



United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Mountain-Prairie Region

IN REPLY REFER TO:

MAILING ADDRESS:  
Post Office Box 25486  
Denver Federal Center  
Denver, Colorado 80225-0486

STREET LOCATION:  
134 Union Blvd  
Lakewood, Colorado 80228-1807

NWRS  
RMA 4.4  
Mail Stop 60130

July 12, 2007

Mr Jack R. Craig, Director  
U. S. Department of Energy  
Environmental Management Consolidated  
Business Center  
250 East 5<sup>th</sup> Street, Suite 500  
Cincinnati, Ohio 45202

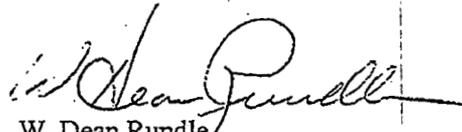
Dear Mr. Craig:

Enclosed please find one (1) original copy of the Letter of Transfer – Rocky Flats Environmental Technology Site to Rocky Flats National Wildlife Refuge, Jefferson and Boulder Counties, Colorado, signed by U. S. Fish and Wildlife Service (Service) Regional Director Mitch King. The transfer of administrative jurisdiction over 3953 03 acres of federal property at Rocky Flats has been accepted today by the Service, establishing Rocky Flats National Wildlife Refuge.

The Service appreciates the outstanding work of the Department of Energy in the remediation of the Rocky Flats site, and the cooperation we have received in transitioning the site to status as a National Wildlife Refuge.

Please contact myself, at (303) 236-4306 or Ms Miriam Mazel, Acting Chief, Division of Realty, at (303) 236-3873, if you have any questions or require further information.

Sincerely,

  
W. Dean Rundle  
Refuge Supervisor, CO/MT/UT/WY

Enclosure

cc: Miriam Mazel

ADMIN RECORD

PD-A-000028

4/18

**LETTER OF TRANSFER**  
**Rocky Flats Environmental Technology Site to**  
**Rocky Flats National Wildlife Refuge**  
**Jefferson & Boulder Counties, Colorado**

From: The Department of Energy, Environmental Management Consolidated Business Center

To: The Department of the Interior, U.S. Fish and Wildlife Service

By these presents, the Department of Energy ("DOE"), does hereby transfer to the Department of the Interior, U.S. Fish and Wildlife Service ("USFWS"), administrative jurisdiction, to include custody, accountability and control, over a portion of the real property, interests, rights, permits, easements, licenses and appurtenances acquired by the DOE for the Rocky Flats Environmental Technology Site ("Rocky Flats"), as herein described, to be managed in accordance with the National Wildlife Refuge System Administration Act of 1966, as amended, (16 U.S.C. Section 668dd, *et seq*) and other applicable laws.

Article 1 - Authority. This transfer is made pursuant to and under the authority of the Rocky Flats National Wildlife Refuge Act of 2001, 16 U.S.C. Section 668dd note; Public Law 107-107, as amended, by Section 3112 of the National Defense Authorization Act for Fiscal Year 2006 ("Refuge Act")

Article 2 - Purpose and Nature of Action. In accordance with Section 3175(a) of the Refuge Act, this letter transfers administrative jurisdiction, without cost, of 3953.03 acres, more or less ("Transfer Areas") at Rocky Flats, from the DOE to the USFWS, for the formal establishment of the Rocky Flats National Wildlife Refuge pursuant to Section 3177 of the Refuge Act. The property included within this transfer is not surplus property of the DOE, as defined by the Federal Property and Administrative Services Act of 1949, as amended and implementing regulations issued under Title 41 of the Code of Federal Regulations. General Services Administration disposal procedures are not applicable to this congressionally directed transfer.

Article 3 - Description of Property and Project Maps. The DOE has prepared land survey drawings ("the Survey") which depict the land and improvements being transferred to the Department of the Interior, ("Transfer Areas") and the land and improvements being retained by the Secretary of Energy for long term management and monitoring or for subsequent transfer ("Retained Areas") Within these areas, easements are identified as well as perimeter and interior fencing, monitoring wells and ponds. The Transfer Areas and the Retained Areas are identified on the Survey, dated June 14, 2007, and which has been filed as Reception No. 2007069448 in the official records of Jefferson County. The Survey has also been filed as reception No. LS-07-0100 in the official records of Boulder County. The legal description of the Transfer Areas is attached hereto and made a part of this Letter of Transfer as Exhibit A. The Transfer Areas as described on Exhibit A are transferred in their entirety. The Retained Areas and the Transfer Areas are shown on the Survey and are further depicted on Exhibit B attached.

Article 4 - Acreage and Interests Acquired and Herein Assigned. The Transfer Areas consist of portions of the Peripheral Operable Unit of Rocky Flats consisting of 3953.03 acres, more or less. The Transfer Areas are located in Jefferson & Boulder Counties, Colorado and are located in the Denver metropolitan area, approximately sixteen miles northwest of Denver, Colorado and ten miles south of Boulder, Colorado. Nearby communities include the Cities of Arvada, Broomfield, Golden, Superior and Westminster, Colorado.

The Transfer Areas include all or portions of the following sections of Rocky Flats Environmental Technology Site:

- a. Sections 1, 2, 3, 9, 10, 12, 13, 14 and 15 of Township 2 South, Range 70 West of the 6th Principal Meridian (PM)
- b. Section 35 of Township 1 South, Range 70 West of the 6<sup>th</sup> Principal Meridian (PM)

The total acreage transferred includes all of Tracts 4, 5E, 31, 36, 37, 38, 42 and 44 and portions of Tracts 1, 2, 3, 29, 30, 39, 40, 41 and 43 further listed in Exhibit "C", attached hereto and made a part hereof

Article 5 - Effective Date of Transfer. This Letter of Transfer is effective upon acceptance by the Secretary of the Interior or the Secretary's duly authorized representative, as directed by the Refuge Act

