Those desiring to comment on these interim regulations are asked to submit their views, data, and arguments in writing. Communications should identify the docket number (FHWA Docket No. 76-10), and be submitted in duplicate to the Federal Highway Administration, Room 4230, 400 7th Street, SW., Washington, D.C. 20590. All comments received on or before December 2, 1976 (the closing date), will be considered. Comments will be available both before and after the closing date at the above address. It is the intention of the Federal Highway Administration to issue final rules in this matter after the program under the interim rules has been reviewed and comments received pursuant to this notice have been analyzed.

The material in these regulations relates only to a grant program of the Federal Highway Administration. The relevant provisions of the Administrative Procedure Act, 5 U.S.C. 553, requiring notice of rulemaking, opportunity for public participation, and delay in effective date are inapplicable.

The Federal Highway Administration has determined that this document does not contain a major proposal requiring preparation of an Inflation Impact Statement under Executive Order 11821 and OMB Circular A-107.

The regulation set forth below is effective on October 18, 1976.

Issued: October 13, 1976.

NORBERT T. TIEMANN,
Federal Highway Administrator.

Chapter I of Title 23 of the Code of Federal Regulations is amended by adding a new Subpart E, Part 750, as follows:

Subpart E—Signs Exempt From Removal in Defined Areas

Sec.
750.501 Purpose.
750.502 Applicability.
750.503 Exemptions.

AUTHORITY: 23 U.S.C. 131 and 315, 49 CFR 1.48, 23 CFR 1.32.

Subpart E—Signs Exempt From Removal in Defined Areas

§ 750.501 Purpose.

This subpart sets forth the procedures pursuant to which a State may, if it desires, seek an exemption from the acquisition requirements of 23 U.S.C. 131 for signs giving directional information about goods and services in the interest of the traveling public in defined areas which would suffer substantial economic hardship if such signs were removed. This exemption may be granted pursuant to the provisions of 23 U.S.C. 131(o).

§ 750.502 Applicability.

The provisions of this subpart apply to signs adjacent to the Interstate and primary systems which are required to be controlled under 23 U.S.C. 131.

§ 750.503 Exemptions.

(a) The Federal Highway Administration (FHWA) may approve a State's request to exempt certain nonconforming signs, displays, and devices (hereinafter called signs) within a defined area from being acquired under the provisions of 23 U.S.C. 131 upon a showing that removal would work a substantial economic hardship throughout that area. A defined area is an area with clearly established geographical boundaries defined by the State which the State can evaluate as an economic entity. Neither the States nor FHWA shall rely on individual claims of economic hardship. Exempted signs must:

(1) Have been lawfully erected prior to May 5, 1976, and must continue to be lawfully maintained.

(2) Continue to provide the directional information to goods and services offered at the same enterprise in the defined area in the interest of the traveling public that was provided on May 5, 1976. Repair and maintenance of these signs shall conform with the State's approved maintenance standards as required by Subpart G of this part.

(b) To obtain the exemption permitted by 23 U.S.C. 131(o), the State shall establish:

(1) Its requirements for the directional content of signs to qualify the signs as directional signs to goods and services in the defined area.

(2) A method of economic analysis clearly showing that the removal of signs would work a substantial economic hardship throughout the defined area.

(c) In support of its request for exemption, the State shall submit to the FHWA:

(1) Its requirements and method (see § 750.503(b)).

(2) The limits of the defined area(s) requested for exemption, a listing of signs to be exempted, their location, and the name of the enterprise advertised on May 5, 1976.

(3) The application of the requirements and method to the defined areas, demonstrating that the signs provide directional information to goods and services of interest to the traveling public in the defined area, and that removal would work a substantial economic hardship in the defined area(s).

(4) A statement that signs in the defined area(s) not meeting the exemption requirements will be removed in accordance with State law.

(5) A statement that the defined area will be reviewed and evaluated at least every three (3) years to determine if an exemption is still warranted.

(d) The FHWA, upon receipt of a State's request for exemption, shall prior to approval:

(1) Review the State's requirements and methods for compliance with the provisions of 23 U.S.C. 131 and this subpart.

(2) Review the State's request and the proposed exempted area for compliance with State requirements and methods.

(e) Nothing herein shall prohibit the State from acquiring signs in the defined area at the request of the sign owner.

(f) Nothing herein shall prohibit the State from imposing or maintaining stricter requirements.

