremental" revenue toward various infrastructure costs. After a period, usually 25 or 30 years, incremental annual tax revenue is redirected back to the city. The City of Cañon City is in the beginning stages of establishing an urban renewal authority (or other special district / authority).

Cañon City Reinvestment Expansion Area

Urban Renewal Plan

City of Cañon City, Colorado

Appendix B:

Cañon City Reinvestment Expansion Area Urban Renewal Plan Legal Description

Legal Description

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL NUMBER 11029300 THE FOLLOWING COURSE S44°42'40.54"W 62' TO THE TRUE POINT OF BEGINNING, THE NORTHWEST RIGHT-OF-WAY INTERSECTION OF 1ST AND MAIN ST. THENCE N31°26'10"W ALONG N 1ST STREET RIGHT-OF-WAY LINE A DISTANCE OF 358 FT.

THENCE N 59°04'15" E FOR A DISTANCE OF 413 FT ALONG THE NORTH RIGHT-OF-WAY OF MACON AVE TO THE NORTHWEST RIGHT-OF-WAY CORNER OF MACON AVENUE AND N 2ND ST. THENCE N31°14'02"W FOR A DISTANCE OF 120 FT ALONG THE WEST RIGHT-OF-WAY OF N 2ND ST TO THE NORTHWEST CORNER OF PARCEL NUMBER 11005360. THENCE N58°49'03"E FOR A DISTANCE OF 1203 FT ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE ALLEY TO A POINT ON LOT 3 OF PARCEL NUMBER 99104115. THENCE N30°36'21"W FOR A DISTANCE OF 221 FT ALONG THE EAST PROPERTY LINE OF PARCEL NUMBER 11005900 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GREENWOOD AVE AT PARCEL NUMBER 11025060.

THENCE N59°19'27"E FOR A DISTANCE OF 177 FT ALONG THE NORTH RIGHT-OF-WAY OF GREENWOOD AVE TO THE NORTHEAST RIGHT-OF-WAY CORNER OF GREENWOOD AVE AND N 5TH ST. THENCE N31°21'29"W FOR A DISTANCE OF 120 FT ALONG THE EAST RIGHT-OF-WAY OF N 5TH ST TO THE NORTHWEST CORNER OF PARCEL NUMBER 11019800. THENCE N58°38'31"E FOR A DISTANCE OF 784 FT ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE ALLEY TO THE NORTHWEST CORNER OF PARCEL NUMBER 11007500 AT N 7TH ST.

THENCE N31°15'36"W FOR A DISTANCE OF 1144.16 FT ALONG THE WEST RIGHT-OF-WAY OF N 7TH ST TO THE SOUTHWEST RIGHT-OF-WAY CORNER OF PIKE AVENUE AND N 7TH ST. THENCE S58°16'42"W FOR A DISTANCE OF 432.85 FT ALONG THE SOUTH RIGHT-OF-WAY OF PIKE AVE TO THE SOUTHWEST RIGHT-OF-WAY CORNER OF PIKE AVENUE AND N 6TH ST. THENCE N31°15'30"W FOR A DISTANCE OF 336.52 FT ALONG THE WEST RIGHT-OF-WAY OF N 6TH ST TO THE SOUTHWEST RIGHT-OF-WAY CORNER OF COOPER AVENUE AND N 6TH ST. THENCE N20°29'31"E FOR A DISTANCE OF 120.81 FT ACROSS THE RIGHT-OF-WAYS OF HAZEL AVE AND COOPER AVE TO THE NORTHWEST RIGHT-OF-WAY CORNER OF HAZEL AVENUE AND N 6TH ST. THENCE N00°11'16"E FOR A DISTANCE OF 629.72 FT ALONG THE WEST RIGHT-OF-WAY OF N 6TH ST TO THE NORTHWEST RIGHT-OF-WAY CORNER OF FLORAL AVENUE AND N 6TH ST.

THENCE S89°40'52"E FOR A DISTANCE OF 567.49 FT ALONG THE NORTH RIGHT-OF-WAY OF FLORAL AVE TO A POINT ON THE EAST RIGHT-OF-WAY OF N 7TH AVE AT PARCEL NUMBER 11031450. THENCE S00°06'44"W FOR A DISTANCE OF 761.49 FT ALONG THE EAST RIGHT-OF-WAY OF N 7TH ST TO THE EAST RIGHT-OF-WAY INTERSECTION OF PIKE AVENUE AND N 7TH ST. THENCE S31°24'10"E FOR A DISTANCE OF 1599.91 FT ALONG THE EAST RIGHT-OF-WAY OF N 7TH ST TO THE NORTHEAST RIGHT-OF-WAY CORNER OF MACON AVENUE AND N 7TH ST.

THENCE N58°42'45"E FOR A DISTANCE OF 86 FT ALONG THE NORTH RIGHT-OF-WAY OF MACON AVE TO THE SOUTHWEST CORNER OF PARCEL NUMBER 11023640. THENCE N31°16'58"W FOR A DISTANCE OF 120.04 FT ALONG THE WEST PARCEL LINE OF PARCEL NUMBER 11023640 TO THE NORTHWEST CORNER OF PARCEL NUMBER 11023640. THENCE N58°42'45"E FOR A DISTANCE OF 266 FT ALONG MULTIPLE PROPERTY LINES TO NORTHEAST CORNER OF PARCEL NUMBER 11025450. THENCE S31°17'12"E FOR A DISTANCE OF 8 FT ALONG THE WEST RIGHT-OF-WAY OF N 8TH ST TO A POINT ON THE EAST RIGHT-OF-WAY OF N 8TH ST. THENCE N59°07'44"E FOR A DISTANCE OF 518 FT ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE ALLEY TO A POINT ON THE EAST RIGHT-OF-WAY OF N 9TH ST AND THE NORTHWEST CORNER OF PARCEL NUMBER 11015850.

THENCE S31°35'46"E FOR A DISTANCE OF 118 FT ALONG THE EAST RIGHT-OF-WAY OF N 9TH ST TO THE NORTHEAST RIGHT-OF-WAY CORNER OF MACON AVENUE AND N 9TH ST. THENCE N58°36'13"E FOR A DISTANCE OF 432 FT ALONG THE NORTH RIGHT-OF-WAY OF MACON AVE TO THE NORTHEAST RIGHT-OF-WAY CORNER OF MACON AVENUE AND N 10TH ST. THENCE S30°36'08"E FOR A DISTANCE OF 214 FT ALONG THE EAST RIGHT-OF-WAY OF N 10TH ST TO THE NORTHWEST CORNER OF PARCEL NUMBER 98804495. THENCE N 58°37'21" E FOR A DISTANCE OF 867 FT ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE ALLEY TO A POINT ON THE EAST RIGHT-OF-WAY OF N 12TH ST AND PARCEL NUMBER 3821332100005. THENCE S30°37'07"E FOR A DISTANCE OF 120 FT ALONG THE EAST RIGHT-OF-WAY OF N 12TH ST TO THE NORTHEAST RIGHT-OF-WAY CORNER OF MAIN ST AND N 12TH ST.

