



City Council of Commerce City

Regular Meeting Agenda

Council Chambers, 7887 E. 60th Ave.

Monday, April 25, 2011, 6:30 p.m.

***(TIMES INDICATED NEXT TO AGENDA ITEMS ARE
AN APPROXIMATE START TIME ONLY)***

1. Call to Order - 6:30

2. Roll Call - 6:35

3. Pledge of Allegiance

4. Audience Introduction - 6:40

5. Citizen Communication - 6:45

Two Public Comment Rosters are available immediately inside the Council Chambers. Anyone who would like to address Council will be given the opportunity after signing one of the rosters. Speakers should limit their comments to three minutes.

6. Approval of Minutes - 7:00

a) Regular Meeting Minutes of March 21, 2011

Tab 1

b) Regular Meeting Minutes of April 4, 2011

7. Resolution

7. Resolution

- a) 7:05 **Resolution 2011-24** A RESOLUTION AUTHORIZING, AND DETERMINING THE NECESSITY OF, THE ACQUISITION OF CERTAIN PROPERTY BY NEGOTIATION OR EMINENT DOMAIN FOR PHASE 3B OF THE EAST 104TH AVENUE WIDENING PROJECT IN THE CITY OF COMMERCE CITY, COLORADO **Tab 2**

8. Study Items

- a) 7:20 Presentation from School Districts 27J and Adams County 14 regarding increasing fee-in-lieu school impact fee. **Tab 3**
- b) 8:00 Long-Range Financial Plan Presentation on Golf, Open Space, Parks, Recreation & Trails **Tab 4**

9. Executive Session - 8:00

- a) An executive session pursuant to C.R.S. 24-6-402(4)(e) for the purpose of determining positions relative to matters that may be subject to negotiations concerning an economic development opportunity(ies) in Commerce City.

10. Administrative Council Business - 8:30

11. Legislative Update - 8:45

12. Reports - 8:50

13. Adjourn - 9:05

MINUTES
REGULAR MEETING OF
COMMERCE CITY COUNCIL

March 21, 2011

CALL TO ORDER

A regular meeting of the City Council of the City of Commerce City was called to order by Mayor Natale on March 21, 2011, at 6:33 p.m.

ROLL CALL

Present:

Mayor Natale - presiding
Mayor Pro-Tem Snyder
Councilman Moreno
Councilman Benson
Councilwoman Carson
Councilwoman Teter
Councilman Johnson
Councilman McEldowney
Councilman Bullock

Staff Reporting:

City Manager Jerry Flannery
City Attorney Bob Gehler
Planning Manager Chris Crammer
Building Official Patrick Buckley

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

AUDIENCE INTRODUCTION

The audience members introduced themselves.

The Mayor invited four German McCloy Fellows to introduce themselves.

CITIZEN COMMUNICATION

Preston Gibson, area manager for Excel Energy, 5460 W. 60th Avenue reported on the Solar Rewards Program.

Reba Drotar, 7505 E. 121st Place, appeared before Council on behalf of the Commerce City Historical Society to invite Council to an upcoming event.

Debra Bullock, 6130 Ivanhoe Street, on behalf of the Commerce City Historical Society requested that Council include them in future endeavors relative to the visitor center at the Rocky Mountain Arsenal National Wildlife Refuge.

Guillermo Serra, 14122 W. 102nd, inquired on the status of funding for the Boys and Girls Club.

APPROVAL OF MINUTES

January 24, 2011

Council members McEldowney and Johnson moved and seconded to allow Mayor Pro-Tem Snyder and Councilwoman Teter to abstain from voting on the minutes of January 24, 2011, because of their excused absence.

VOICE VOTE: 7 aye, 2 abstain (Snyder, Teter)

Council members McEldowney and Moreno moved and seconded to approve the minutes of the January 24, 2011 meeting.

VOICE VOTE: 7 aye, 2 abstain (Snyder, Teter)

February 7, 2011

Council members Johnson and Teter moved and seconded to allow Council members Bullock and Benson to abstain from voting on the minutes of January 24, 2011, because of their excused absence.

VOICE VOTE: 7 aye, 2 abstain (Bullock and Benson)

Council members Snyder and Johnson moved and seconded to approve the minutes of the February 7, 2011 meeting.

VOICE VOTE: 7 aye, 2 abstain (Bullock and Benson)

EXECUTIVE SESSION

Council members Snyder and McEldowney moved and seconded to enter into an executive session pursuant to C.R.S. 24-6-402(4)(e) for the purpose of determining positions relative to matters that may be subject to negotiations concerning an economic development opportunity (ies) in Commerce City.

VOICE VOTE: Unanimous; all present affirmed

The regular meeting resumed at 7:50 p.m.

CONSENT AGENDA

Council members Teter and Snyder moved and seconded to approve the consent agenda as presented.

City Attorney Gehler read the title of Resolution 2011-13: *RESOLUTION APPOINTING MEMBERS TO DESIGNATED BOARDS AND COMMISSIONS OF COMMERCE CITY*

VOICE VOTE: Unanimous; all present affirmed

RESOLUTIONS

Resolution 2011-14

Council members McEldowney and Moreno moved and seconded to approve Resolution 2011-14.

City Attorney Gehler read the title of Resolution 2011-14: *RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY, COLORADO, AND THE CITY OF COMMERCE CITY REGARDING COST SHARING FOR A PUBLIC IMPROVEMENTS PROJECT WITHIN AND ADJACENT TO THE DUPONT NEIGHBORHOOD*

VOICE VOTE: Unanimous; all present affirmed

ORDINANCES ON FIRST READING

Ordinance 1854

Council members Snyder and McEldowney moved and seconded to introduce Ordinance 1854 by Council as seated and approve the ordinance on first reading.

City Attorney Gehler read the title of Ordinance 1854: *AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE LAND DEVELOPMENT CODE*

ROLL CALL VOTE: 9 aye

STUDY ITEMS

2010-2011 Comprehensive Plan Indicators

Planning Manager Chris Crammer presented examples of performance indicators which are used to monitor community trends and assist with measuring how well the community is achieving its goals. The community indicators report includes measurements of many benchmark areas and

includes data on over 40 different indicators, covering a variety of topics from land use, economic development, transportation, image, and parks and recreation.

Residential Garage Regulations

Building Official Patrick Buckley stated that Council requested that the building department investigate a suspected garage conversion on 66th Way after receiving concerns from the community. The inspection revealed that no illegal construction had occurred and the garage was used for typical uses, such as, storage for lawn equipment, tools, and vehicles. Additionally, there were no signs of un-permitted work or other occupancy violations under the City's zoning regulations and residential building code. As a result, no further contact was made with the owner and the case was closed.

Mr. Buckley reviewed the building code for accessory dwellings.

ADMINISTRATIVE COUNCIL BUSINESS

Councilwoman Teter invited council to host a joint meeting with the cities of Brighton and Thornton. Additionally, Council woman Teter proposed to increase the food budget for council meals prior to meetings.

Council members Teter and Johnson moved and seconded to increase the food budget by \$1,000.

ROLL CALL VOTE: 5 ayes, 4 nays (Moreno, Carson, Snyder, and McEldowney)

REPORTS

City Manager Flannery reported on the success of Council's recent trip to Washington DC. Mr. Flannery congratulated Mayor Pro-Tem Snyder for her recent appointment as the Chair for Colorado Democratic Municipal Officials and Brian McBroom on his new position as Deputy City Manager.

City Attorney Bob Gehler stated that he would report regularly to Council on the activities of the City Attorney's Office.

Mayor Pro-Tem Snyder reported on her trip to Washington D.C., and on the Town Hall meeting with Senator Mary Hodge.

Council members Moreno, Benson, Snyder, Teter, Carson, and Bullock, reported on their activities while attending the National League of Cities Conference in Washington D.C.

Councilman Johnson welcomed Chief Baca back from a recent trip.

Mayor Natale reported on numerous meetings and events that he attended.

ADJOURNMENT:

The meeting adjourned at 9:25 p.m.

CITY OF COMMERCE CITY

Paul Natale, Mayor

ATTEST

Laura Bauer, City Clerk

MINUTES
REGULAR MEETING OF
COMMERCE CITY COUNCIL

April 4, 2011

CALL TO ORDER

A regular meeting of the City Council of the City of Commerce City was called to order by Mayor Pro-Tem Snyder on April 4, 2011, at 6:30 p.m.

ROLL CALL

Present:

Mayor Pro-Tem Snyder – presiding
Councilman Moreno
Councilman Benson
Councilwoman Teter
Councilman Johnson
Councilman McEldowney
Councilman Bullock

Absent:

Mayor Natale
Councilwoman Carson

Staff Reporting:

City Manager Jerry Flannery
City Attorney Bob Gehler
Planner Paul Workman

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

AUDIENCE INTRODUCTION

The audience members introduced themselves.

PROCLAMATIONS AND PRESENTATIONS

Metropolitan Mayors and Commissioners Youth Awards (MMCYA)

City Council recognized two youth who have overcome adversity and have made contributions to the community.

CITIZEN COMMUNICATION

Glen Murray, 11010 Havana Street, expressed concern over the city's prairie dog population.

CONSENT AGENDA

Council members Moreno and Teter moved and seconded to approve the consent agenda as presented.

City Attorney Gehler read the title of Ordinance 1850: *AN ORDINANCE AMENDING SECTION 12-8001 ENTITLED "FRAUD BY CHECK" OF THE REVISED MUNICIPAL CODE OF THE CITY OF COMMERCE CITY*

City Attorney Gehler read the title of Ordinance 1855: *AN ORDINANCE AMENDING SECTIONS 23-4 AND 23-5 OF CHAPTER 23 OF THE REVISED MUNICIPAL CODE OF THE CITY OF COMMERCE CITY, COLORADO RELATIVE TO GENERAL AGENCY ASSIGNMENTS AND SPECIFIC HAZARD ASSIGNMENTS SET FORTH IN THE EMERGENCY OPERATIONS PLAN FOR THE CITY OF COMMERCE CITY, COLORADO*

ROLL CALL VOTE: 7 aye

PUBLIC HEARINGS

Ordinance Z-895-11

Mayor Pro-Tem Snyder opened the public hearing.

Planner Paul Workman presented the case. The applicant, Certol International, is seeking to rezone their property from light industrial to planned unit development to meet their business needs. The planning commission held a public hearing on March 1, 2011, and voted unanimously to forward the case to City Council.

Proponents:

None

Opponents:

None

There being no further testimony, the public hearing portion was closed.

Council members McEldowney and Johnson moved and seconded to approve the findings and recommendations of the planning commission.

VOICE VOTE: Unanimous; all present affirmed

Council members Bullock and Moreno moved and seconded to introduce Ordinance Z-895-11 by Council as seated and approve the ordinance on first reading.

City Attorney Gehler read the title of Ordinance Z-895-11: *AN ORDINANCE APPROVING THE PUD ZONE DOCUMENT ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF WHICH REZONES THE PROPERTY DESCRIBED THEREIN, WHICH IS LOCATED AT 6120 EAST 60TH AVENUE, COMMERCE CITY, COLORADO, FROM I-1 TO PUD ZONE DISTRICT AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING*

ROLL CALL VOTE: 7 aye

ORDINANCES ON FIRST READING

Ordinance 1856

Council members Teter and Bullock moved and seconded to introduce Ordinance 1856 by Council as seated and approve the ordinance on first reading.

City Attorney Gehler read the title of Ordinance 1856: *AN ORDINANCE AMENDING THE 2011 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION GRANT IN THE AMOUNT OF \$6,000 FOR THE POLICE SEATBELT ENFORCEMENT OF THE CLICK IT OR TICKET PROGRAM AND AUTHORIZATION OF THE EXPENDITURE THEREOF*

ROLL CALL VOTE: 7 aye

Ordinance 1857

Council members Bullock and Moreno moved and seconded to introduce Ordinance 1857 by Council as seated and approve the ordinance on first reading.

City Attorney Gehler read the title of Ordinance 1857: *AN ORDINANCE AMENDING THE 2011 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE GOVERNOR'S ENERGY OFFICE SPECIAL EVENT GRANT IN THE AMOUNT OF \$500 TO PURCHASE TREE SEEDLINGS AND PRINTED MATERIAL PROMOTING EFFECTIVE WATER USAGE AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF*

ROLL CALL VOTE: 7 aye

ORDINANCES ON SECOND READING

Ordinance 1851

Council members Teter and Bullock moved and seconded to approve Ordinance 1851 on second and final reading.

Opponents:
Nathan Reckway

Interested Parties
Glen Murray

City Attorney Gehler read the title of Ordinance 1851: *AN ORDINANCE AMENDING CHAPTER 7 OF THE COMMERCE CITY REVISED MUNICIPAL CODE BY THE ADDITION OF SECTION 7-1014 PROHIBITING SMOKING IN CITY PARKS, TRAILS, OPEN SPACES AND RECREATION FACILITIES, WITH CERTAIN EXCEPTIONS.*

ROLL CALL VOTE: 6 aye, 1 nay (Johnson)

COUNCIL BUSINESS

Rocky Mountain Arsenal Wildlife Refuge Visitor Center

Interested Parties

Reba Drotar, 7505 E. 121st Pl., Thornton
Guillermo Serna, 14122 E. 102nd Pl.
Kristie Douglas, 10970 Unity Parkway
Larry Quintana, 7780 Magnolia St.

Council discussed the history of the Rocky Mountain Arsenal, the people instrumental in the Arsenal becoming a wildlife refuge and who has the authority to name the visitors' center. Also discussed, was whether or not Council should participate in discussions with congressional representatives regarding the naming of the center.

City Attorney Gehler advised Council that they should await a request from Congresswoman DeGette for a meeting and then make a decision as to whether or not to accept or reject a meeting with her.

Executive Session

Council members McEldowney and Johnson moved and seconded to enter into an executive session for the purpose of determining positions relative to matters that may be subject to negotiations concerning an economic development opportunity in Commerce City pursuant to CRS 24-6-402(4)(e).

VOICE VOTE: Unanimous; all present affirmed

Council reconvened the regular meeting at 8:46 p.m.

ADMINISTRATIVE COUNCIL BUSINESS

Councilman Bullock asked that a \$50 permit fee for parking a truck in a residential area be waived for a local resident.

Council members McEldowney and Teter moved and seconded to waive a permit fee for local resident, Mr. Chambers.

VOICE VOTE: Unanimous; all present affirmed

Council members Teter and Bullock moved and seconded to have dinner provided to them on the first and third Monday of each month only.

VOICE VOTE: Unanimous; all present affirmed

REPORTS

City Manager Flannery reported on the upcoming department head retreat later this week, and on attending the grand opening of a local business.

Council members Moreno, Teter, Benson and McEldowney reported on attending the grand opening of a local business.

Councilman Johnson, Mayor Pro-Tem Snyder and Councilman Bullock had no report.

ADJOURNMENT:

The meeting adjourned at 9:06 p.m.

CITY OF COMMERCE CITY

ATTEST

Tracey Snyder, Mayor Pro-Tem

Laura Bauer, City Clerk



Council Communication

City Council Meeting: 25 Apr 2011

Prepared: 31 Mar 2011

Number of Attachments:

Subject: Acquisition of Right-of-way and Easements Relating to the East 104th Avenue Widening Project, Phase 3B

Presenter: Glenn Ellis, Projects Manager

Recommended City Council Action:

Staff recommends that City Council approve Resolution 2011-14 to allow staff to begin negotiations and/or condemnation proceedings in order to acquire needed right-of-way and easements for the properties identified in the resolution.

Summary Statement:

- Phase 3B of the East 104th Avenue Widening Project will widen East 104th Avenue from Highway 85 to the O'Brian Canal.
- The existing right-of-way varies within the project limits, and additional right-of-way is needed in most instances.
- Construction will impact each property, thus requiring the need to acquire temporary easements and permanent easements.
- Right-of-way, permanent, and temporary easements are needed at the 25 properties identified below:
 - Parcel #1 – The Scott Group, L.L.C.
 - Parcel #2 – 9501 E 104th Ave., L.L.C.
 - Parcel #3 – Lark and Lark, L.L.C.
 - Parcel #4 – First Creek Business Center, L.L.C.
 - Parcel #5 – L and G, Inc.
 - Parcel #6 – Dowell Schlumberger, Inc.
 - Parcel #7 – RCI Investments, L.L.C.
 - Parcel #8 – South Adams County Fire Protection District No. 4
 - Parcel #9 – SKW-MBT Operation, Inc.

- Parcel #10 – 9985E104, L.L...C
- Parcel #11 – Nursery Acres Limited Partnership
- Parcel #12 – Stanley Edward Fry Trust / Judith Ann Latuda Trust
- Parcel #13 – Williams Scotsman, Inc.
- Parcel #16 – Canal Avenue Park, L.L.C.
- Parcel #17 – SW Burlington, L.L.C.
- Parcel #18 – Stor-N-Lock Partners No. 20, L.L.C.
- Parcel #20 – Hardy Credit Co.
- Parcel #21 – Union Pacific Railroad
- Parcel #22 – Farmer’s Reservoir & Irrigation Company
- Parcel #23 – Farmer’s Reservoir & Irrigation Company
- Parcel #24 – James W. Harmon Et Al
- Parcel #25 – Public Service Company of Colorado
- Parcel #26 – United Power, Inc.
- Parcel #27 – Colorado Department of Transportation
- Parcel #28 – Kenneth and Jodell Ann Holman

Next Steps:

Expenditure Required: To be determined.

Source of Funds: Commerce City Northern Infrastructure General Improvement District Bonds.

Policy Issue: The acquisition of right-of-way and easements along East 104th Avenue is necessary for the construction of the East 104th Avenue widening and other related improvements.

Alternative: If the right-of-way and easements are not acquired, the construction of this project cannot be completed.

Background Information:

In 2005, Commerce City residents within the Northern Infrastructure General Improvement District voted and approved a bond initiative to construct the East 104th Avenue Widening Project. This project includes the widening of East 104th Avenue from E-470 to Highway 85. The project will also construct improvements along the properties fronting East 104th Avenue. Appraisals and/or Value Findings for these acquisitions have been completed. Funding has been allocated for these acquisitions. To continue with construction, these acquisitions need to be completed.

**A RESOLUTION AUTHORIZING, AND DETERMINING THE
NECESSITY OF, THE ACQUISITION OF CERTAIN PROPERTY
BY NEGOTIATION OR EMINENT DOMAIN FOR PHASE 3B OF
THE EAST 104TH AVENUE WIDENING PROJECT IN THE CITY
OF COMMERCE CITY, COLORADO
NO. R- 2011-24**

WHEREAS, the City of Commerce City (the “City”) possesses the power of eminent domain pursuant to the provisions of C.R.S. § 38-1-101, *et seq.*, C.R.S. § 38-6-101, *et seq.*, and Section 4.15 of the City’s home rule charter;

WHEREAS, the City desires to acquire certain real property within the City for the public purpose of making roadway widening improvements to East 104th Avenue (State Highway 44) between Highway 85 and Lima Street (the “Improvements”); and

WHEREAS, the City Council wishes to comply with all applicable provisions of C.R.S. § 38-1-101, *et seq.*, and in particular, the notice and negotiation requirements thereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

1. Notice is hereby given pursuant to C.R.S. § 38-1-121(1) that the City of Commerce City intends to acquire in fee, by negotiation or, if necessary, eminent domain, the real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the “Property”).
2. The City Council hereby finds and determines that acquisition of the Property for the Improvements serves a public purpose and is necessary to protect the public health, safety and welfare of the City.
3. The City Council hereby further finds and determines that immediate possession of the Property is necessary and required for the public health, safety and welfare of the citizens of the City.
4. To acquire the Property, the firm of H.C. Peck and Associates, Inc. (“H.C. Peck”), is hereby authorized and directed to negotiate in good faith with the owners of the Property in accordance with the provisions of C.R.S. § 38-1-101, *et seq.*
5. In the event H.C. Peck is unable to acquire the Property for the City through such good faith negotiation, the City Attorney’s Office, or such attorney(s) as the City Attorney may designate, is hereby expressly authorized and directed to acquire the Property by exercise of the City’s power of eminent domain and to obtain court orders for immediate possession thereof.
6. H.C. Peck is hereby directed to provide to all persons or entities having a current ownership interest in the Property a copy of this Resolution authorizing the use of the City’s power of eminent domain to acquire the Property.

RESOLVED AND PASSED THIS ____ DAY OF _____, 2011.

CITY OF COMMERCE CITY,
COLORADO

Paul Natale, Mayor

ATTEST:

Laura J. Bauer, CMC, City Clerk

EAST 104TH AVENUE (PHASE 3B) WIDENING IMPROVEMENTS
US HIGHWAY 85 TO LIMA STREET

EXHIBIT A

- Parcel #1 – The Scott Group LLC
- Parcel #2 – 9501 E 104th Ave LLC
- Parcel #3 – Lark and Lark LLC
- Parcel #4 – First Creek Business Center LLC
- Parcel #5 – L and G Inc.
- Parcel #6 – Dowell Schlumberger Incorporated
- Parcel #7 – RCI Investments LLC
- Parcel #8 – South Adams County Fire Protection District No. 4
- Parcel #9 – SKW-MBT Operation Inc
- Parcel #10 – 9985E104 LLC
- Parcel #11 – Nursery Acres Limited Partnership
- Parcel #12 – Stanley Edward Fry Trust / Judith Ann Latuda Trust
- Parcel #13 – Williams Scotsman Inc.
- Parcel #16 – Canal Avenue Park LLC
- Parcel #17 – SW Burlington LLC
- Parcel #18 – Stor-N-Lock Partners No. 20 LLC
- Parcel #20 – Hardy Credit Co.
- Parcel #21 – Union Pacific Railroad
- Parcel #22 – Farmer’s Reservoir & Irrigation Company
- Parcel #23 – Farmer’s Reservoir & Irrigation Company
- Parcel #24 – James W. Harmon Et Al
- Parcel #25 – Public Service Company of Colorado
- Parcel #26 – United Power Inc.
- Parcel #27 – Colorado Department of Transportation
- Parcel #28 – Kenneth and Jodell Ann Holman



JR ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 1
12/15/09, REV.:6/7/10

DESCRIPTION UE-1

A PARCEL OF LAND BEING A PORTION OF LOT 4, BLOCK 1, AMENDED PLAT MONSON TRACT RECORDED UNDER RECEPTION NO. B036937, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°37'13"W A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, N89°37'13"E A DISTANCE OF 2,058.88 FEET;

THENCE S00°22'47"E A DISTANCE OF 75.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID LOT 4, AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°37'13"E A DISTANCE OF 59.89 FEET, TO THE NORTHEASTERLY CORNER OF SAID LOT 4;

THENCE ON THE EASTERLY LINE OF SAID LOT 4, S00°10'38"W A DISTANCE OF 38.00 FEET;

THENCE S89°37'13"W A DISTANCE OF 59.80 FEET, TO THE WESTERLY LINE OF SAID LOT 4;

THENCE ON SAID WESTERLY LINE, N00°02'08"E A DISTANCE OF 38.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,274 SQUARE FEET OR 0.0522 ACRES.

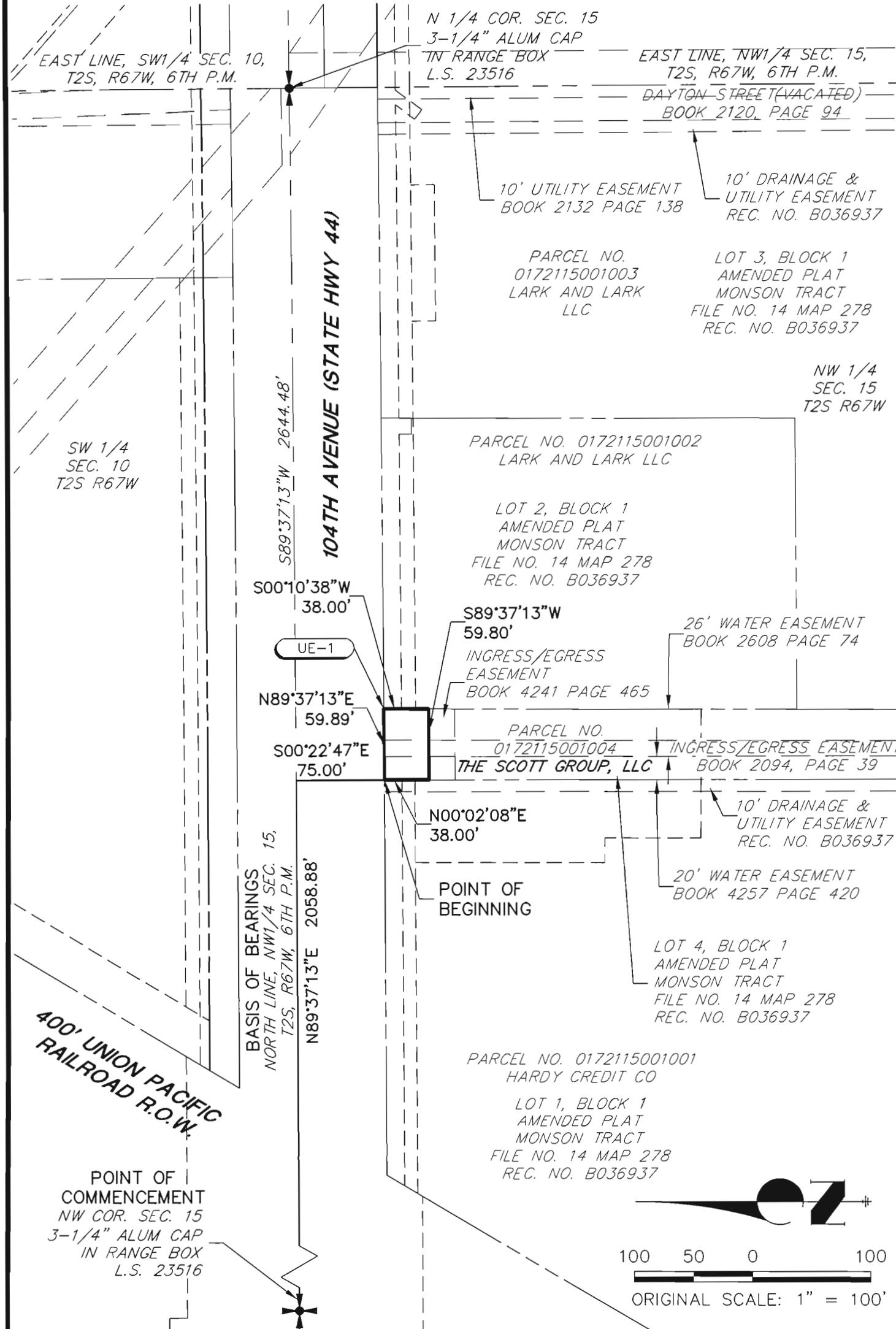
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



EAST LINE, SW1/4 SEC. 10,
T2S, R67W, 6TH P.M.

N 1/4 COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

EAST LINE, NW1/4 SEC. 15,
T2S, R67W, 6TH P.M.
DAYTON STREET (VACATED)
BOOK 2120, PAGE 94

10' UTILITY EASEMENT
BOOK 2132 PAGE 138

10' DRAINAGE &
UTILITY EASEMENT
REC. NO. B036937

PARCEL NO.
0172115001003
LARK AND LARK
LLC

LOT 3, BLOCK 1
AMENDED PLAT
MONSON TRACT
FILE NO. 14 MAP 278
REC. NO. B036937

NW 1/4
SEC. 15
T2S R67W

SW 1/4
SEC. 10
T2S R67W

PARCEL NO. 0172115001002
LARK AND LARK LLC

LOT 2, BLOCK 1
AMENDED PLAT
MONSON TRACT
FILE NO. 14 MAP 278
REC. NO. B036937

S89°37'13"W 2644.48'

104TH AVENUE (STATE HWY 44)

S00°10'38"W
38.00'

UE-1

S89°37'13"W
59.80'
INGRESS/EGRESS
EASEMENT
BOOK 4241 PAGE 465

26' WATER EASEMENT
BOOK 2608 PAGE 74

N89°37'13"E
59.89'

S00°22'47"E
75.00'

PARCEL NO.
0172115001004
THE SCOTT GROUP, LLC
INGRESS/EGRESS EASEMENT
BOOK 2094, PAGE 39

N00°02'08"E
38.00'

10' DRAINAGE &
UTILITY EASEMENT
REC. NO. B036937

20' WATER EASEMENT
BOOK 4257 PAGE 420

POINT OF
BEGINNING

LOT 4, BLOCK 1
AMENDED PLAT
MONSON TRACT
FILE NO. 14 MAP 278
REC. NO. B036937

PARCEL NO. 0172115001001
HARDY CREDIT CO

LOT 1, BLOCK 1
AMENDED PLAT
MONSON TRACT
FILE NO. 14 MAP 278
REC. NO. B036937

BASIS OF BEARINGS
NORTH LINE, NW1/4 SEC. 15,
T2S, R67W, 6TH P.M.

N89°37'13"E 2058.88'

400' UNION PACIFIC
RAILROAD R.O.W.

POINT OF
COMMENCEMENT
NW COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516



100 50 0 100

ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 1
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/15/09, REV.: 6/7/10

SHEET: 2 OF 2

J-R ENGINEERING
A Westrian Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80112
303-740-9393 • Fax: 303-721-9919 • www.jrengineering.com

X:\15280000.dwg\15280001Drawings\Phase 3BU\Legal Exhibits\15280001LX-01UE.dwg, SHEET 2, 6/16/2010 7:32:33 PM, Vagiasd



J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 1
12/15/09, REV.:6/7/10**

DESCRIPTION TE-1

A PARCEL OF LAND BEING A PORTION OF LOT 4, BLOCK 1, AMENDED PLAT MONSON TRACT RECORDED UNDER RECEPTION NO. B036937, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°37'13"W A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, N89°37'13"E A DISTANCE OF 2,058.88 FEET;

THENCE S00°22'47"E A DISTANCE OF 75.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID LOT 4;

THENCE ON THE WESTERLY LINE OF SAID LOT 4, S00°02'08"W A DISTANCE OF 38.00 FEET, TO THE POINT OF BEGINNING;

THENCE ON A LINE 38.00 FEET SOUTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°37'13"E A DISTANCE OF 59.80 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 4;

THENCE ON SAID EASTERLY LINE, S00°10'38"W A DISTANCE OF 231.04 FEET;

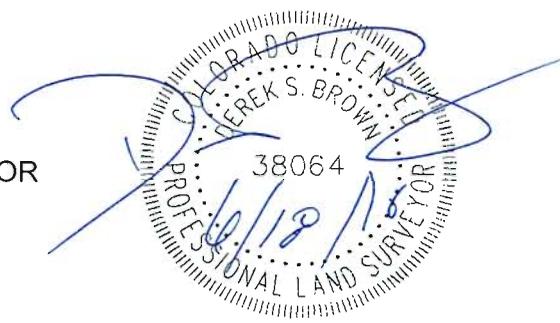
THENCE N89°49'22"W A DISTANCE OF 59.22 FEET, TO A POINT ON SAID WESTERLY LINE;

THENCE ON SAID WESTERLY LINE, N00°02'08"E A DISTANCE OF 230.46 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 13,731 SQUARE FEET OR 0.3152 ACRES.