[FR Doc.76-30428 Filed 10-15-76;8:45 am]

Title 24—Housing and Urban Development

CHAPTER II—OFFICE OF ASSISTANT SECRETARY FOR HOUSING PRODUCTION AND MORTGAGE CREDIT—FEDERAL HOUSING COMMISSIONER (FEDERAL HOUSING ADMINISTRATION), DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

SUBCHAPTER B—MORTGAGE AND LOAN INSURANCE PROGRAMS UNDER THE NATIONAL HOUSING ACT

[Docket No. R-76-320]

PART 207—MULTIFAMILY HOUSING MORTGAGE INSURANCE

Eligibility Requirement for Existing Multifamily Housing

On May 14, 1976, an interim regulation was published in the FEDERAL REGISTER at 41 FR 19935 amending §§ 207.32a and 207.259(a) of Title 24 of the Code of Federal Regulations to provide an adequate refinancing program, pursuant to section 223(f), for existing multifamily projects which were financed by uninsured loans from State and local agencies. One of the eligibility requirements is that the State or local agency enter into an agreement with the Federal Housing Commissioner for reimbursement of a portion of the insurance claims paid by the Commissioner on a portfolio of mortgages insured pursuant to the program. Interested parties were given the opportunity to submit, not later than June 14, 1976, data, views and recommendations regarding the interim regulation. We received two comments on the interim regulations. One of the comments suggested that there should be no premium charge made by the Commissioner for insuring these mortgages and that HUD should absorb the cost. The Commissioner is required by the National Housing Act to charge a premium for the insurance of mortgages. The other comment brought to our attention that § 207.32a(k)(3) should be amended to eliminate the mortgagee as a party to the agreement with the Commissioner and the State to determine the size and amount of the portfolios of mortgages to be insured under the program. We agree that the mortgagees on the insured mortgages would have no interest in the size and amount of the portfolios and that § 207.32a(k)(3) should be amended as suggested.

In addition to the above changes, the Department, through experience with the program, has determined that other changes, mainly of a technical nature, should be made to the interim regulations.

The following changes have been made for amplification or clarification:

1. The word "local" has been added to all of the provisions in which the word "State" appears under § 207.32a(k) to make it clear that local governments as well as State governments are eligible

for participation in the program and are subject to all the requirements of the section.

2. A clause is being added at the end of § 207.32a(k)(3) to explain more fully the terms under which the Commissioner will agree to an increase in the portfolio of mortgages after the payment of an insurance claim by the Secretary.

3. Section 207.32a(k)(4) is being amended to add a provision whereby the money, which must be placed in a special fund to reimburse the Commissioner for payment of insurance claims, may be obtained from a source other than a State appropriation. The amendment will permit the Commissioner, by agreement with the State or locality, to approve of the source of the money and to require that the money be placed in a special fund prior to endorsement of the mortgage for insurance. Therefore, a regulatory requirement limited to a State appropriation would not be necessary.

4. The proviso of § 207.32a(k)(4) is being amended to clarify the computation of the total amount of money which must be reimbursed to the Commissioner by the State or locality for payment of insurance claims on the mortages in the portfolio.

5. Since some of the State and locally assisted projects, which are in need of the financing provided by this section, are cooperatives, we are adding a paragraph to § 207.32a(k) providing for the eligibility of projects owned by cooperative housing corporations provided that they are regulated and supervised by a State or political subdivision thereof.

In order to avoid any confusion, it is noted that the date of "January 31, 1978," wherever it appeared in the preamble to the interim rule was in error and the date of "January 1, 1978", as it appeared in § 207.32a(k)(1) of the interim rule is correct.

Accordingly, §§ 207.32a and 207.259(a) are revised as set forth below:

1. Section 207.32a is amended as follows:

a. By revising paragraph (b)(1);

b. By revising the first sentence in paragraph (c);

c. By revising the first sentence of paragraph (e);

d. By revising the third sentence of paragraph (f);

e. By adding subparagraph (4) to paragraph (j); and

f. By adding paragraph (k), all as set forth below:

§ 207.32a Eligibility of mortgages on existing projects.