THENCE N58°50'57"E FOR A DISTANCE OF 785 FT ALONG THE NORTH RIGHT-OF-WAY OF MAIN ST TO THE NORTHWEST RIGHT-OF-WAY CORNER OF MAIN ST AND N 14TH ST. THENCE N32°30'47"W FOR A DISTANCE OF 257 FT ALONG THE WEST RIGHT-OF-WAY OF N 14TH ST TO A POINT ON PARCEL NUMBER 3821332100005 AT THE INTERSECTION OF LOTS 11 & 12. THENCE N00°43'04"W FOR A DISTANCE OF 129 FT ALONG THE WEST RIGHT-OF-WAY OF N 14TH ST TO A POINT ON PARCEL NUMBER 3821332100005 AT THE INTERSECTION OF LOTS 6 & 7. THENCE S89°40'35"E FOR A DISTANCE OF 191 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 99504099 TO THE SOUTHEAST CORNER OF PARCEL NUMBER 11000300. THENCE S00°03'46"E FOR A DISTANCE OF 17 FT ALONG THE EAST PROPERTY LINE OF PARCEL NUMBER 99504099. THENCE N59°09'01"E FOR A DISTANCE OF 215 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 99604008 TO THE NORTH CORNER OF PARCEL NUMBER 99604008. THENCE S31°57'12"E FOR A DISTANCE OF 97 FT ALONG THE NORTHEAST PROPERTY LINE OF PARCEL NUMBER 99604008 TO THE NORTHWEST CORNER OF PARCEL NUMBER 99604189. THENCE S 89°58'12" E FOR A DISTANCE OF 163 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 99604189 TO A POINT ON PARCEL NUMBER 3821283410017 AT THE INTERSECTION OF LOTS 2 & 3. THENCE N00°13'37"W FOR A DISTANCE OF 220 FT ALONG THE WEST PROPERTY LINE OF PARCEL NUMBER 11023470 TO A POINT ON PARCEL NUMBER 11001810 AND NORTH RIGHT-OF-WAY OF GREENWOOD AVE. THENCE DUE EAST FOR A DISTANCE OF 47 FT ALONG THE NORTH RIGHT-OF-WAY LINE OF GREENWOOD AVE TO THE NORTHWEST RIGHT-OF-WAY CORNER OF GREENWOOD AVE AND N 15TH ST. THENCE N00°14'40"W FOR A DISTANCE OF 92 FT ALONG THE WEST RIGHT-OF-WAY LINE OF N 15TH ST TO A POINT ON THE EAST PROPERTY LINE OF PARCEL NUMBER 11001810. THENCE N89°58'53"E FOR A DISTANCE OF 258 FT ALONG THE NORTH RIGHT-OF-WAY LINE OF GREENWOOD AVE TO THE SOUTHWEST CORNER OF PARCEL NUMBER 11014650. THENCE N00°09'28"E FOR A DISTANCE OF 303 FT ALONG THE EAST RIGHT-OF-WAY LINE OF THE ALLEY TO THE NORTHWEST CORNER OF PARCEL NUMBER 11015450. THENCE N89°56'55"E FOR A DISTANCE OF 245 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 11015450 TO A POINT ON PARCEL NUMBER 3821284303001 AND THE WEST RIGHT-OF-WAY OF N 16TH ST. THENCE S00°41'39"E FOR A DISTANCE OF 84 FT ALONG THE WEST RIGHT-OF-WAY OF N 16TH ST TO THE SOUTHWEST CORNER OF PARCEL NUMBER 3821284303002. THENCE N89°37'30"E FOR A DISTANCE OF 398 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 11080124 TO THE NORTHEAST CORNER OF PARCEL NUMBER 11080124. THENCE N00°35'06"W FOR A DISTANCE OF 175 FT ALONG THE WEST PROPERTY LINE OF PARCEL NUMBER 11080164 TO THE NORTHWEST CORNER OF PARCEL NUMBER 11080164. THENCE N89°55'07"E FOR A DISTANCE OF 499 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 11080164 TO THE NORTHEAST CORNER OF PARCEL NUMBER 11080165.

THENCE S00°43'11"E FOR A DISTANCE OF 61 FT ALONG THE EAST PROPERTY LINE OF PARCEL NUMBER 11080165 TO THE NORTHWEST CORNER OF PARCEL NUMBER 12008220. THENCE N89°31'52"E FOR A DISTANCE OF 212 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 12008220 TO THE SOUTHWEST CORNER OF PARCEL NUMBER 98205064. THENCE DUE NORTH FOR A DISTANCE OF 150 FT ALONG THE WEST PROPERTY LINE OF PARCEL NUMBER 98205064 TO THE NORTHWEST CORNER OF PARCEL NUMBER 98205064. THENCE DUE EAST FOR A DISTANCE OF 403 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 98205064 TO THE NORTHEAST CORNER OF PARCEL NUMBER 12008310 & THE WEST RIGHT-OF-WAY LINE OF N 19TH ST. THENCE DUE NORTH FOR A DISTANCE OF 40 FT ALONG THE WEST RIGHT-OF-WAY LINE OF N 19TH ST TO A POINT ON PARCEL NUMBER 98404036.

THENCE N89°40'53"E FOR A DISTANCE OF 883 FT ALONG THE NORTH RIGHT-OF-WAY LINE OF FRANKLIN AVE TO A POINT ON PARCEL NUMBER 3821273007001 & THE EAST RIGHT-OF-WAY OF ORCHARD AVE. THENCE DUE SOUTH FOR A DISTANCE OF 134 FT ALONG THE EAST RIGHT-OF-WAY LINE OF ORCHARD AVE TO THE NORTHWEST CORNER OF PARCEL NUMBER 12002000. THENCE S89°59'48"E FOR A DISTANCE OF 493 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 12002000 TO A POINT ON PARCEL NUMBER 12000070 AND THE EAST RIGHT-OF-WAY OF N DIAMOND AVE. THENCE N00°15'34"W FOR A DISTANCE OF 131 FT ALONG THE EAST RIGHT-OF-WAY OF N DIAMOND AVE TO THE NORTHWEST CORNER OF PARCEL NUMBER 12000020. THENCE N89°48'47"E FOR A DISTANCE OF 403 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 12000020 TO THE NORTHEAST CORNER OF PARCEL NUMBER 12004690 AND THE WEST RIGHT-OF-WAY OF N COTTONWOOD AVE. THENCE S00°01'40"E FOR A DISTANCE OF 50 FT ALONG THE WEST RIGHT-OF-WAY OF N COTTONWOOD AVE TO THE SOUTHEAST CORNER OF PARCEL NUMBER 12004690. THENCE N88°52'43"E FOR A DISTANCE OF 264 FT ALONG THE NORTH PROPERTY LINE OF 12007460 TO THE NORTHEAST CORNER OF PARCEL NUMBER 12004690.

THENCE DUE SOUTH FOR A DISTANCE OF 54 FT ALONG THE EAST PROPERTY LINE OF PARCEL NUMBER 12007460 TO THE NORTHWEST CORNER OF PARCEL NUMBER 99504762. THENCE N89°56'45"E FOR A DISTANCE OF 266 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 99504762 TO A POINT ON PARCEL NUMBER 12000930 & EAST RIGHT-OF-WAY OF DEL REY AVE. THENCE DUE NORTH FOR A DISTANCE OF 11 FT ALONG THE EAST RIGHT-OF-WAY LINE OF DEL REY AVE TO THE NORTHWEST CORNER OF PARCEL NUMBER 12000930. THENCE DUE EAST FOR A DISTANCE OF 206 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 12000930 TO THE NORTHEAST CORNER OF PARCEL NUMBER 12000930. THENCE DUE SOUTH FOR A DISTANCE OF 52 FT ALONG THE EAST PROPERTY LINE OF PARCEL NUMBER 12000930 TO THE NORTHWEST CORNER OF PARCEL NUMBER 12005730. THENCE S89°54'08"E FOR A DISTANCE OF 205 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 12005730 TO THE NORTHEAST CORNER OF PARCEL NUMBER 12005730 AND THE WEST RIGHT-OF-WAY OF GREYDENE AVE.

THENCE N00°12'44"W FOR A DISTANCE OF 80 FT ALONG THE WEST RIGHT-OF-WAY LINE OF GREYDENE AVE TO THE SOUTHEAST CORNER OF PARCEL NUMBER 98205065. THENCE DUE WEST FOR A DISTANCE OF 205 FT ALONG THE SOUTH PROPERTY LINE OF PARCEL NUMBER 98205065 TO THE SOUTHWEST CORNER OF PARCEL NUMBER 98205065. THENCE N00°00'22"W FOR A DISTANCE OF 174 FT ALONG THE WEST PROPERTY LINE OF PARCEL NUMBER 98205065 TO THE NORTHEAST CORNER OF PARCEL NUMBER 12004360. THENCE DUE WEST FOR A DISTANCE OF 103 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 12004360 TO THE SOUTHWEST CORNER OF PARCEL NUMBER 98205103. THENCE N00°06'35"W FOR A DISTANCE