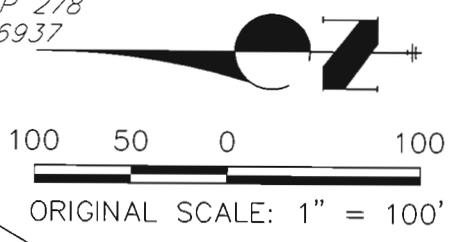
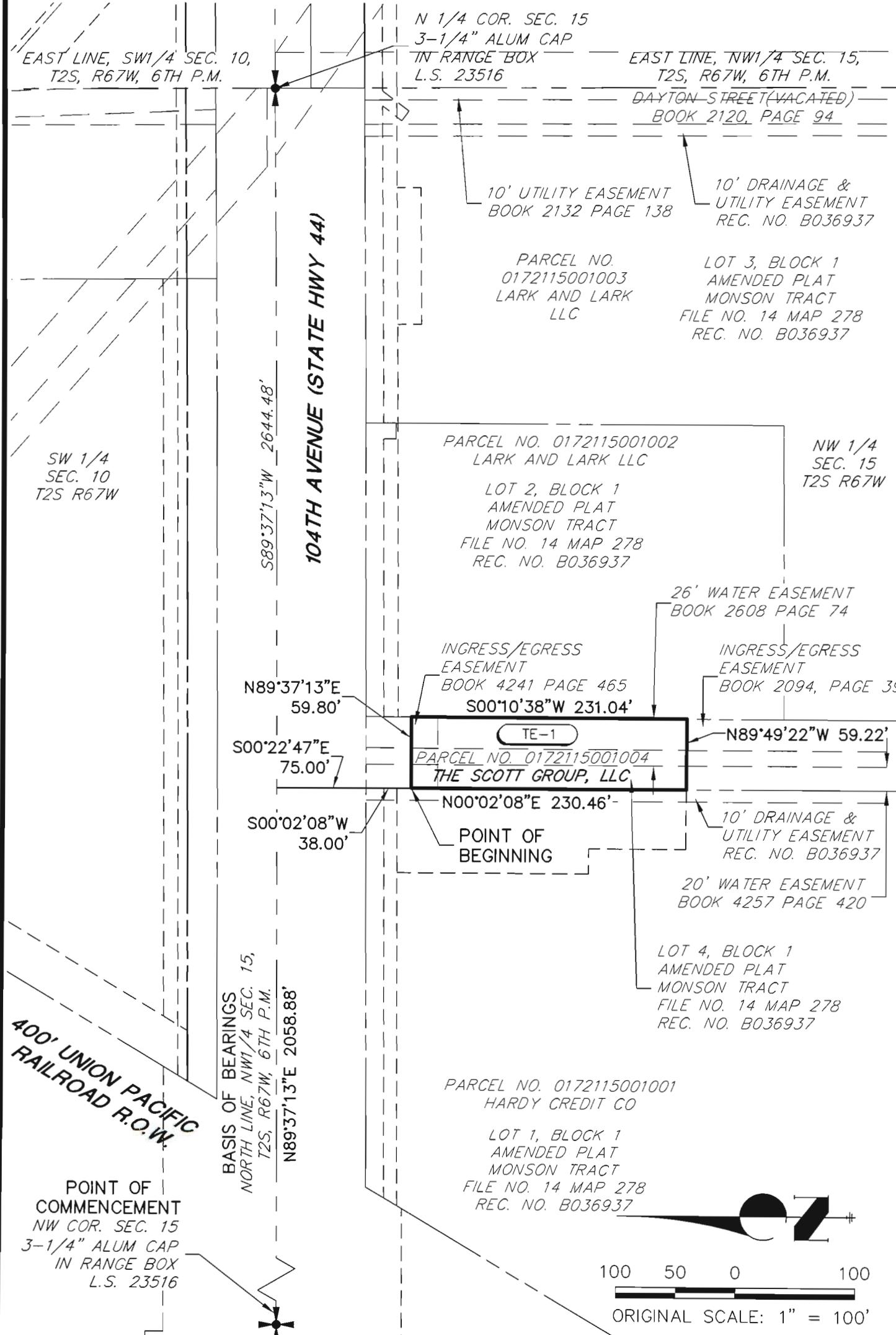
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC

EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 1
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 12/15/09, REV.: 6/7/10

X:\1528000\Drawings\Phase 3B\Legal Exhibits\1528001LX-01TE.dwg, SHEET 2, 6/16/2010 7:32:51 PM, Vagiase



J·R ENGINEERING
A Western Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 2**

PROPERTY DESCRIPTION PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LOT 2, HAZELTINE INDUSTRIAL DISTRICT AMENDED, AS RECORDED UNDER RECEPTION NO. B1199267, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°37'13"W A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, N89°37'13"E A DISTANCE OF 1,799.84 FEET;

THENCE N00°22'47"W A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;

THENCE ON THE WESTERLY LINE OF SAID LOT 2, N30°44'58"E A DISTANCE OF 29.21 FEET;

THENCE N89°37'13"E A DISTANCE OF 670.12 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 2;

THENCE ON SAID EASTERLY LINE, S00°22'47"E A DISTANCE OF 25.00 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°37'13"W A DISTANCE OF 685.22 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 16,942 SQUARE FEET OR 0.3889 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

SE 1/4 SEC. 10
T2S R67W
EAST LINE, SW1/4 SEC. 10,
T2S, R67W, 6TH P.M.

NE 1/4 SEC. 15
T2S R67W
EAST LINE, NW1/4 SEC. 15,
T2S, R67W, 6TH P.M.

LOT 1
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267
PARCEL NO. 0172110001020
L AND G INC

S 1/4 COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

S00°22'47"E
25.00'

FLOOD CHANNEL EASEMENT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

50' EASEMENT FOR
WESTERN SLOPE GAS
BOOK 397 PAGE 257

SW 1/4
SEC. 10
T2S R67W

LOT 2
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267
PARCEL NO. 0172110001019
9501 E. 104TH AVENUE, LLC

NW 1/4
SEC. 15
T2S R67W

N89°37'13"E 670.12'

S89°37'13"W 685.22'

S89°37'13"W 2644.48'

104TH AVENUE (STATE HWY 44)

BASIS OF BEARINGS
SOUTH LINE, SW1/4 SEC. 10,
T2S, R67W, 6TH P.M.

400' UNION PACIFIC
RAILROAD R.O.W.

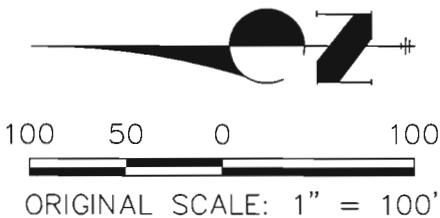
POINT OF BEGINNING

POINT OF COMMENCEMENT
SW COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

N30°44'58"E
29.21'

N00°22'47"W
50.00'

N89°37'13"E
1799.84'



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 2
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 03/02/2010

SHEET: 2 OF 2



J-R ENGINEERING
A Westrian Company

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A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
SLOPE EASEMENT NO. 2**

DESCRIPTION SE-2

A PARCEL OF LAND BEING A PORTION OF LOT 2, HAZELTINE INDUSTRIAL DISTRICT AMENDED, AS RECORDED UNDER RECEPTION NO. B1199267, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°37'13"W A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, N89°37'13"E A DISTANCE OF 1,799.84 FEET;

THENCE N00°22'47"W A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT 2;

THENCE ON THE WESTERLY LINE OF SAID LOT 2, N30°44'58"E A DISTANCE OF 29.21 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE, N30°44'58"E A DISTANCE OF 9.35 FEET;

THENCE ON A LINE 33.00 FEET NORTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY LINE, N89°37'13"E A DISTANCE OF 665.29 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 2;

THENCE ON SAID EASTERLY LINE, S00°22'47"E A DISTANCE OF 8.00 FEET;

THENCE S89°37'13"W A DISTANCE OF 670.12 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,342 SQUARE FEET OR 0.1226 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

SE 1/4 SEC. 10
T2S R67W
EAST LINE, SW1/4 SEC. 10,
T2S, R67W, 6TH P.M.

NE 1/4 SEC. 15
T2S R67W

EAST LINE, NW1/4 SEC. 15,
T2S, R67W, 6TH P.M.

LOT 1
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267
PARCEL NO. 0172110001020
L AND G INC

S 1/4 COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

FLOOD CHANNEL EASEMENT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

50' EASEMENT FOR
WESTERN SLOPE GAS
BOOK 397 PAGE 257

SW 1/4
SEC. 10
T2S R67W

LOT 2
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267
PARCEL NO. 0172110001019
9501 E. 104TH AVENUE, LLC

NW 1/4
SEC. 15
T2S R67W

BASIS OF BEARINGS
SOUTH LINE, SW1/4 SEC. 10,
T2S, R67W, 6TH P.M.

104TH AVENUE (STATE HWY 44)

SE-2

POINT OF BEGINNING

POINT OF COMMENCEMENT
SW COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

N30°44'58"E
9.35'

N30°44'58"E
29.21'

N00°22'47"W
50.00'

N89°37'13"E
1799.84'

N89°37'13"E 665.29'

S89°37'13"W 670.12'

S89°37'13"W 2644.48'

S00°22'47"E
8.00'



100 50 0 100

ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

SLOPE EASEMENT NO. 2
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 03/02/2010

SHEET: 2 OF 2



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A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 2**

DESCRIPTION UE-2

A PARCEL OF LAND BEING A PORTION OF LOT 2, HAZELTINE INDUSTRIAL DISTRICT AMENDED, AS RECORDED UNDER RECEPTION NO. B1199267, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°37'13"W A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, N89°37'13"E A DISTANCE OF 1,799.84 FEET;

THENCE N00°22'47"W A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT 2;

THENCE ON THE WESTERLY LINE OF SAID LOT 2, N30°44'58"E A DISTANCE OF 29.21 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE, N30°44'58"E A DISTANCE OF 516.63 FEET;

THENCE S48°38'47"E A DISTANCE OF 36.63 FEET;

THENCE S30°44'58"W A DISTANCE OF 488.15 FEET;

THENCE S89°37'13"W A DISTANCE OF 42.06 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 18,086 SQUARE FEET OR 0.4152 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

SE 1/4 SEC. 10
T2S R67W

EAST LINE, SW 1/4 SEC. 10,
T2S, R67W, 6TH P.M.

S 1/4 COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

LOT 1
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267
PARCEL NO. 0172110001020
L & G INC

200' FIRST CREEK
FLOOD CHANNEL EASEMENT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

50' EASEMENT FOR
WESTERN SLOPE GAS
BOOK 397 PAGE 257

SW 1/4
SEC. 10
T2S R67W

LOT 2
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267
PARCEL NO. 0172110001019
9501 E. 104TH AVENUE, LLC

S48°38'47"E
36.63'

S30°44'58"E 488.15'

N30°44'58"W 516.63'

400' UNION PACIFIC
RAILROAD R.O.W.

UE-2

BASIS OF BEARINGS
SOUTH LINE, SW 1/4 SEC. 10,
T2S, R67W, 6TH P.M.

S89°37'13"E
42.06'

POINT OF BEGINNING

N30°44'58"E
29.21'

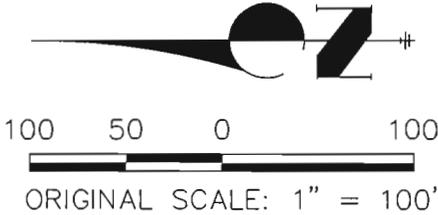
N00°22'47"W
50.00'

POINT OF COMMENCEMENT
SW COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

N89°37'13"E
1799.84'

S89°37'13"W 2644.48'

104TH AVENUE (STATE HWY 44)



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 2
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 03/02/2010

SHEET: 2 OF 2

J·R ENGINEERING
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A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 2
12/07/09; REV.: 03/04/10**

DESCRIPTION TE-2

A PARCEL OF LAND BEING A PORTION OF LOT 2, HAZELTINE INDUSTRIAL DISTRICT AMENDED, AS RECORDED UNDER RECEPTION NO. B1199267, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°37'13"W A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, N89°37'13"E A DISTANCE OF 1,861.82 FEET;

THENCE N00°22'47"W A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE N00°22'47"W A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING;

THENCE N30°44'58"E A DISTANCE OF 14.02 FEET;

THENCE ON A LINE 95.00 FEET NORTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH SAID SOUTH LINE, N89°37'13"E A DISTANCE OF 615.99 FEET, TO THE EASTERLY LINE OF SAID LOT 2;

THENCE ON SAID EASTERLY LINE, S00°22'47"E A DISTANCE OF 12.00 FEET;

THENCE S89°37'13"W A DISTANCE OF 623.23 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,435 SQUARE FEET OR 0.1707 ACRES.

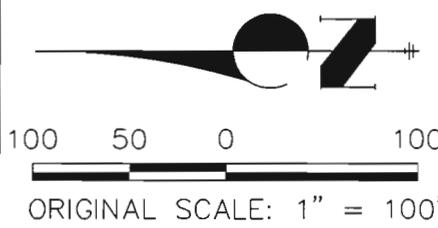
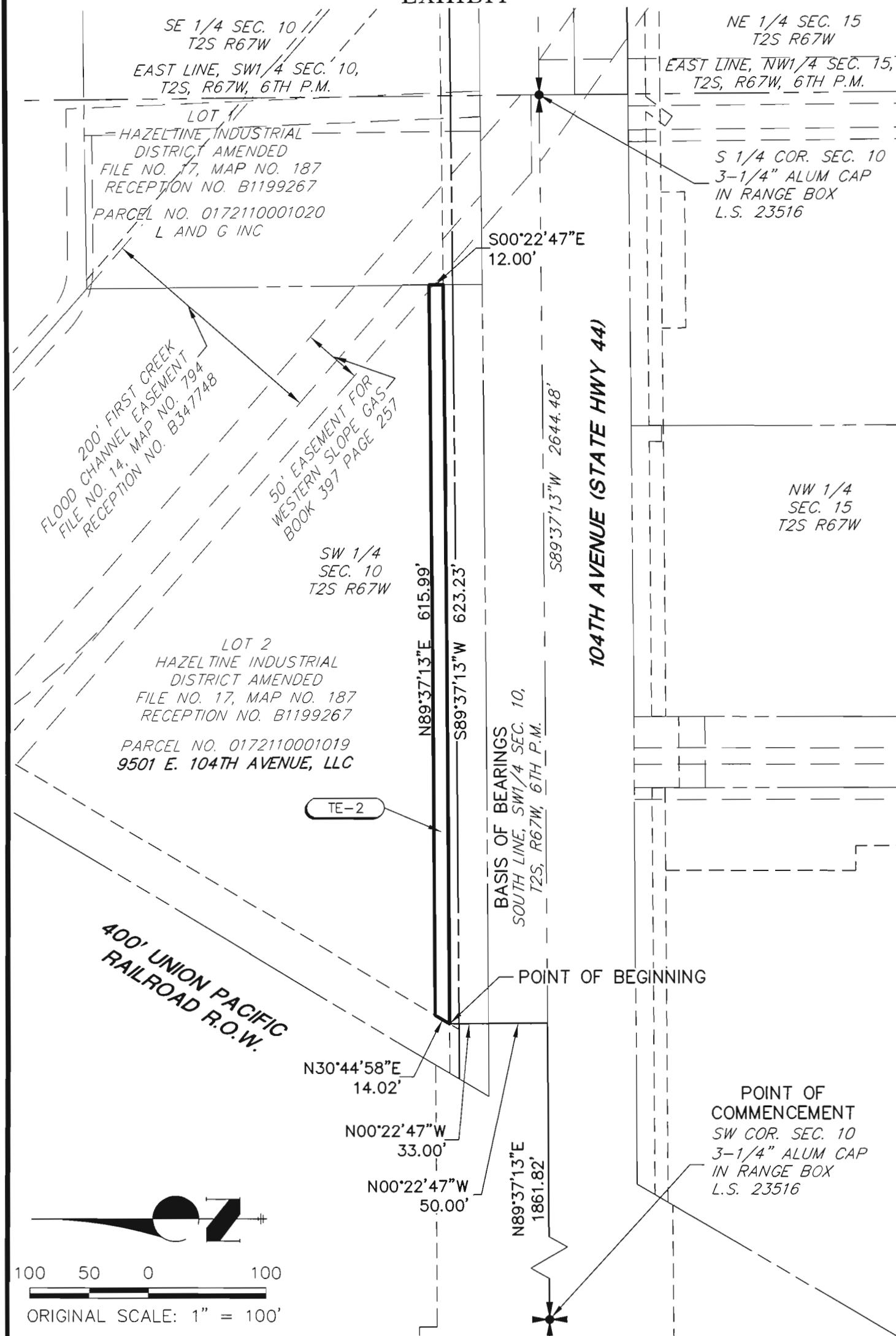
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 2
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/07/09; REV.: 03/04/10

SHEET: 2 OF 2



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X:\15280000.dwg\1528001Drawings\Phase 3B\Legal Exhibits\1528001LX-02TE.dwg, SHEET 2, 6/16/2010 7:39:18 PM, Vagiasd



JR ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
SLOPE EASEMENT NO. 3
10/16/09, REVISED 03/03/2010

DESCRIPTION SE-3

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 1, AMENDED PLAT MONSON TRACT, RECORDED IN FILE NO. 14 AT MAP 278 UNDER RECEPTION NO. B036937, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°37'13"W A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, N89°37'13"E A DISTANCE OF 2,118.77 FEET;

THENCE S00°22'47"E A DISTANCE OF 75.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°37'13"E A DISTANCE OF 245.16 FEET, TO THE NORTHEASTERLY CORNER OF SAID LOT 2;

THENCE ON THE EASTERLY LINE OF SAID LOT 2, S00°10'38"W A DISTANCE OF 27.00 FEET;

THENCE S89°37'13"W A DISTANCE OF 245.16 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 2;

THENCE ON SAID WESTERLY LINE, N00°10'38"E A DISTANCE OF 27.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6,619 SQUARE FEET OR 0.1520 ACRES.

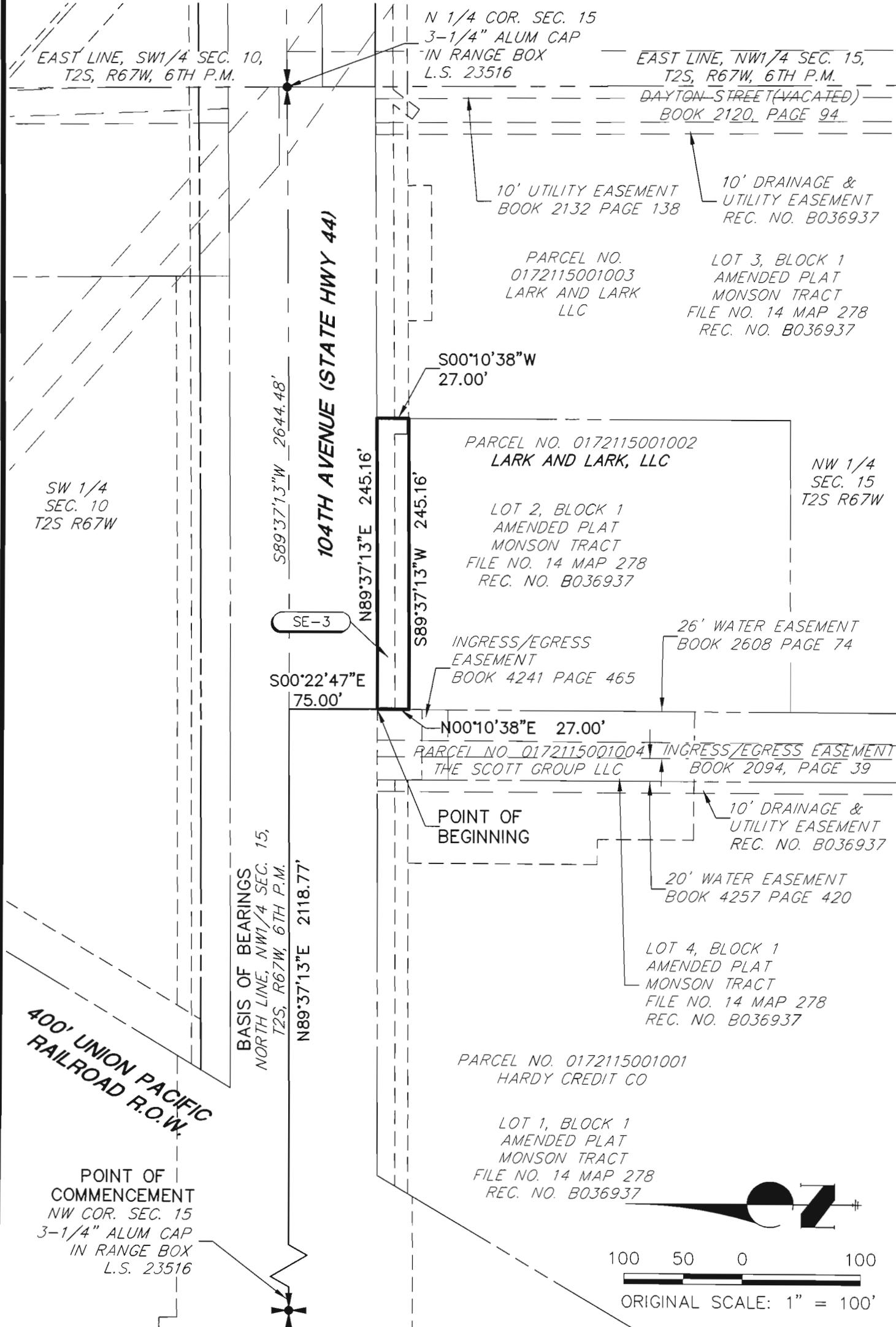
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



EAST LINE, SW1/4 SEC. 10,
T2S, R67W, 6TH P.M.

N 1/4 COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

EAST LINE, NW1/4 SEC. 15,
T2S, R67W, 6TH P.M.
DAYTON STREET (VACATED)
BOOK 2120, PAGE 94

10' UTILITY EASEMENT
BOOK 2132 PAGE 138

10' DRAINAGE &
UTILITY EASEMENT
REC. NO. B036937

PARCEL NO.
0172115001003
LARK AND LARK
LLC

LOT 3, BLOCK 1
AMENDED PLAT
MONSON TRACT
FILE NO. 14 MAP 278
REC. NO. B036937

S00°10'38"W
27.00'

SW 1/4
SEC. 10
T2S R67W

S89°37'13"W 2644.48'

104TH AVENUE (STATE HWY 44)

N89°37'13"E 245.16'

S89°37'13"W 245.16'

PARCEL NO. 0172115001002
LARK AND LARK, LLC

NW 1/4
SEC. 15
T2S R67W

LOT 2, BLOCK 1
AMENDED PLAT
MONSON TRACT
FILE NO. 14 MAP 278
REC. NO. B036937

SE-3

INGRESS/EGRESS
EASEMENT
BOOK 4241 PAGE 465

26' WATER EASEMENT
BOOK 2608 PAGE 74

S00°22'47"E
75.00'

N00°10'38"E 27.00'

PARCEL NO. 0172115001004
THE SCOTT GROUP LLC

POINT OF
BEGINNING

INGRESS/EGRESS EASEMENT
BOOK 2094, PAGE 39

10' DRAINAGE &
UTILITY EASEMENT
REC. NO. B036937

BASIS OF BEARINGS
NORTH LINE, NW1/4 SEC. 15,
T2S, R67W, 6TH P.M.

N89°37'13"E 2118.77'

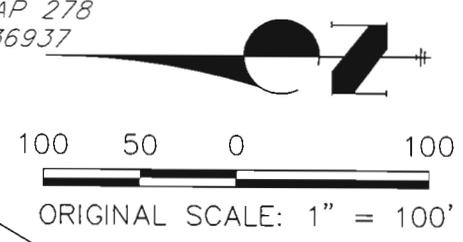
**400' UNION PACIFIC
RAILROAD R.O.W.**

POINT OF
COMMENCEMENT
NW COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

20' WATER EASEMENT
BOOK 4257 PAGE 420

PARCEL NO. 0172115001001
HARDY CREDIT CO

LOT 1, BLOCK 1
AMENDED PLAT
MONSON TRACT
FILE NO. 14 MAP 278
REC. NO. B036937



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

SLOPE EASEMENT NO. 3
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 10/16/09, REV: 03/03/2010

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J-R ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
SLOPE EASEMENT NO. 3A
10/16/09, REVISED 03/03/2010

DESCRIPTION SE-3A

A PARCEL OF LAND BEING A PORTION OF LOT 3, BLOCK 1, AMENDED PLAT MONSON TRACT, RECORDED IN FILE NO. 14 AT MAP 278 UNDER RECEPTION NO. B036937, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°37'13"W A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 15;

THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, S00°13'48"E A DISTANCE OF 75.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID EAST LINE, S00°13'48"E A DISTANCE OF 27.00 FEET;

THENCE ON A LINE 27.00 FEET SOUTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°37'13"W A DISTANCE OF 280.54 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 3;

THENCE ON SAID WESTERLY LINE, N00°10'38"E A DISTANCE OF 27.00 FEET, TO THE NORTHWESTERLY CORNER OF SAID LOT 3, BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°37'13"E A DISTANCE OF 280.35 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,572 SQUARE FEET OR 0.1738 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

SE 1/4
SEC. 10
T2S R67W

NE 1/4
SEC. 15
T2S R67W

POINT OF COMMENCEMENT
N 1/4 COR. SEC. 15
3-1/4" ALUM CAP
/IN RANGE BOX
L.S. 23516

QUIT CLAIM DEED
REC. NO. C0831215

PARCEL NO. 0172115100001
FIRST CREEK BUSINESS CENTER LLC

EAST LINE, SW1/4 SEC. 10,
T2S, R67W, 6TH P.M.

POINT OF BEGINNING
S00°13'48"E 27.00'

EAST LINE, NW1/4 SEC. 15,
T2S, R67W, 6TH P.M.

DAYTON STREET (VACATED)
BOOK 2120, PAGE 94

S00°13'48"E
75.00'

10' UTILITY EASEMENT
BOOK 2132 PAGE 138

10' DRAINAGE &
UTILITY EASEMENT
REC. NO. B036937

N89°37'13"E 280.35'

S89°37'13"W
280.54'

PARCEL NO.
0172115001003
LARK AND LARK, LLC

LOT 3, BLOCK 1
AMENDED PLAT
MONSON TRACT
FILE NO. 14 MAP 278
REC. NO. B036937

SE-3A

SW 1/4
SEC. 10
T2S R67W

NW 1/4
SEC. 15
T2S R67W

N00°10'38"E 27.00'

PARCEL NO. 0172115001002
LARK AND LARK LLC

LOT 2, BLOCK 1
AMENDED PLAT
MONSON TRACT
FILE NO. 14 MAP 278
REC. NO. B036937

BASIS OF BEARINGS
NORTH LINE, NW1/4 SEC. 15,
T2S, R67W, 6TH P.M.
S89°37'13"W 2644.48'

104TH AVENUE (STATE HWY 44)

NW COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

400' UNION PACIFIC
RAILROAD R.O.W.



100 50 0 100

ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

SLOPE EASEMENT NO. 3A
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 10/16/09, REV: 03/03/2010

SHEET: 2 OF 2

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A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 3
10/16/09, REVISED 03/03/10, 03/18/10

DESCRIPTION TE-3

A PARCEL OF LAND BEING A PORTION OF LOT 3, BLOCK 1, AMENDED PLAT MONSON TRACT, RECORDED IN FILE NO. 14 AT MAP 278 UNDER RECEPTION NO. B036937, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°37'13"W A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 15;

THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, S00°13'48"E A DISTANCE OF 102.00 FEET;

THENCE S89°37'13"W A DISTANCE OF 83.19 FEET, TO THE POINT OF BEGINNING;

THENCE S00°22'47"E A DISTANCE OF 20.00 FEET;

THENCE ON A LINE 47.00 FEET SOUTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH THE SOUTHERLY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, S89°37'13"W A DISTANCE OF 115.00 FEET;

THENCE N00°22'47"W A DISTANCE OF 20.00 FEET,

THENCE N89°37'13"E A DISTANCE OF 115.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,300 SQUARE FEET OR 0.0528 ACRES.

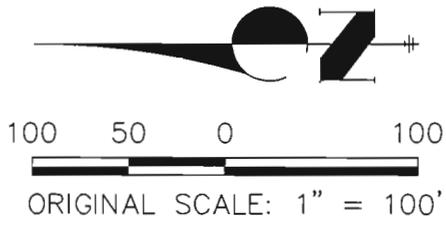
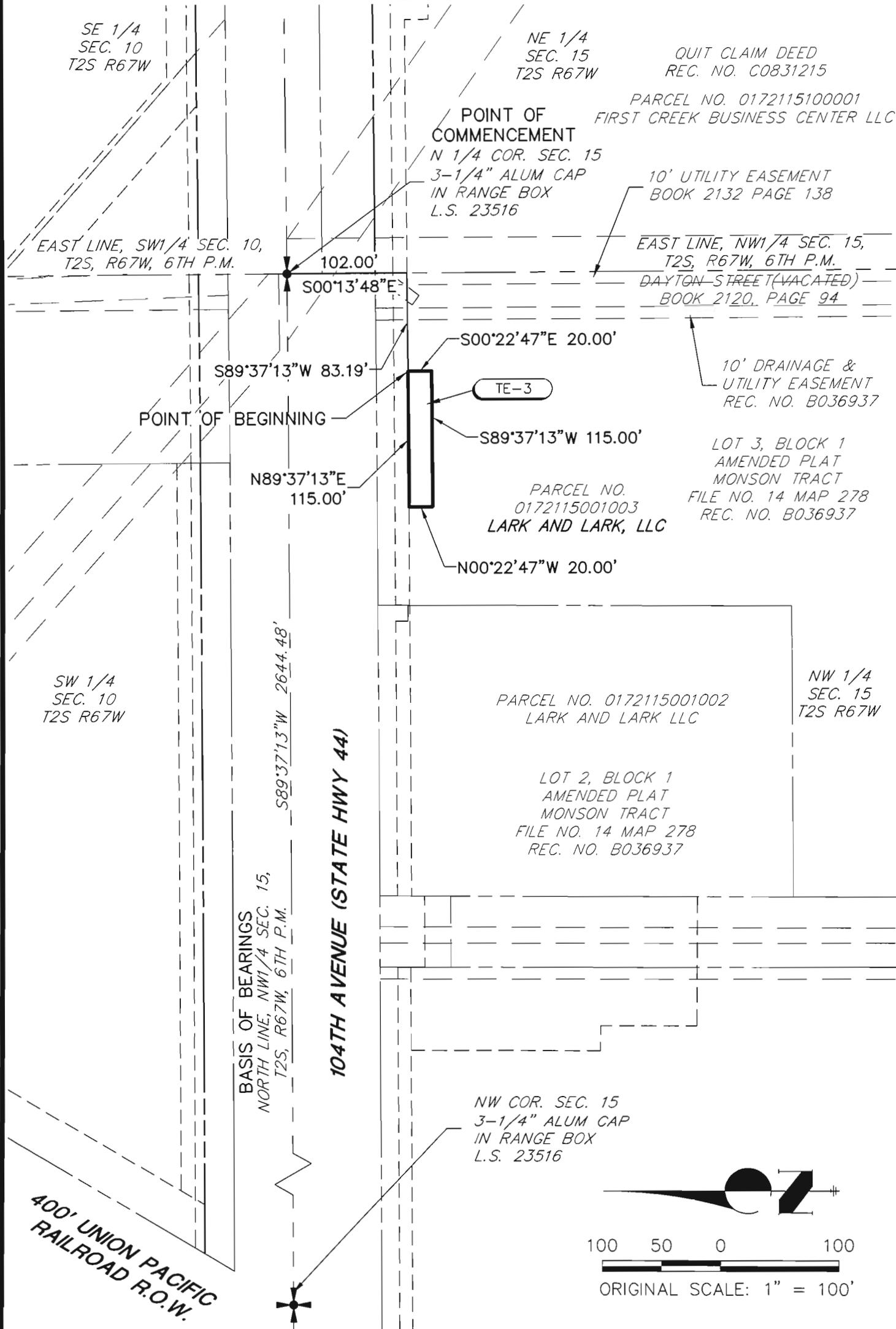
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 3
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 10/16/09, REV: 03/03/10, 03/18/10

SHEET: 2 OF 2



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 303-740-9393 • Fax 303-721-9689 www.jrengineering.com

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J-R ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 3
10/16/09, REV.:3/3/10, 6/7/10

DESCRIPTION UE-3

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 1, AMENDED PLAT MONSON TRACT, RECORDED IN FILE NO. 14 AT MAP 278 UNDER RECEPTION NO. B036937, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°37'13"W A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, N89°37'13"E A DISTANCE OF 2,118.77 FEET;

THENCE S00°22'47"E A DISTANCE OF 75.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°37'13"E A DISTANCE OF 245.16 FEET, TO THE NORTHEASTERLY CORNER OF SAID LOT 2;

THENCE ON THE EASTERLY LINE OF SAID LOT 2, S00°10'38"W A DISTANCE OF 25.50 FEET;

THENCE S89°37'13"W A DISTANCE OF 13.40 FEET;

THENCE N00°10'38"E A DISTANCE OF 10.50 FEET;

THENCE S89°37'13"W A DISTANCE OF 231.76 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 2;

THENCE ON SAID WESTERLY LINE, N00°10'38"E A DISTANCE OF 15.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,818 SQUARE FEET OR 0.0877 ACRES.