Article 6 - Possession, Accountability and Transfer of Deeds and Title Documents. Accountability records, copies of recorded deeds, Declarations of Taking, Attorney General Opinions on Title and other title documents, including existing outgrants issued by the U.S Army Corps of Engineers or the DOE related to the Transfer Areas, have been provided by the DOE Environmental Management Consolidated Business Center, to the USFWS at the following address: Chief, Realty Division, USFWS, P.O. Box 25486, Denver Federal Center, Lakewood, Colorado 80225-0486

Article 7 - Restrictions, Conditions, Reservations, Retentions, Exceptions and Requirements. This transfer is subject to the restrictions, conditions, reservations, retentions, exceptions and requirements contained in the Refuge Act and applicable remediation documents, which are summarized in the "Corrective Action Decision/Record of Decision for Rocky Flats Plant (USDOE) Peripheral Operable Unit and Central Operable Unit ("CAD/ROD") Rocky Flats Environmental Technology Site", dated September 2006, incorporated into this Transfer Letter by reference. The DOE, the Environmental Protection Agency ("EPA") and the Colorado Department of Public Health and Environment ("CDPHE") will retain and the USFWS agrees to a right-of-entry over and through the Transfer Areas, granting the DOE, EPA and CDPHE, as appropriate, access to complete any and all actions necessary to finish post-transfer environmental remediation requirements as directed by the Refuge Act

Sections, or portions of Sections 1, 2, 3, 10, 12, 13, 14 and 15 of Township 2 South, Range 70 West of the 6th Principal Meridian (PM) of the Transfer Areas are located within the 100-year floodplain and fall under the purview of Executive Order 11988

Sections or portions of Sections 1, 2, 3, 4, 9, 12, 13, 14 and 15 of Township 2 South, Range 70 West of the 6th Principal Meridian (PM) and Section 35 of Township 1 South, Range 70 West of the 6<sup>th</sup> Principal Meridian (PM) of the Transfer Areas have wetlands located within them and fall under the purview of Executive Order 11990.

This transfer is subject to the following-third party interests, if any:

- a any and all existing easements, rights-of-way, reservations and servitudes, whether of record or not; all such easements, rights-of-way, reservations and servitudes, are depicted on the Survey;
- b any and all valid and existing recorded and unrecorded outstanding liens, licenses, leases, easements and other encumbrances, including roads, highways, streets, railroads, utility systems, rights-of-way, pipelines, sewer lines, water lines, conduits, flumes, ditches and canals; all valid and existing recorded and unrecorded outstanding liens, licenses, leases, easements and other encumbrances, including roads, highways, streets, railroads, pipelines, utility systems, rights-of-way, pipelines, sewer lines, water lines, conduits, flumes, ditches and canals are depicted on the Survey;
- c water rights outstanding in third parties; and coal, oil, gas and other mineral rights outstanding in third parties;
- d exceptions and any other outstanding rights in third parties contained in or referred to in patents issued by the United States;
- e existing outgrants issued by the DOE; all existing outgrants issued by the DOE are depicted on the Survey;
- f any other encumbrances, whether of record or not, including outstanding trust deeds, if any.

There is no guarantee that title to the Transfer Areas is free of any claim or title defect.

Article 8 - Buildings and Improvements. Except as noted herein, all buildings, structures and improvements located on, over and across the Transfer Areas, are included in this transfer and are identified on the list attached hereto and made a part hereof as Exhibit D or shown on the Survey. The existing fence surrounding the retained lands, known as the Central Operable Unit, is not included in this transfer and remains the property of and responsibility of the DOE.

Article 9 - Record of Environmental Consideration This agency-to-agency transfer of administrative jurisdiction qualifies for a categorical exclusion under 10 C.F.R. Part 1021, Appendix B1.25. Based upon a compliance review it has been determined that this transfer is categorically excluded from the requirement to prepare an environmental assessment or environmental impact statement. Specifically, this land transfer action for formal establishment of the Rocky Flats National Wildlife Refuge has no extraordinary circumstances potentially having effects which may significantly affect the environment. Transfer of this land for habitat preservation or wildlife management is specifically identified as an action categorically excluded from additional documentation under the National Environmental Protection Act of 1969, ("NEPA") 42 U.S.C. Sections 4321-4347. Therefore, based on the environmental, archeological, cultural and historical review of this project, it is determined that there is no further documentation or compliance required under NEPA.

Article 10 - Environmental Condition of Property A Remedial Investigation/Feasibility Study ("RI/FS") was completed in June 2006 covering the entire Rocky Flats site, including the Transfer Areas and is incorporated into this Letter of Transfer by reference. The RI/FS describes remediation and restrictions on certain portions of the site to be retained by the DOE and demonstrates that the Transfer Areas do not require remediation or restrictions for transfer. The DOE shall have sole and exclusive Federal responsibility to fund and implement any Response Action (including operation and maintenance and Land Use Controls) required by applicable law or implementing regulations, including but not limited to Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. Section 9601 *et seq.*, Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. Section 6901 *et seq.* and Colorado Hazardous Waste Act ("CHWA"), Sections 25-15-101 to 25-15-327, Colorado Revised Statutes, to address Covered Substances resulting from the activities of the DOE (including entities acting with permission or under the authority of, or in a contractual relationship with the DOE) or which are present at the time of this transfer by the DOE to USFWS (including contamination that is subsequently discovered), except to the extent that USFWS or a third party caused or contributed to such contamination after the date of this transfer.

For the purposes of this Letter of Transfer the term "Response Action" means any of the following:

1. A response, as such term is defined in Section 101(25) of CERCLA (42 U.S.C. Section 9601 (25));
2. A corrective action or closure under RCRA or CHWA; or
3. Any requirement for institutional controls imposed by any of the laws referred to in subparagraph (1) or (2).

For the purposes of this Letter of Transfer the term "Covered Substances" means any of the following:

1. Any hazardous substance, as such term is defined in Section 101(14) of CERCLA, 42 U.S.C. Section 9601(14). This includes all radioactive substances released at Rocky Flats by the DOE; and
2. Any pollutant or contaminant, as such term is defined in Section 101(33) of CERCLA, 42 U.S.C. Section 9601(33); and
3. Any petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Section 101(14)(A) through (F) of CERCLA, 42 U.S.C. Section 9601(14); and;
4. Any other substance, material, or waste the release of which requires a response action to protect human health and the environment.