OF 168 FT ALONG THE WEST PROPERTY LINE OF PARCEL NUMBER 98205103 TO A POINT ON PARCEL NUMBER 12001810 & THE NORTH RIGHT-OF-WAY LINE OF FLORENCE ST. THENCE S89°46'08"E FOR A DISTANCE OF 363 FT ALONG NORTH RIGHT-OF-WAY LINE OF FLORENCE ST TO A POINT ON PARCEL NUMBER 12005200 AND THE EAST RIGHT-OF-WAY OF GREYDENE AVE. THENCE S00°04'46"E FOR A DISTANCE OF 217 FT ALONG EAST RIGHT-OF-WAY LINE OF GREYDENE AVE TO THE SOUTHWEST CORNER OF PARCEL NUMBER 99004170. THENCE N89°35'53"E FOR A DISTANCE OF 477 FT ALONG NORTH PROPERTY LINE OF PARCEL NUMBER 99104135 TO THE SOUTHEAST CORNER OF PARCEL NUMBER 12007490. THENCE N 00°12'47" W FOR A DISTANCE OF 12 FT ALONG THE EAST PROPERTY LINE OF PARCEL NUMBER 12007490 TO THE SOUTHWEST CORNER OF PARCEL NUMBER 12000160. THENCE N89°41'48"E FOR A DISTANCE OF 158 FT ALONG THE SOUTH PROPERTY LINE OF PARCEL NUMBER 12000160 TO A POINT ON PARCEL NUMBER 3821274005009 AND THE EAST RIGHT-OF-WAY OF FIELD AVE. THENCE S00°05'12"E FOR A DISTANCE OF 162 FT ALONG THE EAST RIGHT-OF-WAY LINE FOR FIELD AVE TO THE NORTHWEST CORNER OF PARCEL NUMBER 98804403. THENCE N 89°32'08" E FOR A DISTANCE OF 516 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 98804403 TO SOUTHWEST CORNER OF PARCEL NUMBER 12001800 AND THE RIGHT-OF-WAY OF N RAYNOLDS AVE. THENCE N00°16'03"W FOR A DISTANCE OF 243 FT ALONG THE EAST RIGHT-OF-WAY LINE OF N RAYNOLDS AVE TO NORTHWEST CORNER OF PARCEL NUMBER 12001800. THENCE N89°27'12"E FOR A DISTANCE OF 495 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 12001800 TO NORTHEAST CORNER OF PARCEL NUMBER 12001800. THENCE N00°11'45"W FOR A DISTANCE OF 1565 FT ALONG THE WEST PROPERTY LINE OF PARCEL NUMBER 99927180 TO THE NORTHWEST CORNER OF PARCEL NUMBER 99927180. THENCE N89°56'37"E FOR A DISTANCE OF 472 FT ALONG THE SOUTH PROPERTY LINE OF PARCEL NUMBER 3821271011001 TO THE SOUTHEAST CORNER OF PARCEL NUMBER 3821271011001. THENCE N00°21'47"W FOR A DISTANCE OF 703 FT ALONG THE EAST PROPERTY LINE OF PARCEL NUMBER 3821271011001 TO A PROPERTY CORNER ON PARCEL NUMBER 3821271011001. THENCE N89°56'38"W FOR A DISTANCE OF 21 FT ALONG THE PROPERTY LINE OF PARCEL NUMBER 3821271011001 TO A PROPERTY CORNER ON PARCEL NUMBER 3821271011001. THENCE N00°03'23"W FOR A DISTANCE OF 238 FT ALONG THE PROPERTY LINE OF PARCEL NUMBER 3821271011001 TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 3821271011001. THENCE N83°12'51"W FOR A DISTANCE OF 453 FT ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 3821271011001 TO THE NORTHWEST PROPERTY CORNER OF PARCEL NUMBER 3821271011001. THENCE N00°07'19"W FOR A DISTANCE OF 299 FT ALONG THE WEST PROPERTY LINE OF PARCEL NUMBER 99927180 TO A POINT ON PARCEL NUMBER 12007110. THENCE S89°54'54"E FOR A DISTANCE OF 1275 FT ALONG THE SOUTH PROPERTY LINE OF PARCEL NUMBER 12007110 TO THE SOUTHEAST PROPERTY CORNER OF PARCEL NUMBER 43000140. THENCE N00°20'59"W FOR A DISTANCE OF 439 FT ALONG THE EAST PROPERTY LINE OF PARCEL NUMBER 43000140 TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 43000230. THENCE S89°37'02"E FOR A DISTANCE OF 321 FT ALONG THE SOUTH PROPERTY LINE OF PARCEL NUMBER 43000230 TO A POINT ON PARCEL NUMBER 99927180. THENCE S00°11'07"E FOR A DISTANCE OF 430 FT ALONG THE CITY LIMIT AND PROPERTY LINE FOR PARCEL NUMBER 99927180 TO A POINT ON PARCEL NUMBER 99927180. THENCE S89°50'56"E FOR A DISTANCE OF 578 FT ALONG THE CITY LIMIT AND PROPERTY LINE FOR PARCEL NUMBER 43000150 TO A POINT ON PARCEL NUMBER 43000240. THENCE S00°15'57"W FOR A DISTANCE OF 639 FT ALONG THE CITY LIMIT AND PROPERTY LINE FOR PARCEL NUMBER 99927180 TO THE SOUTHWEST PROPERTY CORNER FOR

PARCEL NUMBER 44001070. THENCE N71°44'46"E FOR A DISTANCE OF 50 FT ALONG THE CITY LIMIT AND PROPERTY LINE FOR PARCEL NUMBER 44001070 TO A PROPERTY CORNER FOR PARCEL NUMBER 99927180. THENCE S19°47'42"E FOR A DISTANCE OF 25 FT ALONG THE CITY LIMIT AND PROPERTY LINE FOR PARCEL NUMBER 99927180 TO THE NORTHWEST PROPERTY CORNER FOR PARCEL NUMBER 44001940. THENCE S00°05'41"W FOR A DISTANCE OF 1581 FT ALONG THE CITY LIMIT AND PROPERTY LINE FOR PARCEL NUMBER 99927180 TO THE SOUTHWEST PROPERTY CORNER FOR PARCEL NUMBER 44001030. THENCE N89°46'15"E FOR A DISTANCE OF 397 FT ALONG THE CITY LIMIT AND PROPERTY LINE FOR PARCEL NUMBER 99927180 TO THE NORTHWEST PROPERTY CORNER FOR PARCEL NUMBER 98504462. THENCE S00°01'14"E FOR A DISTANCE OF 519 FT ALONG THE CITY LIMIT AND PROPERTY LINE FOR PARCEL NUMBER 99927180 TO THE NORTHEAST PROPERTY CORNER FOR PARCEL NUMBER 99104052. THENCE S89°39'15"W FOR A DISTANCE OF 278 FT ALONG THE CITY LIMIT AND PROPERTY LINE FOR PARCEL NUMBER 99927180 TO THE NORTHWEST PROPERTY CORNER FOR PARCEL NUMBER 99104052. THENCE S00°21'51"E FOR A DISTANCE OF 1022 FT ALONG THE CITY LIMIT AND PROPERTY LINE FOR PARCEL NUMBER 99927180 TO THE SOUTHWEST PROPERTY CORNER FOR PARCEL NUMBER 44000400. THENCE N89°27'33"E FOR A DISTANCE OF 838 FT ALONG THE CITY LIMIT AND NORTH RIGHT-OF-WAY FOR FREMONT DR TO THE SOUTHEAST PROPERTY CORNER FOR PARCEL NUMBER 99504763. THENCE N00°30'45"E FOR A DISTANCE OF 518 FT ALONG THE CITY LIMIT AND WEST RIGHT-OF-WAY FOR DOZIER AVE AND DOZIER WAY TO THE NORTHEAST PROPERTY CORNER FOR PARCEL NUMBER 99104052. THENCE S89°28'55"E FOR A DISTANCE OF 47 FT ALONG THE CITY LIMIT TO THE EAST RIGHT-OF-WAY OF DOZIER AVE. THENCE N00°31'03"E FOR A DISTANCE OF 306 FT ALONG THE CITY LIMIT AND EAST RIGHT-OF-WAY FOR DOZIER AVE TO THE NORTHWEST PROPERTY CORNER OF PARCEL NUMBER 99804464. THENCE N89°59'56"E FOR A DISTANCE OF 881 FT ALONG THE CITY LIMIT AND NORTH PROPERTY LINE FOR PARCEL NUMBER 99804464 TO A PROPERTY CORNER ON PARCEL NUMBER 99804464. THENCE N00°07'42"E FOR A DISTANCE OF 58 FT ALONG THE CITY LIMIT AND PROPERTY LINE FOR PARCEL NUMBER 99804464 TO A PROPERTY CORNER ON PARCEL NUMBER 99804464. THENCE S89°51'54"E FOR A DISTANCE OF 615 FT ALONG THE PROPERTY LINE FOR PARCEL NUMBER 44001470 TO THE SOUTHEAST PROPERTY CORNER OF PARCEL NUMBER 99304672. THENCE N00°02'30"W FOR A DISTANCE OF 395 FT ALONG THE EAST PROPERTY LINE FOR PARCEL NUMBER 99304672 TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 99304672. THENCE SOUTHEASTERLY ALONG SOUTHERN PROPERTY LINES OF SUNRISE MESA PUD FOR A DISTANCE OF 1240 FEET TO SOUTHEAST CORNER OF PARCEL NUMBER 99304632. THENCE N 00°12'23" E FOR A DISTANCE OF 396 FEET TO SOUTHWEST CORNER OF PARCEL NUMBER 99911085; THENCE N 89°52'47" ALONG SOUTHERN PROPERTY LINE OF SAID PARCEL FOR A DISTANCE OF 329 FEET. THENCE ALONG EAST PROPERTY LINE OF PARCEL NUMBER 42079001 FOR A DISTANCE OF 964 FEET TO SOUTHEAST CORNER OF SAID PARCEL. THENCE N 89°31'19" E FOR A DISTANCE OF 54 FEET TO SOUTHWEST CORNER OF PARCEL NUMBER 99304676; THENCE ALONG WEST PROPERTY LINES OF PARCELS NUMBER 99304676 AND NUMBER 99304677 FOR A DISTANCE OF 416 FEET; THENCE N 89°56'04" E ALONG NORTH PROPERTY LINE OF PARCEL NUMBER 99304677 FOR A DISTANCE OF 179 FEET; THENCE S 00°32'24" E ALONG EAST PROPERTY LINE OF SAID PARCEL FOR A DISTANCE OF 14 FEET TO NORTHWEST CORNER OF PARCEL NUMBER 99304678. THENCE N 89°28'02" E FOR A DISTANCE OF 775 FEET TO SOUTHEAST CORNER OF PARCEL NUMBER 99404017; THENCE N 10°47'59" E ALONG EAST PROPERTY LINE OF SAID PARCEL FOR A

DISTANCE OF 111 FEET. THENCE TO A POINT OF PARCEL NUMBER 99304688, APPROXIMATELY 24.50 FEET WEST OF SOUTHEAST PROPERTY CORNER OF SAID PROPERTY. THENCE CONTINUING ON SOUTHERN PROPERTY LINES OF PARCEL NUMBERS 99304688, 99304689, AND 99304690 FOR A DISTANCE OF 197 FEET.