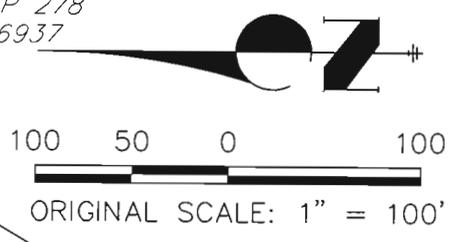
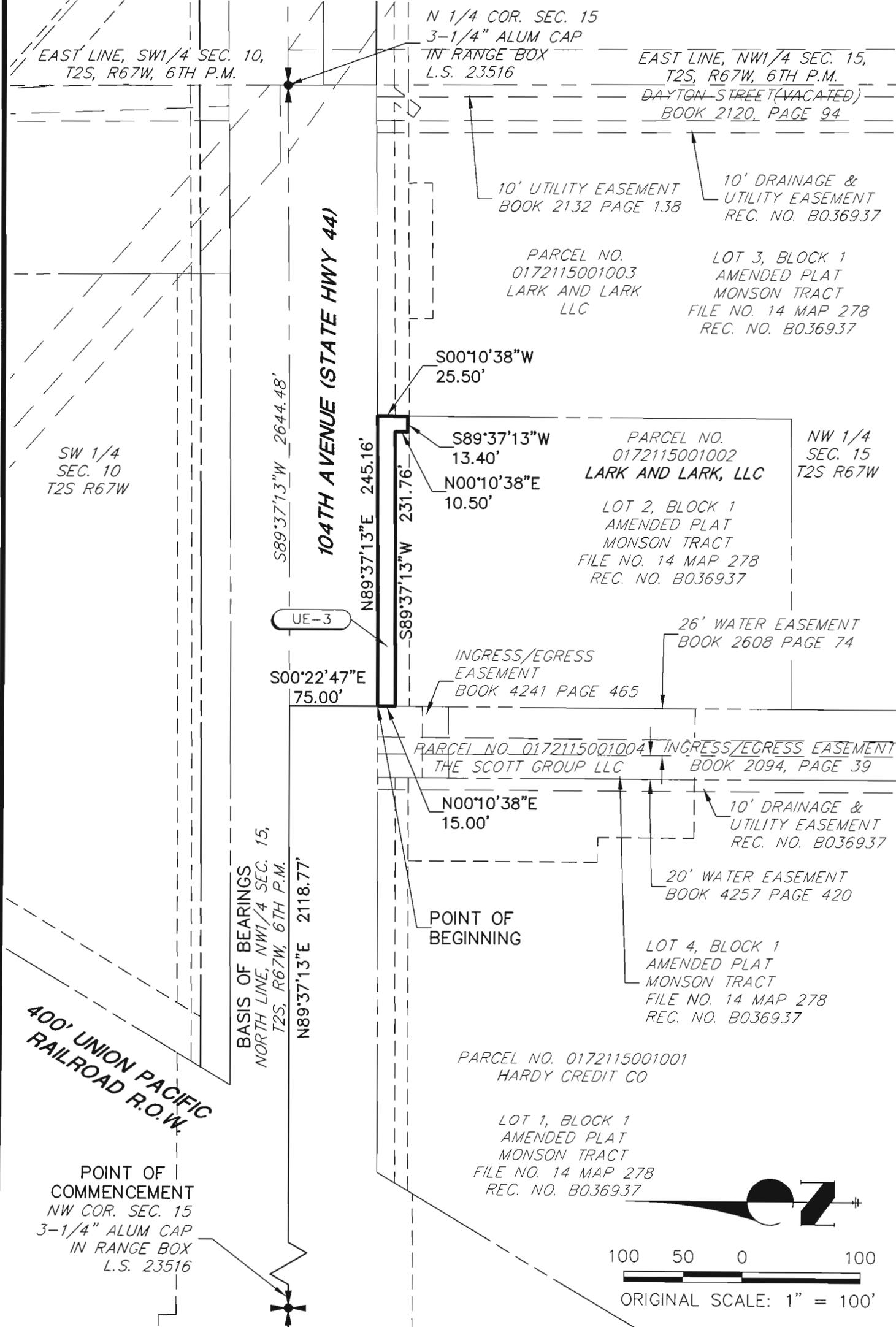
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 3
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 10/16/09, REV: 3/3/10, 6/7/10

SHEET: 2 OF 2



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J·R ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 3A
10/16/09, REVISED 12/16/09, 6/8/10

DESCRIPTION UE-3A

A PARCEL OF LAND BEING A PORTION OF LOT 3, BLOCK 1, AMENDED PLAT MONSON TRACT, RECORDED IN FILE NO. 14 AT MAP 278 UNDER RECEPTION NO. B036937, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°37'13"W A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 15;

THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, S00°13'48"E A DISTANCE OF 75.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID EAST LINE, S00°13'48"E A DISTANCE OF 15.00 FEET;

THENCE ON A LINE 15.00 FEET SOUTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°37'13"W A DISTANCE OF 2.36 FEET;

THENCE S36°56'16"W A DISTANCE OF 27.72 FEET;

THENCE N53°25'50"W A DISTANCE OF 10.00 FEET;

THENCE N36°56'16"E A DISTANCE OF 20.17 FEET;

THENCE S89°37'13"W A DISTANCE OF 265.52 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 3;

THENCE ON SAID WESTERLY LINE, N00°10'38"E A DISTANCE OF 15.00 FEET, TO THE NORTHWESTERLY CORNER OF SAID LOT 3, BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°37'13"E A DISTANCE OF 280.35 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4,445 SQUARE FEET OR 0.1021 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

SE 1/4
SEC. 10
T2S R67W

NE 1/4
SEC. 15
T2S R67W

QUIT CLAIM DEED
REC. NO. C0831215

POINT OF
COMMENCEMENT
N 1/4 COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

PARCEL NO. 0172115100001
FIRST CREEK BUSINESS CENTER LLC

POINT OF BEGINNING

EAST LINE, SW1/4 SEC. 10,
T2S, R67W, 6TH P.M.

S00°13'48"E 15.00'
S89°37'13"W 2.36'

EAST LINE, NW1/4 SEC. 15,
T2S, R67W, 6TH P.M.

DAYTON STREET (VACATED)
BOOK 2120, PAGE 94

S00°13'48"E
75.00'

S36°56'16"W 27.72'

10' UTILITY EASEMENT
BOOK 2132 PAGE 138

N53°25'50"W 10.00'

N36°56'16"E 20.17'

10' DRAINAGE &
UTILITY EASEMENT
REC. NO. B036937

UE-3A

S89°37'13"W
265.52'

LOT 3, BLOCK 1
AMENDED PLAT
MONSON TRACT
FILE NO. 14 MAP 278
REC. NO. B036937

PARCEL NO.
0172115001003
LARK AND LARK, LLC

N89°37'13"E 280.35'

SW 1/4
SEC. 10
T2S R67W

N00°10'38"E
15.00'

NW 1/4
SEC. 15
T2S R67W

PARCEL NO. 0172115001002
LARK AND LARK LLC

LOT 2, BLOCK 1
AMENDED PLAT
MONSON TRACT
FILE NO. 14 MAP 278
REC. NO. B036937

BASIS OF BEARINGS
NORTH LINE, NW1/4 SEC. 15,
T2S, R67W, 6TH P.M.
S89°37'13"W 2644.48'

104TH AVENUE (STATE HWY 44)

NW COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

400' UNION PACIFIC
RAILROAD R.O.W.



100 50 0 100

ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 3A
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 10/16/09, REV.12/16/09, 6/8/10

SHEET: 2 OF 2



J-R ENGINEERING

A Westrian Company

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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 3B**

DESCRIPTION UE-3B

A PARCEL OF LAND BEING A PORTION OF LOT 3, BLOCK 1, AMENDED PLAT MONSON TRACT, RECORDED IN FILE NO. 14 AT MAP 278 UNDER RECEPTION NO. B036937, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°37'13"W A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 15;

THENCE S89°37'13"W A DISTANCE OF 40.20 FEET;

THENCE S00°22'47"E A DISTANCE OF 75.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE ON A LINE FORTY (40) FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, S00°13'48"E A DISTANCE OF 15.00 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING, S00°13'48"E A DISTANCE OF 10.00 FEET;

THENCE S89°37'13"W A DISTANCE OF 20.00 FEET;

THENCE N00°22'47"W A DISTANCE OF 10.00 FEET;

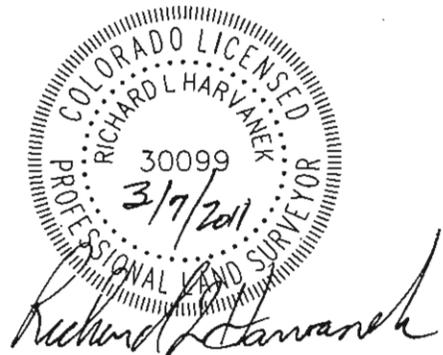
THENCE N89°37'13"E A DISTANCE OF 20.03, FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 200 SQUARE FEET OR 0.0046 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

SE 1/4
SEC. 10
T2S R67W

NE 1/4
SEC. 15
T2S R67W

POINT OF COMMENCEMENT
N 1/4 COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

QUIT CLAIM DEED
REC. NO. C0831215

PARCEL NO. 0172115100001
FIRST CREEK BUSINESS CENTER LLC

POINT OF BEGINNING

EAST LINE, SW1/4 SEC. 10,
T2S, R67W, 6TH P.M.

EAST LINE, NW1/4 SEC. 15,
T2S, R67W, 6TH P.M.

DAYTON STREET (VAGA FED)
BOOK 2120, PAGE 94

S00°13'48"E 10.00'

10' UTILITY EASEMENT
BOOK 2132 PAGE 138

S89°37'13"W
40.20'

S00°22'47"E
75.00'

S89°37'13"W 20.00'

10' DRAINAGE &
UTILITY EASEMENT
REC. NO. B036937

S00°13'48"E 15.00'
N89°37'13"E 20.03'

N00°22'47"W
10.00'

UE-3B

LOT 3, BLOCK 1
AMENDED PLAT
MONSON TRACT
FILE NO. 14 MAP 278
REC. NO. B036937

PARCEL NO.
0172115001003
LARK AND LARK, LLC

SW 1/4
SEC. 10
T2S R67W

NW 1/4
SEC. 15
T2S R67W

PARCEL NO. 0172115001002
LARK AND LARK LLC

LOT 2, BLOCK 1
AMENDED PLAT
MONSON TRACT
FILE NO. 14 MAP 278
REC. NO. B036937

BASIS OF BEARINGS
NORTH LINE, NW1/4 SEC. 15,
T2S, R67W, 6TH P.M.
S89°37'13"W 2644.48'

104TH AVENUE (STATE HWY 44)

NW COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

400' UNION PACIFIC
RAILROAD R.O.W.



100 50 0 100

ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 3B
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 01/13/2011

SHEET: 2 OF 2



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**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 4**

PROPERTY DESCRIPTION PARCEL 4

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. C0831215, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 15;

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, S00°13'48"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. N89°37'32"E A DISTANCE OF 886.01 FEET;
2. S84°37'12"E A DISTANCE OF 544.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S54°30'12"W A DISTANCE OF 48.23 FEET;

THENCE S89°43'47"W A DISTANCE OF 93.57 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 6,075.00 FEET, A CENTRAL ANGLE OF 03°10'48" AND AN ARC LENGTH OF 337.16 FEET, TO A POINT OF TANGENT;

THENCE N87°05'26"W A DISTANCE OF 304.22 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5,925.00 FEET, A CENTRAL ANGLE OF 03°17'02" AND AN ARC LENGTH OF 339.60 FEET, TO A POINT OF TANGENT;

THENCE S89°37'32"W A DISTANCE OF 314.27 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15;

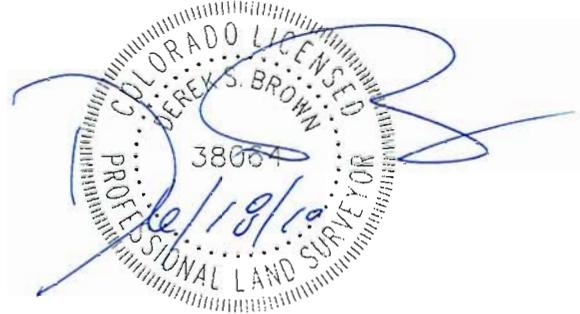
THENCE ON SAID WEST LINE, N00°13'48"W A DISTANCE OF 45.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 71,931 SQUARE FEET OR 1.6513 ACRES.

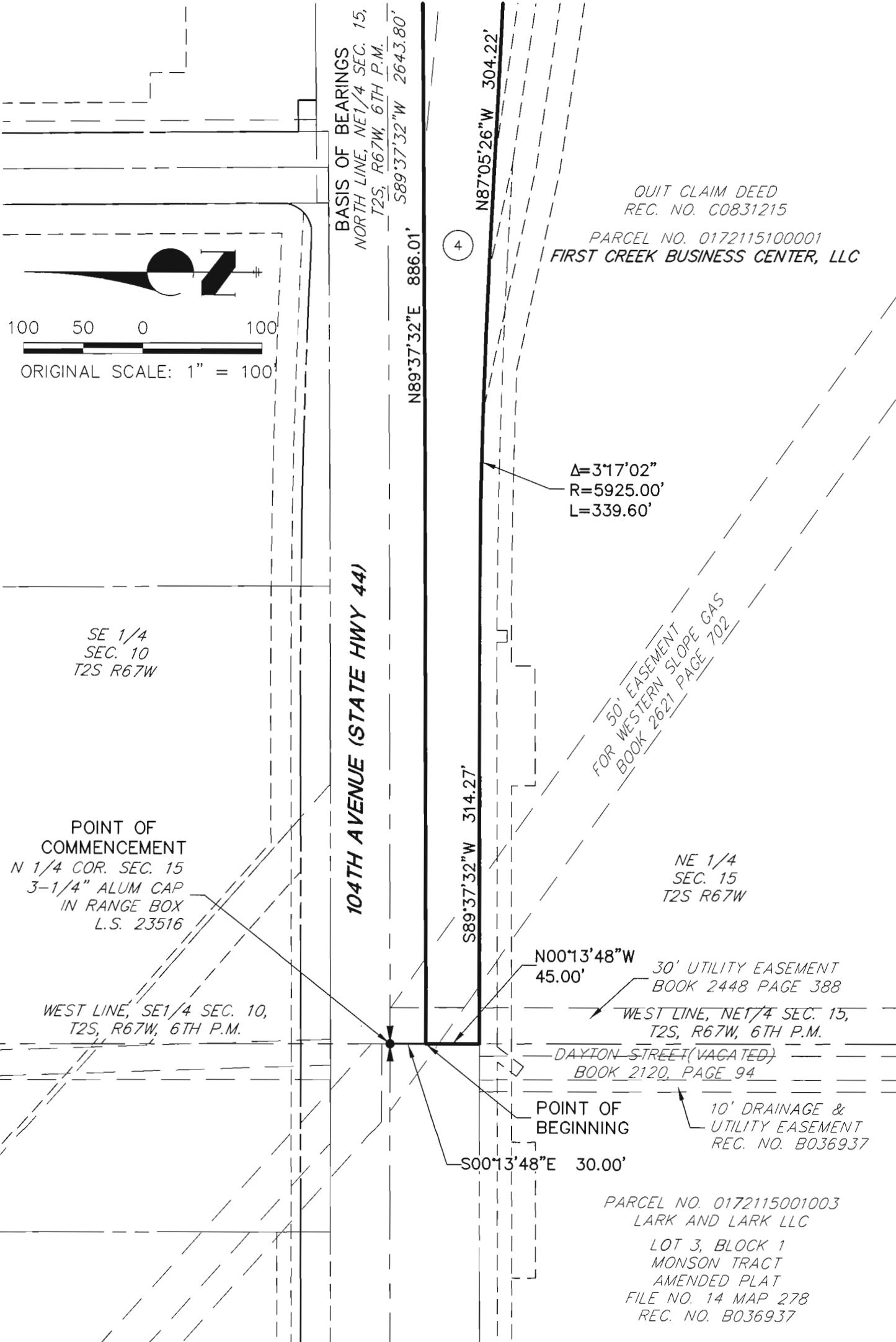
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



QUIT CLAIM DEED
 REC. NO. C0831215
 PARCEL NO. 0172115100001
 FIRST CREEK BUSINESS CENTER, LLC

$\Delta = 317.02''$
 $R = 5925.00'$
 $L = 339.60'$

50' EASEMENT
 FOR WESTERN SLOPE GAS
 BOOK 2621 PAGE 702

NE 1/4
 SEC. 15
 T2S R67W

30' UTILITY EASEMENT
 BOOK 2448 PAGE 388

WEST LINE, NE 1/4 SEC. 15,
 T2S, R67W, 6TH P.M.

DAYTON STREET (VAGATED)
 BOOK 2120, PAGE 94

10' DRAINAGE &
 UTILITY EASEMENT
 REC. NO. B036937

PARCEL NO. 0172115001003
 LARK AND LARK LLC
 LOT 3, BLOCK 1
 MONSON TRACT
 AMENDED PLAT
 FILE NO. 14 MAP 278
 REC. NO. B036937

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 4
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 12/09/09

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EXHIBIT

NE COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

SE 1/4
SEC. 10
T2S R67W

104TH AVENUE (STATE HWY 44)

S54°30'12"W
48.23'

INTERSTATE-76

NE 1/4
SEC. 15
T2S R67W

SANITARY EASEMENT
BOOK 2488 PAGE 754

S89°43'47"W
93.57'

Δ=3°10'48"
R=6075.00'
L=337.16'

S84°37'12"E 544.00'

BASIS OF BEARINGS
NORTH LINE, NE1/4 SEC. 15,
T2S, R67W, 6TH P.M.

S89°37'32"W 2643.80'

N89°37'32"E 886.01'

N87°05'26"W 304.22'

QUIT CLAIM DEED
REC. NO. C0831215
PARCEL NO. 0172115100001
FIRST CREEK BUSINESS CENTER, LLC



100 50 0 100

ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 4
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09

SHEET: 4 OF 4



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PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 4
12/09/09, REV.:6/8/10

DESCRIPTION PE-4

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. C0831215, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, S89°37'32"W A DISTANCE OF 1,216.61 FEET,

THENCE S00°22'28"E A DISTANCE OF 84.55 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S54°30'12"W A DISTANCE OF 48.23 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, S54°30'12"W A DISTANCE OF 98.55 FEET;

THENCE N83°46'27"W A DISTANCE OF 205.64 FEET;

THENCE N81°43'10"W A DISTANCE OF 371.58 FEET;

THENCE S87°05'26"E A DISTANCE OF 222.05 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6,075.00 FEET, A CENTRAL ANGLE OF 03°10'48" AND AN ARC LENGTH OF 337.16 FEET, TO A POINT OF TANGENT;

THENCE N89°43'47"E A DISTANCE OF 93.57 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 18,203 SQUARE FEET OR 0.4179 ACRES.

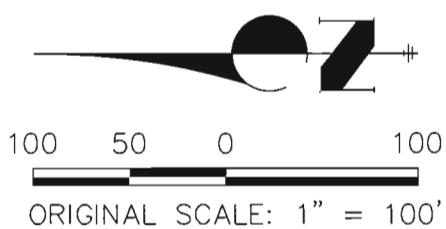
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



POINT OF COMMENCEMENT
NE COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

104TH AVENUE (STATE HWY 44)

S89°37'32"W 1216.61'

S00°22'28"E
84.55'

S54°30'12"W 48.23'

POINT OF BEGINNING

S54°30'12"W
98.55'

SE 1/4
SEC. 10
T2S R67W

SANITARY EASEMENT
BOOK 2488 PAGE 754

INTERSTATE-76

NE 1/4
SEC. 15
T2S R67W

$\Delta = 310'48"$
 $R = 6075.00'$
 $L = 337.16'$

BASIS OF BEARINGS
NORTH LINE, NE1/4 SEC. 15,
T2S, R67W, 6TH P.M.

S89°37'32"W 2643.80'

PE-4

QUIT CLAIM DEED
REC. NO. C0831215
PARCEL NO. 0172115100001
FIRST CREEK BUSINESS CENTER, LLC

S87°05'26"E 222.05'

N81°43'10"W 371.58'

N89°43'47"E
93.57'

N83°46'27"W 205.64'

N 1/4 COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

WEST LINE, NE1/4 SEC. 15,
T2S, R67W, 6TH P.M.

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 4
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09, REV.: 6/8/10

SHEET: 2 OF 2



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PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 4
12/09/09, REV.:5/10/10, 6/8/10

DESCRIPTION UE-4

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. C0831215, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 15;

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, S00°13'48"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE CONTINUING ON SAID WEST LINE, S00°13'48"E A DISTANCE OF 45.00 FEET, TO THE POINT OF BEGINNING;

THENCE ON A LINE 45.00 SOUTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°37'32"E A DISTANCE OF 314.27 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5,925.00 FEET, A CENTRAL ANGLE OF 03°17'02" AND AN ARC LENGTH OF 339.60 FEET, TO A POINT OF TANGENT;

THENCE S87°05'26"E A DISTANCE OF 82.17 FEET;

THENCE S81°43'10"E A DISTANCE OF 371.58 FEET;

THENCE S83°46'27"E A DISTANCE OF 205.64 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S54°30'12"W A DISTANCE OF 26.14 FEET;

THENCE N35°26'19"W A DISTANCE OF 3.21 FEET;

THENCE N83°46'27"W A DISTANCE OF 184.26 FEET;

THENCE N81°43'10"W A DISTANCE OF 371.14 FEET;

THENCE N87°05'26"W A DISTANCE OF 81.47 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5910.00 FEET, A CENTRAL ANGLE OF 02°59'39" AND AN ARC LENGTH OF 308.85 FEET, TO A POINT OF NON-TANGENT;

THENCE S00°09'39"E A DISTANCE OF 8.50 FEET;

THENCE S89°52'01"W A DISTANCE OF 10.00 FEET;

THENCE N00°09'39"W A DISTANCE OF 8.50 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°10'54"E, HAVING A RADIUS OF 5910.00 FEET, A CENTRAL ANGLE OF 00°11'34" AND AN ARC LENGTH OF 19.89 FEET, TO A POINT OF TANGENT;

THENCE S89°37'32"W A DISTANCE OF 314.30 FEET, TO A POINT ON SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 15;

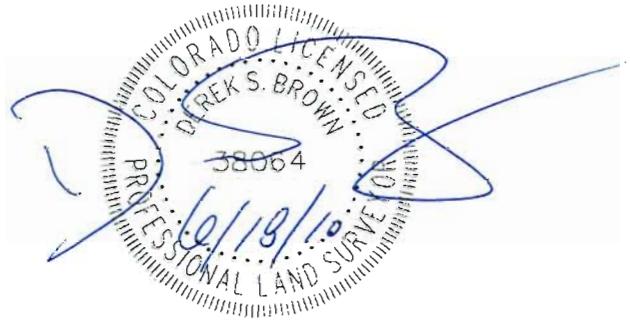
THENCE ON SAID WEST LINE, N00°13'48"W A DISTANCE OF 15.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 19,651 SQUARE FEET OR 0.4511 ACRES.

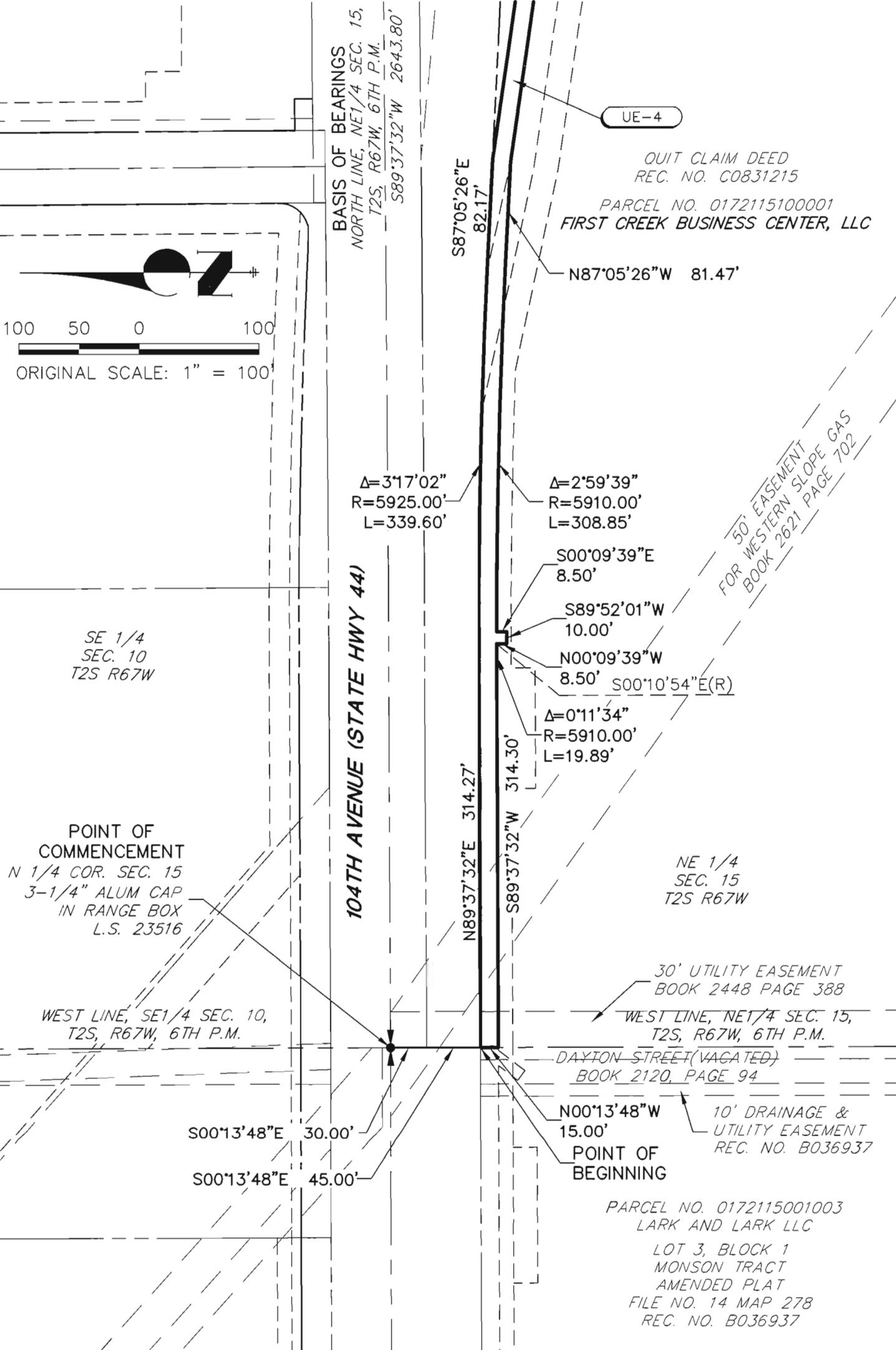
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



SE 1/4
SEC. 10
T2S R67W

POINT OF COMMENCEMENT
N 1/4 COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

WEST LINE, SE 1/4 SEC. 10,
T2S, R67W, 6TH P.M.

104TH AVENUE (STATE HWY 44)

BASIS OF BEARINGS
NORTH LINE, NE 1/4 SEC. 15,
T2S, R67W, 6TH P.M.
S89°37'32"W 2643.80'

UE-4
QUIT CLAIM DEED
REC. NO. C0831215
PARCEL NO. 0172115100001
FIRST CREEK BUSINESS CENTER, LLC

50' EASEMENT
FOR WESTERN SLOPE GAS
BOOK 2621 PAGE 702

NE 1/4
SEC. 15
T2S R67W

30' UTILITY EASEMENT
BOOK 2448 PAGE 388

WEST LINE, NE 1/4 SEC. 15,
T2S, R67W, 6TH P.M.

DAYTON STREET (VAGATED)
BOOK 2120, PAGE 94

10' DRAINAGE &
UTILITY EASEMENT
REC. NO. B036937

PARCEL NO. 0172115001003
LARK AND LARK LLC
LOT 3, BLOCK 1
MONSON TRACT
AMENDED PLAT
FILE NO. 14 MAP 278
REC. NO. B036937

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 4
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09, REV.: 5/10/10, 6/8/10

SHEET: 3 OF 4



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EXHIBIT

NE COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

104TH AVENUE (STATE HWY 44)

INTERSTATE-76

SE 1/4
SEC. 10
T2S R67W

NE 1/4
SEC. 15
T2S R67W

SANITARY EASEMENT
BOOK 2488 PAGE 754

S54°30'12"W
26.14'

N35°26'19"W
3.21'

S83°46'27"E 205.64'

N83°46'27"W 184.26'

S81°43'10"E 371.58'

N81°43'10"W 371.14'

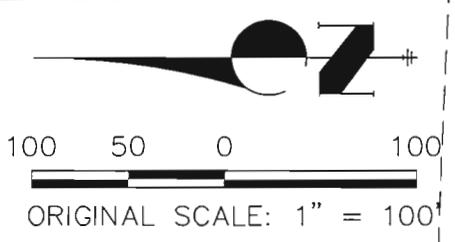
UE-4

QUIT CLAIM DEED
REC. NO. C0831215
PARCEL NO. 0172115100001
FIRST CREEK BUSINESS CENTER, LLC

S87°05'26"E
82.17'

N87°05'26"W 81.47'

BASIS OF BEARINGS
NORTH LINE, NE 1/4 SEC. 15,
T2S, R67W, 6TH P.M.
S89°37'32"W 2643.80'



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 4
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09, REV.: 5/10/10, 6/8/10

SHEET: 4 OF 4

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A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 4A
12/09/09, REV.:05/10/10

DESCRIPTION UE-4A

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. C0831215, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, N89°37'32"E A DISTANCE OF 525.71 FEET;

THENCE S00°22'28"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE S00°22'28"E A DISTANCE OF 48.78 FEET, TO THE POINT OF BEGINNING, BEING A NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S01°40'21"W, HAVING A RADIUS OF 5,925.00 FEET, A CENTRAL ANGLE OF 01°07'44" AND AN ARC LENGTH OF 116.75 FEET, TO A POINT OF NON-TANGENT;

THENCE S77°53'56"E A DISTANCE OF 93.84 FEET;

THENCE S81°43'10"E A DISTANCE OF 371.14 FEET;

THENCE S83°46'27"E A DISTANCE OF 184.26 FEET;

THENCE S35°26'19"E A DISTANCE OF 3.21 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S54°30'12"W A DISTANCE OF 26.45 FEET;

THENCE N83°46'27"W A DISTANCE OF 167.01 FEET;

THENCE N81°43'10"W A DISTANCE OF 372.17 FEET;

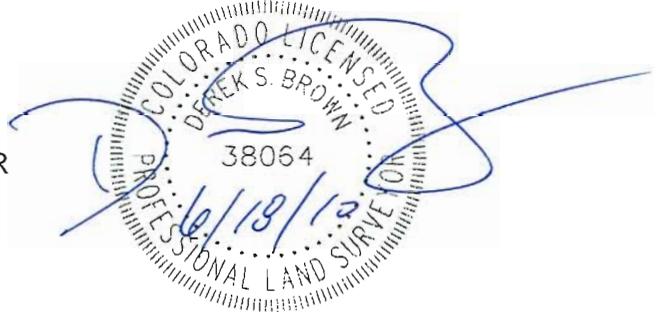
THENCE N77°53'56"W A DISTANCE OF 209.53 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 14,044 SQUARE FEET OR 0.3224 ACRES.

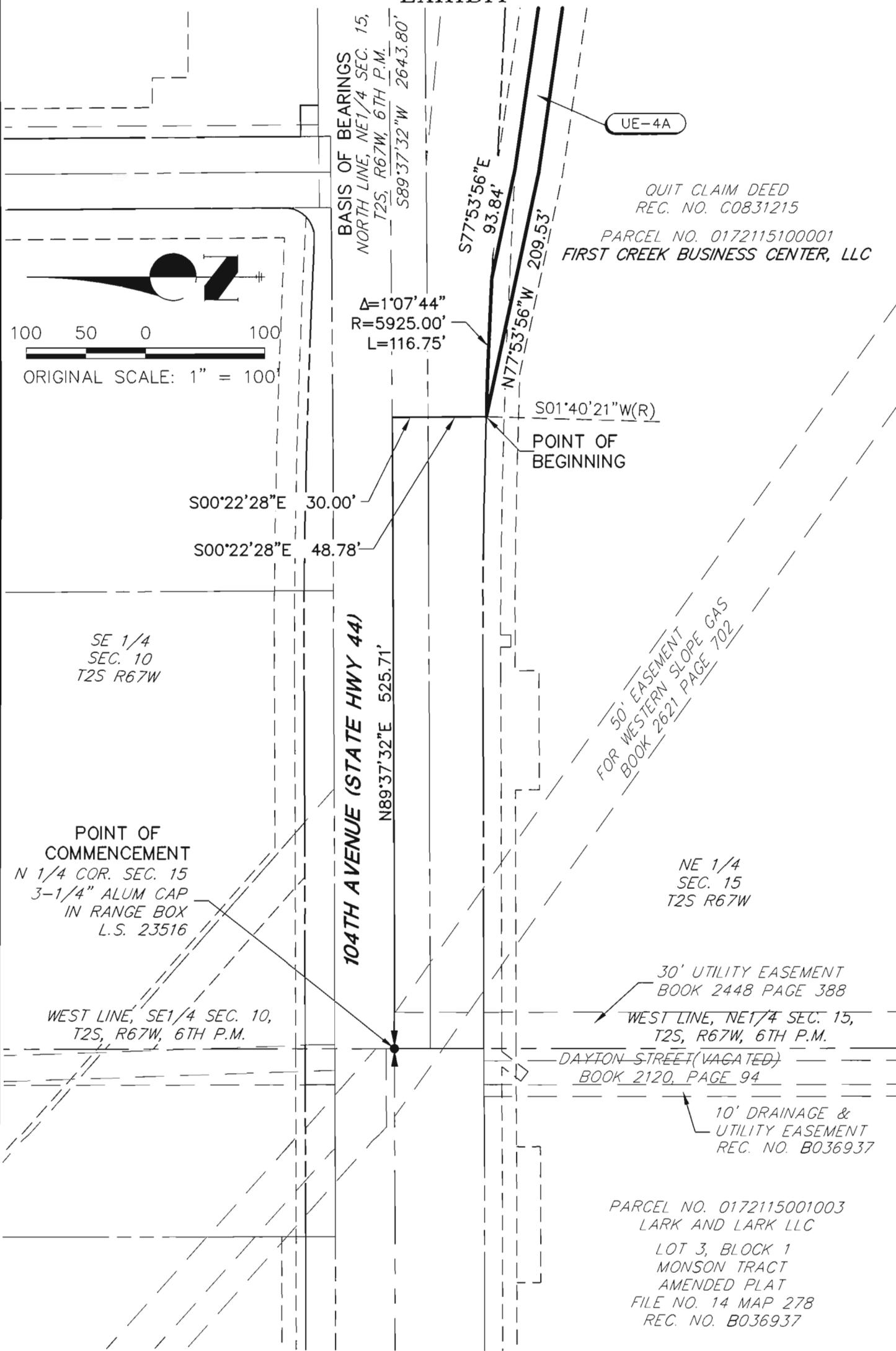
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



QUIT CLAIM DEED
REC. NO. C0831215
PARCEL NO. 0172115100001
FIRST CREEK BUSINESS CENTER, LLC

100 50 0 100
ORIGINAL SCALE: 1" = 100'

POINT OF COMMENCEMENT
N 1/4 COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

WEST LINE, SE 1/4 SEC. 10,
T2S, R67W, 6TH P.M.