Article 11 - Notice of the Presence of Asbestos and Agreement. The USFWS is hereby informed and does acknowledge that non-friable asbestos or asbestos-containing materials have not been found on the Transfer Areas.

Article 12 - Notice of Ordnance and Explosives/Recovered Chemical Warfare Material No buildings or land in the Transfer Areas are known to contain Munitions and Explosives of Concern or chemical warfare items.

Article 13 - Jurisdiction. The Federal Jurisdiction being transferred is proprietary.

NOW THEREFORE, in consideration of the foregoing premises, I hereby approve and deliver this Letter of Transfer and cause administrative jurisdiction over all of the property, rights and interests enumerated above and listed with the accompanying Exhibits and Attachments hereto and by this reference incorporated herein, to be assigned to the Department of the Interior, U S Fish and Wildlife Service.

This 10<sup>th</sup> day of July, 2007

DEPARTMENT OF ENERGY,  
ENVIRONMENTAL MANAGEMENT

By: [Signature]  
Director, Environmental Management  
Consolidated Business Center

Date: 7/10/07

In accordance with the Refuge Act, the undersigned hereby accepts, on behalf of the Department of the Interior, U.S. Fish and Wildlife Service, administrative jurisdiction, to include custody, accountability and control, for the above-described real property and all appurtenant facilities, rights and interests.

DEPARTMENT OF THE INTERIOR,  
U S. FISH AND WILDLIFE SERVICE

By: [Signature]  
Regional Director, U.S. Fish and Wildlife Service

Date: 7/12/07



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3825 Iris Avenue, Ste 100  
Boulder, CO 80301  
www.flatirons.com

## EXHIBIT A

### TRANSFER AREAS FWS DESCRIPTION:

(PREPARED BY FLATIRONS INC AT THE REQUEST OF THE CLIENT)

PARCEL DESCRIPTION: ALL OF TRACTS 4, 5E, 31, 36, 37, 38, 42, AND 44 AND PORTIONS OF TRACTS 1, 2, 3, 29, 30, 39, 40, 41, AND 43 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE MODIFIED COORDINATE SYSTEM CENTRAL ZONE 0502 WITH A COMBINED SCALE FACTOR OF 1.000243386. HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1927 THE BASIS OF GRID BEARINGS IS THE LINE BETWEEN NGS POINT TT23J BEING A BRONZE BENCHMARK DISC IN AN 8" SQUARE CONCRETE MONUMENT STAMPED TT23J 1936 (GROUND COORDINATES: NORTHING = 763176.84, EASTING = 2075459.12) AND NGS POINT JEFFCO RESET BEING A SURFACE DISC BRASS CAP IN 12" ROUND CONCRETE STAMPED JEFFCO 1977 1980 (GROUND COORDINATES: NORTHING = 757491.88, EASTING = 2113632.77) THAT BEARING IS S81°31'46"E.

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO AND SECTIONS 1, 2, 3, 4, 9, 10, 11, 12, 13, 14 AND 15, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO.

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 9 FROM WHENCE NGS POINT TT23J BEARS N11°28'54"W A DISTANCE OF 15,839.70 FEET;  
THENCE S88°16'47"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 2639.73 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;  
THENCE S88°16'43"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9 A DISTANCE OF 1307.03 FEET TO THE WEST SIXTEENTH CORNER COMMON TO SECTION 9 AND 16;  
THENCE N00°13'19"W A DISTANCE OF 2674.14 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SECTION 9;  
THENCE N00°12'06"W A DISTANCE OF 2673.43 FEET TO THE WEST SIXTEENTH CORNER COMMON TO SECTION 9 AND 4;  
THENCE N00°47'25"W A DISTANCE OF 2625.37 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 4, SAID POINT BEING ON THE SOUTHERLY LINE OF THE WIND ENERGY SITE;  
THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID WIND ENERGY SITE THE FOLLOWING 7 COURSES;  
N89°22'53"E A DISTANCE OF 1700.53 FEET;  
THENCE S88°56'14"E A DISTANCE OF 683.38 FEET;  
THENCE S01°03'49"W A DISTANCE OF 949.57 FEET;  
THENCE N72°24'28"E A DISTANCE OF 1698.50 FEET;  
THENCE N00°13'25"W A DISTANCE OF 406.19 FEET TO THE WEST QUARTER CORNER OF SECTION 3;  
THENCE N22°00'36"E A DISTANCE OF 2393.52 FEET;  
THENCE N80°23'19"E A DISTANCE OF 1599.63 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 128;  
THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 26 COURSES;  
S86°51'08"E A DISTANCE OF 311.75 FEET;  
THENCE S88°23'01"E A DISTANCE OF 2288.55 FEET;  
THENCE S89°51'51"E A DISTANCE OF 228.82 FEET;  
THENCE N89°44'22"E A DISTANCE OF 82.50 FEET TO A POINT OF NON TANGENT CURVATURE;  
THENCE 496.54 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2060.00 FEET AND AN INCLUDED ANGLE OF 13°48'38", SUBTENDED BY A CHORD BEARING N80°14'07"E A DISTANCE OF 495.34 FEET;