* * * * *

(b) * * *

(1) 85 percent (90 percent if the project meets the eligibility requirements contained in paragraph (k) of this section) of the Commissioner's estimate of the value of the project;

* * * * *

(c) *Maximum mortgage amounts—property to be acquired.* If the project is to be acquired by the mortgagor and the purchase price is to be financed with the insured mortgage, the maximum mortgage amount shall not exceed 85 percent (90 percent if the project meets the eligibility requirements contained in paragraph (k) of this section) of the cost of acquisition as determined by the Commissioner. * * *

* * * * *

(e) *Maturity.* The term of the mortgage shall not be less than 10 years, nor shall it exceed the lesser of 35 years (40 years if the project meets the eligibility requirements contained in paragraph (k) of this section) or 75 percent of the estimated remaining economic life of the physical improvements. * * *

(f) *Eligible property.* * * * In addition to the other requirements in this section, projects, except those which meet the requirements of paragraph (k) of this section, must also meet one of the following requirements:

(1) * * *

(2) * * *

* * * * *

(j) *Secondary financing.* * * * (4) For those projects which meet the eligibility requirements contained in paragraph (k) of this section, any additional obligations on the project in connection with the insured transaction shall be in an amount approved by the Commissioner and represented by such credit and security instruments as are approved by the Commissioner.

(k) *Additional eligibility requirements for a mortgage refinancing a project financed with State or local assistance.* Projects which were constructed through State or local assistance shall be entitled to the benefits of the special eligibility provisions contained in this section by meeting the following additional requirements:

(1) Construction of the project must have commenced before December 31, 1975, and the project shall have been fully completed prior to January 1, 1978, and after completion of the project, an application for insurance shall have been filed prior to January 1, 1978.

(2) The project shall have been constructed under a State or local program providing assistance through loans, loan insurance or tax abatement, which form of assistance shall be approved by the Commissioner.

(3) The mortgage which is to be insured on the project is part of a portfolio of mortgages, all of which have been approved for mortgage insurance by the Commissioner. The Commissioner, by agreement with the State or local government, or agency thereof, shall determine the size and amount of an eligible portfolio, and the conditions under which the portfolio may be increased or decreased, including the conditions under which the portfolio may be increased after a claim for insurance benefits has been paid by the Commissioner.

(4) The Commissioner has entered into an agreement with a State or local government, or agency thereof, pursuant to a State or local program, whereby the State has appropriated money, or money will be made available through other sources approved by the Commissioner, which shall be placed in a special fund to be used to reimburse the Commissioner in an amount not less than one-half of the insurance claims which the Commissioner pays on defaulted mortgages within all approved portfolios: *Provided, however,* That such payments shall continue until the total amount paid by the State or local government, or agency thereof, to the Commissioner on each approved portfolio equals a specified percentage of each such portfolio, as approved by the Commissioner, but in no event less than 5 percent of the outstanding principal balances of the mortgages in an approved portfolio and the mortgages removed from the portfolio through the payment of insurance claims. For the purpose of this paragraph, "outstanding principal balance" due on a mortgage shall be that amount which would be due according to the amortization schedule without taking into account prepayments or delinquencies. The payments to the Commissioner by the State or local government, or agency thereof, shall commence on the date of the first claim paid by the Commissioner on a mortgage in a portfolio and shall continue on each and every claim paid thereafter until the State or local government, or agency thereof, has reached the maximum payment set forth in the agreement. The State or local government, or agency thereof, shall agree that the special fund established to reimburse the Commissioner for payment of claims shall remain in existence until payments to the Commissioner have reached the maximum amount specified in the agreement. The agreement shall also contain assurances by the State or local government, or agency thereof, that State law provides that:

(i) The projects securing the mortgages in each portfolio shall not be subject to rent controls by the State, or a political subdivision thereof, or by any authority regulating rents pursuant to State or local law, and

(ii) Any tax abatement or exemption in effect, or established, at the time of application for mortgage insurance shall continue so long as the mortgage is insured or held by the Commissioner, or the project is owned by the Commissioner.

(5) For those projects in which the owner has entered into a contract with the Commissioner for interest reduction payments pursuant to the proviso in Section 236(b) of the National Housing Act, the parties must agree to the modification of the interest reduction contract to reflect changes necessitated by insurance of a mortgage on the project pursuant to this section.

(6) For those projects in which the mortgagor is a nonprofit cooperative ownership housing corporation or nonprofit cooperative ownership housing trust, the permanent occupancy of the dwellings of which is restricted to mem-

bers of such corporation or to beneficiaries of such trust, the mortgagor must be regulated or supervised under State laws or by political subdivisions of States, or agencies thereof. For projects which meet this requirement, the term "tenant" as used in this subpart shall mean a member of a cooperative, the term "rental charge" shall mean the charges under the occupancy agreement of members of the cooperative, and the term "rental unit" shall mean "dwelling unit."