50' EASEMENT
FOR WESTERN SLOPE GAS
BOOK 2621 PAGE 702

NE 1/4
SEC. 15
T2S R67W

30' UTILITY EASEMENT
BOOK 2448 PAGE 388

WEST LINE, NE 1/4 SEC. 15,
T2S, R67W, 6TH P.M.

DAYTON STREET (VAGATED)
BOOK 2120, PAGE 94

10' DRAINAGE &
UTILITY EASEMENT
REC. NO. B036937

PARCEL NO. 0172115001003
LARK AND LARK LLC
LOT 3, BLOCK 1
MONSON TRACT
AMENDED PLAT
FILE NO. 14 MAP 278
REC. NO. B036937

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 4A
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09, REV.: 05/10/10

SHEET: 3 OF 4

J-R ENGINEERING
A Westrian Company

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EXHIBIT

NE COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

104TH AVENUE (STATE HWY 44)

INTERSTATE-76

SE 1/4
SEC. 10
T2S R67W

SANITARY EASEMENT
BOOK 2488 PAGE 754

NE 1/4
SEC. 15
T2S R67W

S35°26'19"E
3.21'

S54°30'12"W
26.45'

S83°46'27"E 184.26'

N83°46'27"W 167.01'

S81°43'10"E 371.14'

N81°43'10"W 372.17'

BASIS OF BEARINGS
NORTH LINE, NE 1/4 SEC. 15,
T2S, R67W, 6TH P.M.
S89°37'32"W 2643.80'

UE-4A

QUIT CLAIM DEED
REC. NO. C0831215
PARCEL NO. 0172115100001
FIRST CREEK BUSINESS CENTER, LLC

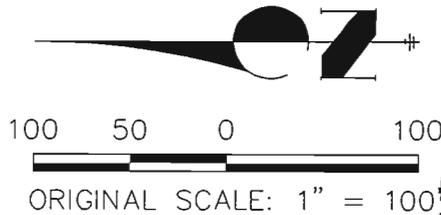
S77°53'56"E
93.84'

N77°53'56"W 209.53'

Δ=1°07'44"
R=5925.00'
L=116.75'

S01°40'21"W(R)

POINT OF BEGINNING



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 4A
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09, REV.: 05/10/10



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A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 4B**

DESCRIPTION UE-4B

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. C0831215, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 15;

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, S00°13'48"E A DISTANCE OF 631.99 FEET;

THENCE N89°37'56"E A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING;

THENCE ON A LINE 30.00 FEET NORTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH THE SOUTHERLY LINE OF SAID PROPERTY ALSO KNOWN AS THE NORTHERLY LINE OF THE PUBLIC SERVICE COMPANY OF COLORADO RIGHT-OF-WAY LINE AS DESCRIBED IN BOOK 985 AT PAGE 450, N89°37'56"E A DISTANCE OF 545.11 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, 30.00 FEET NORTHWESTERLY OF THE SOUTHWESTERLY LINE OF SAID PROPERTY ALSO KNOWN AS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76, WHOSE CENTER BEARS N31°32'08"W, HAVING A RADIUS OF 5,575.00 FEET, A CENTRAL ANGLE OF 03°57'40" AND AN ARC LENGTH OF 385.42 FEET, TO A POINT OF TANGENT;

THENCE ON A LINE 30.00 FEET NORTHWESTERLY OF THE SOUTHWESTERLY LINE OF SAID PROPERTY ALSO KNOWN AS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76, N54°30'12"E A DISTANCE OF 63.67 FEET;

THENCE S35°29'48"E A DISTANCE OF 30.00 FEET, TO THE SOUTHWESTERLY LINE OF SAID PROPERTY ALSO KNOWN AS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76;

THENCE ON SAID RIGHT-OF-WAY LINE, S54°30'12"W A DISTANCE OF 63.67 FEET, TO A POINT OF TANGENT;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5,605.00 FEET, A CENTRAL ANGLE OF 04°02'48" AND AN ARC LENGTH OF 395.87 FEET, TO THE NORTHERLY LINE OF THE PUBLIC SERVICE COMPANY OF COLORADO RIGHT-OF-WAY LINE AS DESCRIBED IN BOOK 985 AT PAGE 450;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°37'56"W A DISTANCE OF 553.54 FEET;

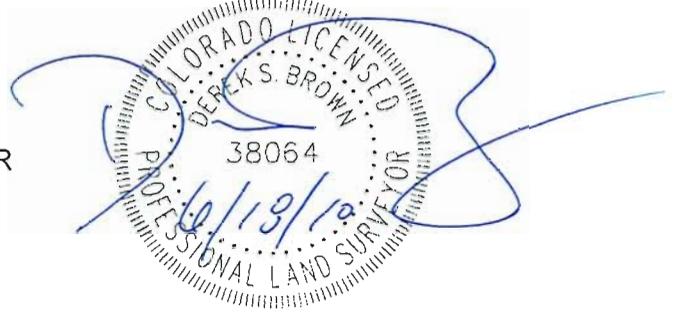
THENCE N00°13'48"W A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 30,109 SQUARE FEET OR 0.6912 ACRES.

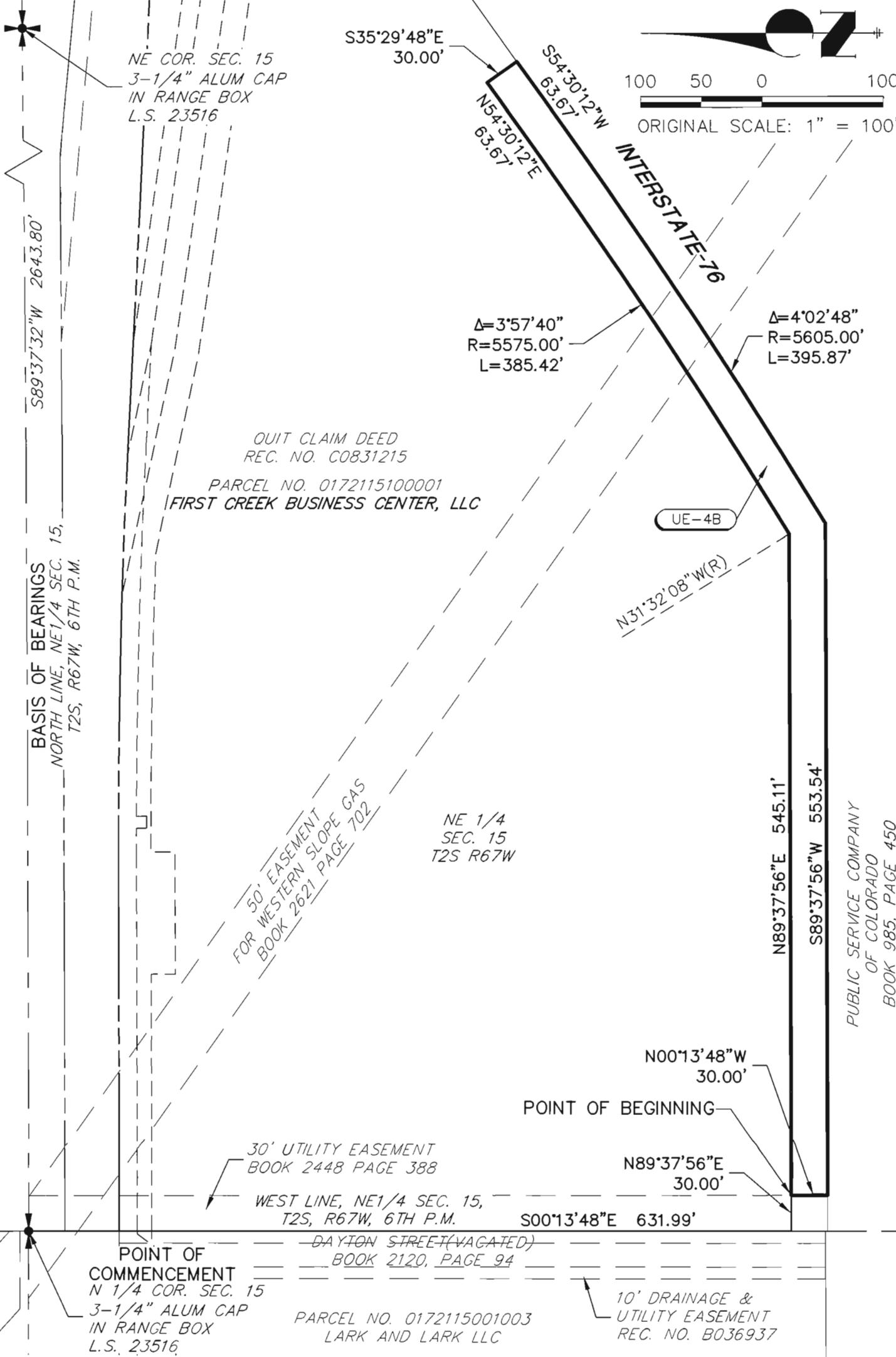
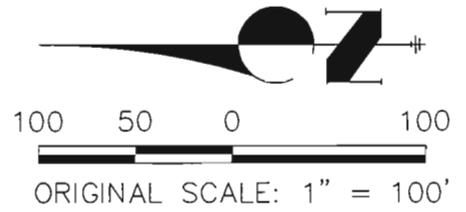
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



QUIT CLAIM DEED
REC. NO. C0831215
PARCEL NO. 0172115100001
FIRST CREEK BUSINESS CENTER, LLC

50' EASEMENT
FOR WESTERN SLOPE GAS
BOOK 2621 PAGE 702

NE 1/4
SEC. 15
T2S R67W

PUBLIC SERVICE COMPANY
OF COLORADO
BOOK 985, PAGE 450

30' UTILITY EASEMENT
BOOK 2448 PAGE 388

WEST LINE, NE1/4 SEC. 15,
T2S, R67W, 6TH P.M.

DAYTON STREET (VAGATED)
BOOK 2120, PAGE 94

POINT OF COMMENCEMENT
N 1/4 COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

PARCEL NO. 0172115001003
LARK AND LARK LLC

10' DRAINAGE &
UTILITY EASEMENT
REC. NO. B036937

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 4B
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 03/04/10

SHEET: 3 OF 3

J-R ENGINEERING
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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 4C**

DESCRIPTION UE-4C

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. C0831215, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, N89°37'32"E A DISTANCE OF 589.90 FEET;

THENCE S00°22'28"E A DISTANCE OF 96.44 FEET, TO THE POINT OF BEGINNING;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S02°18'02"W, HAVING A RADIUS OF 5910.00 FEET, A CENTRAL ANGLE OF 00°11'39" AND AN ARC LENGTH OF 20.03 FEET, TO A POINT OF NON-TANGENT;

THENCE S02°29'41"W A DISTANCE OF 10.00 FEET;

THENCE N87°36'09"W A DISTANCE OF 20.00 FEET;

THENCE N02°18'02"E A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING.

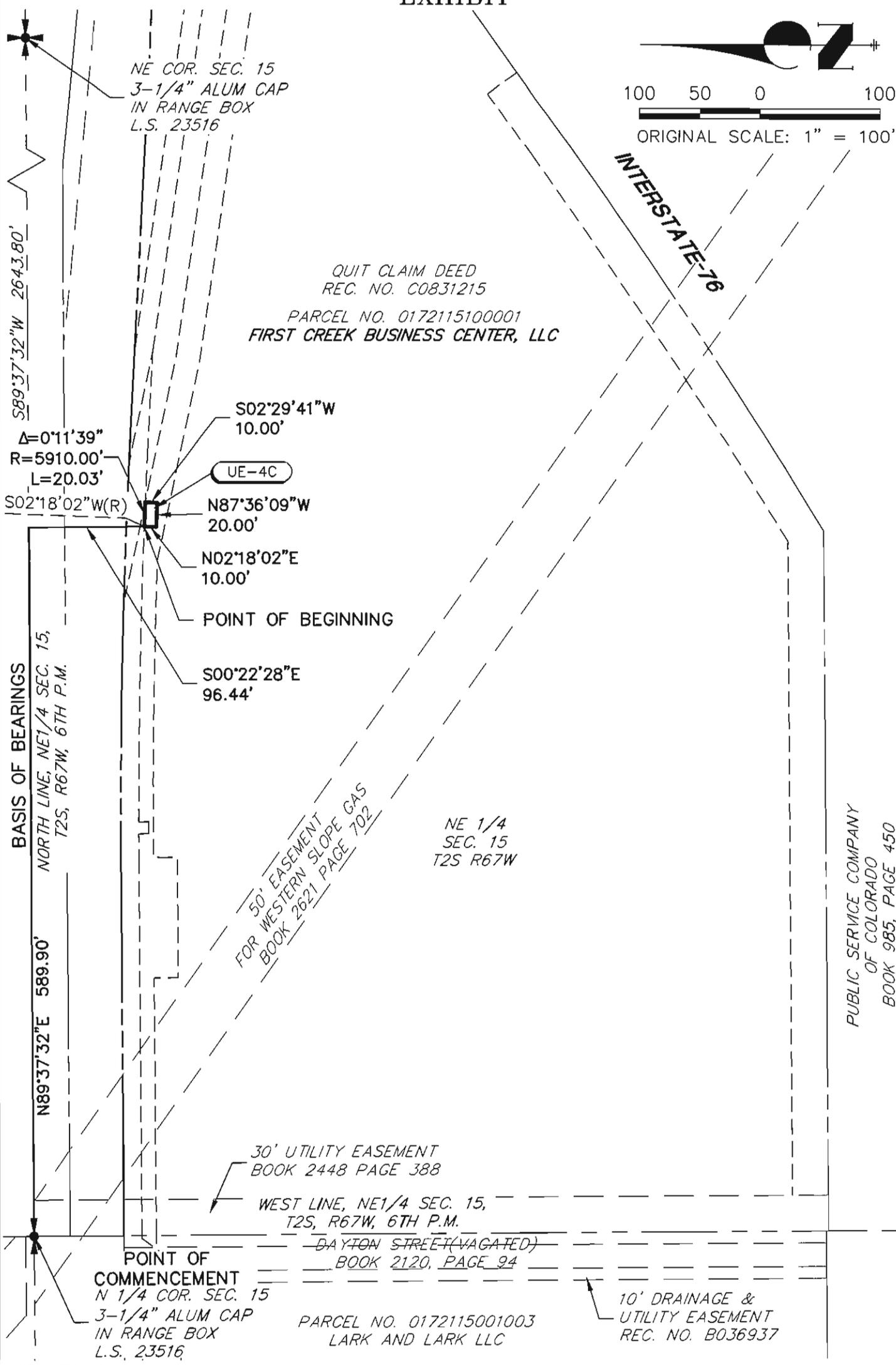
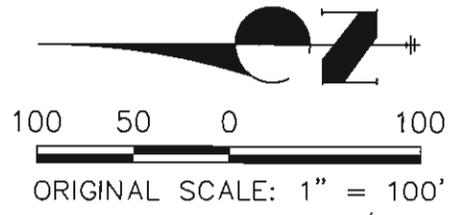
CONTAINING A CALCULATED AREA OF 200 SQUARE FEET OR 0.0046 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC

EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 4C
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 01/13/2011

SHEET: 2 OF 2

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 7200 S. Alton Way, Suite C100 • Centennial, CO 80112
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J·R ENGINEERING
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**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 4
12/09/09, REV.: 5/19/10, 6/8/10, 1/13/11**

DESCRIPTION TE-4

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. C0831215, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 15;

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, S00°13'48"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE CONTINUING ON SAID WEST LINE, S00°13'48"E A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING;

THENCE ON A LINE 60.00 FEET SOUTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°37'32"E A DISTANCE OF 314.30 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5910.00 FEET, A CENTRAL ANGLE OF 00°11'34" AND AN ARC LENGTH OF 19.89 FEET, TO A POINT OF NON-TANGENT;

THENCE S00°09'39"E A DISTANCE OF 8.50 FEET;

THENCE N89°52'01"E A DISTANCE OF 10.00 FEET;

THENCE N00°09'39"W A DISTANCE OF 8.50 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S00°05'05"E, HAVING A RADIUS OF 5910.00 FEET, A CENTRAL ANGLE OF 02°23'07" AND AN ARC LENGTH OF 246.03 FEET, TO A POINT OF NON-TANGENT;

THENCE S02°18'02"W A DISTANCE OF 10.00 FEET;

THENCE S87°36'09"E A DISTANCE OF 20.00 FEET;

THENCE N02°29'41"E A DISTANCE OF 10.00 FEET;

THENCE S77°53'56"E A DISTANCE OF 123.30 FEET;

THENCE S81°43'10"E A DISTANCE OF 372.17 FEET;

THENCE S83°46'27"E A DISTANCE OF 167.01 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S54°30'12"W A DISTANCE OF 30.05 FEET;

THENCE N83°46'27"W A DISTANCE OF 144.94 FEET;

THENCE N81°43'10"W A DISTANCE OF 373.19 FEET;

THENCE N77°53'56"W A DISTANCE OF 169.06 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S02°01'49"W, HAVING A RADIUS OF 5898.00 FEET, A CENTRAL ANGLE OF 02°24'17" AND AN ARC LENGTH OF 247.55 FEET, TO A POINT OF NON-TANGENT;

THENCE S00°22'28"E A DISTANCE OF 20.00 FEET;

THENCE S89°37'32"W A DISTANCE OF 100.00 FEET;

THENCE N00°22'28"W A DISTANCE OF 20.00 FEET;

THENCE S89°37'32"W A DISTANCE OF 214.33 FEET, TO A POINT ON SAID WEST LINE;

THENCE ON SAID WEST LINE, N00°13'48"W A DISTANCE OF 12.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 22,246 SQUARE FEET OR 0.5107 ACRES.

PROPERTY DESCRIPTION STATEMENT

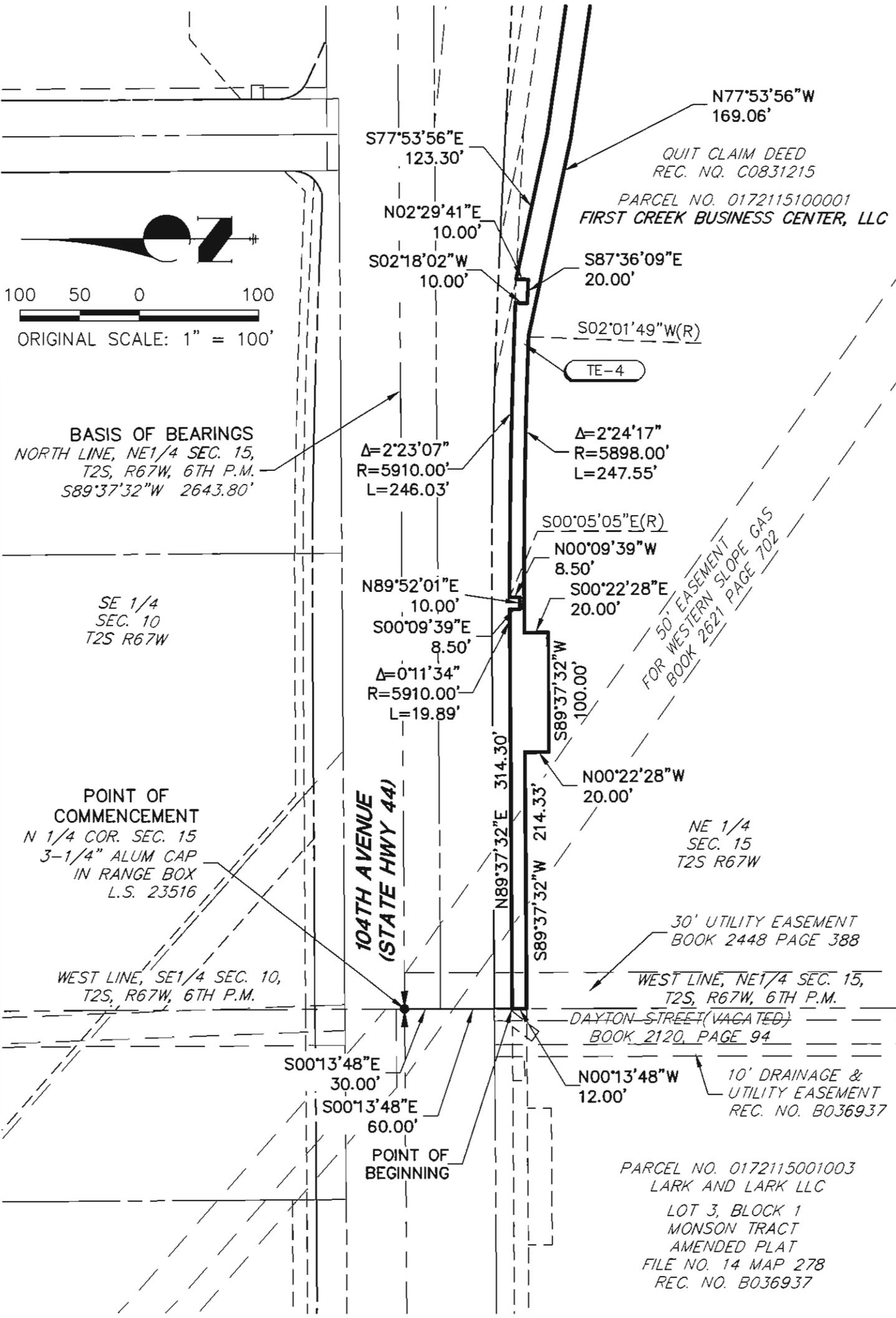
I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



Richard L Harvanek

EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 4
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09, REV.: 5/19/10, 6/8/10, 1/13/11

SHEET: 3 OF 4



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EXHIBIT

NE COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

SANITARY EASEMENT
BOOK 2488 PAGE 754

SE 1/4
SEC. 10
R67W

104TH AVENUE (STATE HWY 44)

INTERSTATE-76

NE 1/4
SEC. 15
R67W

S54°30'12"W
30.05'

S83°46'27"E 167.01'

N83°46'27"W 144.94'

S81°43'10"E 372.17'

N81°43'10"W 373.19'

N77°53'56"W
169.06'

QUIT CLAIM DEED
REC. NO. C0831215

PARCEL NO. 0172115100001
FIRST CREEK BUSINESS CENTER, LLC

S77°53'56"E
123.30'

N02°29'41"E
10.00'

S02°18'02"W
10.00'

S87°36'09"E
20.00'

S02°01'49"W(R)

TE-4

$\Delta=2'23'07"$
R=5910.00'
L=246.03'

$\Delta=2'24'17"$
R=5898.00'
L=247.55'



100 50 0 100

ORIGINAL SCALE: 1" = 100'

BASIS OF BEARINGS

NORTH LINE, NE1/4 SEC. 15,
T2S, R67W, 6TH P.M.
S89°37'32"W 2643.80'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 4
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09, REV.: 5/19/10, 6/8/10, 1/13/11 SHEET: 4 OF 4



J-R ENGINEERING

A Westrian Company

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J·R ENGINEERING
A Westman Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 5**

PROPERTY DESCRIPTION PARCEL 5

A PARCEL OF LAND BEING A PORTION OF LOT 1, HAZELTINE INDUSTRIAL DISTRICT AMENDED RECORDED UNDER RECEPTION NO. B1199267, LOCATED IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N00°18'54"W A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, BEING THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°37'13"W A DISTANCE OF 159.47 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 1, HAZELTINE INDUSTRIAL DISTRICT AMENDED RECORDED UNDER RECEPTION NO. B1199267;

THENCE ON THE WESTERLY LINE OF SAID LOT 1, N00°22'47"W A DISTANCE OF 25.00 FEET;

THENCE N89°37'13"E A DISTANCE OF 159.50 FEET, TO SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10;

THENCE ON A LINE 25.00 FEET NORTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY LINE, N89°37'32"E A DISTANCE OF 314.00 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 6,075.00 FEET, A CENTRAL ANGLE OF 00°38'18" AND AN ARC LENGTH OF 67.68 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 1, BEING A POINT OF NON-TANGENT;

THENCE ON SAID EASTERLY LINE, S00°22'10"E A DISTANCE OF 24.62 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°37'32"W A DISTANCE OF 381.71 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 13,521 SQUARE FEET OR 0.3104 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

100 50 0 100

ORIGINAL SCALE: 1" = 100'

LOT 2, BLOCK 1
HAZELTINE INDUSTRIAL
DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO.
0172110001012
L & G INC

S00°22'10"E 24.62'

$\Delta=0'38'18"$
R=6075.00'
L=67.68'

BASIS OF BEARINGS
SOUTH LINE, SE1/4 SEC. 10,
T2S, R67W, 6TH P.M.
S89°37'32"W 2643.80'

SE COR, SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

LOT 1-B, BLOCK 1
HAZELTINE INDUSTRIAL
DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748
PARCEL NO. 0172110001011
DOWELL SCHLUMBERGER INCORPORATED

SE 1/4
SEC. 10
T2S R67W

LOT 1
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267
PARCEL NO. 0172110001020
L & G, INC.

21.67' DITCH
EASEMENT
BK2727 PG555

WEST LINE, SE1/4 SEC. 10,
T2S, R67W, 6TH P.M.

104TH AVENUE (STATE HWY 44)

NE 1/4
SEC. 15
T2S R67W

POINT OF
BEGINNING

N00°18'54"W 50.00'

WEST LINE, NE1/4 SEC. 15,
T2S, R67W, 6TH P.M.

POINT OF
COMMENCEMENT
S 1/4 COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

30' UTILITY EASEMENT
FILE NO. 14 MAP 794
REC. NO. B347748

N89°37'13"E
159.50'

200' FIRST CREEK
FLOOD CHANNEL EASEMENT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

SW 1/4
SEC. 10
T2S R67W

LOT 2
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267

PARCEL NO. 0172110001019
9501 E 104TH AVENUE, LLC

50' EASEMENT FOR
WESTERN SLOPE GAS
BOOK 397 PAGE 257

N00°22'47"W
25.00'

N89°37'32"E 314.00'

S89°37'13"W 159.47'

SOUTH LINE, SW1/4 SEC. 10,
T2S, R67W, 6TH P.M.
S89°37'13"W 2644.48'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 5
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/02/09

SHEET: 2 OF 2



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303-746-8888 • Fax 303-721-9889 • www.jrengineering.com



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A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 5A**

PROPERTY DESCRIPTION PARCEL 5A

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT RECORDED UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N89°37'32"E A DISTANCE OF 381.76 FEET;

THENCE N00°22'28"W A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 2, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT RECORDED UNDER RECEPTION NO. B347748 AND THE POINT OF BEGINNING;

THENCE ON THE WESTERLY LINE OF SAID LOT 2, N00°22'10"W A DISTANCE OF 24.62 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S00°15'50"W, HAVING A RADIUS OF 6,075.00 FEET, A CENTRAL ANGLE OF 02°46'13" AND AN ARC LENGTH OF 293.73 FEET, TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°24'13" AND AN ARC LENGTH OF 40.76 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, BEING A POINT OF NON-TANGENT;

THENCE ON SAID EASTERLY LINE, S00°22'10"E A DISTANCE OF 39.21 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°37'32"W A DISTANCE OF 320.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6,563 SQUARE FEET OR 0.1507 ACRES.

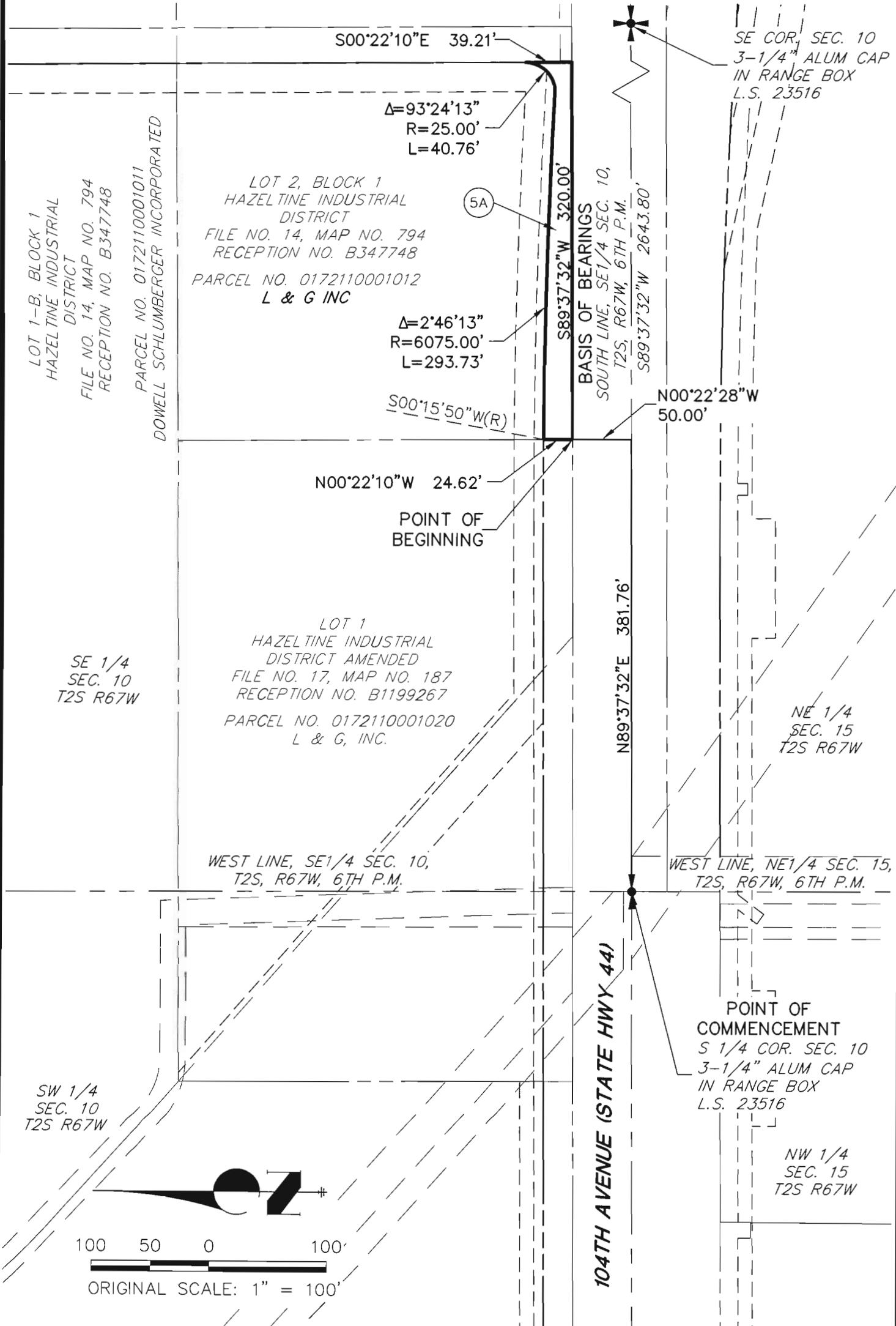
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 5A
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 12/02/09



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J-R ENGINEERING
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**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
SLOPE EASEMENT NO. 5**

DESCRIPTION SE-5

A PARCEL OF LAND BEING A PORTION OF LOT 1, HAZELTINE INDUSTRIAL DISTRICT AMENDED RECORDED UNDER RECEPTION NO. B1199267, LOCATED IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N00°18'54"W A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE CONTINUING ON SAID WEST LINE, N00°18'54"W A DISTANCE OF 25.00 FEET, TO THE POINT OF BEGINNING;

THENCE ON A LINE 25.00 FEET NORTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY LINE, S89°37'13"W A DISTANCE OF 159.50 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 1, HAZELTINE INDUSTRIAL DISTRICT AMENDED RECORDED UNDER RECEPTION NO. B1199267;

THENCE ON SAID WESTERLY LINE, N00°22'47"W A DISTANCE OF 8.00 FEET;

THENCE N89°37'13"E A DISTANCE OF 159.51 FEET, TO A POINT ON SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10;

THENCE ON A LINE 25.00 FEET NORTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY LINE, N89°37'32"E A DISTANCE OF 313.99 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 6,083.00 FEET, A CENTRAL ANGLE OF 00°38'15" AND AN ARC LENGTH OF 67.68 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 1, BEING A POINT OF NON-TANGENT;

THENCE ON SAID EASTERLY LINE, S00°22'10"E A DISTANCE OF 8.00 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°15'50"W, HAVING A RADIUS OF 6,075.00 FEET, A CENTRAL ANGLE OF 00°38'18" AND AN ARC LENGTH OF 67.68 FEET, TO A POINT OF TANGENT;

THENCE S89°37'32"W A DISTANCE OF 314.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4,329 SQUARE FEET OR 0.0994 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

SE COR, SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

100 50 0 100
ORIGINAL SCALE: 1" = 100'

LOT 2, BLOCK 1
HAZELTINE INDUSTRIAL
DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO.
0172110001012
L & G INC

LOT 1-B, BLOCK 1
HAZELTINE INDUSTRIAL
DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748
PARCEL NO. 0172110001011
DOWELL SCHLUMBERGER INCORPORATED

BASIS OF BEARINGS
SOUTH LINE, SE1/4 SEC. 10,
T2S, R67W, 6TH P.M.
S89°37'32"W 2643.80'

S00°22'10"E
8.00'

Δ=0°38'15"
R=6083.00'
L=67.68'

Δ=0°38'18"
R=6075.00'
L=67.68'

S00°15'50"W(R)

SE 1/4
SEC. 10
T2S R67W

LOT 1
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267
PARCEL NO. 0172110001020
L & G, INC.