THENCE S 00°40'06" E FOR A DISTANCE OF 106 FEET TO NORTHWEST CORNER OF PARCEL NUMBER 98304454; THENCE N 88°01'29" E ALONG NORTH PROPERTY LINE OF SAID PARCEL NUMBER FOR A DISTANCE OF 312 FEET TO NORTHEAST CORNER OF SAID PARCEL NUMBER.

THENCE AS FOLLOWS:

N 88°15'49" E, 281 FEET

N 11°46'53" W, 732 FEET

N 77°14'41" E, 659 FEET

N 88°34'20" E, 836 FEET TO A POINT ON THE EAST PROPERTY LINE OF PARCEL NUMBER 99927266

THENCE ALONG EAST AND THENCE NORTH PROPERTY LINE OF SAID PARCEL NUMBER AS FOLLOWS:

N 21°29'46" E, 1125 FEET

24 N 01°08'05" W, 594 FEET

25 S 87°40'50" E, 752 FEET TO A POINT ON THE EAST PROPERTY LINE OF PARCEL NUMBER 99927247

THENCE SOUTHEASTERLY ALONG SOUTHERN LINE OF SAID PARCEL NUMBER FOR A DISTANCE OF 1016 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JOHN WAYNE LOOP.

THENCE N 41°31'12" E FOR A DISTANCE OF 60 FEET TO SOUTHWEST CORNER OF PARCEL NUMBER 99926478. THENCE SOUTHEASTERLY, THENCE NORTHEASTERLY ALONG SOUTHERN PROPERTY LINES OF FOUR MILE RANCH MF4 F2 FOR A DISTANCE OF 1153 FEET TO

NORTHWESTERN CORNER OF PARCEL NUMBER 3823302000001; THENCE S 30°34'36" E ALONG WEST PROPERTY LINE OF SAID PARCEL FOR A DISTANCE OF 245 FEET.

THENCE N 57°46'42" E FOR A DISTANCE OF 1373 FEET TO A POINT ON THE SOUTHERN PROPERTY LINE OF PARCEL NUMBER 99925482.

THENCE S 29°46'52" E FOR A DISTANCE OF 62 FEET TO NORTHEAST CORNER OF PARCEL NUMBER 99927261.

THENCE SOUTHEASTERLY ALONG EAST PROPERTY LINE OF PARCEL NUMBER 99927261 FOR A DISTANCE OF 3489 FEET TO SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHWESTERLY ALONG NORTH RIGHT-OF-WAY LINE OF US HIGHWAY 50 FOR A DISTANCE OF 4059 FEET TO SOUTHWEST CORNER OF PARCEL NUMBER 99927262.

THENCE S 01°37'57" E CROSSING US HIGHWAY 50 FOR A DISTANCE OF 241 FEET TO A POINT ON NORTHERN PROPERTY LINE OF PARCEL NUMBER 99404208; THENCE SOUTHWESTERLY ALONG SAID PROPERTY LINE ALONG SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 50 FOR A DISTANCE OF 2495 FEET TO NORTHWEST CORNER OF SAID PARCEL AND INTERSECTION OF US HIGHWAY 50 AND MACKENZIE AVENUE; THENCE ALONG EAST RIGHT-OF-WAY LINE OF MACKENZIE AVENUE FOR A DISTANCE OF 771 FEET TO SOUTHWEST CORNER OF PARCEL NUMBER 99925271.

THENCE 1 S 89°42'34" W FOR A DISTANCE OF 766 FEET TO NORTHWEST CORNER OF PARCEL NUMBER 99404213; THENCE S 00°06'18" E ALONG WEST PROPERTY LINE OF SAID PARCEL FOR A DISTANCE OF 813 FEET TO SOUTHEAST CORNER OF PARCEL NUMBER 99604357; THENCE S 89°52'31" W FOR A DISTANCE OF 1394 FEET TO SOUTHWEST CORNER OF PARCEL NUMBER 3821351002014; THENCE N 08°44'38" E FOR A DISTANCE OF 486 FEET TO NORTHEAST CORNER OF PARCEL NUMBER 47000280; THENCE N 00°21'12" E FOR A DISTANCE OF 587 FEET TO

NORTHWEST CORNER OF PARCEL NUMBER 99504737 AND NORTHEAST CORNER OF PARCEL NUMBER 99923021; THENCE S 88°57'55" W ALONG NORTH PROPERTY LINE OF PARCEL 99923021 FOR A DISTANCE OF 304 FEET TO NORTHWEST CORNER OF SAID PARCEL. THENCE NORTHEASTERLY ALONG WEST PROPERTY LINE OF PARCEL NUMBER 99925180 FOR A DISTANCE OF 517 FEET TO NORTHEAST CORNER OF PARCEL NUMBER 99923020. THENCE S89°33'25"W FOR A DISTANCE OF 533 FT ALONG THE SOUTH RIGHT-OF-WAY FOR EAST MAIN ST AND THE CITY LIMIT TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 3821351000004. THENCE S00°20'03"E FOR A DISTANCE OF 272 FT ALONG THE CITY LIMIT AND WEST PROPERTY LINE FOR PARCEL NUMBER 3821351000004 TO A PROPERTY CORNER OF PARCEL NUMBER 3821351000004. THENCE S20°17'32"W FOR A DISTANCE OF 488 FT ALONG THE CITY LIMIT AND WEST PROPERTY LINE FOR PARCEL NUMBER 3821351000004 TO THE SOUTHEAST PROPERTY CORNER OF PARCEL NUMBER 3821351000004. THENCE S89°39'00"W FOR A DISTANCE OF 627 FT ALONG THE NORTH PROPERTY LINE FOR PARCEL NUMBER 47000150 TO THE NORTHWEST PROPERTY CORNER OF PARCEL NUMBER 47000150. THENCE N00°15'08"W FOR A DISTANCE OF 122 FT ALONG THE WEST PROPERTY LINE FOR PARCEL NUMBER 3821351000006 TO THE SOUTHEAST PROPERTY CORNER OF PARCEL NUMBER 99924536. THENCE S89°17'07"W FOR A DISTANCE OF 303 FT ALONG THE SOUTH PROPERTY LINE FOR PARCEL NUMBER 99924536 TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 99924536. THENCE N00°22'42"W FOR A DISTANCE OF 202 FT ALONG THE WEST PROPERTY LINE FOR PARCEL NUMBER 99924536 TO THE SOUTHEAST PROPERTY CORNER OF PARCEL NUMBER 3821352033002. THENCE S89°40'19"W FOR A DISTANCE OF 301 FT ALONG THE SOUTH PROPERTY LINE FOR PARCEL NUMBER 3821352033002 TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 3821352033002 AND EAST RIGHT-OF-WAY OF STEINMEIER AVE. THENCE S00°25'08"E FOR A DISTANCE OF 396 FT ALONG THE EAST RIGHT-OF-WAY LINE FOR STEINMEIER AVE TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 99924537. THENCE S89°34'54"W FOR A DISTANCE OF 819 FT ALONG THE NORTH BOUNDARY OF STRATMOOR HILLS F2 SUBDIVISION TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 44000500. THENCE N00°13'51"W FOR A DISTANCE OF 798 FT ALONG THE EAST PROPERTY LINE FOR PARCEL NUMBER 44001600 TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 44001600 AND SOUTH RIGHT-OF-WAY OF E MAIN ST. THENCE S89°05'07"W FOR A DISTANCE OF 273 FT ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST MAIN ST TO THE NORTHWEST PROPERTY CORNER OF PARCEL NUMBER 47000060. THENCE S00°14'24"E FOR A DISTANCE OF 794 FT ALONG THE EAST PROPERTY LINE FOR PARCEL NUMBER 99927241 TO THE SOUTHEAST PROPERTY CORNER OF PARCEL NUMBER 99927242. THENCE S89°30'42"W FOR A DISTANCE OF 283 FT ALONG THE SOUTH PROPERTY LINE FOR PARCEL NUMBER 99927242 TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 99927242. THENCE N00°13'52"W FOR A DISTANCE OF 794 FT ALONG THE EAST PROPERTY LINE FOR PARCEL NUMBER 44000700 TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 44000700 AND SOUTH RIGHT-OF-WAY LINE FOR EAST MAIN ST. THENCE S89°53'21"W FOR A DISTANCE OF 668 FT ALONG THE SOUTH RIGHT-OF-WAY LINE FOR EAST MAIN ST TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 3821341000012. THENCE S00°21'42"E FOR A DISTANCE OF 156 FT ALONG THE EAST PROPERTY LINE OF PARCEL NUMBER 3821341000012 TO THE SOUTHEAST PROPERTY CORNER OF PARCEL NUMBER 3821341000012. THENCE SOUTHWESTERLY ALONG SOUTHERN PROPERTY LINE OF PARCEL NUMBER 3821341000012 FOR A DISTANCE OF 248 FEET TO SOUTHWEST CORNER OF PARCEL