* * * * *

2. Section 207.259(a) shall be amended to read as follows:

§ 207.259 Insurance benefits.

(a) *Method of payment.* Upon either an assignment of the mortgage to the Commissioner or a conveyance of the property to him in accordance with the requirements of § 207.258, payment of an insurance claim shall be made in cash, in debentures, or in a combination of both, as determined by the Commissioner at the time of payment, except that where the mortgage is insured pursuant to (1) Section 223(e) of the National Housing Act, or (2) Section 223(f) of the Act and at the time of the insurance endorsement, the mortgage met the special eligibility requirements contained in § 207.32a(k), such claim shall be paid in cash, unless the mortgagee files a written request, with the application, for payment in debentures. A claim paid in cash on a mortgage insured pursuant to Section 223(e) shall be paid from the Special Risk Insurance Fund. If the mortgagee files an application for payment in debentures on a claim on a mortgage insured pursuant to Section 223(e) or 223(f), the claim shall be paid by issuing debentures and by paying any balance in cash.

* * * * *

(Sec. 7(d), Department of HUD Act, 42 U.S.C. 3535(d).)

Effective date: This regulation shall be effective on October 18, 1976.

NOTE: It is hereby certified that the economic and inflationary impacts of this regulation have been carefully evaluated in accordance with OMB Circular A-107.

JAMES L. YOUNG,
Assistant Secretary for Housing, FHA Commissioner.

[FR Doc.76-30415 Filed 10-15-76;8:45 am]

CHAPTER X—FEDERAL INSURANCE ADMINISTRATION, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

SUBCHAPTER B—NATIONAL FLOOD INSURANCE PROGRAM

[Docket No. FI-321]

PART 1920—PROCEDURE FOR MAP CORRECTION

Letter of Map Amendment for City of Martinez, California

On August 6, 1974, in 39 FR 28250, the Federal Insurance Administrator published a list of communities with Special Flood Hazard Areas which included the City of Martinez, California. Map No. 065044 Panel 04 indicates that Lot 27, Block 171, Alhambra Valley Estates, Rancho Las Juntas, Martinez, California, as recorded in Assessor's Map Book 162, Page 17, in the office of the Assessor, Contra Costa County, California, is in its entirety within the Special Flood Hazard Area. It has been determined by the Federal Insurance Administration, after further technical review of the above map in light of additional, recently acquired flood information, that the above mentioned property is not within the Special Flood Hazard Area. Accordingly, Map No. H 065044 Panel 04 is hereby corrected to reflect that the above property is not within the Special Flood Hazard Area identified on June 28, 1974.

(National Flood Insurance Act of 1968 (Title XIII of Housing and Urban Development Act of 1968), effective January 28, 1969 (33 FR 17804, November 28, 1968), as amended, 42 U.S.C. 4001-4128; and Secretary's delegation of authority to Federal Insurance Administrator 34 FR 2680, February 27, 1969, as amended by 39 FR 2787, January 24, 1974.)

Issued: August 30, 1976.

J. ROBERT HUNTER,
Federal Insurance Administrator.

[FR Doc.76-30451 Filed 10-15-76;8:45 am]

[Docket No. FI-2134]

PART 1920—PROCEDURE FOR MAP CORRECTION

Letter of Map Amendment for the City of San Jacinto, California

On June 25, 1976, in 41 FR 26403, the Federal Insurance Administrator published a list of communities with Special Flood Hazard Areas which included the City of San Jacinto, California. Map No. H 065056A Panel 01 indicates that Lots 1 and 2, and the Southeasterly 33 feet of Lot 3 of John J. Inwell's Subdivision of Farm Lots 39 and 41, San Jacinto, California, as recorded in Map Book 4, Page 180, in the office of the Recorder of San Diego County, California, are in their entirety within the Special Flood Hazard Area. It has been determined by the Federal Insurance Administration, after further technical review of the above map in light of additional, recently acquired flood information, that the structures on the above mentioned property are within Zone B, and are not within the Special Flood Hazard Area. Accordingly, Map No. H 065056A Panel 01 is hereby corrected to reflect that the structures on the above property are not within the Special Flood Hazard Area identified on September 28, 1973.