21.67' DITCH
EASEMENT
BK2727 PG555

104TH AVENUE (STATE HWY 44)

POINT OF
BEGINNING

NE 1/4
SEC. 15
T2S R67W

N00°18'54"W 25.00'
N00°18'54"W 50.00'

WEST LINE, SE1/4 SEC. 10,
T2S, R67W, 6TH P.M.

WEST LINE, NE1/4 SEC. 15,
T2S, R67W, 6TH P.M.

30' UTILITY EASEMENT
FILE NO. 14 MAP 794
REC. NO. B347748

200' FIRST CREEK
CHANNEL EASEMENT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

SW 1/4
SEC. 10
T2S R67W

LOT 2
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267
PARCEL NO. 0172110001019
9501 E 104TH AVENUE, LLC

N00°22'47"W
8.00'

50' EASEMENT FOR
WESTERN SLOPE GAS
BOOK 397 PAGE 257

POINT OF
COMMENCEMENT
S 1/4 COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NW 1/4
SEC. 15
T2S R67W

SOUTH LINE, SW1/4 SEC. 10,
T2S, R67W, 6TH P.M.
S89°37'13"W 2644.48'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

SLOPE EASEMENT NO. 5
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/02/09

SHEET: 3 OF 3



J-R ENGINEERING

A Westrian Company

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JR ENGINEERING
A Westman Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
SLOPE EASEMENT NO. 5A**

DESCRIPTION SE-5A

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT RECORDED UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N89°37'32"E A DISTANCE OF 381.76 FEET;

THENCE N00°22'28"W A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 2, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT RECORDED UNDER RECEPTION NO. B347748;

THENCE ON THE WESTERLY LINE OF SAID LOT 2, N00°22'10"W A DISTANCE OF 24.62 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE, N00°22'10"W A DISTANCE OF 8.00 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S00°15'47"W, HAVING A RADIUS OF 6,083.00 FEET, A CENTRAL ANGLE OF 02°56'37" AND AN ARC LENGTH OF 312.51 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N44°02'10"W, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 47°04'13" AND AN ARC LENGTH OF 20.54 FEET, TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6,075.00 FEET, A CENTRAL ANGLE OF 02°46'13" AND AN ARC LENGTH OF 293.73 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,453 SQUARE FEET OR 0.0563 ACRES.

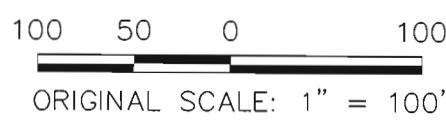
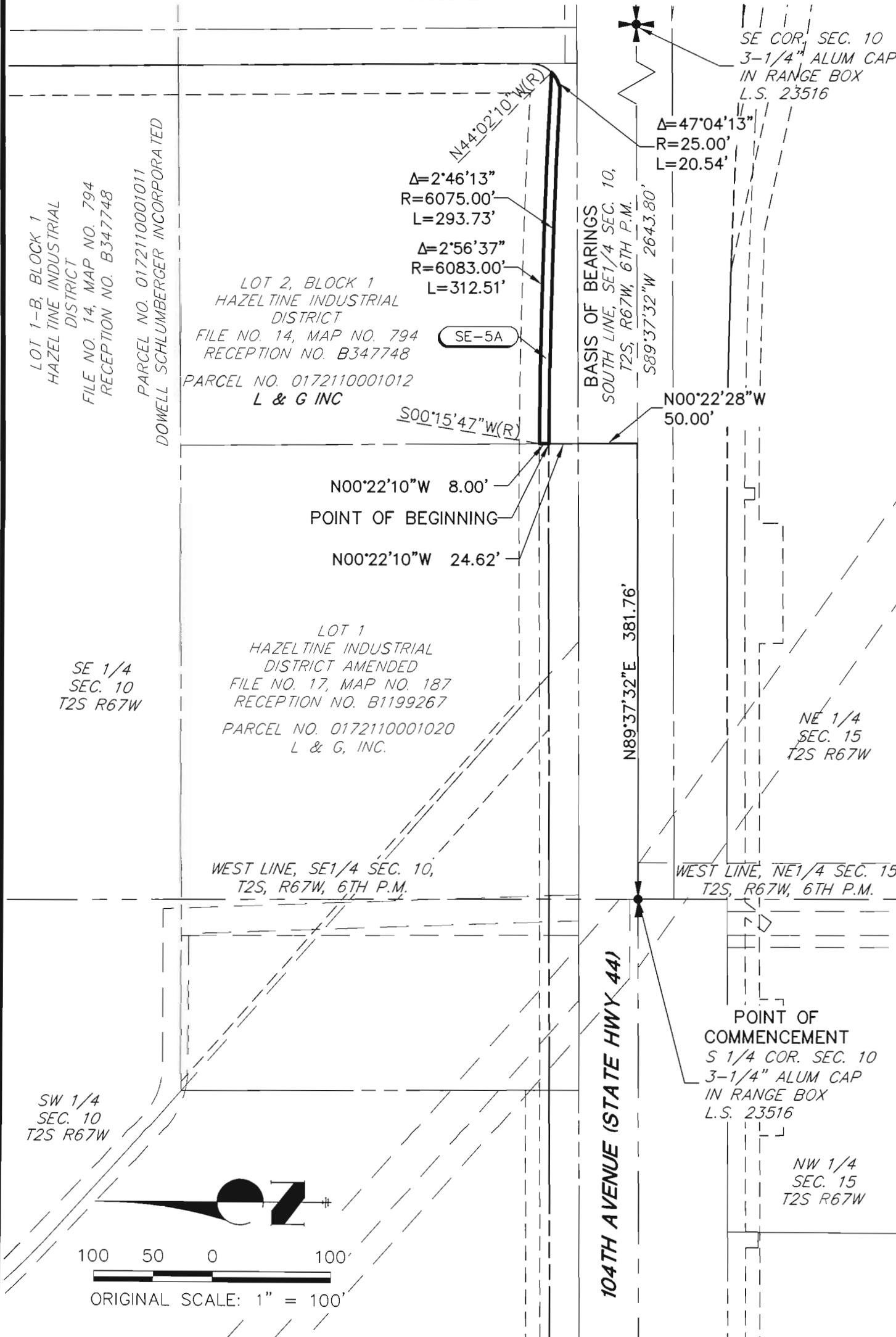
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

SLOPE EASEMENT NO. 5A
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 12/02/09



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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 5**

DESCRIPTION UE-5

A PARCEL OF LAND BEING A PORTION OF LOT 1, HAZELTINE INDUSTRIAL DISTRICT AMENDED RECORDED UNDER RECEPTION NO. B1199267, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N00°18'54"W A DISTANCE OF 202.66 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WEST LINE, N00°18'54"W A DISTANCE OF 40.19 FEET;

THENCE S48°35'47"E A DISTANCE OF 251.94 FEET;

THENCE ON A LINE 25.00 FEET NORTHERLY BY PERPENDICULAR MEASUREMENT AND PARALLEL TO THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, S89°37'32"W A DISTANCE OF 45.03 FEET;

THENCE N48°35'47"W A DISTANCE OF 191.61 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6,653 SQUARE FEET OR 0.1527 ACRES.

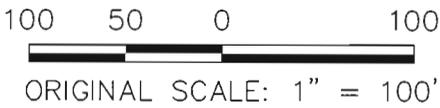
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



ORIGINAL SCALE: 1" = 100'

LOT 2, BLOCK 1
HAZELTINE INDUSTRIAL
DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO.
0172110001012
L & G INC

LOT 1-B, BLOCK 1
HAZELTINE INDUSTRIAL
DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748
PARCEL NO. 0172110001011
DOWELL SCHLUMBERGER INCORPORATED

LOT 1
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267
PARCEL NO. 0172110001020
L & G, INC.

BASIS OF BEARINGS
SOUTH LINE, SE 1/4 SEC. 10,
T2S, R67W, 6TH P.M.
S89°37'32"W 2643.80'

SE COR., SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

SE 1/4
SEC. 10
T2S R67W

NE 1/4
SEC. 15
T2S R67W

N00°18'54"W
40.19'

UE-5

S48°35'47"E 251.94'
N48°35'47"W 191.61'

S89°37'32"W
45.03'

WEST LINE, SE 1/4 SEC. 10,
T2S, R67W, 6TH P.M.

WEST LINE, NE 1/4 SEC. 15,
T2S, R67W, 6TH P.M.

N00°18'54"W 202.66'

30' UTILITY EASEMENT
FILE NO. 14 MAP 794
REC. NO. B347748

21.67' DITCH EASEMENT
BOOK 2727 PAGE 555

SW 1/4
SEC. 10
T2S R67W

POINT OF
BEGINNING

POINT OF
COMMENCEMENT
S 1/4 COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

FLOOD CHANNEL EASEMENT
200' FIRST CREEK
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

50' EASEMENT FOR
WESTERN SLOPE GAS
BOOK 397 PAGE 257

LOT 2
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267

PARCEL NO. 0172110001019
9501 E 104TH AVENUE, LLC

104TH AVENUE (STATE HWY 44)

NW 1/4
SEC. 15
T2S R67W

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 5
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09



J-R ENGINEERING
A Westrian Company

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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 5
12/02/09, REV.: 5/19/10, 1/13/11**

DESCRIPTION TE-5

A PARCEL OF LAND BEING A PORTION OF LOT 1, HAZELTINE INDUSTRIAL DISTRICT AMENDED RECORDED UNDER RECEPTION NO. B1199267, LOCATED IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N00°18'54"W A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE CONTINUING ON SAID WEST LINE, N00°18'54"W A DISTANCE OF 192.85 FEET, TO A POINT ON THE NORTHERLY LINE OF THE TWO-HUNDRED (200) FOOT FIRST CREEK FLOOD CHANNEL EASEMENT RECORDED UNDER RECEPTION NO. B347748, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY LINE, N48°35'47"W A DISTANCE OF 214.17 FEET, TO THE NORTHWESTERLY CORNER OF LOT 1, HAZELTINE INDUSTRIAL DISTRICT AMENDED RECORDED UNDER RECEPTION NO. B1199267;

THENCE ON THE NORTHERLY LINE OF SAID LOT 1, N89°37'32"E A DISTANCE OF 7.50 FEET;

THENCE S48°35'47"E A DISTANCE OF 204.11 FEET, TO A POINT ON SAID WEST LINE;

THENCE CONTINUING S48°35'47"E A DISTANCE OF 239.48 FEET;

THENCE ON A LINE 40.00 FEET NORTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE, N89°37'32"E A DISTANCE OF 135.23 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 6090.00 FEET, A CENTRAL ANGLE OF 00°38'12" AND AN ARC LENGTH OF 67.68 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 1, BEING A POINT OF NON-TANGENT;

THENCE ON SAID EASTERLY LINE, S00°22'10"E A DISTANCE OF 7.00 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°15'47"W, HAVING A RADIUS OF 6083.00 FEET, A CENTRAL ANGLE OF 00°38'15" AND AN ARC LENGTH OF 67.68 FEET, TO A POINT OF TANGENT;

THENCE S89°37'32"W A DISTANCE OF 134.90 FEET, TO A POINT ON SAID NORTHERLY EASEMENT LINE;

THENCE ON SAID NORTHERLY EASEMENT LINE, N48°35'47"W A DISTANCE OF 239.93 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,663 SQUARE FEET OR 0.0841 ACRES.

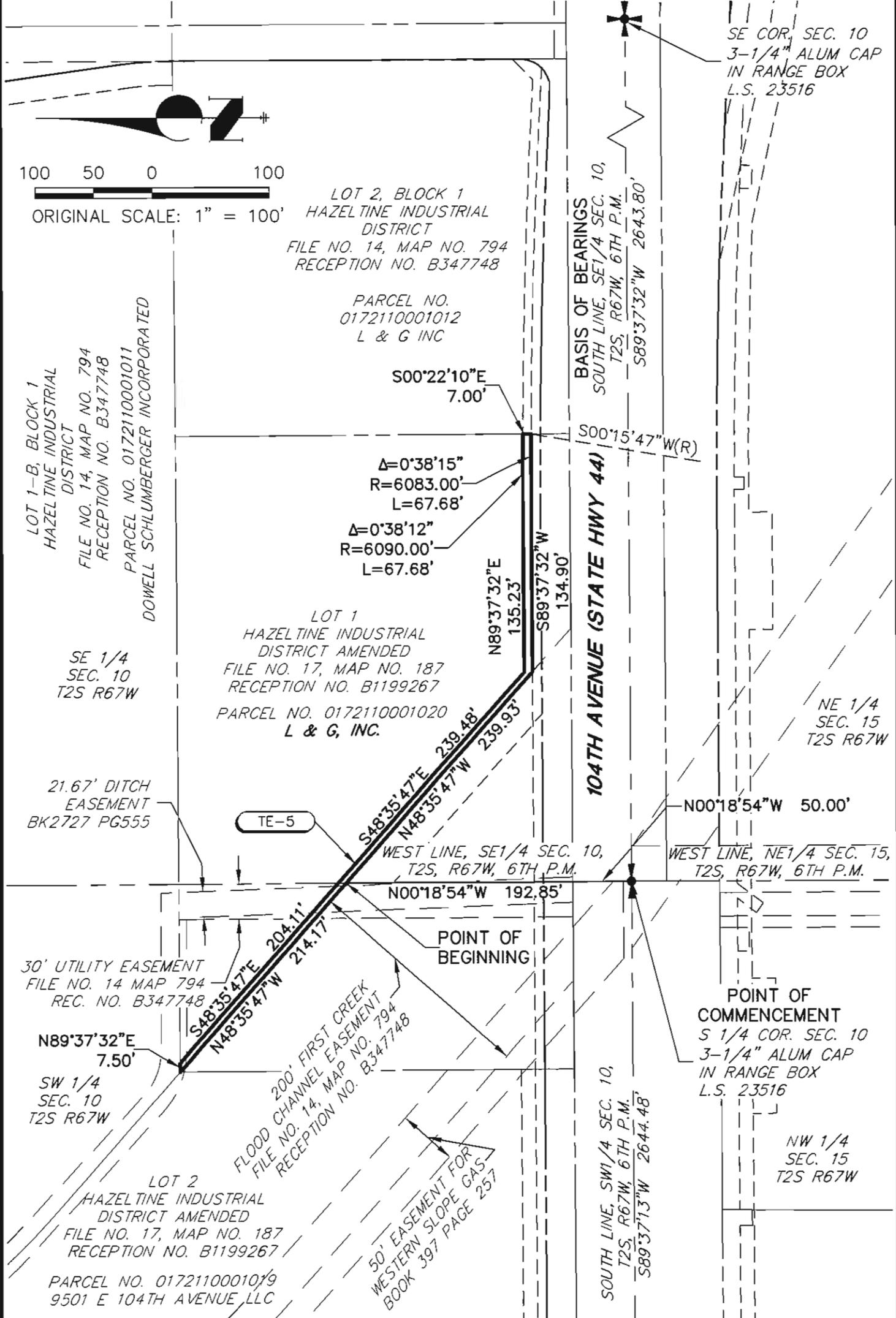
PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



100 50 0 100
ORIGINAL SCALE: 1" = 100'

LOT 2, BLOCK 1
HAZELTINE INDUSTRIAL
DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO.
0172110001012
L & G INC

LOT 1-B, BLOCK 1
HAZELTINE INDUSTRIAL
DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748
PARCEL NO. 0172110001011
DOWELL SCHLUMBERGER INCORPORATED

SE 1/4
SEC. 10
T2S R67W

LOT 1
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267
PARCEL NO. 0172110001020
L & G, INC.

21.67' DITCH
EASEMENT
BK2727 PG555

TE-5

WEST LINE, SE 1/4 SEC. 10,
T2S, R67W, 6TH P.M.

WEST LINE, NE 1/4 SEC. 15,
T2S, R67W, 6TH P.M.

30' UTILITY EASEMENT
FILE NO. 14 MAP 794
REC. NO. B347748

POINT OF
BEGINNING

POINT OF
COMMENCEMENT
S 1/4 COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

N89°37'32"E
7.50'
SW 1/4
SEC. 10
T2S R67W

200' FIRST CREEK
FLOOD CHANNEL EASEMENT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

50' EASEMENT FOR
WESTERN SLOPE GAS
BOOK 397 PAGE 257

LOT 2
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267
PARCEL NO. 0172110001019
9501 E 104TH AVENUE, LLC

BASIS OF BEARINGS
SOUTH LINE, SE 1/4 SEC. 10,
T2S, R67W, 6TH P.M.
S89°37'32"W 2643.80'

104TH AVENUE (STATE HWY 44)

SOUTH LINE, SW 1/4 SEC. 10,
T2S, R67W, 6TH P.M.
S89°37'13"W 2644.48'

NW 1/4
SEC. 15
T2S R67W

NE 1/4
SEC. 15
T2S R67W

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 5
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/02/09, REV.: 5/19/10, 1/13/11

SHEET: 3 OF 3



J-R ENGINEERING
A Westrian Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80112
303-740-9393 • Fax 303-721-9019 • www.jrengineering.com

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J·R ENGINEERING
A Westlan Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 5A
12/02/09, REV.:5/19/10, 1/13/11**

DESCRIPTION TE-5A

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT RECORDED UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N89°37'32"E A DISTANCE OF 381.76 FEET;

THENCE N00°22'28"W A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 2, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT RECORDED UNDER RECEPTION NO. B347748;

THENCE ON THE WESTERLY LINE OF SAID LOT 2, N00°22'10"W A DISTANCE OF 32.62 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE, N00°22'10"W A DISTANCE OF 7.00 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S00°15'44"W, HAVING A RADIUS OF 6090.00 FEET, A CENTRAL ANGLE OF 02°50'52" AND AN ARC LENGTH OF 302.69 FEET, TO A POINT OF NON-TANGENT;

THENCE N44°37'50"E A DISTANCE OF 24.80 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 2;

THENCE ON SAID EASTERLY LINE, S00°22'10"E A DISTANCE OF 7.07 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°20'01" AND AN ARC LENGTH OF 20.22 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S03°12'24"W, HAVING A RADIUS OF 6083.00 FEET, A CENTRAL ANGLE OF 02°56'37" AND AN ARC LENGTH OF 312.51 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,360 SQUARE FEET OR 0.0542 ACRES.

PROPERTY DESCRIPTION STATEMENT

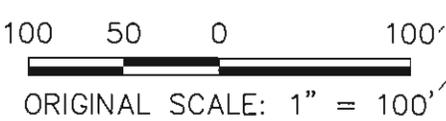
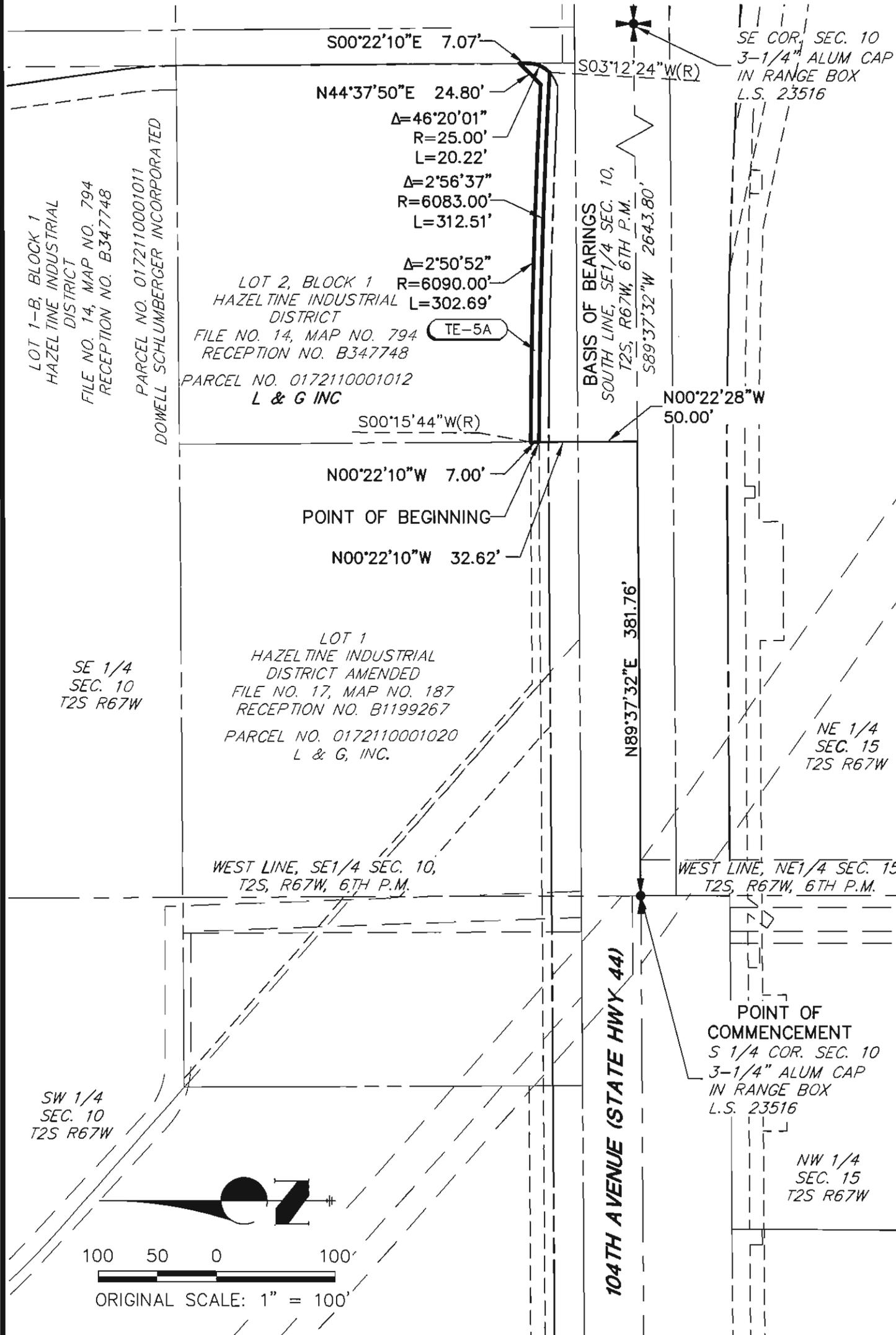
I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



A circular professional seal for Richard L. Harvanek, a Colorado Licensed Professional Land Surveyor. The seal contains the text "COLORADO LICENSED", "RICHARD L. HARVANEK", "30099", and "PROFESSIONAL LAND SURVEYOR". The date "3/7/2011" is stamped in the center. A handwritten signature, "Richard L. Harvanek", is written across the bottom of the seal.

EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 5A
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 12/02/09, REV.:5/19/10, 1/13/11 SHEET: 3 OF 3

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 A Westrian Company
 7200 S. Alton Way, Suite C100 • Centennial, CO 80112
 303-740-9393 • Fax 303-721-9019 • www.jrengineering.com

X:\1528000\Drawings\Phase 3B\Legal Exhibits\1528001LX-05TEA.dwg, SHEET 3, 3/7/2011 10:48:50 AM, adamsj



J-R ENGINEERING
A Westran Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 6
12/10/09, REV.: 1/13/2011

PROPERTY DESCRIPTION PARCEL 6

A PARCEL OF LAND BEING A PORTION OF LOT 1-B, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT AS RECORDED UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N89°37'32"E A DISTANCE OF 731.76 FEET;

THENCE N00°22'28"W A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1-B AND THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°37'32"W A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1-B;

THENCE ON THE WESTERLY LINE OF SAID LOT 1-B, N00°22'10"W A DISTANCE OF 39.21 FEET;

THENCE N80°02'52"E A DISTANCE OF 30.42 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 1-B;

THENCE ON SAID EASTERLY LINE, S00°22'10"E A DISTANCE OF 44.27 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,252 SQUARE FEET OR 0.0287 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC

EXHIBIT



SE 1/4
SEC. 10
T2S R67W

60' INGRESS/
EGRESS EASEMENT
REC. NO. C1168751

100 50 0 100

ORIGINAL SCALE: 1" = 100'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°37'32"W	30.00'
L2	N00°22'10"W	39.21'
L3	N80°02'52"E	30.42'
L4	S00°22'10"E	44.27'

LOT 1-B, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO. 0172110001011
DOWELL DIVISION OF SCHLUMBERGER
TECHNOLOGY CORPORATION

LOT 2, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO. 0172110001012
L & G INC

POINT OF COMMENCEMENT
S 1/4 COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

POINT OF
BEGINNING

N89°37'32"E 731.76'
N00°22'28"W 50.00'
S89°37'32"W 2643.80'

NE 1/4
SEC. 15
T2S R67W

BASIS OF BEARINGS
SOUTH LINE, SE1/4 SEC. 10,
T2S, R67W, 6TH P.M.

SE COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

PARCEL NO. 01721101006
DOWELL SCHLUMBERGER INCORPORATED

LOT 1-A

HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

LOT 1-A

LOT 1-A

60' INGRESS/EGRESS EASEMENT
BOOK 5827 PAGE 343

30' PSCO EASEMENT
BOOK 6168 PAGE 199

60' INGRESS/EGRESS EASEMENT
BOOK 4396 PAGE 876

10' MOUNTAIN
BELL EASEMENT
REC. NO. B834444

PARCEL NO. 0172110401003
RCI INVESTMENTS LLC

MARATHON SUBDIVISION
FIRST AMENDMENT
FILE NO. 18, MAP NO. 87
REC. NO. C0574025

LOT 2

PARCEL NO.
0172110401004
9985 EAST 104TH LLC

INGRESS/EGRESS
EASEMENT

10' PSCO EASEMENT
BOOK 4356 PAGE 450

104TH AVENUE (STATE HWY 44)

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 6
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/10/09, REV.: 1/13/11

SHEET: 2 OF 2



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303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com

X:\1520000.dwg\1528001\Drawings\Phase 3B\Legal Exhibits\1528001LX-08.dwg, SHEET 2, 3/7/2011 10:50:23 AM, adamsj



J-R ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 6A
12/10/09, REV.: 1/13/11, 3/3/2011

PROPERTY DESCRIPTION PARCEL 6A

A PARCEL OF LAND BEING A PORTION OF LOT 1-B, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT AS RECORDED UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR: S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N89°37'32"E A DISTANCE OF 701.75 FEET;

THENCE N00°22'10"W A DISTANCE OF 89.21 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 1-B, BEING THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY LINE AND SAID WESTERLY LINE EXTENDED, N00°22'10"W A DISTANCE OF 303.32 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 07°30'00" AND AN ARC LENGTH OF 35.34 FEET, TO A POINT OF TANGENT;

THENCE N07°52'10"W A DISTANCE OF 188.92 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 49°26'52" AND AN ARC LENGTH OF 198.50 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY LINE OF SAID LOT 1-B;

THENCE ON SAID EASTERLY LINE, S00°22'10"E A DISTANCE OF 704.56 FEET;

THENCE S80°02'52"W A DISTANCE OF 30.42 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 26,433 SQUARE FEET OR 0.6068 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

PARCEL NO. 01721101006
DOWELL SCHLUMBERGER INCORPORATED

LOT 1-A
HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

SE 1/4
SEC. 10
T2S R67W

$\Delta=49^{\circ}26'52''$
 $R=230.00'$
 $L=198.50'$

100 50 0 100

ORIGINAL SCALE: 1" = 100'

60' INGRESS/EGRESS EASEMENT
REC. NO. C1168751

LOT 1-B, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO. 0172110001011
DOWELL DIVISION OF SCHLUMBERGER
TECHNOLOGY CORPORATION

60' INGRESS/EGRESS EASEMENT
BOOK 5827 PAGE 343

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

LOT 1-A

LOT 1-A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°02'52"W	30.42

$\Delta=7^{\circ}30'00''$
 $R=270.00'$
 $L=35.34'$

LOT 2, BLOCK 1
HAZELTINE INDUSTRIAL
DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO. 0172110001012
L & G INC

POINT OF COMMENCEMENT
S 1/4 COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

POINT OF BEGINNING

10' MOUNTAIN
BELL EASEMENT
REC. NO. B834444

PARCEL NO. 0172110401003
RCI INVESTMENTS LLC

MARATHON SUBDIVISION
FIRST AMENDMENT
FILE NO. 18, MAP NO. 87
REC. NO. C0574025

LOT 2

PARCEL NO.
0172110401004
9985 EAST 104TH LLC

10' MOUNTAIN
BELL EASEMENT
REC. NO. B834444

INGRESS/EGRESS
EASEMENT

10' PSCO EASEMENT
BOOK 4356 PAGE 450

104TH AVENUE (STATE HWY 44)

N89°37'32"E 701.75'

N00°22'10"W 89.21'

S89°37'32"W 2643.80'

NE 1/4
SEC. 15
T2S R67W

BASIS OF BEARINGS
SOUTH LINE, SE 1/4 SEC. 10,
T2S, R67W, 6TH P.M.

SE COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 6A
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/10/09, REV.: 1/13/11, 3/3/11

SHEET: 2 OF 2



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A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 6B
12/10/09, REV.: 1/13/2011**

PROPERTY DESCRIPTION PARCEL 6B

A PARCEL OF LAND BEING A PORTION OF LOT 1-A, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT AS RECORDED UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N89°37'32"E A DISTANCE OF 731.76 FEET;

THENCE N00°22'28"W A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT 1-A AND THE POINT OF BEGINNING;

THENCE ON THE WESTERLY LINE OF SAID LOT 1-A, N00°22'10"W A DISTANCE OF 44.27 FEET;

THENCE N80°02'52"E A DISTANCE OF 30.42 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 1-A;

THENCE ON SAID EASTERLY LINE, S00°22'10"E A DISTANCE OF 49.33 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°37'32"W A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,404 SQUARE FEET OR 0.0322 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



SE 1/4
SEC. 10
T2S R67W

60' INGRESS/
EGRESS EASEMENT
REC. NO. C1168751

100 50 0 100
ORIGINAL SCALE: 1" = 100'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°22'10"W	44.27'
L2	N80°02'52"E	30.42'
L3	S00°22'10"E	49.33'
L4	S89°37'32"W	30.00'

PARCEL NO. 01721101006
DOWELL DIVISION OF SCHLUMBERGER
TECHNOLOGY CORPORATION
LOT 1-A

HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

WARRANTY DEED
REC. NO. C1168751

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

GIFT WARRANTY DEED
BOOK 5827 PAGE 343

LOT 1-B, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO. 0172110001011
DOWELL SCHLUMBERGER INCORPORATED

LOT 2, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO. 0172110001012
L & G INC

POINT OF COMMENCEMENT
S 1/4 COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

POINT OF BEGINNING

10' MOUNTAIN
BELL EASEMENT
REC. NO. B834444

PARCEL NO. 0172110401003
RCI INVESTMENTS LLC

MARATHON SUBDIVISION
FIRST AMENDMENT
FILE NO. 18, MAP NO. 87
REC. NO. C0574025

LOT 2

PARCEL NO.
0172110401004
9985 EAST 104TH LLC

INGRESS/EGRESS
EASEMENT

N89°37'32"E 731.76'

N00°22'28"W 50.00'

S89°37'32"W 2643.80'

104TH AVENUE (STATE HWY 44)

10' PSCO EASEMENT
BOOK 4356 PAGE 450

NE 1/4
SEC. 15
T2S R67W

BASIS OF BEARINGS
SOUTH LINE, SE 1/4 SEC. 10,
T2S, R67W, 6TH P.M.