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THENCE N70°23'49"E A DISTANCE OF 311.21 FEET;  
THENCE N68°43'31"E A DISTANCE OF 274.54 FEET;  
THENCE N69°18'06"E A DISTANCE OF 111.04 FEET;  
THENCE N70°11'36"E A DISTANCE OF 288.17 FEET TO A POINT OF NON TANGENT CURVATURE;  
THENCE 1196.78 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A  
RADIUS OF 1760.00 FEET AND AN INCLUDED ANGLE OF 38°57'38", SUBTENDED BY A CHORD  
BEARING S87°19'34"E A DISTANCE OF 1173.85 FEET;  
THENCE S64°32'45"E A DISTANCE OF 163.66 FEET;  
THENCE S64°39'32"E A DISTANCE OF 124.47 FEET;  
THENCE S63°12'34"E A DISTANCE OF 90.02 FEET;  
THENCE S64°44'14"E A DISTANCE OF 308.50 FEET TO A POINT OF NON TANGENT CURVATURE;  
THENCE 367.93 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A  
RADIUS OF 2060.00 FEET AND AN INCLUDED ANGLE OF 10°14'00", SUBTENDED BY A CHORD  
BEARING S72°44'38"E A DISTANCE OF 367.44 FEET;  
THENCE S65°30'24"E A DISTANCE OF 256.87 FEET;  
THENCE S77°52'56"E A DISTANCE OF 323.68 FEET;  
THENCE S89°21'38"E A DISTANCE OF 231.74 FEET;  
THENCE N72°07'08"E A DISTANCE OF 303.88 FEET TO A POINT OF NON TANGENT CURVATURE;  
THENCE 617.11 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A  
RADIUS OF 1740.00 FEET AND AN INCLUDED ANGLE OF 20°19'14", SUBTENDED BY A CHORD  
BEARING S74°33'57"E A DISTANCE OF 613.88 FEET;  
THENCE S65°20'26"E A DISTANCE OF 287.72 FEET;  
THENCE S59°54'35"E A DISTANCE OF 1969.00 FEET;  
THENCE S61°26'54"E A DISTANCE OF 311.71 FEET TO A POINT OF NON TANGENT CURVATURE;  
THENCE 1499.93 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A  
RADIUS OF 2060.00 FEET AND AN INCLUDED ANGLE OF 41°43'06", SUBTENDED BY A CHORD  
BEARING S85°16'23"E A DISTANCE OF 1467.01 FEET;  
THENCE N70°45'10"E A DISTANCE OF 310.72 FEET;  
THENCE N69°30'54"E A DISTANCE OF 1288.40 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE  
OF INDIANA STREET;  
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING 13 COURSES  
S00°31'57"E A DISTANCE OF 1210.91 FEET;  
THENCE S00°32'35"E A DISTANCE OF 2629.53 FEET;  
THENCE S00°29'35"E A DISTANCE OF 312.96 FEET;  
THENCE S89°47'11"W A DISTANCE OF 45.00 FEET;  
THENCE S00°29'35"E A DISTANCE OF 1100.00 FEET;  
THENCE N89°47'11"E A DISTANCE OF 20.00 FEET;  
THENCE S00°29'35"E A DISTANCE OF 1214.85 FEET;  
THENCE N89°47'11"E A DISTANCE OF 32.30 FEET TO THE EAST QUARTER CORNER OF SECTION 12;  
THENCE S01°25'40"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12 A  
DISTANCE OF 2688.53 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 12 AND THE  
NORTHEAST CORNER OF SECTION 13;  
THENCE S00°29'33"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 A  
DISTANCE OF 60.00 FEET;  
THENCE N89°48'44"W A DISTANCE OF 50.00 FEET;  
THENCE S00°29'33"E A DISTANCE OF 2564.19 FEET;  
THENCE S00°29'39"E A DISTANCE OF 2666.98 FEET;  
THENCE N89°40'04"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13 A  
DISTANCE OF 2597.76 FEET TO THE SOUTH QUARTER CORNER OF SECTION 13;  
THENCE N89°55'26"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13 A  
DISTANCE OF 2657.55 FEET TO THE SOUTHWEST CORNER OF SAID SECTION;  
THENCE S89°47'06"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14 A  
DISTANCE OF 2629.09 FEET TO THE SOUTH QUARTER CORNER OF SECTION 14;



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THENCE S89°47'06"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14 A DISTANCE OF 2628.79 FEET TO THE SOUTHWEST CORNER OF SAID SECTION;  
THENCE S89°17'20"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 A DISTANCE OF 2706.82 FEET TO THE SOUTH QUARTER CORNER OF SECTION 15;  
THENCE S89°53'07"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15 A DISTANCE OF 2659.59 FEET TO THE SOUTHWEST CORNER OF SAID SECTION;  
THENCE N00°23'00"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15 A DISTANCE OF 2656.83 FEET TO THE WEST QUARTER CORNER OF SECTION 15;  
THENCE N00°22'51"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15 A DISTANCE OF 2701.08 FEET TO THE NORTHWEST CORNER OF SAID SECTION AND THE POINT OF BEGINNING

CONTAINING 269,681,093 SQ. FT. OR 6191.03 ACRES MORE OR LESS

EXCEPTING THERE FROM THE LANDS TO BE RETAINED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"CERONSKY PARCEL"

AN EXCEPTED PARCEL DESCRIBED IN BOOK 2631 PAGE 337 IN THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE (COMMONLY KNOWN AS THE "CERONSKY PARCEL") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 42.7 FEET EAST OF THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 12; THENCE SOUTH 585.15 FEET ON A LINE WHICH PROJECTED WOULD INTERSECT THE SOUTHEAST CORNER OF SAID SE 1/4; THENCE WEST AT RIGHT ANGLES TO SAID LINE A DISTANCE OF 50 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING 16.5 FEET WEST OF THE EAST LINE OF THE SAID SE 1/4; THENCE CONTINUING WEST AT RIGHT ANGLES TO THE LAST MENTIONED LINE, A DISTANCE OF 70 FEET; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 140 FEET, TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY AND EASEMENT RECORDED IN BOOK 1716 AT PAGE 45, RECORDS OF JEFFERSON COUNTY, THENCE NORTH 38°41'29"E ALONG SAID RIGHT-OF-WAY AND EASEMENT LINE, A DISTANCE OF 112 FEET; THENCE NORTH 00°26'58" WEST, A DISTANCE OF 55 FEET TO THE POINT OF BEGINNING