(National Flood Insurance Act of 1968 (Title XIII of Housing and Urban Development Act of 1968), effective January 28, 1969 (33 FR 17804, November 28, 1968), as amended, 42 U.S.C. 4001-4128; and Secretary's delegation of authority to Federal Insurance Administrator 34 FR 2680, February 27, 1969, as amended by 39 FR 2787, January 24, 1974.)

Issued: September 28, 1976.

J. ROBERT HUNTER,
Federal Insurance Administrator.

[FR Doc.76-30452 Filed 10-15-76;8:45 am]

[Docket No. FI-2134]

PART 1920—PROCEDURE FOR MAP CORRECTION

Letter of Map Amendment for the City of Victorville, California

On June 25, 1976, in 41 FR 26403, the Federal Insurance Administrator published a list of communities with Special Flood Hazard Areas which included the City of Victorville, California. Map No. H 065068 Panel 03 indicates that Lot 65 and Lot 73, Tract No. 4594, Victorville, California, as recorded in Map Book 70, Pages 61 and 64, in the office of the Recorder of San Bernardino County, California, are in their entirety within the Special Flood Hazard Area. It has been determined by the Federal Insurance Administration, after further technical review of the above map in light of additional, recently acquired flood information, that the above mentioned property is within Zone B, and is not within the Special Flood Hazard Area. The map amendment is not based on the placement of fill on the above named property after the effective date of the Flood Insurance Rate Map of the community. Accordingly, Map No. H 065068 Panel 03 is hereby corrected to reflect that the above property is not within the Special Flood Hazard Area identified on September 21, 1973.

(National Flood Insurance Act of 1968 (Title XIII of Housing and Urban Development Act of 1968), effective January 28, 1969 (33 FR 17804, November 28, 1968), as amended, 42 U.S.C. 4001-4128; and Secretary's delegation of authority to Federal Insurance Administrator 34 FR 2680, February 27, 1969, as amended by 39 FR 2787, January 24, 1974.)

Issued: September 27, 1976.

J. ROBERT HUNTER,
Federal Insurance Administrator.

[FR Doc.76-30453 Filed 10-15-76;8:45 am]

[Docket No. FI-2134]

PART 1920—PROCEDURE FOR MAP CORRECTION

Letter of Map Amendment for the City of Arvada, Colorado

On June 25, 1976, in 41 FR 26404, the Federal Insurance Administrator published a list of communities with Special Flood Hazard Areas which included the City of Arvada, Colorado. Map No. H&I 085072A Panel 04 indicates that Lot 22, Block 7, Woodland Valley Subdivision, Filing No. 7, Arvada, Colorado, as recorded in Plat Book No. 34, Page 20, in the office of the County Clerk and Recorder of Jefferson County, Colorado, is in its entirety within the Special Flood Hazard Area. It has been determined by the Federal Insurance Administration, after further technical review of the above map in light additional, recently acquired flood information, that the above mentioned property is within Zones B and C. The structure on the above property is within Zone C, and is not within the Special Flood Hazard Area. The map amendment is not based on the placement of fill on the above named property after the effective date of the Flood Insurance Rate Map of the community. Accordingly, Map No. H&I 085072A Panel 04 is hereby corrected to reflect that the above property is not within the Special Flood Hazard Area identified on July 13, 1972.

(National Flood Insurance Act of 1968 (Title XIII of Housing and Urban Development Act of 1968), effective January 28, 1969 (33 FR 17804, November 28, 1968), as amended, 42 U.S.C. 4001-4128; and Secretary's delegation of authority to Federal Insurance Administrator 34 FR 2680, February 27, 1969, as amended by 39 FR 2787, January 24, 1974.)

Issued: September 8, 1976.

J. ROBERT HUNTER,
Federal Insurance Administrator.

[FR Doc.76-30454 Filed 10-15-76;8:45 am]

[Docket No. FI-2134]

PART 1920—PROCEDURE FOR MAP CORRECTION

Letter of Map Amendment for the City of Lakewood, Colorado

On June 25, 1976, in 41 FR 26404 the Federal Insurance Administrator published a list of communities with Special Flood Hazard Areas which included the city of Lakewood, Colorado. Map No. H 085075 Panel 06 indicates that Lot 28, Block 14, Meadowlark Hills, Lakewood, Colorado, as recorded in Book 12, Page 2, in the office of the Clerk and Recorder of Jefferson County, Colorado, is in its entirety within the Special Flood Hazard Area. It has been determined by the Federal Insurance Administration, after further technical review of the above map in light of additional, recently acquired flood information, that the existing structure on the above mentioned property is within Zone C, and is not within the Special Flood Hazard Area. The map amendment is not based on the placement of fill on the above named property after the effective date of the Flood Insurance Rate Map of the community. Accordingly, Map No. H 085075 Panel 06 is hereby corrected to reflect that the structure on the above property is not within the Special Flood Hazard Area identified on January 4, 1974.