NUMBER 3821341000012. THENCE N00°12'38"W FOR A DISTANCE OF 258 FT ALONG THE WEST PROPERTY LINE OF PARCEL NUMBER 3821341000012 TO THE NORTHWEST PROPERTY CORNER OF PARCEL NUMBER 3821341000012 AND SOUTH RIGHT-OF-WAY OF EAST MAIN ST. THENCE S89°48'20"W FOR A DISTANCE OF 966 FT ALONG THE SOUTH RIGHT-OF-WAY LINE FOR EAST MAIN ST TO THE NORTHWEST PROPERTY CORNER OF PARCEL NUMBER 3821341000008. THENCE NORTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY OF THE RAILROAD FOR A DISTANCE OF 512 FEET TO A POINT ON THAT SAID RAILROAD RIGHT-OF-WAY. THENCE S00°20'36"E FOR A DISTANCE OF 288 FT ALONG THE CITY LIMIT TO A POINT ON PARCEL NUMBER 12005740 AND THE SOUTH RIGHT-OF-WAY LINE OF EAST MAIN ST. THENCE S89°42'58"W FOR A DISTANCE OF 4960 FEET ALONG SOUTH RIGHT-OF-WAY LINE OF EAST MAIN ST TO A PROPERTY CORNER ON PARCEL NUMBER 12080036. THENCE S58°33'13"W FOR A DISTANCE OF 802 FEET ALONG THE NORTHWEST BOUNDARY OF TODD ESTATES SUBDIVISION TO A PROPERTY CORNER ON PARCEL NUMBER 3821332100009. THENCE S01°56'58"E FOR A DISTANCE OF 349 FEET ALONG THE WEST BOUNDARY OF TODD ESTATES SUBDIVISION TO A PROPERTY CORNER ON PARCEL NUMBER 3821332100009. THENCE N89°58'58"E FOR A DISTANCE OF 414 FEET ALONG THE SOUTH BOUNDARY OF TODD ESTATES SUBDIVISION TO THE SOUTHEAST PROPERTY CORNER OF PARCEL NUMBER 12080057. THENCE S00°19'09"E FOR A DISTANCE OF 140 FEET ALONG THE WEST BOUNDARY OF TODD ESTATES SUBDIVISION TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 12080059. THENCE S85°11'58"E FOR A DISTANCE OF 519 FEET ALONG THE SOUTH BOUNDARY OF TODD ESTATES SUBDIVISION TO A POINT ON PARCEL NUMBER 12008879 AND THE EAST RIGHT-OF-WAY OF CAMERON AVE. THENCE S02°42'48"E FOR A DISTANCE OF 239 FEET ALONG THE EAST RIGHT-OF-WAY OF CAMERON AVE TO THE SOUTHEAST RIGHT-OF-WAY CORNER OF KOUNTZ AVE AND CAMERON AVE.

THENCE S87°33'53"W FOR A DISTANCE OF 887 FEET ALONG THE SOUTH RIGHT-OF-WAY OF KOUNTZ AVE TO THE SOUTHEAST RIGHT-OF-WAY CORNER OF KOUNTZ AVE AND FRAZIER AVE. THENCE S03°17'30"E FOR A DISTANCE OF 342 FEET ALONG THE EAST RIGHT-OF-WAY OF FRAZIER AVE TO THE SOUTHEAST RIGHT-OF-WAY CORNER OF VINE ST AND FRAZIER AVE. THENCE S86°50'55"W FOR A DISTANCE OF 675 FEET ALONG THE SOUTH RIGHT-OF-WAY OF VINE ST TO THE NORTHWEST PROPERTY CORNER OF PARCEL NUMBER 98804243. THENCE N00°52'35"W FOR A DISTANCE OF 33 FEET ACROSS THE VINE STREET RIGHT-OF-WAY TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 98804242. THENCE N03°55'31"W FOR A DISTANCE OF 194 FEET ALONG THE WEST BOUNDARY OF KOUNTZE & RAYNOLDS SUBDIVISION TO A PROPERTY CORNER OF PARCEL NUMBER 3821332100009.

THENCE SOUTHWESTERLY ALONG THE NORTHERN PROPERTY LINE FOR PARCEL NUMBER 11023030 FOR A DISTANCE OF 991 FEET TO THE NORTH PROPERTY CORNER OF PARCEL NUMBER 3821332400009. THENCE S30°55'40"E ALONG THE WEST PROPERTY LINE FOR PARCEL NUMBER 11023030 FOR A DISTANCE OF 420 FEET TO A POINT ON PARCEL NUMBER 99925407 AND THE SOUTH RIGHT-OF-WAY LINE OF VINE ST.

THENCE S59°50'59"W FOR A DISTANCE OF 404 FEET ALONG THE SOUTH RIGHT-OF-WAY OF VINE ST TO THE NORTHWEST PROPERTY CORNER OF PARCEL NUMBER 11011520. THENCE S31°55'33"E FOR A DISTANCE OF 135 FEET ALONG THE WEST PROPERTY LINE OF PARCEL NUMBER 11011520 TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 11011520. THENCE N58°54'59"E FOR A DISTANCE OF 74 FEET ALONG THE SOUTH PROPERTY LINE OF PARCEL NUMBER 11011520 TO THE SOUTHEAST PROPERTY CORNER OF PARCEL NUMBER 11011520. THENCE S31°51'40"E FOR A DISTANCE OF 560 FEET ALONG THE EAST PROPERTY LINE OF PARCEL NUMBER 11021160 TO A PROPERTY CORNER OF PARCEL NUMBER 11021160.

THENCE N82°46'15"W FOR A DISTANCE OF 66 FEET ALONG THE PROPERTY LINE OF PARCEL NUMBER 11021160 TO A PROPERTY CORNER OF PARCEL NUMBER 11021160. THENCE S00°10'54"W FOR A DISTANCE OF 161 FEET ALONG THE PROPERTY LINE OF PARCEL NUMBER 11021160 TO A POINT ON PARCEL NUMBER 99920734. THENCE N89°23'01"E FOR A DISTANCE OF 982 FEET TO A POINT ON THE CITY LIMIT. THENCE S00°10'38"W FOR A DISTANCE OF 134 FEET ALONG THE CITY LIMIT TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 99204391. THENCE S00°00'06"E FOR A DISTANCE OF 881 FEET ALONG THE EAST PROPERTY LINE OF PARCEL NUMBER 99204391 TO THE SOUTHEAST PROPERTY CORNER OF PARCEL NUMBER 99204391.

THENCE N23°47'14"W FOR A DISTANCE OF 41 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF PARK AVE TO A PROPERTY CORNER OF PARCEL NUMBER 99204391. THENCE S80°47'11"W FOR A DISTANCE OF 387 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF PARK AVE TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 99204391. THENCE N00°53'03"E FOR A DISTANCE OF 308 FEET ALONG THE WEST PROPERTY LINE OF PARCEL NUMBER 99204391 TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 99304505. THENCE N86°36'36"E FOR A DISTANCE OF 19 FEET ALONG THE PROPERTY LINE OF PARCEL NUMBER 99204391 TO A PROPERTY CORNER OF PARCEL NUMBER 98904282. THENCE N00°36'20"E FOR A DISTANCE OF 594 FEET ALONG THE PROPERTY LINE OF PARCEL NUMBER 99204391 TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 98904282.

THENCE S89°30'55"W FOR A DISTANCE OF 612 FEET ALONG THE SOUTH PROPERTY LINE OF PARCEL NUMBER 3821333100010 TO THE NORTHWEST PROPERTY CORNER OF PARCEL NUMBER 98904283. THENCE S00°25'19"E FOR A DISTANCE OF 543 FEET ALONG THE WEST PROPERTY LINE OF PARCEL NUMBER 98904283 TO A PROPERTY CORNER OF PARCEL NUMBER 98904282.