SE COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 6B
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/10/09, REV.: 1/13/11



J-R ENGINEERING
A Westrian Company

7200 S. Alton Way, Suite C100 • Centennial, CO 8012
303-740-9393 • Fax 303-721-9019 • www.jrengineering.com

SHEET: 2 OF 2

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J·R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 6C
12/10/09, REV.: 1/13/11, 3/3/2011**

PROPERTY DESCRIPTION PARCEL 6C

A PARCEL OF LAND BEING A PORTION OF LOT 1-A, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT AS RECORDED UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2,643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N89°37'32"E A DISTANCE OF 731.75 FEET;

THENCE N00°22'10"W A DISTANCE OF 94.27 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 1-A, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY LINE, N00°22'10"W A DISTANCE OF 704.56 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S48°25'19"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 48°02'51" AND AN ARC LENGTH OF 192.87 FEET, TO A POINT OF TANGENT;

THENCE N89°37'32"E A DISTANCE OF 139.74 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 89°57'47" AND AN ARC LENGTH OF 345.43 FEET, TO A POINT OF TANGENT;

THENCE ON A LINE 60.00 FEET WESTERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1-A, N00°20'15"W A DISTANCE OF 187.11 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 06°15'42" AND AN ARC LENGTH OF 36.06 FEET, TO A POINT OF NON-TANGENT ON THE NORTHERLY LINE OF SAID LOT 1-A;

THENCE ON SAID NORTHERLY LINE, N89°34'48"E A DISTANCE OF 58.03 FEET, TO THE NORTHEASTERLY CORNER OF SAID LOT 1-A;

THENCE ON SAID EASTERLY LINE, S00°20'15"E A DISTANCE OF 223.18 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 89°57'47" AND AN ARC LENGTH OF 439.64 FEET, TO A POINT OF TANGENT;

THENCE S89°37'32"W A DISTANCE OF 139.74 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 42°40'05" AND AN ARC LENGTH OF 126.60 FEET, TO A POINT OF NON-TANGENT ON THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. C1168751;

THENCE ON SAID NORTHERLY LINE, S89°37'32"W A DISTANCE OF 25.84 FEET;

THENCE ON THE EASTERLY LINE EXTENDED OF SAID LOT 1-A, S00°22'10"E A DISTANCE OF 670.74 FEET;

THENCE S80°02'52"W A DISTANCE OF 30.42 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 75,889 SQUARE FEET OR 1.7422 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



A circular professional seal for Richard L. Harvanek, a Colorado Licensed Professional Land Surveyor. The seal contains the text "COLORADO LICENSED", "RICHARD L. HARVANEK", "30099", and "PROFESSIONAL LAND SURVEYOR". The date "3/5/2011" is handwritten in the center. A handwritten signature of "Richard L. Harvanek" is written across the bottom of the seal.

EXHIBIT

PARCEL NO. 01721101006
DOWELL DIVISION OF SCHLUMBERGER
TECHNOLOGY CORPORATION

LOT 1-A
HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

SE 1/4
SEC. 10
T2S R67W

$\Delta=48^{\circ}02'51''$
R=230.00'
L=192.87'

N89°37'32"E 139.74'
S89°37'32"W 139.74'

$\Delta=42^{\circ}40'05''$
R=170.00'
L=126.60'

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

WARRANTY DEED
REC. NO. C1168751

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

GIFT WARRANTY DEED
BOOK 5827 PAGE 343

10' MOUNTAIN
BELL EASEMENT
REC. NO. B834444

PARCEL NO. 0172110401003
RCI INVESTMENTS LLC

MARATHON SUBDIVISION
FIRST AMENDMENT
FILE NO. 18, MAP NO. 87
REC. NO. C0574025

LOT 2
PARCEL NO.
0172110401004
9985 EAST 104TH LLC

LINE TABLE		
LINE	BEARING	LENGTH
L2	S80°02'52"W	30.42

LOT 2, BLOCK 1
HAZELTINE INDUSTRIAL
DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748
PARCEL NO. 0172110001012
L & G INC

POINT OF COMMENCEMENT
S 1/4 COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

POINT OF
BEGINNING

104TH AVENUE (STATE HWY 44)

10' PSCO EASEMENT
BOOK 4356 PAGE 450

N00°22'10"W 94.27'

N89°37'32"E 731.75'

S89°37'32"W 2643.80'

NE 1/4
SEC. 15
T2S R67W

BASIS OF BEARINGS
SOUTH LINE, SE 1/4 SEC. 10,
T2S, R67W, 6TH P.M.

SE COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 6C
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/10/09, REV.: 1/13/11, 3/3/11

SHEET: 3 OF 4



J-R ENGINEERING
A Westrian Company

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303-740-9098 • Fax: 303-721-9019 • www.jrengineering.com

EXHIBIT

LOT 12
DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236

PARCEL NO. 0172110004001
SKW-MBT OPERATION INC

30' DRAINAGE EASEMENT REC. NO. B424236

30' ACCESS EASEMENT BK 2526 PG 518

FULTON STREET

E. 106TH AVENUE

$\Delta=6^{\circ}15'42''$
 $R=330.00'$
 $L=36.06'$

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°34'48"E	58.03

N00°20'15"W 187.11'

60.00'

S00°20'15"E 223.18'

$\Delta=89^{\circ}57'47''$
 $R=220.00'$
 $L=345.43'$

PARCEL NO. 01721101006
DOWELL DIVISION OF SCHLUMBERGER
TECHNOLOGY CORPORATION
LOT 1-A
HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

$\Delta=48^{\circ}02'51''$
 $R=230.00'$
 $L=192.87'$

N89°37'32"E 139.74'

60.00'

S89°37'32"W 139.74'

$\Delta=89^{\circ}57'47''$
 $R=280.00'$
 $L=439.64'$

$\Delta=42^{\circ}40'05''$
 $R=170.00'$
 $L=126.60'$

S89°37'32"W
25.84'

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

30.00'

WARRANTY DEED
REC. NO. C1168751

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

GIFT WARRANTY DEED
BOOK 5827 PAGE 343

N00°22'10"W 704.56'

30' PSCO EASEMENT
BOOK 6168 PAGE 199

10' MOUNTAIN
BELL EASEMENT
REC. NO. B834444

OUTLOT A

DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 6C
104TH AVENUE IMPROVEMENTS PHASE 3B

PROJECT NO.: 15280.01

DATE: 12/10/09, REV.: 1/13/11, 3/3/11

SHEET: 4 OF 4



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J-R ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 6
10/16/09, REV.: 5/19/10, REV.: 1/13/11, REV.: 3/3/2011

DESCRIPTION TE-6

A PARCEL OF LAND BEING A PORTION OF LOT 1-B, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT, AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10, ;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N89°37'32"E A DISTANCE OF 701.75 FEET;

THENCE ON THE WESTERLY LINE AND THE WESTERLY LINE EXTENDED OF SAID LOT 1-B, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748, N00°22'10"W A DISTANCE OF 385.54 FEET, TO THE SOUTHWESTERLY CORNER OF SAID LOT 1-B ALSO BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY LINE OF SAID LOT 1-B, ALSO BEING THE NORTHERLY LINE OF SAID LOT 2, S89°37'32"W A DISTANCE OF 20.00 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) N00°22'10"W A DISTANCE OF 6.98 FEET, TO A POINT OF CURVE;
- 2) ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 07°30'00" AND AN ARC LENGTH OF 32.72 FEET, TO A POINT OF TANGENT;
- 3) N07°52'10"W A DISTANCE OF 188.92 FEET, TO A POINT OF CURVE;
- 4) ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 54°19'23" AND AN ARC LENGTH OF 237.03 FEET, TO A POINT OF NON-TANGENT ALSO BEING A POINT ON THE EASTERLY LINE OF SAID LOT 1-B;

THENCE ON SAID EASTERLY LINE, S00°22'10"E A DISTANCE OF 28.57 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S48°25'19"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 49°26'52" AND AN ARC LENGTH OF 198.50 FEET, TO A POINT OF TANGENT;
- 2) S07°52'10"E A DISTANCE OF 188.92 FEET, TO A POINT OF CURVE;
- 3) ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 07°30'00" AND AN ARC LENGTH OF 35.34 FEET, TO A POINT OF TANGENT;

4) S00°22'10"E A DISTANCE OF 6.98 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,957 SQUARE FEET OR 0.2056 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

PARCEL NO. 01721101006
DOWELL SCHLUMBERGER INCORPORATED
LOT 1-A

SE 1/4
SEC. 10
T2S R67W

LOT 1-B, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748



100 50 0 100

ORIGINAL SCALE: 1" = 100'

$\Delta=54^{\circ}19'23''$
 $R=250.00'$
 $L=237.03'$

$S00^{\circ}22'10''E$
28.57'

$S48^{\circ}25'19''E(R)$

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

60' INGRESS/EGRESS EASEMENT
REC. NO. C1168751

$\Delta=49^{\circ}26'52''$
 $R=230.00'$
 $L=198.50'$

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

LOT 1-A

PARCEL NO. 0172110001011
DOWELL DIVISION OF SCHLUMBERGER
TECHNOLOGY CORPORATION

LOT 1-A

TE-6

$N07^{\circ}52'10''W$ 188.92'
 $-S07^{\circ}52'10''E$ 188.92'

30' PSCO EASEMENT
BOOK 6168 PAGE 199

60' INGRESS/EGRESS EASEMENT
BOOK 5827 PAGE 343

$\Delta=7^{\circ}30'00''$
 $R=250.00'$
 $L=32.72'$

$N00^{\circ}22'10''W$
6.98'

10' MOUNTAIN
BELL EASEMENT
REC. NO. B834444

$\Delta=7^{\circ}30'00''$
 $R=270.00'$
 $L=35.34'$

PARCEL NO. 0172110401003
RCI INVESTMENTS LLC

$S89^{\circ}37'32''W$ 20.00'
POINT OF BEGINNING

$S00^{\circ}22'10''E$
6.98'

MARATHON SUBDIVISION
FIRST AMENDMENT
FILE NO. 18, MAP NO. 87
REC. NO. C0574025

LOT 2

LOT 2, BLOCK 1
HAZELTINE INDUSTRIAL
DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748
PARCEL NO. 0172110001012
L & G INC

PARCEL NO.
0172110401004
9985 EAST 104TH LLC

10' MOUNTAIN
BELL EASEMENT
REC. NO. B834444

POINT OF COMMENCEMENT
S 1/4 COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

INGRESS/EGRESS
EASEMENT

60' INGRESS/EGRESS EASEMENT
BOOK 4396 PAGE 876

10' PSCO EASEMENT
BOOK 4356 PAGE 450

104TH AVENUE (STATE HWY 44)

$N89^{\circ}37'32''E$ 701.75'

$S89^{\circ}37'32''W$ 2643.80'

NE 1/4
SEC. 15
T2S R67W

SOUTH LINE, SE 1/4 SEC. 10,
T2S, R67W, 6TH P.M.

SE COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 6
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 10/16/09, REV.: 5/19/10, REV.: 1/13/11, REV.: 3/3/2011

SHEET: 3 OF 3



J-R ENGINEERING
A Westrian Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80112
303-740-9393 • Fax 303-721-9019 • www.jrengineering.com

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J·R ENGINEERING
A Westlan Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 6
10/16/09, REV.: 1/13/11, REV.: 3/3/2011

DESCRIPTION PE-6

A PARCEL OF LAND BEING A PORTION OF LOT 1-B, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT, AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMECING AT THE SOUTHEAST CORNER OF SAID LOT 1-B, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748;

THENCE ON THE EASTERLY LINE OF SAID LOT 1-B, N00°22'10"W A DISTANCE OF 811.56 FEET, TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING FIVE (5) COURSES:

- 1) N41°17'59"W A DISTANCE OF 272.63 FEET;
- 2) N90°00'00"W A DISTANCE OF 457.73 FEET
- 3) N00°00'00"E A DISTANCE OF 181.90 FEET;
- 4) N90°00'00"E A DISTANCE OF 492.67 FEET;
- 5) N61°45'26"E A DISTANCE OF 146.27 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1-B;

THENCE ON SAID NORTHERLY LINE, N89°34'48"E A DISTANCE OF 13.20 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1-B;

THENCE ON THE EASTERLY LINE OF SAID LOT 1-B, S00°22'10"E A DISTANCE OF 33.79 FEET;

THENCE DEPARTING SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) S75°40'07"W A DISTANCE OF 25.09 FEET;
- 2) S61°45'26"W A DISTANCE OF 152.18 FEET;
- 3) S00°22'10"E A DISTANCE OF 85.51 FEET;
- 4) S41°17'59"E A DISTANCE OF 242.50 FEET, TO A POINT ON THE SAID EASTERLY LINE;

THENCE ON SAID EASTERLY LINE, S00°22'10"E A DISTANCE OF 76.32 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 104,592 SQUARE FEET OR 2.4011 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



Richard L. Harvanek

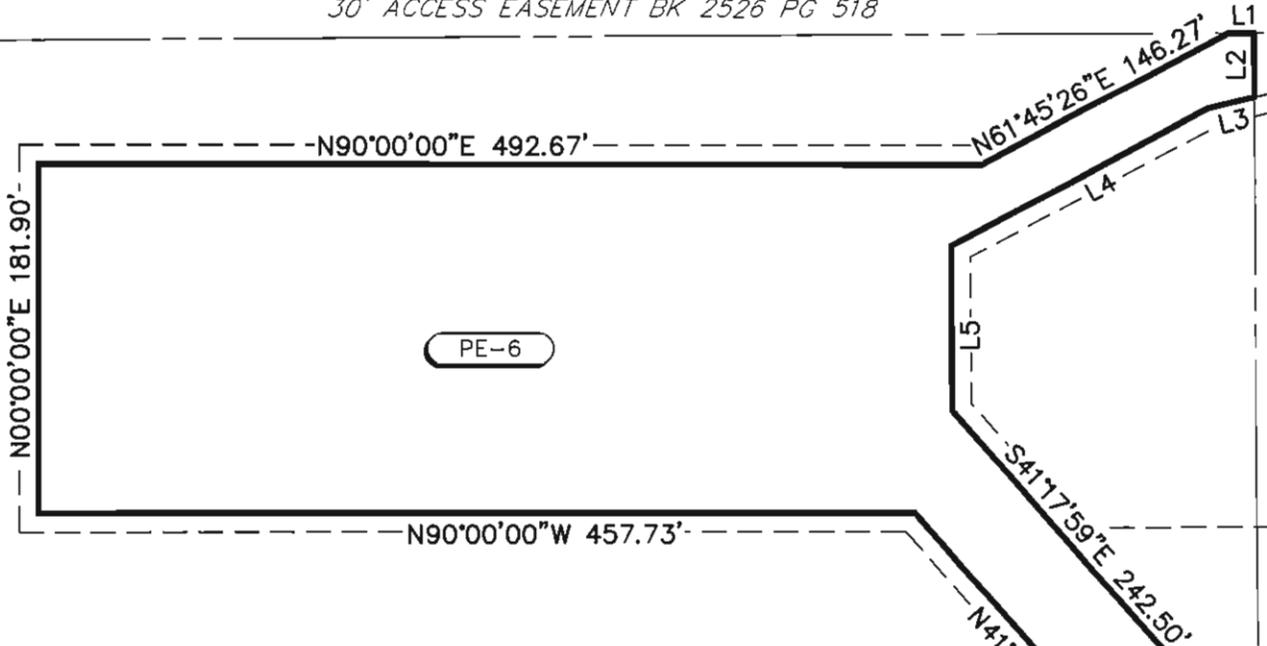
EXHIBIT

LOT 12
DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236

PARCEL NO. 0172110004001
SKW-MBT OPERATION INC

30' DRAINAGE EASEMENT

30' ACCESS EASEMENT BK 2526 PG 518



LOT 1-B, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

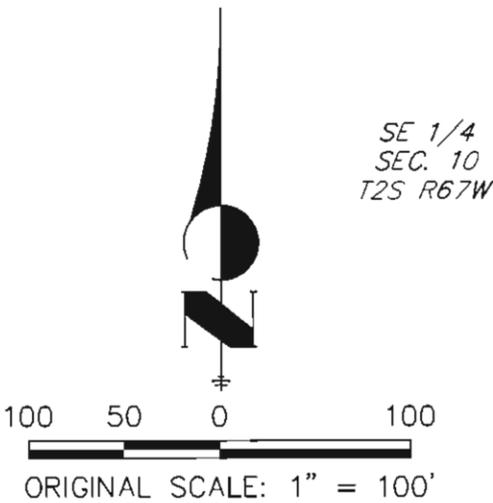
PARCEL NO. 0172110001011
DOWELL DIVISION OF SCHLUMBERGER
TECHNOLOGY CORPORATION

POINT OF BEGINNING
60' INGRESS/EGRESS EASEMENT
REC. NO. C1168751

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°34'48"E	13.20'
L2	S00°22'10"E	33.79'
L3	S75°40'07"W	25.09'
L4	S61°45'26"W	152.18'
L5	S00°22'10"E	85.51'
L6	S00°22'10"E	76.32'

60' INGRESS/EGRESS EASEMENT
BOOK 5827 PAGE 343

POINT OF COMMENCEMENT
SE CORNER OF LOT 1-B, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT



WEST LINE, SE 1/4 SEC. 10,
T2S, R67W, 6TH P.M.

LOT 1
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267

LOT 2, BLOCK 1
HAZELTINE INDUSTRIAL
DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO. 0172110001020
L & G INC

PARCEL NO. 0172110001012
L & G INC

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 6
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01

DATE: 10/16/09, REV.: 1/13/11, REV.: 3/2/2011 SHEET: 3 OF 3



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A Westlan Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 6A**

12/10/09, REV.: 3/3/2010, REV.: 1/13/11, REV.: 3/3/2011

DESCRIPTION PE-6A

A PARCEL OF LAND BEING A PORTION OF LOT 1-A, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT, AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1-A, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748;

THENCE ON THE WESTERLY LINE OF SAID LOT 1-A, N00°22'10"W A DISTANCE OF 811.56 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE, N00°22'10"W A DISTANCE OF 76.32 FEET;

THENCE DEPARTING SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

- 1) S41°17'59"E A DISTANCE OF 111.96 FEET, TO A POINT OF NON-TANGENT CURVE;
- 2) ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S25°30'37"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 12°39'11" AND AN ARC LENGTH OF 50.79 FEET, TO A POINT OF NON-TANGENT;
- 3) N41°17'59"W A DISTANCE OF 45.97 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,901 SQUARE FEET OR 0.0896 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC

EXHIBIT

LOT 12
DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236

PARCEL NO. 0172110004001
SKW-MBT OPERATION INC

FULTON STREET

E. 106TH AVENUE

30' DRAINAGE EASEMENT

30' ACCESS EASEMENT BK 2526 PG 518

LOT 1-A, BLOCK 1

PARCEL NO. 01721101006
DOWELL DIVISION OF SCHLUMBERGER
TECHNOLOGY CORPORATION

SE 1/4
SEC. 10
T2S R67W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	12°39'11"	230.00'	50.79'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°22'10"W	76.32'
L2	S41°17'59"E	111.96'
L3	N41°17'59"W	45.97'



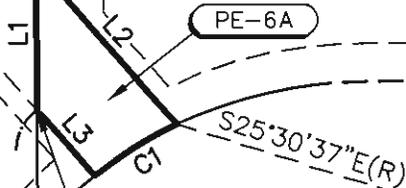
30' ACCESS EASEMENT BK 2526 PG 518

LOT 21
DI GIORGIO INDUSTRIAL PARK
REC. NO. B424236

LOT 3
BURDICK - CONTRACTORS
SUBDIVISION
REC. NO. B722451

LOT 2
BURDICK - CONTRACTORS
SUBDIVISION
REC. NO. B722451

OUTLOT A
DI GIORGIO INDUSTRIAL PARK



POINT OF BEGINNING

HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

60' INGRESS/EGRESS EASEMENT
REC. NO. C1168751

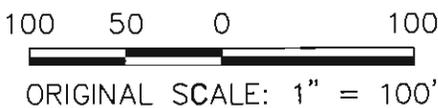
WARRANTY DEED
REC. NO. C1168751

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

GIFT WARRANTY DEED
BOOK 5827 PAGE 343

30' PSCO EASEMENT
BOOK 6168 PAGE 199



POINT OF COMMENCEMENT
SW CORNER LOT 1-A, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT PARCEL 6A
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/10/09, REV: 3/3/10, REV.: 1/13/11, REV.: 3/3/2011

SHEET: 2 OF 2



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A Westrian Company

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303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com

X:\1528000.dwg\1528001\Drawings\Phase 3B\Legal Exhibits\1528001LX-06PEA.dwg, SHEET 3, 3/4/2011 8:54:17 AM, adamsj



J-R ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 6B
1/13/2011 REV.: 3/3/2011

DESCRIPTION PE-6B

A PARCEL OF LAND BEING A PORTION OF LOT 1-A, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT, AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1-A, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748;

THENCE ON THE WESTERLY LINE OF SAID LOT 1-A, N00°22'10"W A DISTANCE OF 1233.81 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE, N00°22'10"W A DISTANCE OF 33.79 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1-A;

THENCE ON THE NORTHERLY LINE OF SAID LOT 1-A, N89°34'48"E A DISTANCE OF 532.85 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE THE FOLLOWING FIVE (5) COURSES:

- 1) ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S84°04'33"E, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 06°15'42" AND AN ARC LENGTH OF 36.06 FEET, TO A POINT OF TANGENT;
- 2) S00°20'15"E A DISTANCE OF 17.01 FEET;
- 3) N76°46'54"W A DISTANCE OF 97.56 FEET;
- 4) S89°34'48"W A DISTANCE OF 420.71 FEET;
- 5) S75°40'07"W A DISTANCE OF 15.78 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 17,070 SQUARE FEET OR 0.3919 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC

EXHIBIT

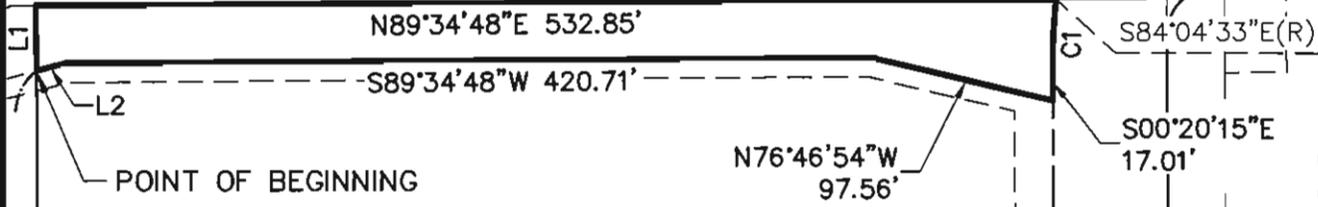
LOT 12
DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236

PARCEL NO. 0172110004001
SKW-MBT OPERATION INC

30' DRAINAGE EASEMENT
30' ACCESS EASEMENT BK 2526 PG 518

FULTON STREET

E. 106TH AVENUE



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°15'42"	330.00'	36.06'

SE 1/4
SEC. 10
T2S R67W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°22'10"W	33.79'
L2	S75°40'07"W	15.78'

LOT 1-A, BLOCK 1

PARCEL NO. 01721101006
DOWELL DIVISION OF SCHLUMBERGER
TECHNOLOGY CORPORATION

HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

60' INGRESS/EGRESS EASEMENT
REC. NO. C1168751

WARRANTY DEED
REC. NO. C1168751

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

GIFT WARRANTY DEED
BOOK 5827 PAGE 343

30' PSCO EASEMENT
BOOK 6168 PAGE 199

100 50 0 100

ORIGINAL SCALE: 1" = 100'



POINT OF COMMENCEMENT
SW CORNER LOT 1-A, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 6B
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 1/13/2011, REV.: 3/3/2011

SHEET: 2 OF 2



J-R ENGINEERING

A Westrian Company

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303-740-9393 • Fax 303-721-9019 • www.jrengineering.com

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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 6A
12/10/09, REV.: 1/13/11, REV.: 3/3/2011**

DESCRIPTION TE-6A

A PARCEL OF LAND BEING A PORTION OF LOT 1-A, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT, AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1-A, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT AS RECORDED IN FILE NO. 14, MAP NO. 794 UNDER RECEPTION NO. B347748;

THENCE ON THE WESTERLY LINE OF SAID LOT 1-A, N00°22'10"W A DISTANCE OF 748.83 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE, N00°22'10"W A DISTANCE OF 28.57 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S43°32'48"E, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 02°50'20" AND AN ARC LENGTH OF 12.39 FEET, TO A POINT OF NON-TANGENT;
- 2) N41°17'59"W A DISTANCE OF 14.10 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 1-A;

THENCE ON SAID WESTERLY LINE, N00°22'10"W A DISTANCE OF 15.26 FEET;

THENCE DEPARTING SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) S41°17'59"E A DISTANCE OF 45.97 FEET, TO A POINT OF NON-TANGENT CURVE;
- 2) ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S38°09'48"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 10°15'30" AND AN ARC LENGTH OF 41.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 833 SQUARE FEET OR 0.0191 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

LOT 12
DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236

PARCEL NO. 0172110004001
SKW-MBT OPERATION INC

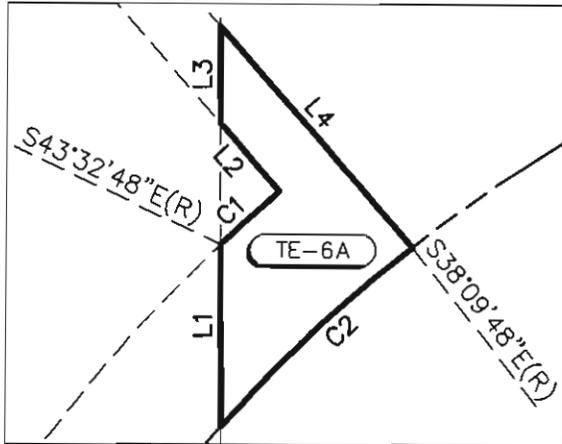
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	2°50'20"	250.00'	12.39'
C2	10°15'30"	230.00'	41.18'

30' DRAINAGE EASEMENT
30' ACCESS EASEMENT BK 2526 PG 518

PARCEL NO. 0172110004001
SKW-MBT OPERATION INC

FULTON STREET

E. 106TH AVENUE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°22'10"W	28.57'
L2	N41°17'59"W	14.10'
L3	N00°22'10"W	15.26'
L4	S41°17'59"E	45.97'

SE 1/4
SEC. 10
T2S R67W

LOT 1-A, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO. 01721101006
**DOWELL DIVISION OF SCHLUMBERGER
TECHNOLOGY CORPORATION**

TE-6A
SEE DETAIL

POINT OF BEGINNING

60' INGRESS/EGRESS EASEMENT
REC. NO. C1168751

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

GIFT WARRANTY DEED
BOOK 5827 PAGE 343

30' PSCO EASEMENT
BOOK 6168 PAGE 199

WARRANTY DEED
REC. NO. C1168751

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

100 50 0 100

ORIGINAL SCALE: 1" = 100'

POINT OF COMMENCEMENT

SW CORNER LOT 1-A, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT

BK 2526 PG 518

30' ACCESS EASEMENT

OUTLOT A
DI GIORGIO INDUSTRIAL PARK

LOT 21
DI GIORGIO INDUSTRIAL PARK
REC. NO. B424236

LOT 3
BURDICK - CONTRACTORS
SUBDIVISION
REC. NO. B722451

LOT 2
BURDICK - CONTRACTORS
SUBDIVISION
REC. NO. B722451



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 6A
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/10/09, REV.: 1/13/11, REV.: 3/3/2011

SHEET: 2 OF 2



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A Westlan Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80112
303-740-8393 • Fax: 303-721-9019 • www.jrengineering.com

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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 6B
12/10/09, REV.:01/13/11, REV.: 3/3/2011**

DESCRIPTION TE-6B

A PARCEL OF LAND BEING A PORTION OF LOT 1-A, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT, AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1-A, BLOCK 1 HAZELTINE, INDUSTRIAL DISTRICT AS RECORDED IN FILE NO. 14, MAP NO. 794 UNDER RECEPTION NO. B347748;

THENCE ON THE WESTERLY LINE OF SAID LOT 1-A, N00°22'10"W A DISTANCE OF 887.88 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE, N00°22'10"W A DISTANCE OF 121.31 FEET;

THENCE DEPARTING SAID WESTERLY LINE THE FOLLOWING TEN (10) COURSES:

- 1) N89°37'50"E A DISTANCE OF 35.00 FEET;
- 2) S00°22'10"E A DISTANCE OF 146.41 FEET;
- 3) S41°17'59"E A DISTANCE OF 52.16 FEET, TO A POINT OF NON-TANGENT CURVE;
- 4) ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S24°25'18"E, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 24°02'50" AND AN ARC LENGTH OF 104.93 FEET, TO A POINT OF TANGENT;
- 5) N89°37'32"E A DISTANCE OF 139.74 FEET, TO A POINT OF CURVE;
- 6) ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 89°57'47" AND AN ARC LENGTH OF 314.03 FEET, TO A POINT OF TANGENT;
- 7) N00°20'15"W A DISTANCE OF 164.63 FEET;
- 8) N76°46'54"W A DISTANCE OF 78.20 FEET;
- 9) S89°34'48"W A DISTANCE OF 418.30 FEET;
- 10) S75°40'07"W A DISTANCE OF 17.04 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 1-A;

THENCE ON THE WESTERLY LINE OF SAID LOT 1-A, N00°22'10"W A DISTANCE OF 10.30 FEET;

THENCE DEPARTING SAID WESTERLY LINE THE FOLLOWING EIGHT (8) COURSES:

- 1) N75°40'07"E A DISTANCE OF 15.78 FEET;
- 2) N89°34'48"E A DISTANCE OF 420.71 FEET;

- 3) S76°46'54"E A DISTANCE OF 97.56 FEET;
- 4) S00°20'15"E A DISTANCE OF 170.09 FEET, TO A POINT OF CURVE;
- 5) ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 89°57'47" AND AN ARC LENGTH OF 345.43 FEET, TO A POINT OF TANGENT;
- 6) S89°37'32"W A DISTANCE OF 139.74 FEET, TO A POINT OF CURVE;
- 7) ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 25°08'09" AND AN ARC LENGTH OF 100.90 FEET, TO A POINT OF NON-TANGENT;
- 8) N41°17'59"W A DISTANCE OF 111.96 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 25,538 SQUARE FEET OR 0.5863 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



A handwritten signature in cursive script that reads "Richard L. Harvanek".