(National Flood Insurance Act of 1968 (Title XIII of Housing and Urban Development Act of 1968), effective January 28, 1969 (33 FR 17804, November 28, 1968), as amended, 42 U.S.C. 4001-4128; and Secretary's delegation of authority to Federal Insurance Administrator 34 FR 2680, February 27, 1969, as amended by 39 FR 2787, January 24, 1974.)

Issued: August 30, 1976.

J. ROBERT HUNTER,
Federal Insurance Administrator.

[FR Doc.76-30455 Filed 10-15-76;8:45 am]

[Docket No. FI-2134]

PART 1920—PROCEDURE FOR MAP CORRECTION

Letter of Map Amendment for the City of Lakewood, Colorado

On June 25, 1976, in 41 FR 26403, the Federal Insurance Administrator published a list of communities with Special Flood Hazard Areas which included the City of Lakewood, Colorado. Map No. H 085075 07 indicates that property in Meadow Creek Subdivision, Lakewood, Colorado, as recorded in Book 35, Page 35; Book 42, Page 57; and Book 47, Page 4; in the office of the Clerk and Recorder, Jefferson County, Colorado, is in its entirety within the Special Flood Hazard Area. It has been determined by the Federal Insurance Administration, after further technical review of the above map in light of additional, recently acquired flood information, that a portion of the above mentioned property described as:

A tract of land located in the SE ¼ of the SW ¼ of Section 1, Township 4 South, Range 69 West of the 6th Principal Meridian, City of Lakewood, Jefferson County Colorado, more particularly described as follows: Beginning at the SW corner of the SE ¼ of the SW ¼ of said Section 1; thence N 0°17'00" E along the West line of said SE ¼ of the SW ¼, 30.00 feet to a point on the Northerly Right of Way line of West 6th Avenue Service Road, said point being the True Point of Beginning; thence N 89°42'00" E along said Right of Way line, 832.05 feet to the SE corner of a tract described in Book 1060 at page 510, Jefferson County Records, and also being the SW corner of Reber Subdivision, a recorded plat in Jefferson County; thence N 0°19'54" E and parallel with the East line of said SE ¼ of the SW ¼, 589.00 feet to the NE corner of parcel D-2, Meadow Creek according to the plat thereof recorded in Plat Book 35, at Page 35, Jefferson County Records; thence N 74°47'42" W along the North line of said Parcel D-2, 224.59 feet to a point on the Westerly line of Meadow Creek Drive, said point also being the NW corner of said Parcel D-2, and the most Northeasterly corner of Block C-2, Meadow Creek Amended Plat No. 1, according to the Plat thereof recorded in Book 42, at Page 57, Jefferson County Records; thence continuing N 74°47'42" W along the Northerly line of said Block C-2, 26.50 feet to a point of curvature; thence along a curve to the right with an arc length of 39.14 feet, a radius of 90.00 feet, and a central angle of 12°27'36", whose chord N 68°33'54" W, 39.07 feet to a point of tangency; thence N 62°20'06" W along said tangent, 75.59 feet to a point of curvature; thence along a curve to the left with an arc length of 86.91 feet, a radius of 180.00 feet, and a central angle of 27°39'54", whose chord bears N 76°10'03" W, 86.07 feet to a point of tangency; thence West along said tangent 67.21 feet to a point of curvature; thence along a curve to the right with an arc length of 95.73 feet, a radius of 180.00 feet, and a central angle of 30°28'24", whose chord bears N 74°45'48" W, 94.61 feet to a point of tangency; thence N 59°31'36" W, along said tangent, 212.10 feet to a point of curvature; thence along a curve to the left with an arc length of 27.26 feet, a radius of 60.00 feet, and a central angle of 26°01'48", whose chord bears N 72°32'33" W, 27.03 feet; thence departing said curve S 18°13'24" W, 105.00 feet to a point on the West line of the SE ¼ of the SW ¼ of said Section 1; thence S 0°28'24" W, 770.00 feet to the True Point of Beginning except that part more particularly described as follows: Beginning at a point on the North line of Parcel D-2, Meadow Creek according to the plat thereof recorded in Plat Book 35 at Page 35, Jefferson County Records, said point bears N 74°47'42" W, a distance of 204.59 feet from the NE corner of said Parcel D-2; thence S 33°47'28" W, 67.50 feet to a point of curvature; thence along a curve to the right with an arc length of 58.51 feet a radius of 73.00 feet, and a central angle of 45°55'18", whose chord bears S 56°45'16" W, 56.95 feet; thence departing said curve N 09°19'00" E, 115.53 feet to a point on the North line of Parcel C-2 Meadow Creek Amended Plat No. 1, according to the Plat thereof recorded in Book 42 at Page 57, Jefferson County Records; thence S 62°20'06" E, 3.72 feet to a point of curvature; thence along a curve to the left with an arc length of 39.14 feet, a radius of 90.00 feet, and a central angle of 12°27'36", whose chord bears S 68°33'54" E, 39.07 feet to a point of tangency; thence S 74°47'42" E, 46.50 feet to the Point of Beginning; and, beginning at the NE corner of the SE ¼, SW ¼ of Section 1, Township 4 South, Range 69 West of the 6th Principal Meridian, County of Jefferson, State of Colorado, as shown on the plat of Meadow Creek as recorded in Jefferson County Records; thence S 0°19'54" W, along the East line of said SW ¼, 482.47 feet; thence S 89°45'00" W, departing said Easterly line, 65.00 feet to a point on the Northerly right of way line of Meadow Creek Road, as shown on Meadow Creek, said point also being the True Point of Beginning; thence S 0°15'00" E, departing said Northerly line, 30.00 feet, to the South right of way line of said Meadow Creek Road; thence N 89°45'00" E, along said Southerly line, 9.46 feet to a point of curve; thence, departing said Southerly line, on a curve to the right having a radius of 20.00 feet and a central angle of 90°34'54", an arc distance of 31.62 feet to the East line of Parcel E_2, Meadow Creek; thence S 0°19'54" E, along said East line, 136.82 feet; thence S 56°45'42" W, departing said East line, 57.66 feet to a point of curve; thence on a curve to the right having a radius of 150.00 feet and a central angle of 54°38'12", an arc distance of 143.04 feet to a point of tangent, said point lying on the North line of the Lakewood-McIntyre Gulch Drainage Easement as shown on the recorded plat of Meadow Creek; thence along said North line, the following courses and distances: 1) N 68°36'06" W, 246.80 feet to a point of curve; 2) thence on a curve to the left having a radius of 400.00 feet and a central angle of 6°11'36", an arc length of 43.24 feet to a point of tangent; 3) thence N 74°47'42" W, along said tangent, 152.42 feet to a point of curve; thence, departing said North line, on a curve to the right having a radius of 20.00 feet and a central angle of 90°48'42", an arc length of 31.70 feet, to a point of tangent; thence N 16°01'00" E, along said tangent, 75.04 feet, to a point of curve on the Easterly right of way line of Meadow Creek Road as shown on the plat of Meadow Creek; thence N 37°23'23" W, departing said Easterly right of way line, 28.99 feet, to a point on the Westerly right of way line of said Meadow Creek Road; thence S 39°56'00" W, departing said Westerly right of way line, 86.54 feet to a point of curve; thence on a curve to the right having a radius of 20.00 feet and a central angle of 85°23'18", an arc length of 29.81 feet to a point of tangent; thence N 54°40'42" W, along said tangent, 180.70 feet to a point on the North line of Parcel E_1, Meadow Creek; thence N 89°45'00" E, along said North line and its extension, 414.36 feet to the East line of a parcel of land recorded in Book 2428 at Page 52, Jefferson County Records; thence N 0°19'54" E, along said East line, 66.98 feet to the North line of Parcel E_3, Meadow Creek; thence N 89°45'00" E, along said North line, 150.00 feet to the Northeast corner of Parcel E_3, thence S 0°19'54" W, along the East line of Parcel E_3, 136.05 feet to the North right of way line of Meadow Creek Drive as shown on the recorded plat of Meadow Creek; thence N 89°45'00" E, along said North right of way line, 251.00 feet to the True Point of Beginning;