THENCE S88°49'28"W FOR A DISTANCE OF 281 FEET ALONG SOUTH RIGHT-OF-WAY OF MULBERRY AVE TO THE SOUTHWEST RIGHT-OF-WAY CORNER OF MULBERRY AVE AND S 10TH ST. THENCE S00°14'51"E FOR A DISTANCE OF 245 FEET ALONG WEST RIGHT-OF-WAY OF S 10TH ST TO THE SOUTHEAST PROPERTY CORNER OF PARCEL NUMBER 99924024. THENCE

S89°45'09"W FOR A DISTANCE OF 200 FEET ALONG THE SOUTH BOUNDARY OF PARCEL NUMBER 99924024 TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 99924024.

THENCE S00°17'28"E FOR A DISTANCE OF 225 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF THE ALLEY TO A POINT ON PARCEL NUMBER 11005550. THENCE S85°13'47"W FOR A DISTANCE OF 20 FEET ACROSS THE ALLEY TO A POINT ON PARCEL NUMBER 11004390.

THENCE S00°15'54"E FOR A DISTANCE OF 648 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF THE ALLEY TO A POINT ON PARCEL NUMBER 11019900 AND THE SOUTH RIGHT-OF-WAY LINE OF USSIE AVE.

THENCE S88°33'32"W FOR A DISTANCE OF 72 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF USSIE AVE TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 11025890. THENCE S00°33'59"E FOR A DISTANCE OF 515 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF THE ALLEY TO A POINT ON THE PROPERTY LINE OF PARCEL NUMBER 11012310. THENCE DUE EAST FOR A DISTANCE OF 7 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF THE ALLEY TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 11012310. THENCE S00°34'01"W FOR A DISTANCE OF 155 FEET ALONG THE WEST PROPERTY BOUNDARY OF PARCEL NUMBER 11005670 TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 11005670.

THENCE N89°38'02"E FOR A DISTANCE OF 103 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF ALLEY TO THE NORTHWEST PROPERTY CORNER OF PARCEL NUMBER 19002640. THENCE S00°21'41"E FOR A DISTANCE OF 102 FEET ALONG THE WEST PROPERTY LINE OF PARCEL

NUMBER 19002640 TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 19002640. THENCE S65°31'55"W FOR A DISTANCE OF 59 FEET ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 99504629 TO THE NORTHWEST PROPERTY CORNER OF PARCEL NUMBER 99504629.

THENCE AS FOLLOWS THE NORTH PROPERTY LINE OF PARCEL NUMBER 99504628

S44°32'11"W - 65 FEET

N76°22'36"W - 16 FEET

S89°15'28"W - 143 FEET TO THE CENTERLINE OF S 9TH ST.

THENCE S 00°03'31" E FOR A DISTANCE OF 205 FEET ALONG CENTERLINE OF S 9TH ST. THENCE S88°49'28"W FOR A DISTANCE OF 403 FEET ALONG THE SOUTH PROPERTY LINE OF PARCEL NUMBER 11003740 TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 11003740.

THENCE N00°20'47"E FOR A DISTANCE OF 1735 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF THE RAILROAD. THENCE DUE WEST FOR A DISTANCE OF 99 FEET TO A PROPERTY CORNER ON

PARCEL NUMBER 99804006. THENCE S00°18'29"W FOR A DISTANCE OF 107 FEET TO THE SOUTHEAST PROPERTY CORNER ON PARCEL NUMBER 99804006. THENCE S89°31'05"W FOR A

DISTANCE OF 647 FEET ALONG THE NORTH RIGHT-OF-WAY OF THE ALLEY TO A PROPERTY CORNER ON PARCEL NUMBER 99404759. THENCE S00°42'37"E FOR A DISTANCE OF 16 FEET

ALONG PROPERTY LINE TO A PROPERTY CORNER ON PARCEL NUMBER 99404759. THENCE

N89°40'40"E FOR A DISTANCE OF 50 FEET ALONG PROPERTY LINE TO THE NORTHWEST CORNER OF PARCEL NUMBER 99920740. THENCE S00°41'48"W FOR A DISTANCE OF 121 FEET ALONG

WEST PROPERTY LINE OF PARCEL NUMBER 99920740 TO THE SOUTHWEST CORNER OF PARCEL

NUMBER 99920740. THENCE S89°30'30"W FOR A DISTANCE OF 50 FEET ALONG THE NORTH

RIGHT-OF-WAY OF GRIFFIN AVE TO A PROPERTY CORNER OF PARCEL NUMBER 99404759.

THENCE DUE SOUTH FOR A DISTANCE OF 87 FEET TO A POINT ON PARCEL NUMBER 99504097

AND THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN AVE. THENCE SOUTHWESTERLY ALONG THE

SOUTH RIGHT-OF-WAY LINE FOR GRIFFIN AVE FOR A DISTANCE OF 285 FEET TO A POINT ON

PARCEL NUMBER 98205111. THENCE N05°28'34"W FOR A DISTANCE OF 47 FEET TO THE

SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 99104418 AND THE NORTH RIGHT-OF-

WAY LINE OF GRIFFIN AVE.

THENCE N08°52'41"W FOR A DISTANCE OF 140 FEET ALONG THE EAST PROPERTY LINE OF

PARCEL NUMBER 11001600 TO THE NORTHEAST PROPERTY CORNER OF THAT SAID PARCEL

NUMBER. THENCE S82°53'14"W FOR A DISTANCE OF 66 FEET ALONG THE NORTH PROPERTY

LINE OF PARCEL NUMBER 11001600 TO THE NORTHWEST PROPERTY CORNER OF THAT SAID

PARCEL NUMBER. THENCE S84°42'43"W FOR A DISTANCE OF 80 FEET ALONG THE NORTH

PROPERTY LINE OF PARCEL NUMBER 11006230 TO THE NORTHWEST PROPERTY CORNER OF

THAT SAID PARCEL NUMBER. THENCE N10°57'24"W FOR A DISTANCE OF 702 FEET ALONG THE

WEST PROPERTY LINE OF PARCEL NUMBER 11001590 TO THE NORTHWEST PROPERTY CORNER

OF THAT SAID PARCEL NUMBER. THENCE S79°06'55"W FOR A DISTANCE OF 201 FEET ALONG

THE NORTH PROPERTY LINE OF PARCEL NUMBER 11005430 TO THE NORTHWEST PROPERTY

CORNER OF THAT SAID PARCEL NUMBER. THENCE S55°39'25"W FOR A DISTANCE OF 147 FEET

ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 11079505 TO A PROPERTY CORNER

ON PARCEL NUMBER 11015566. THENCE S36°10'25"W FOR A DISTANCE OF 221 FEET ALONG

THE NORTH PROPERTY LINE OF PARCEL NUMBER 11015566 TO THE NORTHWEST PROPERTY

CORNER OF PARCEL NUMBER 11015566. THENCE N11°58'38"W FOR A DISTANCE OF 319 FEET

TO THE NORTHWEST PROPERTY CORNER OF PARCEL NUMBER 99926196. THENCE N44°47'18"W

FOR A DISTANCE OF 65 FEET TO THE NORTH BANK OF THE ARKANSAS RIVER.

THENCE SOUTHWESTERLY ALONG THE ARKANSAS RIVER FOR A DISTANCE OF 1928 FEET TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 11031400. THENCE S05°17'58"E FOR A DISTANCE OF 167 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF S 1ST ST TO THE NORTHEAST RIGHT-OF-WAY CORNER OF RIVERSIDE DRIVE AND S 1ST ST. THENCE N84°14'37"E FOR A DISTANCE OF 347 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE TO THE NORTHEAST RIGHT-OF-WAY CORNER OF RIVERSIDE DRIVE AND S 2ND ST. THENCE SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE FOR S 2ND ST FOR A DISTANCE OF 678 FEET TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 11019600. THENCE S84°28'50"W FOR A DISTANCE OF 289 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF E DOUGLAS AVE TO THE SOUTHEAST RIGHT-OF-WAY CORNER OF E DOUGLAS AVE AND S 1ST ST.

THENCE SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE FOR S 1ST ST AND COUNTY ROAD 3 FOR A DISTANCE OF 2352 FEET TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 3941051000021. THENCE N89°14'17"E FOR A DISTANCE OF 78 FEET ALONG THE SOUTH PROPERTY LINE OF PARCEL NUMBER 3941051000021 TO A PROPERTY CORNER ON PARCEL NUMBER 3941051000034. THENCE S00°15'01"E FOR A DISTANCE OF 55 FEET ALONG THE PROPERTY LINE OF PARCEL NUMBER 3941051000034 TO A PROPERTY CORNER ON PARCEL NUMBER 19003410.