EXHIBIT

LOT 12
DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236

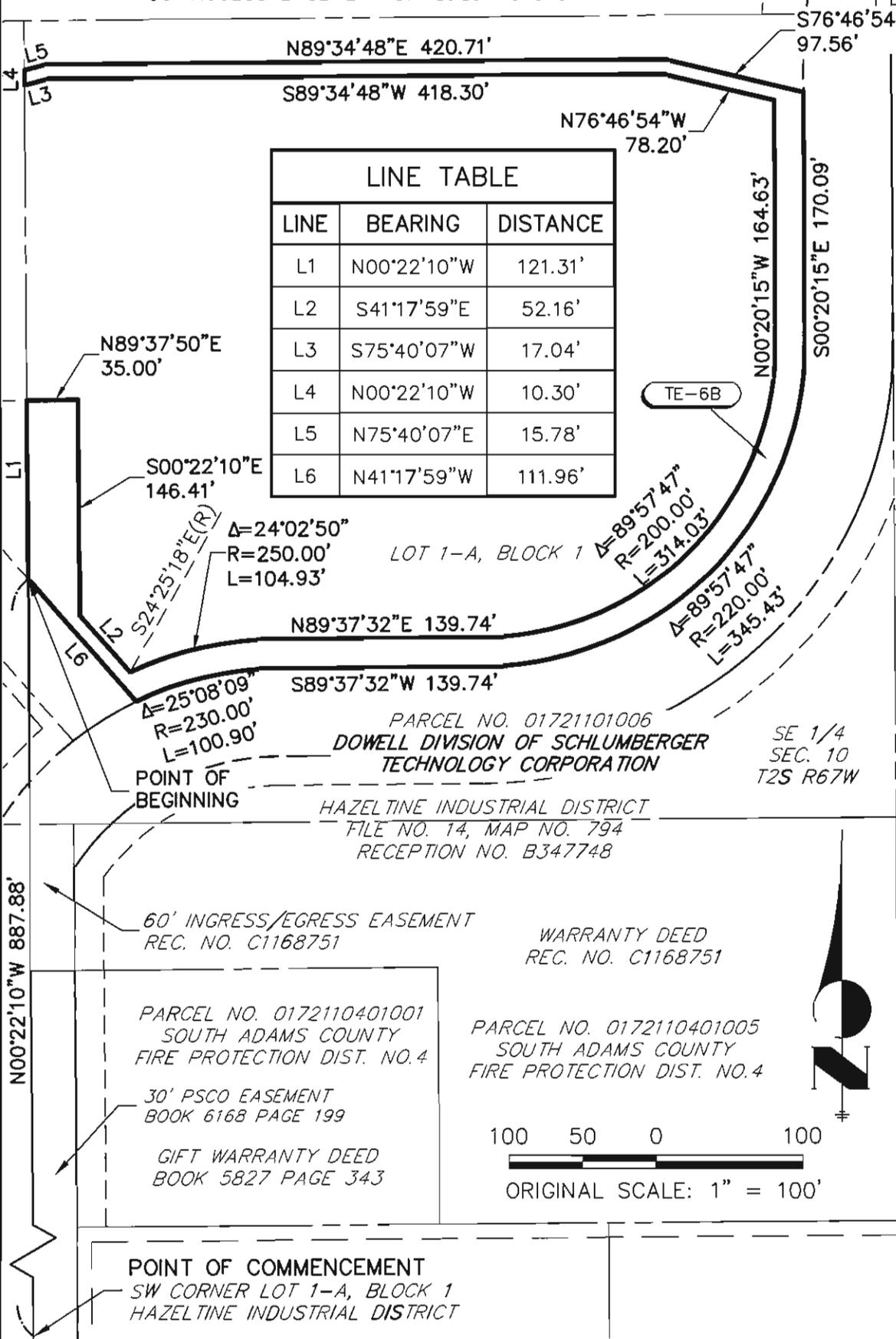
PARCEL NO. 0172110004001
SKW-MBT OPERATION INC

30' DRAINAGE EASEMENT
30' ACCESS EASEMENT BK 2526 PG 518

FULTON STREET

E. 106TH AVENUE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°22'10"W	121.31'
L2	S41°17'59"E	52.16'
L3	S75°40'07"W	17.04'
L4	N00°22'10"W	10.30'
L5	N75°40'07"E	15.78'
L6	N41°17'59"W	111.96'



LOT 1-A, BLOCK 1

PARCEL NO. 01721101006
DOWELL DIVISION OF SCHLUMBERGER
TECHNOLOGY CORPORATION

SE 1/4
SEC. 10
T2S R67W

HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

POINT OF BEGINNING

60' INGRESS/EGRESS EASEMENT
REC. NO. C1168751

WARRANTY DEED
REC. NO. C1168751

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

30' PSCO EASEMENT
BOOK 6168 PAGE 199

GIFT WARRANTY DEED
BOOK 5827 PAGE 343

100 50 0 100
ORIGINAL SCALE: 1" = 100'

POINT OF COMMENCEMENT
SW CORNER LOT 1-A, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 6B
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01

DATE: 12/10/09, RE.: 1/13/11, REV.: 3/3/2011 SHEET: 3 OF 3



J-R ENGINEERING

A Westrian Company

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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 6C
1/13/2011, REV.: 3/3/2011**

DESCRIPTION TE-6C

A PARCEL OF LAND BEING A PORTION OF LOT 1-B, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT, AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1-B, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT AS RECORDED IN FILE NO. 14, MAP NO. 794 UNDER RECEPTION NO. B347748;

THENCE ON THE EASTERLY LINE OF SAID LOT 1-B, N00°22'10"W A DISTANCE OF 796.30 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) N41°17'59"W A DISTANCE OF 279.63 FEET;
- 2) N90°00'00"W A DISTANCE OF 463.21 FEET;
- 3) N00°00'00"E A DISTANCE OF 201.90 FEET;
- 4) N90°00'00"E A DISTANCE OF 500.15 FEET;
- 5) N61°45'26"E A DISTANCE OF 124.81 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1-B;

THENCE ON SAID NORTHERLY LINE, N89°34'48"E A DISTANCE OF 21.43 FEET;

THENCE DEPARTING SAID NORTHERLY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) S61°45'26"W A DISTANCE OF 146.27 FEET;
- 2) N90°00'00"W A DISTANCE OF 492.67 FEET;
- 3) S00°00'00"E A DISTANCE OF 181.90 FEET;
- 4) N90°00'00"E A DISTANCE OF 457.73 FEET;
- 5) S41°17'59"E A DISTANCE OF 272.63 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 1-B;

THENCE ON SAID EASTERLY LINE, S00°22'10"E A DISTANCE OF 15.26 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15,604 SQUARE FEET OR 0.3582 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



Richard L Harvanek

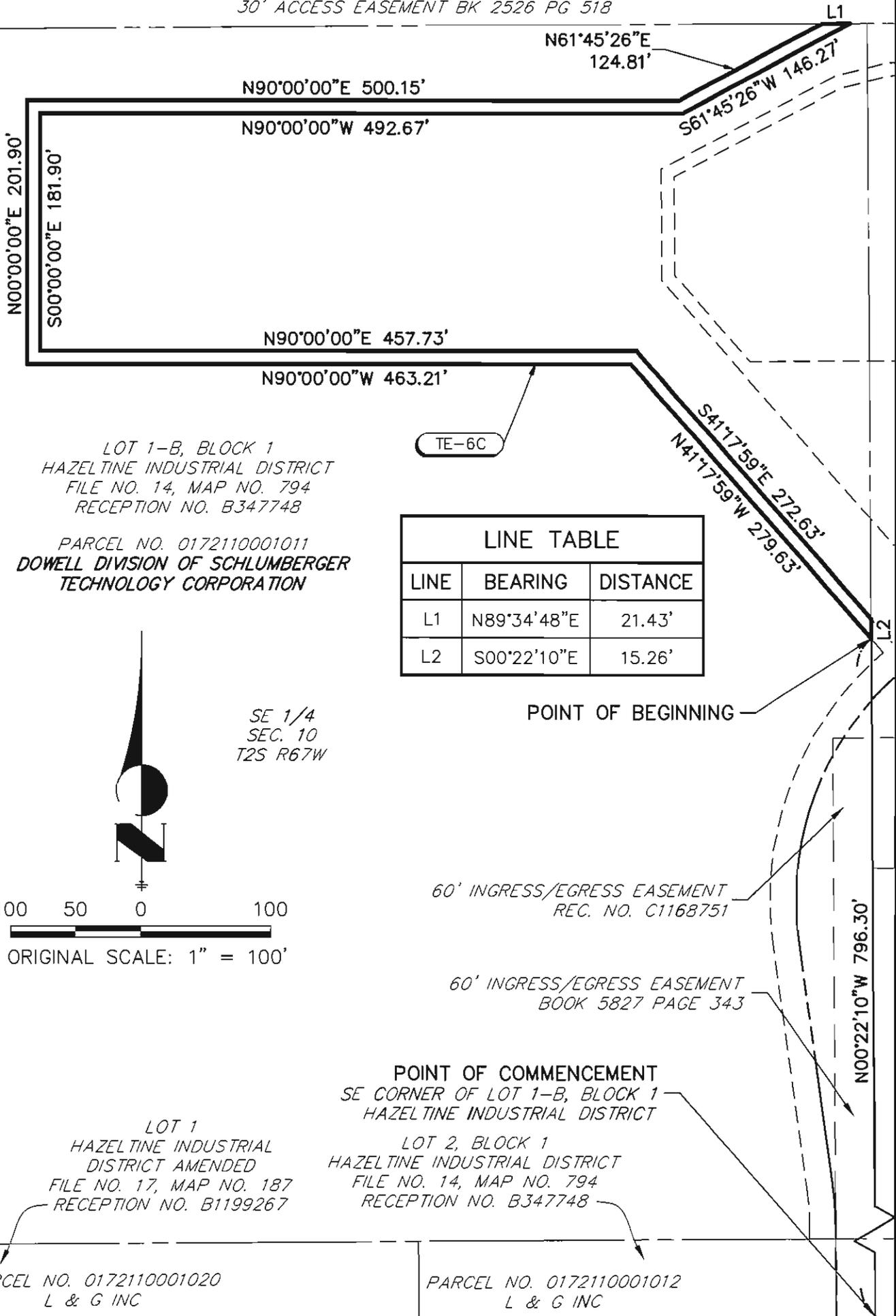
EXHIBIT

LOT 12
DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236

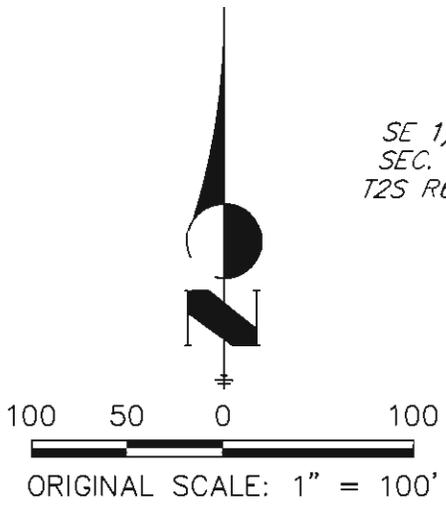
PARCEL NO. 0172110004001
SKW-MBT OPERATION INC

30' DRAINAGE EASEMENT

30' ACCESS EASEMENT BK 2526 PG 518



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°34'48"E	21.43'
L2	S00°22'10"E	15.26'



LOT 1-B, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO. 0172110001011
DOWELL DIVISION OF SCHLUMBERGER
TECHNOLOGY CORPORATION

PARCEL NO. 0172110001020
L & G INC

PARCEL NO. 0172110001012
L & G INC

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 6C
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 01/13/2011, REV.: 3/3/2011

SHEET: 3 OF 3

J-R ENGINEERING
A Westrian Company

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J-R ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 6D
1/13/11, REV.: 3/3/2011

DESCRIPTION TE-6D

A PARCEL OF LAND BEING A PORTION OF LOT 1-A, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT, AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1-A, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT AS RECORDED IN FILE NO., 14 MAP NO. 794 UNDER RECEPTION NO. B347748;

THENCE ON THE WESTERLY LINE OF SAID LOT 1-A, N00°22'10"W A DISTANCE OF 720.07 FEET;

THENCE ON THE NORTHERLY LINE AND NORTHERLY LINE EXTENDED OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. C1168751, N89°37'32"E A DISTANCE OF 55.84 FEET, TO A POINT OF NON-TANGENT CURVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

- 1) ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S43°02'33"E, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 42°40'05" AND AN ARC LENGTH OF 126.60 FEET, TO A POINT OF TANGENT;
- 2) N89°37'32"E A DISTANCE OF 139.74 FEET, TO A POINT OF CURVE;
- 3) ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 89°57'47" AND AN ARC LENGTH OF 439.64 FEET, TO A POINT OF NON-TANGENT ALSO BEING A POINT ON THE EASTERLY LINE OF SAID LOT 1-A;

THENCE ON SAID EASTERLY LINE, S00°20'15"E A DISTANCE OF 107.70 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES:

- 1) ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N69°17'53"W, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 68°55'25" AND AN ARC LENGTH OF 360.88 FEET, TO A POINT OF TANGENT;
- 2) S89°37'32"W A DISTANCE OF 139.74 FEET, TO A POINT OF CURVE;
- 3) ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 33°33'26" AND AN ARC LENGTH OF 87.85 FEET, TO A POINT OF TANGENT ALSO BEING A POINT ON THE NORTHERLY LINE OF SAID PROPERTY;

THENCE ON SAID NORTHERLY LINE, S89°37'32"W A DISTANCE OF 32.30 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 12,609 SQUARE FEET OR 0.2895 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

LOT 12
DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236

PARCEL NO. 0172110004001
SKW-MBT OPERATION INC

30' DRAINAGE EASEMENT
30' ACCESS EASEMENT BK 2526 PG 518

FULTON STREET

E. 106TH AVENUE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°37'32"E	55.84'
L2	S00°20'15"E	107.70'
L3	S89°37'32"W	32.30'

HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

LOT 1-A, BLOCK 1

SE 1/4
SEC. 10
T2S R67W

PARCEL NO. 01721101006
DOWELL DIVISION OF SCHLUMBERGER
TECHNOLOGY CORPORATION

LOT 21
DI GIORGIO INDUSTRIAL PARK
REC. NO. B424236

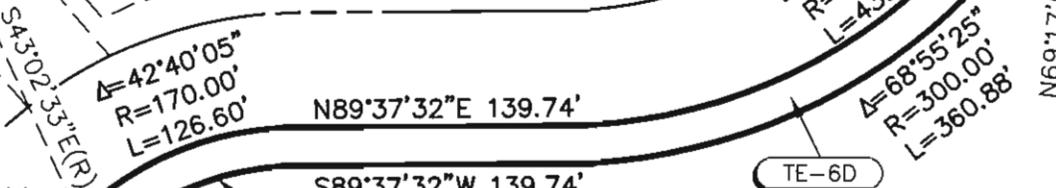
L2
BK 2526 PG 518

LOT 3
30' ACCESS EASEMENT

LOT 3
BURDICK - CONTRACTORS
SUBDIVISION
REC. NO. B722451

OUTLOT A
DI GIORGIO INDUSTRIAL PARK

LOT 2
BURDICK - CONTRACTORS
SUBDIVISION
REC. NO. B722451



POINT OF BEGINNING
60' INGRESS/EGRESS EASEMENT
REC. NO. C1168751

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4
30' PSCO EASEMENT
BOOK 6168 PAGE 199
GIFT WARRANTY DEED
BOOK 5827 PAGE 343

WARRANTY DEED
REC. NO. C1168751

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4



POINT OF COMMENCEMENT
SW CORNER LOT 1-A, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 6D
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 1/13/11, REV.: 3/3/2011

SHEET: 3 OF 3



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JR ENGINEERING
A Westlan Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 6E**

DESCRIPTION TE-6E

A PARCEL OF LAND BEING A PORTION OF LOT 1-B, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT, AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1-B, BLOCK 1, INDUSTRIAL DISTRICT AS RECORDED IN FILE NO. 14, MAP NO. 794 UNDER RECEPTION NO. B347748;

THENCE ON THE EASTERLY LINE OF SAID LOT 1-B, N00°22'10"W A DISTANCE OF 887.88 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) N41°17'59"W A DISTANCE OF 242.50 FEET;
- 2) N00°22'10"W A DISTANCE OF 85.51 FEET;
- 3) N61°45'26"E A DISTANCE OF 152.18 FEET;
- 4) N75°40'07"E A DISTANCE OF 25.09 FEET, TO A POINT ON SAID EASTERLY LINE;

THENCE ON SAID EASTERLY LINE, S00°22'10"E A DISTANCE OF 10.30 FEET;

THENCE DEPARTING SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) S75°40'07"W A DISTANCE OF 21.39 FEET;
- 2) S61°45'26"W A DISTANCE OF 144.93 FEET;
- 3) S00°22'10"E A DISTANCE OF 75.76 FEET;
- 4) S41°17'59"E A DISTANCE OF 86.88 FEET;
- 5) N89°37'50"E A DISTANCE OF 91.96 FEET, TO A POINT ON SAID EASTERLY LINE;

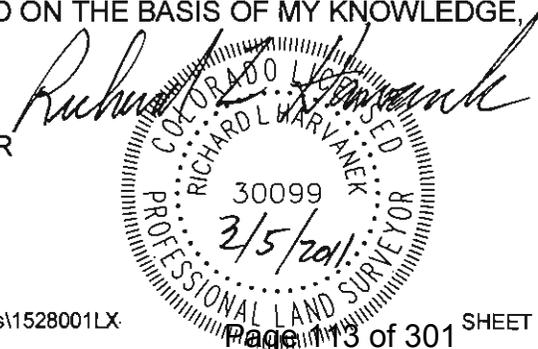
THENCE ON SAID EASTERLY LINE, S00°22'10"E A DISTANCE OF 121.31 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9,749 SQUARE FEET OR 0.2238 ACRES

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC

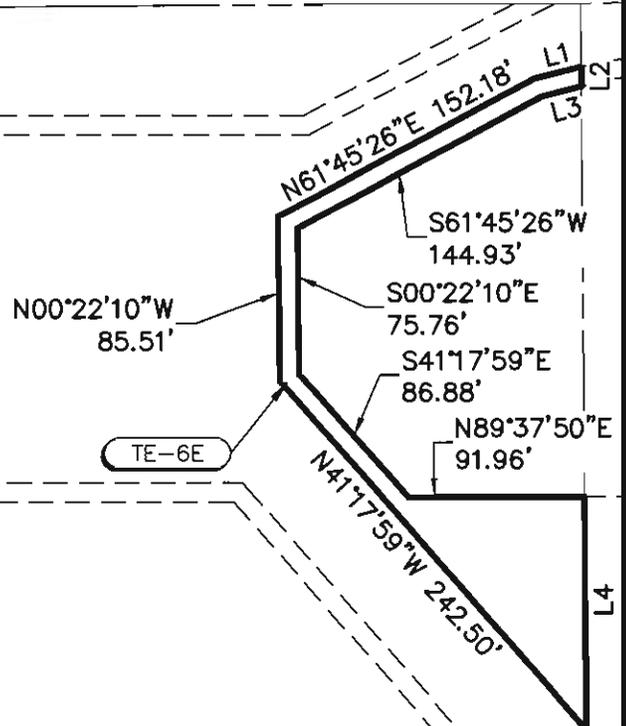


EXHIBIT

LOT 12
DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236

PARCEL NO. 0172110004001
SKW-MBT OPERATION INC
30' DRAINAGE EASEMENT
30' ACCESS EASEMENT BK 2526 PG 518

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°40'07"E	25.09'
L2	S00°22'10"E	10.30'
L3	S75°40'07"W	21.39'
L4	S00°22'10"E	121.31'



LOT 1-B, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO. 0172110001011
DOWELL DIVISION OF SCHLUMBERGER
TECHNOLOGY CORPORATION

POINT OF BEGINNING



SE 1/4
SEC. 10
T2S R67W

100 50 0 100
ORIGINAL SCALE: 1" = 100'

60' INGRESS/EGRESS EASEMENT
REC. NO. C1168751

60' INGRESS/EGRESS EASEMENT
BOOK 5827 PAGE 343

POINT OF COMMENCEMENT
SE CORNER OF LOT 1-B, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT

LOT 1
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267

LOT 2, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO. 0172110001020
L & G INC

PARCEL NO. 0172110001012
L & G INC

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 6E
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 3/3/2011

SHEET: 2 OF 2



J-R ENGINEERING
A Westrian Company

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J·R ENGINEERING
A Westlan Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 7
12/09/2009, REVISED 03/02/2010, 01/13/2011**

PROPERTY DESCRIPTION PARCEL 7

A PARCEL OF LAND BEING A PORTION OF LOT 1, MARATHON SUBDIVISION – FIRST AMENDMENT RECORDED UNDER RECEPTION NO. C0574025, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N89°37'32"E A DISTANCE OF 761.75 FEET;

THENCE N00°22'10"W A DISTANCE OF 60.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 1, MARATHON SUBDIVISION – FIRST AMENDMENT RECORDED UNDER RECEPTION NO. C0574025 AND THE POINT OF BEGINNING;

THENCE ON THE WESTERLY LINE OF SAID LOT 1, N00°22'10"W A DISTANCE OF 39.33 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N89°37'50"E, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 65°00'18" AND AN ARC LENGTH OF 28.36 FEET, TO A POINT OF TANGENT;

THENCE S65°22'28"E A DISTANCE OF 39.45 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°37'32"W A DISTANCE OF 50.19 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 631 SQUARE FEET OR 0.0145 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



100 50 0 100
 ORIGINAL SCALE: 1" = 100'

SE 1/4
 SEC. 10
 T2S R67W

PARCEL NO. 01721101006
 DOWELL SCHLUMBERGER INCORPORATED
 LOT 1-A
 HAZELTINE INDUSTRIAL DISTRICT
 FILE NO. 14, MAP NO. 794
 RECEPTION NO. B347748

PARCEL NO. 0172110401005
 SOUTH ADAMS COUNTY
 FIRE PROTECTION DIST. NO.4

PARCEL NO. 0172110401001
 SOUTH ADAMS COUNTY
 FIRE PROTECTION DIST. NO.4

LOT 1-A

LOT 1-A

60' INGRESS/EGRESS EASEMENT
 REC. NO. C1168751

60' INGRESS/EGRESS EASEMENT
 BOOK 5827 PAGE 343

30' PSCO EASEMENT
 BOOK 6168 PAGE 199

10' MOUNTAIN
 BELL EASEMENT
 REC. NO. B834444

PARCEL NO. 0172110401003
 RCI INVESTMENTS LLC

MARATHON SUBDIVISION
 FIRST AMENDMENT
 FILE NO. 18, MAP NO. 87
 REC. NO. C0574025
 LOT 1
 LOT 2

PARCEL NO.
 0172110401004
 9985 EAST 104TH LLC

10' MOUNTAIN
 BELL EASEMENT
 REC. NO. B834444

POINT OF COMMENCEMENT
 S 1/4 COR. SEC. 10
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

N89°37'50"E(R)
 POINT OF BEGINNING

Δ=65°00'18"
 R=25.00'
 L=28.36'

INGRESS/EGRESS
 EASEMENT

N00°22'10"W 60.00'
 N89°37'32"E 761.75'
 S89°37'32"W 2643.80'

104TH AVENUE (STATE HWY 44)

NE 1/4
 SEC. 15
 T2S R67W

BASIS OF BEARINGS
 SOUTH LINE, SE1/4 SEC. 10,
 T2S, R67W, 6TH P.M.

SE COR. SEC. 10
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 7
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01

DATE: 12/09/09 REV: 03/02/10, 1/13/11 SHEET: 2 OF 2



J-R ENGINEERING
 A Westrian Company

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 303-740-9393 • Fax 303-721-9019 • www.jrengineering.com

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J·R ENGINEERING
A Westman Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 7**

DESCRIPTION PE-7

A PARCEL OF LAND BEING A PORTION OF LOT 1, MARATHON SUBDIVISION – FIRST AMENDMENT RECORDED UNDER RECEPTION NO. C0574025, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N89°37'32"E A DISTANCE OF 891.26 FEET;

THENCE N00°22'28"W A DISTANCE OF 60.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 1, MARATHON SUBDIVISION – FIRST AMENDMENT RECORDED UNDER RECEPTION NO. C0574025 AND THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°37'32"W A DISTANCE OF 20.00 FEET;

THENCE N00°22'10"W A DISTANCE OF 101.09 FEET;

THENCE N08°55'41"E A DISTANCE OF 61.90 FEET;

THENCE N89°37'50"E A DISTANCE OF 10.00 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 1;

THENCE ON SAID EASTERLY LINE, S00°22'10"E A DISTANCE OF 162.17 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,938 SQUARE FEET OR 0.0674 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



100 50 0 100
 ORIGINAL SCALE: 1" = 100'

PARCEL NO. 01721101006
 DOWELL SCHLUMBERGER INCORPORATED

LOT 1-A
 HAZELTINE INDUSTRIAL DISTRICT
 FILE NO. 14, MAP NO. 794
 RECEPTION NO. B347748

PARCEL NO. 0172110401005
 SOUTH ADAMS COUNTY
 FIRE PROTECTION DIST. NO. 4

PARCEL NO. 0172110401001
 SOUTH ADAMS COUNTY
 FIRE PROTECTION DIST. NO. 4

LOT 1-A

LOT 1-A

60' INGRESS/EGRESS EASEMENT
 REC. NO. C1168751

60' INGRESS/EGRESS EASEMENT
 BOOK 5827 PAGE 343

SE 1/4
 SEC. 10
 T2S R67W

30' PSCO EASEMENT
 BOOK 6168 PAGE 199

10' MOUNTAIN BELL EASEMENT
 REC. NO. B834444

PARCEL NO. 0172110401003
 RCI INVESTMENTS LLC

60' INGRESS/EGRESS EASEMENT
 BOOK 4396 PAGE 876

MARATHON SUBDIVISION
 FIRST AMENDMENT
 FILE NO. 18, MAP NO. 87
 REC. NO. C0574025

LOT 1

LOT 2

PARCEL NO.
 0172110401004
 9985 EAST 104TH LLC

INGRESS/EGRESS
 EASEMENT
 REC. NO. C0574025

POINT OF COMMENCEMENT
 S 1/4 COR. SEC. 10
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

N89°37'50"E
 10.00'

N08°55'41"E
 61.90'

N00°22'10"W
 101.09'

S00°22'10"E
 162.17'

PE-7

S89°37'32"W
 20.00'

N00°22'28"W 60.00'

POINT OF BEGINNING

104TH AVENUE (STATE HWY 44)

N89°37'32"E 891.26'

S89°37'32"W 2643.80'

NE 1/4 SEC. 15
 T2S R67W

BASIS OF BEARINGS
 SOUTH LINE, SE 1/4 SEC. 10,
 T2S, R67W, 6TH P.M.

SE COR. SEC. 10
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 7
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 5/19/10



J-R ENGINEERING
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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 7A**

DESCRIPTION PE-7A

A PARCEL OF LAND BEING A PORTION OF LOT 1, MARATHON SUBDIVISION – FIRST AMENDMENT RECORDED UNDER RECEPTION NO. C0574025, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N89°37'32"E A DISTANCE OF 761.75 FEET;

THENCE N00°22'10"W A DISTANCE OF 60.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 1, MARATHON SUBDIVISION – FIRST AMENDMENT RECORDED UNDER RECEPTION NO. C0574025;

THENCE ON THE WESTERLY LINE OF SAID LOT 1, N00°22'10"W A DISTANCE OF 52.98 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON THE WESTERLY LINE OF SAID LOT 1, N00°22'10"W A DISTANCE OF 10.00 FEET;

THENCE N89°37'50"E A DISTANCE OF 12.50 FEET;

THENCE S00°22'10"E A DISTANCE OF 10.00 FEET;

THENCE S89°37'50"W A DISTANCE OF 12.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 125 SQUARE FEET OR 0.0029 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC

EXHIBIT



60' INGRESS/EGRESS EASEMENT
REC. NO. C1168751



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°22'10"W	10.00
L2	N89°37'50"E	12.50
L3	S00°22'10"E	10.00
L4	S89°37'50"W	12.50

60' INGRESS/EGRESS EASEMENT
BOOK 5827 PAGE 343

SE 1/4
SEC. 10
T2S R67W

60' INGRESS/EGRESS EASEMENT
BOOK 4396 PAGE 876

POINT OF COMMENCEMENT
S 1/4 COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

N00°22'10"W 52.98'

PE-7A

L2

L3

L4

POINT OF BEGINNING

104TH AVENUE (STATE HWY 44)

N89°37'32"E 761.75'

S89°37'32"W 2643.80'

N00°22'10"W 60.00'

NE 1/4 SEC. 15
T2S R67W

BASIS OF BEARINGS
SOUTH LINE, SE 1/4 SEC. 10,
T2S, R67W, 6TH P.M.

SE COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

PARCEL NO. 01721101006
DOWELL SCHLUMBERGER INCORPORATED

LOT 1-A

HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

LOT 1-A

LOT 1-A

30' PSCO EASEMENT
BOOK 6168 PAGE 199

10' MOUNTAIN
BELL EASEMENT
REC. NO. B834444

PARCEL NO. 0172110401003
RCI INVESTMENTS LLC

MARATHON SUBDIVISION
FIRST AMENDMENT
FILE NO. 18, MAP NO. 87
REC. NO. C0574025

LOT 2

PARCEL NO.
0172110401004
9985 EAST 104TH LLC

INGRESS/EGRESS
EASEMENT
REC. NO. C0574025

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 7A
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 1/13/2011

SHEET: 2 OF 2



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J·R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 7
12/09/2009, REV.:3/02/10, 5/19/10, 1/13/11**

DESCRIPTION TE-7

A PARCEL OF LAND BEING A PORTION OF LOT 1, MARATHON SUBDIVISION – FIRST AMENDMENT RECORDED UNDER RECEPTION NO. C0574025, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N89°37'32"E A DISTANCE OF 891.26 FEET;

THENCE N00°22'28"W A DISTANCE OF 60.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 1, MARATHON SUBDIVISION – FIRST AMENDMENT RECORDED UNDER RECEPTION NO. C0574025 AND THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°37'32"W A DISTANCE OF 79.31 FEET;

THENCE N65°22'28"W A DISTANCE OF 39.45 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 65°00'18" AND AN ARC LENGTH OF 28.36 FEET, TO A POINT OF TANGENT ON THE WESTERLY LINE OF SAID LOT 1;

THENCE ON SAID WESTERLY LINE, N00°22'10"W A DISTANCE OF 13.65 FEET;

THENCE N89°37'50"E A DISTANCE OF 12.50 FEET;

THENCE N00°22'10"W A DISTANCE OF 10.00 FEET;

THENCE S89°37'50"W A DISTANCE OF 12.50 FEET, TO A POINT ON SAID WESTERLY LINE;

THENCE ON SAID WESTERLY LINE, N00°22'10"W A DISTANCE OF 8.70 FEET;

THENCE N49°36'26"E A DISTANCE OF 66.56 FEET;

THENCE N89°37'50"E A DISTANCE OF 78.53 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 1;

THENCE ON SAID EASTERLY LINE, S00°22'10"E A DISTANCE OF 114.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 12,979 SQUARE FEET OR 0.2980 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



A circular professional seal for Richard L. Harvanek, a Colorado Licensed Professional Land Surveyor. The seal contains the text "COLORADO LICENSED", "RICHARD L. HARVANEK", "30099", and "PROFESSIONAL LAND SURVEYOR". A handwritten date "3/7/2011" is stamped over the seal, and a handwritten signature "Richard L. Harvanek" is written across the bottom of the seal.

EXHIBIT



100 50 0 100
 ORIGINAL SCALE: 1" = 100'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°22'28"W	39.45'
L2	N00°22'10"W	13.65'
L3	N89°37'50"E	12.50'
L4	N00°22'10"W	10.00'
L5	S89°37'50"W	12.50'
L6	N00°22'10"W	8.70'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	65°00'18"	25.00	28.36'

SE 1/4
 SEC. 10
 T2S R67W

60' INGRESS/EGRESS
 EASEMENT
 REC. NO. C1168751

PARCEL NO. 01721101006
 DOWELL SCHLUMBERGER INCORPORATED

LOT 1-A

HAZELTINE INDUSTRIAL
 DISTRICT
 FILE NO. 14, MAP NO. 794
 RECEPTION NO. B347748

PARCEL NO. 0172110401005
 SOUTH ADAMS COUNTY
 FIRE PROTECTION DIST. NO. 4

PARCEL NO. 0172110401001
 SOUTH ADAMS COUNTY
 FIRE PROTECTION DIST. NO. 4

LOT 1-A

LOT 1-A

60' INGRESS/EGRESS
 EASEMENT
 BOOK-5827 PAGE 343

30' PSCO EASEMENT
 BOOK 6168 PAGE 199

10' MOUNTAIN
 BELL EASEMENT
 REC. NO. B834444

PARCEL NO. 0172110401003
 RCI INVESTMENTS LLC

MARATHON SUBDIVISION
 FIRST AMENDMENT
 FILE NO. 18, MAP NO. 87
 REC. NO. C0574025

LOT 1

LOT 2

PARCEL NO.
 0172110401004
 9985 EAST 104TH LLC

INGRESS/EGRESS
 EASEMENT

PUBLIC SERVICE
 EASEMENT
 REC. NO. C0996107

60' INGRESS/EGRESS EASEMENT
 BOOK 4396 PAGE 876

N49°36'26"E
 66.56'

TE-7

POINT OF COMMENCEMENT
 S 1/4 COR. SEC. 10
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

N89°37'50"E
 78.53'

L5

L4

L3

L2

L1

L6

S00°22'10"E
 114.48'

S89°37'32"W
 79.31'

POINT OF BEGINNING
 N00°22'28"W 60.00'

104TH AVENUE (STATE HWY 44)

N89°37'32"E 891.26'

S89°37'32"W 2643.80'

NE 1/4 SEC. 15
 T2S R67W

BASIS OF BEARINGS
 SOUTH LINE, SE 1/4 SEC. 10,
 T2S, R67W, 6TH P.M.

SE COR. SEC. 10
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 7
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01

DATE: 12/09/09 REV: 3/02/10, 5/19/10, 1/13/11 SHEET: 3 OF 3



J-R ENGINEERING

A Westrian Company

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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 8
3/3/2011**

PROPERTY DESCRIPTION PARCEL 8

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. C1168751, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2,643.80 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PROPERTY DESCRIBED IN GIFT WARRANTY DEED RECORDED IN BOOK 5827 AT PAGE 343, ALSO BEING AN ANGLE POINT ON THE SOUTHERLY LINE OF LOT 1-A, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT, AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748;

THENCE N00°22'10"W A DISTANCE OF 244.89 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. C1168751 AND THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE, N00°22'10"W A DISTANCE OF 30.11 FEET, TO THE NORTHWESTERLY CORNER OF SAID PROPERTY;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY, N89°37'32"E A DISTANCE OF 25.84 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S43°02'33"E, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 13°24'14" AND AN ARC LENGTH OF 39.77 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 358 SQUARE FEET OR 0.0082 ACRES.