CONTAINING 6,145 SQ. FT. OR 0.14 ACRES MORE OR LESS

FURTHER EXCEPTING PARCEL A-1

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 AS ASSUMED TO BEAR SOUTH 00°32'48" WEST BETWEEN A FOUND 3" ALUMINUM CAP ON ALUMINUM PIPE FLUSH WITH GROUND STAMPED NORTHEAST COR SEC 3 FOUND 4" ALUM. CAP MARKED "BELL, R70W, I1S, 34, 35, T2S, 3, 2, 7361" AT THE NORTHEAST CORNER OF SAID SECTION 3 AND A FOUND 4" BRASS CAP IN CONCRETE MARKED "WAR DEPARTMENT-CORPS OF ENGINEERS-U.S. ARMY, TRAVERSE STATION, NE 1/4 SE 1/4 SEC 3, POI 2E, 51" AT THE EAST QUARTER CORNER OF SAID SECTION 3 WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3;



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THENCE SOUTH 00°32'48" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 A DISTANCE OF 280.65 FEET TO A POINT ON THE SOUTHERLY R.O.W OF STATE HIGHWAY 128 AND THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 00°32'48" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2348.15 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 3;  
THENCE SOUTH 89°23'36" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 3 A DISTANCE OF 5279.81 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 3;  
THENCE NORTH 22°00'36" EAST A DISTANCE OF 2393.52 FEET;  
THENCE NORTH 80°23'19" EAST A DISTANCE OF 1599.63 FEET TO A POINT ON THE SOUTHERLY R.O.W. OF STATE HIGHWAY 128;  
THENCE ALONG SAID R O W THE FOLLOWING 3 COURSES;  
SOUTH 86°51'08" EAST A DISTANCE OF 311.75 FEET;  
THENCE SOUTH 88°23'01" EAST A DISTANCE OF 2288.55 FEET;  
THENCE SOUTH 89°51'51" EAST A DISTANCE OF 228.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,426,400 SQUARE FEET OR 262.31 ACRES, MORE OR LESS.

FURTHER EXCEPTING PARCEL A-2

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 AS ASSUMED TO BEAR S00°13'25"E BETWEEN A FOUND 4" BRASS CAP IN CONCRETE STAMPED "WAR DEPARTMENT-CORPS OF ENGINEERS-U.S. ARMY, TRAVERSE STATION, NW COR SW 1/4 SEC 3, P.I. 4, 1951" AT THE EAST QUARTER CORNER OF SAID SECTION 4 AND A FOUND 3 1/4" BRASS CAP IN CONCRETE BAS STAMPED "WAR DEPARTMENT-CORPS OF ENGINEERS-U.S. ARMY, TRAVERSE STATION, PI 13, 1951" AT THE SOUTHEAST CORNER OF SAID SECTION 4 WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4;  
THENCE SOUTH 00°13'25" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 406.19 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 00°13'25" EAST ALONG SAID EAST LINE A DISTANCE OF 2228.45 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 4;  
THENCE NORTH 89°30'16" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 1319.31 FEET;  
THENCE NORTH 00°24'46" WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 1797.42 FEET;  
THENCE NORTH 72°24'28" EAST A DISTANCE OF 1388.45 FEET TO THE POINT OF BEGINNING

CONTAINING 2,662,035 SQUARE FEET OR 61.11 ACRES, MORE OR LESS

FURTHER EXCEPTING PARCEL B

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 9 AS ASSUMED TO



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BEAR SOUTH 00°04'37" EAST BETWEEN A FOUND 3 1/4" ALUM. CAP ON #6 REBAR STAMPED "FLATIRONS SURVEYING, T2S-R70W, 1/4 S4/S9, 1998, LS 16406" AT THE NORTH QUARTER CORNER OF SAID SECTION 9 AND A FOUND 3 1/2" ALUM. CAP STAMPED "FLATIRONS SURVEYING, T2S, R70W, C 1/4, S9, 1998, LS 16406" AT THE CENTER QUARTER OF SAID SECTION WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 00°04'37" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 2662.14 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9;  
THENCE SOUTH 89°58'53" WEST ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1313.26 FEET TO THE CENTER WEST ONE-SIXTEENTH CORNER OF SAID SECTION 9;  
THENCE NORTH 00°12'06" WEST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 2673.42 FEET TO THE WEST ONE-SIXTEENTH CORNER COMMON TO SECTION 4 AND 9;  
THENCE SOUTH 89°31'43" EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1319.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,511,241 SQUARE FEET OR 80.61 ACRES, MORE OR LESS

FURTHER EXCEPTING PARCEL C

A PARCEL OF LAND BEING THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 AS ASSUMED TO BEAR SOUTH 00°04'47" EAST BETWEEN A FOUND 3 1/4" BRASS CAP IN CONCRETE BAS STAMPED "WAR DEPARTMENT-CORPS OF ENGINEERS-U.S. ARMY, TRAVERSE STATION, PI 13, 1951" AT THE NORTHEAST CORNER OF SAID SECTION 9 AND A FOUND 4" BRASS CAP IN CONCRETE STAMPED "WAR DEPARTMENT-CORPS OF ENGINEERS-U.S. ARMY, TRAVERSE STATION, NW COR SW 1/4 SEC 10, POI 2W, 1951" AT THE EAST QUARTER CORNER OF SAID SECTION 9 WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9;  
THENCE SOUTH 00°04'47" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 2638.44 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 9;  
THENCE SOUTH 89°58'53" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 2638.62 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9;  
THENCE NORTH 00°04'37" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 2662.14 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;  
THENCE SOUTH 89°30'16" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 2638.62 FEET TO THE NORTHEAST CORNER OF SAID SECTION 9 AND THE POINT OF BEGINNING.

CONTAINING 6,992,945 SQUARE FEET OR 160.54 ACRES, MORE OR LESS.