THENCE AS FOLLOWS THE PROPERTY LINE OF PARCEL NUMBER 19003410

N 88°47'00" E – 486 FEET

N 00°02'48" W – 520 FEET

N 89°24'26" E – 201 FEET

N 00°21'54" W – 423 FEET

N 87°18'57" E – 624 FEET

S 00°38'55" E – 2997 FEET

S 89°00'21" W – 1323 FEET

S 00°26'24" E – 655 FEET TO THE NORTH PROPERTY CORNER OF PARCEL NUMBER 98306038.

THENCE AS FOLLOWS THE PROPERTY LINE OF PARCEL NUMBER 98306038.

S 68°20'04" E – 276 FEET

S 22°22'04" W – 241 FEET

S 38°21'58" W – 148 FEET TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 99926312.

THENCE S15°50'06"E FOR A DISTANCE OF 73 FEET ACROSS THE RIGHT-OF-WAY OF EMPIRE ROAD TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 99928421. THENCE S36°13'13"E FOR A DISTANCE OF 816 FEET ALONG THE PROPERTY LINE TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 99928492 AND NORTH RIGHT-OF-WAY OF FORGE RD. THENCE N53°58'04"E FOR A DISTANCE OF 796 FEET ALONG NORTH RIGHT-OF-WAY OF FORGE RD TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 98100079.

THENCE AS FOLLOWS THE PROPERTY LINE OF PARCEL NUMBER 98100079.

N 22°33'43" W – 479 FEET

N 76°55'15" E – 299 FEET

S 00°12'20" E – 546 FEET TO THE SOUTHEAST RIGHT-OF-WAY CORNER OF BELLOWS COURT AND FORGE ROAD.

THENCE S69°35'33"W FOR A DISTANCE OF 63 FEET ACROSS THE RIGHT-OF-WAY OF BELLOWS COURT TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 99925278. THENCE S53°53'59"W FOR A DISTANCE OF 1142 FEET ALONG THE SOUTHERN RIGHT-OF-WAY OF FORGE RD TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 99904641. THENCE S36°11'50"E FOR A DISTANCE OF 327 FEET ALONG THE NORTHEAST PROPERTY LINE OF PARCEL

NUMBER 99904641 TO THE SOUTHEAST PROPERTY CORNER OF PARCEL NUMBER 99904641. THENCE SOUTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF THE RAILROAD FOR A DISTANCE OF 403 FEET TO THE SOUTHEAST PROPERTY CORNER OF PARCEL NUMBER 99904643. THENCE N82°49'27"W FOR A DISTANCE OF 257 FEET ALONG THE SOUTH PROPERTY LINE OF PARCEL NUMBER 99904643 TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 99904643 AND EAST RIGHT-OF-WAY OF FORGE RD. THENCE S24°29'40"W FOR A DISTANCE OF 205 FEET ALONG THE EAST RIGHT-OF-WAY OF FORGE RD TO THE NORTHWEST PROPERTY CORNER OF PARCEL NUMBER 99404369.

THENCE N88°43'25"E FOR A DISTANCE OF 143 FEET ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 99404369 TO THE NORTHEAST PROPERTY CORNER OF THAT SAID PARCEL NUMBER. THENCE S00°06'09"W FOR A DISTANCE OF 1385 FEET ALONG THE EAST PROPERTY LINE OF PARCEL NUMBER 99404369 TO THE SOUTHEAST PROPERTY CORNER OF THAT SAID PARCEL NUMBER. THENCE S89°12'33"W FOR A DISTANCE OF 777 FEET ALONG THE SOUTH PROPERTY LINE OF PARCEL NUMBER 99404369 TO THE SOUTHWEST PROPERTY CORNER OF THAT SAID PARCEL NUMBER AND THE EAST RIGHT-OF-WAY OF FORGE RD.

THENCE SOUTHWESTERLY ALONG THE EAST RIGHT-OF-WAY OF FORGE ROAD AND EVELYN DR FOR A DISTANCE OF 4299 FEET TO THE NORTH PROPERTY CORNER OF PARCEL NUMBER 99404362. THENCE S00°04'01"W FOR A DISTANCE OF 1640 FEET ALONG THE EAST PROPERTY LINE OF PARCEL NUMBER 99404362 TO THE SOUTHEAST PROPERTY CORNER OF THAT SAID PARCEL NUMBER. THENCE S89°58'01"W FOR A DISTANCE OF 174 FEET ALONG THE SOUTH PROPERTY LINE OF PARCEL NUMBER 99404362 TO A POINT PARCEL NUMBER 99404432 AND THE WEST RIGHT-OF-WAY LINE OF EVELYN DR.

THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY OF EVELYN DR FOR A DISTANCE OF 2911 FEET TO A POINT ON PARCEL NUMBER 99927109. THENCE S89°40'01"W FOR A DISTANCE OF 644 FEET ALONG THE NORTH BOUNDARY OF PARCEL NUMBER 17000160 TO THE NORTHWEST PROPERTY CORNER OF THAT SAID PARCEL NUMBER. THENCE S00°11'39"E FOR A DISTANCE OF 291 FEET ALONG THE WEST PROPERTY LINE OF PARCEL NUMBER 17000160 TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 98804045. THENCE S85°07'29"W FOR A DISTANCE OF 331 FEET ALONG THE NORTH PROPERTY LINE OF PARCEL NUMBER 98804045 TO THE NORTHWEST PROPERTY CORNER OF PARCEL NUMBER 98804045. THENCE S03°11'18"W FOR A DISTANCE OF 242 FEET ALONG THE WEST PROPERTY LINE OF PARCEL NUMBER 98804045 TO THE NORTH PROPERTY CORNER OF PARCEL NUMBER 3941181001031.

THENCE AS FOLLOWS THE EAST PROPERTY LINE OF PARCEL NUMBER 3941181001030.

N 05°25'26" W – 320 FEET

N 03°50'31" E – 301 FEET

DUE NORTH - 479 FEET TO THE SOUTH PROPERTY CORNER OF PARCEL NUMBER 3941074002054. THENCE AS FOLLOWS THE EAST PROPERTY LINE OF PARCEL NUMBER 3941074002054.

N 40°03'10" E – 411 FEET

N 12°39'17" E – 633 FEET TO THE SOUTH PROPERTY CORNER OF PARCEL NUMBER 3941074000001.

THENCE AS FOLLOWS THE EAST PROPERTY LINE OF PARCEL NUMBER 3941074000001.

N 14°20'33" W – 397 FEET

N 22°59'19" E – 358 FEET

N 13°46'54" E – 546 FEET

N 04°10'45" W – 172 FEET TO THE NORTH PROPERTY CORNER OF PARCEL NUMBER 3941074000001.

THENCE AS FOLLOWS THE NORTH PROPERTY LINE OF PARCEL NUMBER 99927109.

N 55°18'10" E – 54 FEET
N 65°33'21" E – 40 FEET
N 88°49'55" E – 56 FEET
S 87°10'00" E – 300 FEET TO A POINT ON THE NORTHERN PROPERTY LINE OF PARCEL NUMBER 99927109.
THENCE N03°59'20"W FOR A DISTANCE OF 83 FEET ACROSS RIGHT-OF-WAY TO THE SOUTHEAST PROPERTY CORNER OF PARCEL NUMBER 99920137. THENCE N 00°21'30"E FOR A DISTANCE OF 679 FEET ALONG THE EAST BOUNDARY OF DAWSON RANCH SUBDIVISION PHASE II TO THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 99920134. THENCE N65°50'36"W FOR A DISTANCE OF 749 FEET ALONG THE BOUNDARY OF DAWSON RANCH SUBDIVISION PHASE II TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 3941082006001. THENCE N00°07'33"W FOR A DISTANCE OF 673 FEET ALONG THE BOUNDARY OF DAWSON RANCH SUBDIVISION PHASE II TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 99921057 AND THE NORTH RIGHT-OF-WAY OF MARIPOSA RD. THENCE N01°07'56"W FOR A DISTANCE OF 94 FEET ALONG THE NORTH RIGHT-OF-WAY OF MARIPOSA RD TO THE SOUTHWEST PROPERTY CORNER OF PARCEL NUMBER 3941071003001. THENCE N00°25'02"W FOR A DISTANCE OF 302 FEET ALONG THE WEST PROPERTY LINE OF PARCEL NUMBER 3941071003001 TO A PROPERTY CORNER OF PARCEL NUMBER 3941071003001.
THENCE AS FOLLOWS THE BOUNDARY OF DAWSON BUSINESS PARK SUBDIVISION
N16°42'29"W – 334 FEET
N60°33'14"E – 428 FEET
N87°52'49"E – 1609 FEET TO THE SOUTHEAST PROPERTY CORNER OF PARCEL NUMBER 99912053.
THENCE N 00°19'10" W FOR A DISTANCE OF 403 FEET ALONG EAST PROPERTY LINE OF PARCEL NUMBER 99912053 TO THE WEST RIGHT-OF-WAY LINE OF MARIPOSA RD. THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY OF MARIPOSA RD FOR A DISTANCE OF 1328 FEET TO THE SOUTHWEST RIGHT-OF-WAY CORNER OF COUNTY ROAD 3 AND MARIPOSA RD.
THENCE N 00°15'23" W FOR A DISTANCE OF 595 FEET TO AN INTERSECTION OF EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 3 AND EAST PROPERTY LINE OF PARCEL NUMBER 99912052;
THENCE ALONG EAST PROPERTY LINE OF SAID PARCEL AS FOLLOWS:
N 01°27'33" W, 353 FEET
N 89°06'03" E 558 FEET TO INTERSECTION OF WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 3 AND EAST PROPERTY LINE OF SAID PARCEL. THENCE N 89°13'47" E FOR A DISTANCE OF 380 FEET TO INTERSECTING POINT OF PARCEL NUMBER 99912052 AND PARCEL NUMBER 19003410.
THENCE N 01°24'57" W ALONG WEST PROPERTY LINE OF PARCEL NUMBER 19003410 FOR A DISTANCE OF 583 FEET TO SOUTHEAST CORNER OF PARCEL NUMBER 3941052000016; THENCE S 89°24'54" W FOR A DISTANCE OF 113 FEET TO INTERSECTION OF NORTHEAST CORNER OF PARCEL NUMBER 99912052 AND WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 3.
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AS FOLLOWS:
N 00°35'08" W, 605 FEET
N 13°16'12" E, 162 FEET
N 87°47'28" W, 24 FEET
N 29°27'09" E, 256 FEET
N 84°48'26" E, 7 FEET
N 22°20'46" E, 347 FEET
N 19°24'08" W, 57 FEET

N 05°06'42" W, 1912 FEET TO AN INTERSECTION POINT OF SAID RIGHT-OF-WAY AND NORTH BANK OF ARKANSAS RIVER.

THENCE SOUTHWESTERLY ALONG NORTH BANK OF ARKANSAS RIVER AND SOUTH PROPERTY LINE OF PARCEL NUMBER 3821323000006 FOR A DISTANCE OF 2606 FEET TO SOUTHWEST CORNER OF SAID PARCEL; THENCE CONTINUING WESTERLY ALONG NORTH RIVER BANK OF ARKANSAS RIVER FOR A DISTANCE OF 768 FEET TO AN INTERSECTION POINT ON EAST PROPERTY LINE OF PARCEL NUMBER 99926420 AND NORTH ARKANSAS RIVER BANK.

THENCE N 10°33'06" W ALONG EAST PROPERTY LINE OF SAID PARCEL FOR A DISTANCE OF 41 FEET TO NORTHEAST CORNER OF SAID PARCEL; THENCE S 80°41'24" W ALONG NORTH PROPERTY LINE OF SAID PARCEL FOR A DISTANCE OF 201 FEET; THENCE S 09°43'40" E ALONG WEST PROPERTY LINE OF SAID PARCEL FOR A DISTANCE OF 51 FEET TO AN INTERSECTION POINT ON WEST PROPERTY LINE OF SAID PARCEL AND NORTH ARKANSAS RIVER BANK. THENCE CONTINUING WESTERLY ALONG NORTH ARKANSAS RIVER BANK FOR A DISTANCE OF 2120 FEET.

THENCE N 00°25'27" W FOR A DISTANCE OF 166 FEET TO SOUTHEAST CORNER OF PARCEL NUMBER 3821310001001; THENCE AS FOLLOWS ALONG EAST PROPERTY LINE OF SAID PARCEL:

N 00°09'50" E, 38 FEET

N 63°04'54" W, 48 FEET

S 59°13'45" W, 100 FEET

N 00°32'15" W, 646 FEET TO NORTHEAST CORNER OF SAID PARCEL

THENCE N 87°16'38" E ALONG NORTH PROPERTY LINE OF PARCEL NUMBER 99911073 FOR A DISTANCE OF 131 FEET TO NORTHEAST CORNER OF SAID PARCEL. THENCE N 00°26'56" W ALONG WEST PROPERTY LINE OF PARCEL NUMBER 11022710 FOR A DISTANCE OF 1312 FEET; THENCE N 88°18'30" E ALONG NORTH PROPERTY LINE OF SAID PARCEL FOR A DISTANCE OF 615 FEET TO SOUTHEAST CORNER OF PARCEL NUMBER 18000780; THENCE N 02°25'21" W ALONG WEST PROPERTY LINE OF PARCEL NUMBER 99926417 FOR A DISTANCE OF 449 FEET TO NORTHEAST CORNER OF SAID PARCEL; THENCE N 87°53'53" E ALONG NORTH PROPERTY LINE OF SAID PARCEL FOR A DISTANCE OF 1075 FEET TO SOUTHEAST CORNER OF PARCEL NUMBER 23000400; THENCE ALONG EAST PROPERTY LINE OF SAID PARCEL AS FOLLOWS:

N 03°12'09" E, 456 FEET

N 89°38'52" E, 406 FEET

N 00°47'42" W, 334 FEET

N 89°22'27" E, 539 FEET

N 00°03'36" W, 118 FEET TO SOUTHEAST CORNER OF PARCEL NUMBER 3821310000001

THENCE N 00°04'33" W ALONG EAST PROPERTY LINE OF PARCEL NUMBER 3821310000001 FOR A DISTANCE OF 1345 FEET TO NORTHWEST CORNER OF PARCEL NUMBER 3821310000003.

THENCE S 89°51'06" E FOR A DISTANCE OF 982 FEET TO INTERSECTION OF NORTHWEST CORNER OF PARCEL NUMBER 3821322000001 AND EAST RIGHT-OF-WAY LINE OF US HIGHWAY 50

THENCE ALONG EAST RIGHT-OF-WAY LINE OF US HIGHWAY 50 FOR A DISTANCE OF 3734 FEET TO A POINT ON WEST PROPERTY LINE OF PARCEL NUMBER 3821323000004. THENCE N 70°21'39" W FOR A DISTANCE OF 294 FEET TO INTERSECTION OF WEST RIGHT-OF-WAY LINE OF US HIGHWAY 50 AND SOUTH RIGHT-OF-WAY LINE OF TUNNEL DRIVE.

THENCE ALONG SOUTH RIGHT-OF-WAY LINE OF TUNNEL DRIVE FOR A DISTANCE OF 3043 FEET TO SOUTHWEST CORNER OF PARCEL NUMBER 11027660; THENCE N 79°44'11" E FOR A DISTANCE OF 2659 FEET TO SOUTHEAST CORNER OF PARCEL NUMBER 99926419.

THENCE AS FOLLOWS:

S 05°53'31" E, 98 FEET ALONG WEST PROPERTY LINE OF PARCEL NUMBER 3821323000005

N 79°15'58" E, 204 FEET ALONG SOUTH PROPERTY LINE OF SAID PARCEL
N 08°42'11" W, 92 FEET ALONG EAST PROPERTY LINE OF SAID PARCEL

THENCE N 80°16'03" E FOR A DISTANCE OF 544 FEET CROSSING US HIGHWAY 50 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY 50 AND SOUTH PROPERTY LINE OF PARCEL NUMBER 3821323000004; THENCE ALONG NORTH RIGHT-OF-WAY LINE OF US HIGHWAY 50 AS FOLLOWS:

N 79°40'39" E, 1195 FEET

N 68°13'03" E, 695 FEET TO WEST RIGHT-OF-WAY LINE OF S 1ST STREET

THENCE AS FOLLOWS ALONG SAID RIGHT-OF-WAY LINE:

N 34°47'33" E, 88 FEET

N 02°53'24" W 440 FEET TO POINT OF BEGINNING

WITH THE FOLLOWING EXCEPTIONS:

COMMENCING FROM NORTHEAST CORNER OF PARCEL NUMBER 44001600 THENCE N 89°06'01" E ALONG THE NORTH RIGHT-OF-WAY OF EAST MAIN STREET FOR A DISTANCE OF 198 FEET

THENCE FOLLOWING PERIMETER OF THE EXCLUSION AS FOLLOWS:

S 00°15'16" E ACROSS THE DITCH RIGHT-OF-WAY AND ALONG WEST PROPERTY LINE, 276 FEET

DUE EAST ALONG SOUTH PROPERTY LINE, 164 FEET

N 00°47'51" W ALONG EAST PROPERTY LINE AND ACROSS THE DITCH RIGHT-OF-WAY, 277 FEET

THENCE S 89°49'09" W ALONG THE RIGHT-OF-WAY FOR EAST MAIN ST FOR A DISTANCE OF 161 FEET TO THE POINT OF BEGINNING.