FURTHER EXCEPTING PARCEL D-1

A PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



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CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 AS ASSUMED TO BEAR SOUTH  $00^{\circ}13'25''$  EAST BETWEEN A FOUND 4" BRASS CAP IN CONCRETE STAMPED "WAR DEPARTMENT-CORPS OF ENGINEERS-U.S. ARMY, TRAVERSE STATION, NW COR SW 1/4 SEC 3, P. I. 4, 1951" AT THE EAST QUARTER CORNER OF SAID SECTION 4 AND A FOUND 3 1/4" BRASS CAP IN CONCRETE BAS STAMPED "WAR DEPARTMENT-CORPS OF ENGINEERS-U.S. ARMY, TRAVERSE STATION, PI 13, 1951" AT THE SOUTHEAST CORNER OF SAID SECTION 4 WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 4;  
THENCE NORTH  $89^{\circ}30'16''$  WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 1319.31 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH  $89^{\circ}30'16''$  WEST ALONG SAID SOUTH LINE A DISTANCE OF 1319.31 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4;  
THENCE NORTH  $89^{\circ}31'43''$  WEST ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 1319.15 FEET TO THE WEST ONE-SIXTEENTH CORNER COMMON TO SECTIONS 4 AND 9;  
THENCE NORTH  $00^{\circ}47'25''$  WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 2625.36 FEET TO THE CENTER WEST ONE-SIXTEENTH CORNER OF SAID SECTION 4;  
THENCE NORTH  $89^{\circ}22'53''$  EAST A DISTANCE OF 1700.53 FEET;  
THENCE SOUTH  $88^{\circ}56'14''$  EAST A DISTANCE OF 683.38 FEET;  
THENCE SOUTH  $01^{\circ}03'49''$  WEST A DISTANCE OF 949.57 FEET;  
THENCE NORTH  $72^{\circ}24'28''$  EAST A DISTANCE OF 310.06 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 4;  
THENCE SOUTH  $00^{\circ}24'46''$  EAST ALONG SAID EAST LINE A DISTANCE OF 1797.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,746,936 SQUARE FEET OR 154.89 ACRES, MORE OR LESS.

FURTHER EXCEPTING PARCEL D-2

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 9 AS ASSUMED TO BEAR SOUTH  $00^{\circ}04'37''$  EAST BETWEEN A FOUND 3 1/2" ALUM. CAP ON STAMPED "FLATIRONS SURVEYING, T2S, R70W, C 1/4, S9, 1998, LS 16406" AT THE CENTER QUARTER OF SAID SECTION 9 AND A FOUND 3 1/4" ALUM. CAP ON 1 1/2" AXLE STAMPED "FLATIRONS SURVEYING, T2S-R70W, 1/4, S9/S16, 1998, LS 16406" AT THE SOUTH QUARTER CORNER OF SAID SECTION 9 WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH  $89^{\circ}58'53''$  WEST ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 527.99 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH  $01^{\circ}39'46''$  EAST A DISTANCE OF 2449.90 FEET TO A POINT ON THE NORTH R.O.W. OF ROCKY FLATS ENTRANCE ROAD;  
THENCE SOUTH  $88^{\circ}16'43''$  WEST ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 847.16 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9;  
THENCE NORTH  $00^{\circ}13'19''$  WEST ALONG SAID WEST LINE A DISTANCE OF 2474.08 FEET TO THE CENTER WEST ONE-SIXTEENTH CORNER OF SAID SECTION 9;



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THENCE NORTH 89°58'53" EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 785.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,009,140 SQUARE FEET OR 46.12 ACRES, MORE OR LESS

FURTHER EXCEPTING PARCEL D-3

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9 AS ASSUMED TO BEAR SOUTH 00°04'37" EAST BETWEEN A FOUND 4" BRASS CAP IN CONCRETE STAMPED "WAR DEPARTMENT-CORPS OF ENGINEERS-U.S. ARMY, TRAVERSE STATION, NW COR SW 1/4 SEC 10, POI 2W, 1951" AT THE EAST QUARTER CORNER OF SAID SECTION AND A FOUND 4" BRASS CAP IN CONCRETE STAMPED "WAR DEPARTMENT-CORPS OF ENGINEERS-U.S. ARMY, TRAVERSE STATION, SW COR SEC 10, PT 1, 1951" AT THE SOUTHEAST CORNER OF SAID SECTION 9 WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 89°58'53" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 1810.97 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 01°43'26" EAST A DISTANCE OF 2409.63 FEET TO A POINT ON THE NORTH R.O.W. LINE OF ROCKY FLATS ENTRANCE ROAD;  
THENCE SOUTH 88°16'47" WEST ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 897.28 FEET;  
THENCE CONTINUING ALONG SAID NORTH R.O.W. LINE, SOUTH 88°16'43" EAST A DISTANCE OF 460.37 FEET;  
THENCE NORTH 01°39'46" WEST A DISTANCE OF 2449.90 FEET; THENCE NORTH 89°58'53" EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9 AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 1355.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,295,629 SQUARE FEET OR 75.66 ACRES, MORE OR LESS

FURTHER EXCEPTING PARCEL D-4

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9 AS ASSUMED TO BEAR SOUTH 00°04'37" EAST BETWEEN A FOUND 4" BRASS CAP IN CONCRETE STAMPED "WAR DEPARTMENT-CORPS OF ENGINEERS-U.S. ARMY, TRAVERSE STATION, NW COR SW 1/4 SEC 10, POI 2W, 1951" AT THE WEST QUARTER CORNER OF SAID SECTION AND A FOUND 4" BRASS CAP IN CONCRETE STAMPED "WAR DEPARTMENT-CORPS OF ENGINEERS-U.S. ARMY, TRAVERSE STATION, SW COR SEC 10, PT 1, 1951" AT THE SOUTHEAST CORNER OF SAID SECTION 9 WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 9;  
THENCE SOUTH 00°04'37" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 145.69 FEET;



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THENCE SOUTH 89°55'23" WEST A DISTANCE OF 199.06 FEET;  
THENCE SOUTH 00°04'37" EAST A DISTANCE OF 2072.10 FEET;  
THENCE NORTH 72°53'45" EAST A DISTANCE OF 208.18 FEET TO A POINT ON THE EAST LINE OF THE  
SOUTHEAST QUARTER OF SAID SECTION 9;  
THENCE SOUTH 00°04'37" EAST ALONG SAID EAST LINE A DISTANCE OF 200.00 FEET TO A POINT  
ON THE NORTH R.O.W. LINE OF THE ROCKY FLATS ENTRANCE ROAD;  
THENCE SOUTH 88°16'47" WEST ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 1742.43 FEET;  
THENCE NORTH 01°43'26" WEST A DISTANCE OF 2409.63 FEET TO A POINT ON THE NORTH LINE OF  
THE SOUTHEAST QUARTER OF SAID SECTION 9;  
THENCE NORTH 89°58'53" EAST ALONG SAID NORTH LINE A DISTANCE OF 1810.97 FEET TO THE  
POINT OF BEGINNING

CONTAINING 3,826,978 SQUARE FEET OR 87.86 ACRES, MORE OR LESS

FURTHER EXCEPTING CENTRAL OPERABLE UNIT PARCEL

A PARCEL OF LAND LOCATED IN PARTS OF SECTIONS 2, 3, 10, 11, 14, AND 15, TOWNSHIP 2 SOUTH,  
RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO AND BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9 AS ASSUMED TO BEAR  
S00°04'37"E BETWEEN A FOUND 4" BRASS CAP IN CONCRETE STAMPED "WAR DEPARTMENT-  
CORPS OF ENGINEERS-U.S. ARMY, TRAVERSE STATION, NW COR SW 1/4 SEC 10 POI 2W, 1951" AT  
THE EAST QUARTER CORNER OF SAID SECTION 9 AND A FOUND 4" BRASS CAP IN  
CONCRETE STAMPED "WAR DEPARTMENT-CORPS OF ENGINEERS-U.S. ARMY, TRAVERSE STATION,  
SW COR SEC 10, PT 1, 1951" AT THE SOUTHEAST CORNER OF SAID SECTION 9 WITH ALL BEARINGS  
CONTAINED HEREIN BEING RELATIVE THERETO:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 83°30'46" EAST, A  
DISTANCE OF 780.57 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING  
THIRTY-FIVE (35) COURSES AND DISTANCES;

- 1) NORTH 00°47'30" WEST, 486.22 FEET;
- 2) NORTH 77°03'40" EAST, 1859.46 FEET;
- 3) NORTH 00°15'35" EAST, 1490.32 FEET;
- 4) NORTH 62°19'38" WEST, 31.77 FEET;
- 5) NORTH 00°14'56" EAST, 1398.25 FEET;
- 6) NORTH 47°18'38" EAST, 955.47 FEET;
- 7) NORTH 47°56'20" EAST, 1969.68 FEET;
- 8) NORTH 55°35'10" EAST, 453.84 FEET;
- 9) NORTH 89°08'50" EAST, 1630.09 FEET;
- 10) SOUTH 11°59'19" EAST, 648.68 FEET;
- 11) NORTH 76°40'22" EAST, 5466.70 FEET;
- 12) SOUTH 07°34'38" EAST, 1335.72 FEET;
- 13) SOUTH 29°54'39" WEST, 1192.66 FEET;
- 14) SOUTH 05°10'44" WEST, 4152.31 FEET;
- 15) SOUTH 05°13'45" EAST, 358.96 FEET;
- 16) SOUTH 11°29'21" EAST, 111.31 FEET;
- 17) SOUTH 25°06'30" EAST, 54.39 FEET;
- 18) SOUTH 38°14'48" EAST, 255.02 FEET;
- 19) SOUTH 56°45'28" WEST, 583.89 FEET;
- 20) NORTH 43°53'26" WEST, 885.97 FEET;
- 21) NORTH 84°29'30" WEST, 2098.82 FEET;



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- 22) SOUTH 88°39'54" WEST, 577.74 FEET;
- 23) SOUTH 82°25'57" WEST, 657.96 FEET;
- 24) NORTH 77°49'49" WEST, 47.05 FEET;
- 25) NORTH 63°43'37" WEST, 22.82 FEET;
- 26) SOUTH 28°04'58" WEST, 21.35 FEET;
- 27) SOUTH 73°43'41" WEST, 969.12 FEET;
- 28) SOUTH 72°06'47" WEST, 873.68 FEET;
- 29) NORTH 79°28'51" WEST, 228.77 FEET;
- 30) NORTH 83°23'48" WEST, 2400.13 FEET;
- 31) NORTH 53°05'27" WEST, 176.84 FEET;
- 32) SOUTH 87°05'20" WEST, 539.50 FEET;
- 33) NORTH 60°00'49" WEST, 390.82 FEET;
- 34) SOUTH 88°36'06" WEST, 697.23 FEET;
- 35) NORTH 74°46'56" WEST, 281.07 FEET TO THE POINT OF BEGINNING

CONTAINING 57,009,784 SQUARE FEET OR 1,308.76 ACRES, MORE OR LESS

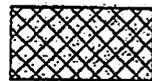
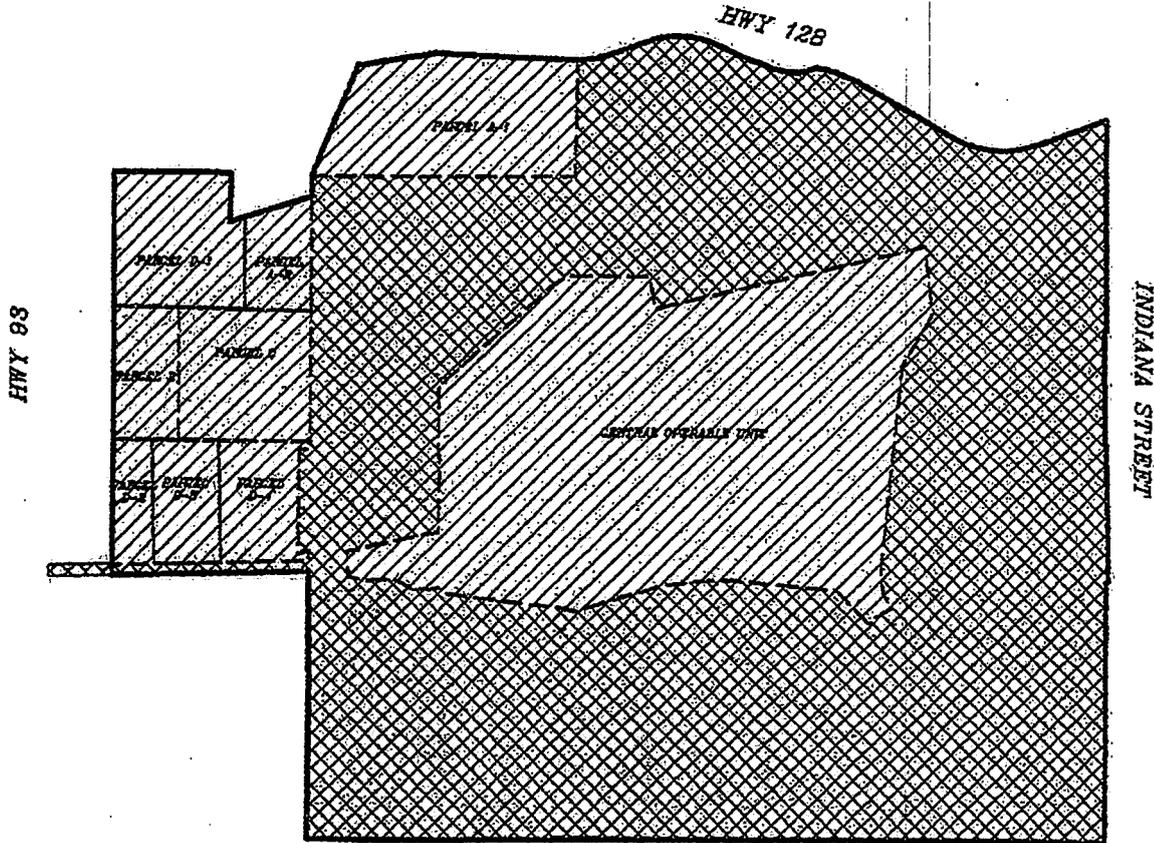
TOTAL ACREAGE TO BE TRANSFERRED TO THE UNITED STATES FISH AND WILDLIFE SERVICE:  
172,193,790 SQ. FT. OR 3,953.03 ACRES MORE OR LESS

I, JOHN B. GUYTON, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE

  
JOHN B. GUYTON  
COLORADO P.L.S. #16406  
CHAIRMAN & CEO, FLATIRONS, INC.

  
6/14/07  
JUNE 12, 2007  
PROF. SURV. JOB NO. 07-51,569

# ROCKY FLATS SITE TRANSFER AND RETAINED AREAS



TRANSFER AREAS



RETAINED AREAS



Scale: 1" = 3000'

THIS IS NOT A "LAND SURVEY PLAT" OR IMPROVEMENT SURVEY PLAT AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. THIS EXHIBIT IS INTENDED TO DEPICT THE ACCOMPANYING PARCEL DESCRIPTIONS. RECORD INFORMATION SHOWN HEREON IS BASED ON TITLE DOCUMENTS PROVIDED BY CLIENT.

DATE:  
FSI JOB NO. 06-51,569



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FAX: (303) 443-9830  
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EXHIBIT B

AS MEASURED PARCEL AREAS		
PARCEL	AREA (ACRES) MORE OR LESS	AREA (SQUARE FEET) MORE OR LESS
A-1	262.31	11426400
A-2	61.11	2662035
B	80.61	3511241
C	160.54	6992945
D-1	154.89	6746936
D-2	46.12	2009140
D-3	75.66	3295629
D-4	87.86	3826978
CENTRAL OPERABLE UNIT	1308.76	57009784
OVERALL SITE	6191.03	269681093

EXHIBIT C - Tracts, or portions of tracts included in Transfer Areas

**ROCKY FLATS ENVIRONMENTAL TECHNOLOGY SITE**  
**Parcel Transfer to U.S. Fish and Wildlife**

Tract Numbers		Acquisition Method		Civil Number	Final Title Opinion Date	Exhibit Number/ Volume #
Current	Original	D/T	Warranty Deed/Date	3624 76-F-615		
	1	x		x	3/18/1960	Volume # 1
	2	x		x	1/21/1957	Volume # 1
	3	x		x	7/29/1953	Volume # 1
	4	x		x	7/29/1953	Volume # 1
	5E	x		x	1/21/1957	Volume # 1
	29		x 7/3/1974		1/21/1957	Volume # 1
	30	x		x	8/15/1974	Volume # 3
	31		x 9/12/1974		9/5/1978	Volume # 3
	36		x 11/15/1974		5/21/1975	Volume # 3
	37		x 6/7/1974		12/10/1974	Volume # 3
	38		x 11/20/1974		3/27/1975	Volume # 3
	39		x 11/15/1974		12/17/1974	Volume # 3
	40		x 9/2/1975		12/10/1974	Volume # 4
	41		x 8/6/1974		11/21/1975	Volume # 4
	42		x 6/21/1975		9/19/1974	Volume # 4
	43		x 9/4/1974		12/3/1974	Volume # 4
	44		x 9/2/1975		10/17/1974	Volume # 4
					11/21/1975	Volume # 4

- Tract Acquisition files provided in hard copy and electronic copy prior to transfer (Volumes 1, 2, 3, & 4).
- Tract Register (ENG Form 1019) included in above volumes and hard copy.

EXHIBIT D- Listing of Buildings and Improvements included in the  
Transfer

1. Lindsay Ranch residence and barn located in Tract 1
2. Security building located in Tract 5B
3. Outer boundary fence for the Transfer Areas
4. Existing roads
5. The following groundwater monitoring wells:
  - Well #1190 - Well Permit #180699
  - Well #B200889 - Well Permit #181217
  - Well #B200589 - Well Permit #181824
  - Well #4786 - Well Permit #185524
  - Well #11494 - Well Permit # 207713
  - Well #20296 - Well Permit #207749
  - Well #63805 - not permitted

18/18