PROPERTY DESCRIPTION STATEMENT

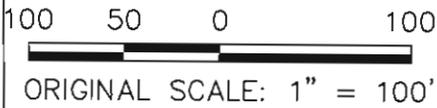
I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

E. 106TH AVENUE



LINE	BEARING	DISTANCE
L1	N00°22'10"W	30.11'



SE 1/4
SEC. 10
T2S R67W
LOT 1-A, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748
PARCEL NO. 01721101006
DOWELL SCHLUMBERGER INCORPORATED

60' INGRESS/EGRESS EASEMENT
REC. NO. C1168751

N89°37'32"E
25.84'

S43°02'33"E(R)

Δ=13°24'14"
R=170.00'
L=39.77'

POINT OF BEGINNING

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST.
GIFT WARRANTY DEED
BOOK 5827 PAGE 343

WARRANTY DEED
REC. NO. C1168751

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO.4

10' MOUNTAIN BELL EASEMENT
REC. NO. B834444

LOT 1

MARATHON SUBDIVISION
FIRST AMENDMENT
FILE NO. 18, MAP NO. 87
REC. NO. C0574025

POINT OF COMMENCEMENT
SW CORNER GIFT WARRANTY DEED
BOOK 5827 PAGE 343 &
ANGLE POINT LOT 1-A, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT

LOT 2

30' PSCO EASEMENT
BOOK 6168 PAGE 199
N00°22'10"W 244.89'

30' ACCESS EASEMENT BK 2526 PG 518

OUTLOT A
DI GIORGIO INDUSTRIAL PARK

LOT 21
DI GIORGIO INDUSTRIAL PARK
REC. NO. B424236

LOT 3
BURDICK - CONTRACTORS
SUBDIVISION
REC. NO. B722451

LOT 2
BURDICK - CONTRACTORS
SUBDIVISION
REC. NO. B722451

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION NO. 8
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 3/3/2011

SHEET: 2 OF 2



J-R ENGINEERING
A Westrian Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80122
303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com



**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 8
3/3/2011**

DESCRIPTION TE-8

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN GIFT WARRANTY DEED RECORDED IN BOOK 5827 AT PAGE 343, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2,643.80 FEET.

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PROPERTY DESCRIBED IN GIFT WARRANTY DEED RECORDED IN BOOK 5827 AT PAGE 343 ALSO BEING AN ANGLE POINT ON THE SOUTHERLY LINE OF LOT 1-A, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT, AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748;

THENCE ON THE WESTERLY LINE OF SAID PROPERTY DESCRIBED IN GIFT WARRANTY DEED RECORDED IN BOOK 5827 AT PAGE 343, N00°22'10"W A DISTANCE OF 175.00 FEET, TO THE NORTHWEST CORNER OF SAID PROPERTY;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY, N89°37'32"E A DISTANCE OF 20.00 FEET;

THENCE S00°22'10"E A DISTANCE OF 175.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID PROPERTY;

THENCE ON SAID SOUTHERLY LINE, S89°37'32"W A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,500 SQUARE FEET OR 0.0803 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

E. 106TH AVENUE



SE 1/4
SEC. 10
T2S R67W

LOT 1-A, BLOCK 1

HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO. 01721101006
DOWELL SCHLUMBERGER INCORPORATED

60' INGRESS/EGRESS EASEMENT
REC. NO. C1168751

LOT 21
DI GIORGIO INDUSTRIAL PARK
REC. NO. B424236

30' ACCESS EASEMENT BK 2526 PG 518

LOT 3
BURDICK - CONTRACTORS
SUBDIVISION
REC. NO. B722451

N89°37'32"E
20.00'

WARRANTY DEED
REC. NO. C1168751

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO.4

N00°22'10"W 175.00'

S00°22'10"E 175.00'

TE-8

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST.
GIFT WARRANTY DEED
BOOK 5827 PAGE 343

10' MOUNTAIN BELL EASEMENT
REC. NO. B834444

DI GIORGIO INDUSTRIAL PARK

LOT 2
BURDICK - CONTRACTORS
SUBDIVISION
REC. NO. B722451

30' PSCO EASEMENT
BOOK 6168 PAGE 199

S89°37'32"W
20.00'

LOT 1

MARATHON SUBDIVISION
FIRST AMENDMENT
FILE NO. 18, MAP NO. 87
REC. NO. C0574025

POINT OF BEGINNING
SW CORNER GIFT WARRANTY DEED
BOOK 5827 PAGE 343 &
ANGLE POINT LOT 1-A, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT

LOT 2

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 8
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 3/3/2011

SHEET: 2 OF 2



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**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 8A
3/3/2011**

DESCRIPTION TE-8A

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. C1168751, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2,643.80 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PROPERTY DESCRIBED IN GIFT WARRANTY DEED RECORDED IN BOOK 5827 AT PAGE 343, ALSO BEING AN ANGLE POINT ON THE SOUTHERLY LINE OF LOT 1-A, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT, AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748;

THENCE N00°22'10"W A DISTANCE OF 175.00 FEET, TO THE NORTHWESTERLY CORNER OF SAID PROPERTY, ALSO BEING THE SOUTHWESTERLY CORNER OF SAID PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. C1168751 AND THE POINT OF BEGINNING;

THENCE ON THE WESTERLY LINE OF SAID PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. C1168751, N00°22'10"W A DISTANCE OF 69.89 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S56°26'47"E, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 13°24'14" AND AN ARC LENGTH OF 39.77 FEET, TO A POINT OF NON-TANGENT SAID POINT BEING A POINT ON THE NORTHERLY LINE OF SAID PROPERTY;

THENCE ON SAID NORTHERLY LINE, N89°37'32"E A DISTANCE OF 32.30 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S33°55'54"E, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 20°15'02" AND AN ARC LENGTH OF 53.02 FEET, TO A POINT OF NON-TANGENT;

THENCE S00°22'10"E A DISTANCE OF 63.57 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID PROPERTY;

THENCE ON SAID SOUTHERLY PROPERTY LINE, S89°37'32"W A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,254 SQUARE FEET OR 0.0517 ACRES.

PROPERTY DESCRIPTION STATEMENT

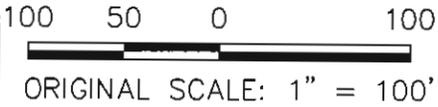
I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

E. 106TH AVENUE



SE 1/4
SEC. 10
T2S R67W



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°22'10"W	69.89'
L2	N89°37'32"E	32.30'
L3	S00°22'10"E	63.57'
L4	S89°37'32"W	20.00'

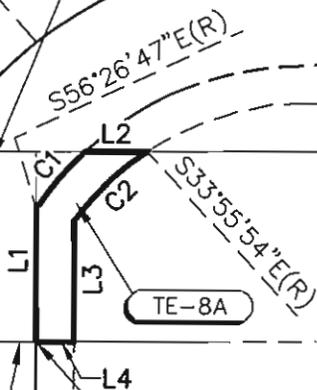
LOT 1-A, BLOCK 1

HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

PARCEL NO. 01721101006
DOWELL SCHLUMBERGER INCORPORATED

60' INGRESS/EGRESS EASEMENT
REC. NO. C1168751

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13°24'14"	170.00'	39.77'
C2	20°15'02"	150.00'	53.02'



WARRANTY DEED
REC. NO. C1168751

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

POINT OF BEGINNING
N00°22'10"W 175.00'

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST.
GIFT WARRANTY DEED
BOOK 5827 PAGE 343

10' MOUNTAIN BELL EASEMENT
REC. NO. B834444

30' PSCO EASEMENT
BOOK 6168 PAGE 199

LOT 1

MARATHON SUBDIVISION
FIRST AMENDMENT
FILE NO. 18, MAP NO. 87
REC. NO. C0574025

POINT OF COMMENCEMENT
SW CORNER GIFT WARRANTY DEED
BOOK 5827 PAGE 343 &
ANGLE POINT LOT 1-A, BLOCK 1
HAZELTINE INDUSTRIAL DISTRICT

LOT 2

30' ACCESS EASEMENT BK 2526 PG 518

LOT 21
DI GIORNIO INDUSTRIAL PARK
REC. NO. B424236

LOT 3
BURDICK - CONTRACTORS
SUBDIVISION
REC. NO. B722451

LOT 2
BURDICK - CONTRACTORS
SUBDIVISION
REC. NO. B722451

OUTLOT A
DI GIORGIO INDUSTRIAL PARK

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 8A
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 3/3/2011

SHEET: 3 OF 3



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A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 9
12/10/09, REV.:1/13/11, 3/3/2011

PROPERTY DESCRIPTION PARCEL 9

A PARCEL OF LAND BEING A PORTION OF LOT 12, DI GIORGIO INDUSTRIAL PARK, AS RECORDED IN FILE NO. 14 MAP NO. 923, UNDER RECEPTION NO. B424236, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 12;

THENCE ON THE SOUTHERLY LINE OF SAID LOT 12, S89°34'48"W A DISTANCE OF 58.03 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S84°04'33"E, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 08°50'22" AND AN ARC LENGTH OF 50.91 FEET, TO A POINT OF TANGENT;

THENCE N14°45'49"E A DISTANCE OF 150.77 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 15°06'04" AND AN ARC LENGTH OF 71.16 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY LINE OF SAID LOT 12;

THENCE ON SAID EASTERLY LINE, S00°20'15"E A DISTANCE OF 265.81 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,129 SQUARE FEET OR 0.1637 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



Richard L. Harvanek

EXHIBIT

10' UTILITY EASEMENT
BOOK 2829 PAGE 879

PARCEL NO. 0172110004001
SKW-MBT OPERATION INC

LOT 12
DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236

SE 1/4
SEC. 10
T2S R67W



100 50 0 100



ORIGINAL SCALE: 1" = 100'

30' DRAINAGE EASEMENT
FILE NO. 14 MAP 923
REC. NO. B424236

30' ACCESS EASEMENT
BK. 1599, PG. 378
& BK. 2526, PG. 518

$\Delta=8^{\circ}50'22''$
R=330.00'
L=50.91'

$\Delta=15^{\circ}06'04''$
R=270.00'
L=71.16'

N14°45'49"E 150.77'

S00°20'15"E 265.81'

FULTON STREET

E. 106TH AVENUE

S84°04'33"E(R)

S89°34'48"W
58.03'

POINT OF BEGINNING
SE CORNER LOT 12
DI GIORGIO INDUSTRIAL PARK

PARCEL NO. 01721101006
DOWELL SCHLUMBERGER INCORPORATED

LOT 1-A
HAZELTINE INDUSTRIAL
DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

LOT 21
DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236

OUTLOT A 30' TRI-STATE ACCESS EASEMENT BK 1599 PG 378 & 2526 PG 518

30' SACWSD EASEMENT BK 2677 PG 71

UNITED POWER
EASEMENT
REC. NO. C0088139

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 9
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/10/09, REV.: 1/13/11, 3/3/11

SHEET: 2 OF 2



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**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 9
12/10/09, REV.:5/19/10, 1/13/11, 3/3/2011**

DESCRIPTION TE-9

A PARCEL OF LAND BEING A PORTION OF LOT 12, DI GIORGIO INDUSTRIAL PARK, AS RECORDED IN FILE NO. 14 MAP NO. 923, UNDER RECEPTION NO. B424236, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 12;

THENCE ON THE SOUTHERLY LINE OF SAID LOT 12, S89°34'48"W A DISTANCE OF 58.03 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID SOUTHERLY LINE, S89°34'48"W A DISTANCE OF 30.17 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S84°36'23"E, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 09°22'13" AND AN ARC LENGTH OF 58.87 FEET, TO A POINT OF TANGENT;

THENCE N14°45'49"E A DISTANCE OF 150.77 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 15°06'04" AND AN ARC LENGTH OF 63.26 FEET, TO A POINT OF NON-TANGENT;

THENCE N89°39'45"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 12, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S89°39'45"W, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 15°06'04" AND AN ARC LENGTH OF 71.16 FEET, TO A POINT OF TANGENT;

THENCE S14°45'49"W A DISTANCE OF 150.77 FEET, TO A POINT OF CURVE;

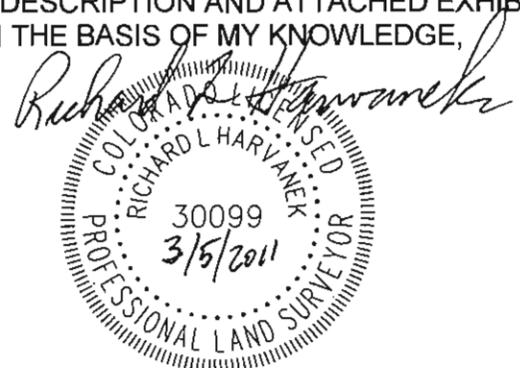
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 08°50'22" AND AN ARC LENGTH OF 50.91 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,186 SQUARE FEET OR 0.1879 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

10' UTILITY EASEMENT
BOOK 2829 PAGE 879

PARCEL NO. 0172110004001
SKW-MBT OPERATION INC

LOT 12
DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236

SE 1/4
SEC. 10
T2S R67W

30' DRAINAGE EASEMENT
FILE NO. 14 MAP 923
REC. NO. B424236

30' ACCESS EASEMENT
BK. 1599, PG. 378
& BK. 2526, PG. 518

N89°39'45"E
30.00'

Δ=15°06'04"
R=240.00'
L=63.26'

TE-9

Δ=9°22'13"
R=360.00'
L=58.87'

N14°45'49"E 150.77'
S14°45'49"W 150.77'

FULTON STREET

S89°39'45"W(R)

Δ=15°06'04"
R=270.00'
L=71.16'

Δ=8°50'22"
R=330.00'
L=50.91'

E. 106TH AVENUE

S84°36'23"E(R)

S89°34'48"W 30.17'

POINT OF BEGINNING

S89°34'48"W 58.03'

POINT OF COMMENCEMENT
SE CORNER LOT 12
DI GIORGIO INDUSTRIAL PARK

100 50 0 100

ORIGINAL SCALE: 1" = 100'

PARCEL NO. 01721101006
DOWELL SCHLUMBERGER INCORPORATED

LOT 1-A
HAZELTINE INDUSTRIAL
DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

OUTLOT A 30' TRI-STATE ACCESS EASEMENT BK 1599 PG 378 & 2526 PG 518

30' SACWSD EASEMENT BK 2677 PG 71

LOT 21
DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236

UNITED POWER
EASEMENT
REC. NO. C0088139

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 9
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/10/09, REV.: 5/19/10, 1/13/11, 3/3/2011

SHEET:
2 OF 2



J-R ENGINEERING

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303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com

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J·R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 10**

DESCRIPTION PE-10

A PARCEL OF LAND BEING A PORTION OF LOT 2, MARATHON SUBDIVISION – FIRST AMENDMENT RECORDED UNDER RECEPTION NO. C0574025, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N89°37'32"E A DISTANCE OF 978.73 FEET;

THENCE N00°22'28"W A DISTANCE OF 64.50 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N25°26'32"E A DISTANCE OF 61.92 FEET;

THENCE N00°13'50"W A DISTANCE OF 4.53 FEET;

THENCE N89°46'10"E A DISTANCE OF 10.00 FEET;

THENCE S00°13'50"E A DISTANCE OF 6.81 FEET;

THENCE S25°26'32"W A DISTANCE OF 57.84 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S83°00'32"W A DISTANCE OF 11.85 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 655 SQUARE FEET OR 0.0150 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N25°26'32"E	61.92
L2	N00°13'50"W	4.53
L3	N89°46'10"E	10.00
L4	S00°13'50"E	6.81
L5	S25°26'32"W	57.84
L6	S83°00'32"W	11.85

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4



100 50 0 100
ORIGINAL SCALE: 1" = 100'

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

LOT 1-A

LOT 1-A

10' MOUNTAIN
BELL EASEMENT
REC. NO. B834444

SE 1/4
SEC. 10
T2S R67W

PARCEL NO. 0172110401003
RCI INVESTMENTS LLC

PUBLIC SERVICE EASEMENT
REC. NO. C0996107

MARATHON SUBDIVISION

LOT 1

FIRST AMENDMENT
FILE NO. 18, MAP NO. 87
REC. NO. C0574025

LOT 2

10' MOUNTAIN
BELL EASEMENT
REC. NO. B834444

PARCEL NO.
0172110401004
9985 EAST 104TH LLC

INGRESS/EGRESS
EASEMENT

POINT OF BEGINNING



PE-10

N00°22'28"W 64.50'

N89°37'32"E 978.73'
S89°37'32"W 2643.80'

104TH AVENUE (STATE HWY 44)

BASIS OF BEARINGS
SOUTH LINE, SE 1/4 SEC. 10,
T2S, R67W, 6TH P.M.

SE COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

POINT OF COMMENCEMENT
S 1/4 COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NE 1/4
SEC. 15
T2S R67W

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 10
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 1/13/2011

SHEET: 2 OF 2



J-R ENGINEERING

A Westrian Company

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X:\1528000.01\Drawings\Phase 3B\Legal Exhibits\1528001LX-10PE.dwg, SHEET 3, 3/7/2011 10:58:03 AM, adamsj



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**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 10
12/09/2009, REV.: 3/2/2010, REV.: 1/13/11**

DESCRIPTION TE-10

A PARCEL OF LAND BEING A PORTION OF LOT 2, MARATHON SUBDIVISION – FIRST AMENDMENT RECORDED UNDER RECEPTION NO. C0574025, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N89°37'32"E A DISTANCE OF 891.26 FEET;

THENCE N00°22'28"W A DISTANCE OF 60.00 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 2, MARATHON SUBDIVISION – FIRST AMENDMENT RECORDED UNDER RECEPTION NO. C0574025A, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, AND THE POINT OF BEGINNING;

THENCE ON THE WESTERLY LINE OF SAID LOT 2, N00°22'10"W A DISTANCE OF 114.48 FEET;

THENCE N89°37'50"E A DISTANCE OF 41.47 FEET;

THENCE S00°22'28"E A DISTANCE OF 45.00 FEET;

THENCE N89°37'50"E A DISTANCE OF 85.50 FEET;

THENCE S00°22'28"E A DISTANCE OF 21.52 FEET;

THENCE S45°22'28"E A DISTANCE OF 11.31 FEET;

THENCE N89°37'32"E A DISTANCE OF 12.95 FEET;

THENCE S06°59'28"E A DISTANCE OF 28.25 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S83°00'32"W A DISTANCE OF 52.29 FEET;

THENCE N25°26'32"E A DISTANCE OF 57.84 FEET;

THENCE N00°13'50"W A DISTANCE OF 6.81 FEET;

THENCE S89°46'10"W A DISTANCE OF 10.00 FEET;

THENCE S00°13'50"E A DISTANCE OF 4.53 FEET;

THENCE S25°26'32"W A DISTANCE OF 61.92 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

- 1) S83°00'32"W A DISTANCE OF 39.04 FEET;
- 2) S89°37'32"W A DISTANCE OF 48.69 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 10,377 SQUARE FEET OR 0.2382 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°22'28"E	21.52
L2	N25°26'32"E	57.84
L3	N00°13'50"W	6.81
L4	S89°46'10"W	10.00
L5	S00°13'50"E	4.53
L6	S25°26'32"W	61.92

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4



100 50 0 100
ORIGINAL SCALE: 1" = 100'

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4
LOT 1-A

LOT 1-A

10' MOUNTAIN
BELL EASEMENT
REC. NO. B834444

SE 1/4
SEC. 10
T2S R67W

PARCEL NO. 0172110401003
RCI INVESTMENTS LLC

PUBLIC SERVICE EASEMENT
REC. NO. C0996107

MARATHON SUBDIVISION
FIRST AMENDMENT
FILE NO. 18, MAP NO. 87
REC. NO. C0574025

LOT 1

LOT 2

10' MOUNTAIN
BELL EASEMENT
REC. NO. B834444

PARCEL NO.
0172110401004
9985 EAST 104TH LLC

INGRESS/EGRESS
EASEMENT

N89°37'50"E
41.47'

S00°22'28"E
45.00'

N89°37'50"E
85.50'

N00°22'10"W
114.48'

S45°22'28"E
11.31'

N89°37'32"E
12.95'

S06°59'28"E
28.25'

POINT OF BEGINNING

N00°22'28"W
60.00'

S83°00'32"W
52.29'

N89°37'32"E 891.26'

S89°37'32"W 2643.80'

S89°37'32"W
48.69'

S83°00'32"W
39.04'

104TH AVENUE (STATE HWY 44)

BASIS OF BEARINGS
SOUTH LINE, SE1/4 SEC. 10,
T2S, R67W, 6TH P.M.

SE COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

POINT OF COMMENCEMENT
S 1/4 COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NE 1/4
SEC. 15
T2S R67W

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 10
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09, REV: 3/2/2010, REV.: 1/13/11

SHEET: 3 OF 3



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J·R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 11**

PROPERTY DESCRIPTION PARCEL 11

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED, AS RECORDED IN BOOK 6371 AT PAGE 298, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, S89°37'32"W A DISTANCE OF 104.26 FEET;

THENCE S00°22'28"E A DISTANCE OF 109.18 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, BEING THE POINT OF BEGINNING AND A NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N02°38'31"W, HAVING A RADIUS OF 6,075.00 FEET, A CENTRAL ANGLE OF 02°22'18" AND AN ARC LENGTH OF 251.47 FEET, TO A POINT OF TANGENT;

THENCE S89°43'47"W A DISTANCE OF 445.30 FEET, TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N85°17'11"E A DISTANCE OF 646.69 FEET;

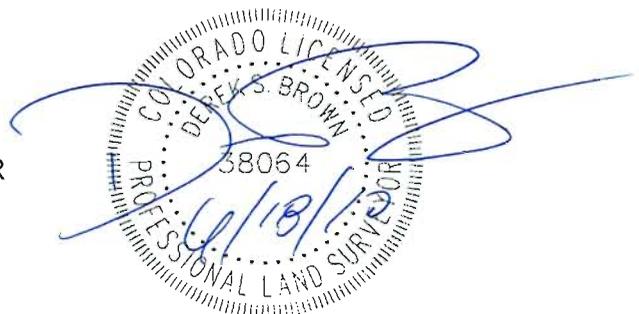
THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S49°26'19"E A DISTANCE OF 68.66 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 17,151 SQUARE FEET OR 0.3937 ACRES.

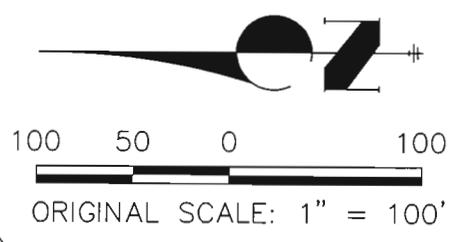
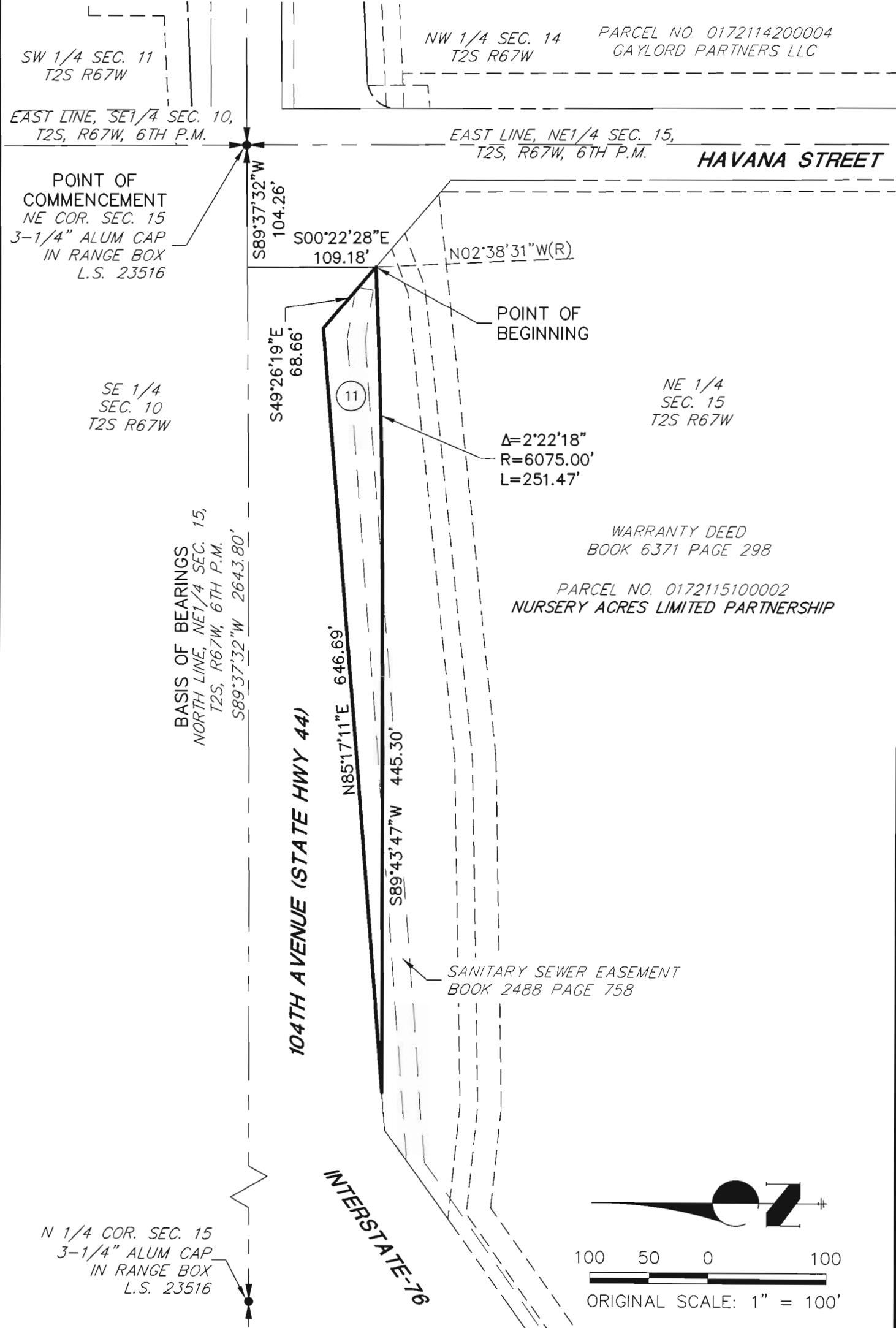
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 11
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 11/30/09

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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
SLOPE EASEMENT NO. 11
11/30/09, REV.: 11/23/10**

DESCRIPTION SE-11

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED, AS RECORDED IN BOOK 6371 AT PAGE 298, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, S89°37'32"W A DISTANCE OF 104.26 FEET;

THENCE S00°22'28"E A DISTANCE OF 109.18 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S49°26'19"E A DISTANCE OF 20.63 FEET;

THENCE S69°54'32"W A DISTANCE OF 13.17 FEET;

THENCE S85°32'07"W A DISTANCE OF 400.13 FEET;

THENCE S89°06'25"W A DISTANCE OF 396.36 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76;

THENCE ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, N54°33'41"E A DISTANCE OF 75.92 FEET, TO A POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N85°17'11"E A DISTANCE OF 33.51 FEET;

THENCE N89°43'47"E A DISTANCE OF 445.30 FEET, TO A POINT OF CURVE;

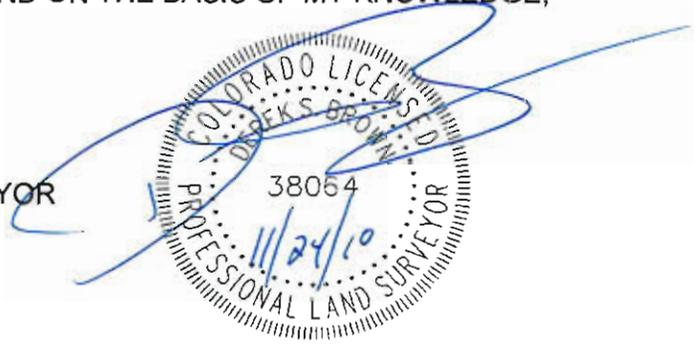
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6075.00 FEET, A CENTRAL ANGLE OF 02°22'18" AND AN ARC LENGTH OF 251.47 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 27,415 SQUARE FEET OR 0.6294 ACRES.

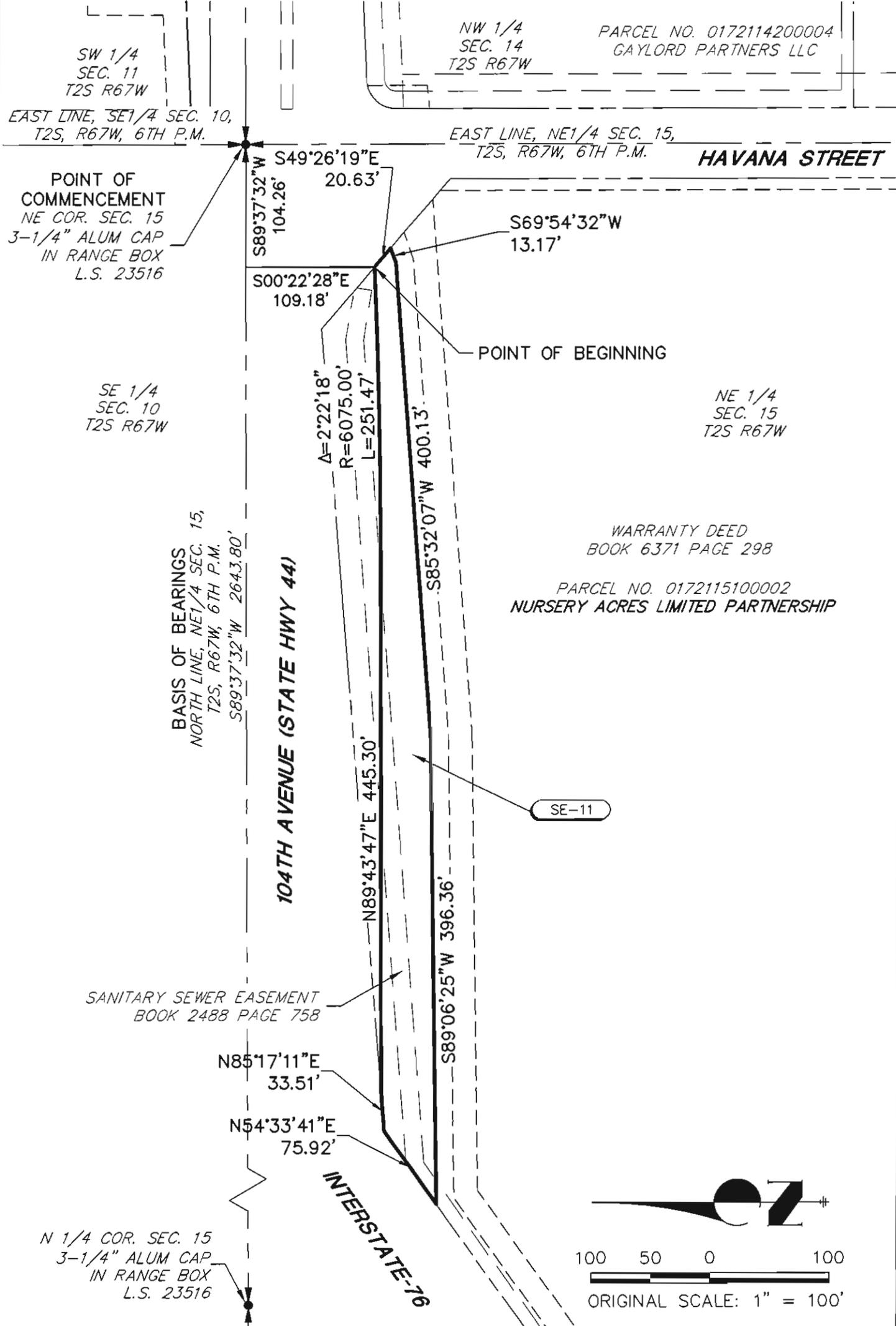
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

SLOPE EASEMENT NO. 11
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 11/30/09, REV.: 11/23/10

SHEET: 3 OF 3

 **J-R ENGINEERING**
A Westrian Company

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PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 11
03/19/10, REV.:05/10/10, 11/23/10

DESCRIPTION UE-11

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED, AS RECORDED IN BOOK 6371 AT PAGE 298, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, S89°37'32"W A DISTANCE OF 75.68 FEET;

THENCE S00°22'28"E A DISTANCE OF 133.97 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, BEING THE POINT OF BEGINNING;

THENCE S69°54'32"W A DISTANCE OF 23.66 FEET;

THENCE S85°32'07"W A DISTANCE OF 402.65 FEET;

THENCE S89°06'25"W A DISTANCE OF 392.16 FEET;

THENCE ON A LINE 15.00 FEET SOUTHEASTERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76, S54°33'41"W A DISTANCE OF 387.31 FEET;

THENCE N35°26'19"W A DISTANCE OF 15.00 FEET, TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE;

THENCE ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, N54°33'41"E A DISTANCE OF 391.98 FEET;

THENCE N89°06'25"E A DISTANCE OF 396.36 FEET;

THENCE N85°32'07"E A DISTANCE OF 400.13 FEET;

THENCE N69°54'32"E A DISTANCE OF 13.17 FEET, TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S49°26'19"E A DISTANCE OF 17.21 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 18,056 SQUARE FEET OR 0.4145 ACRES.

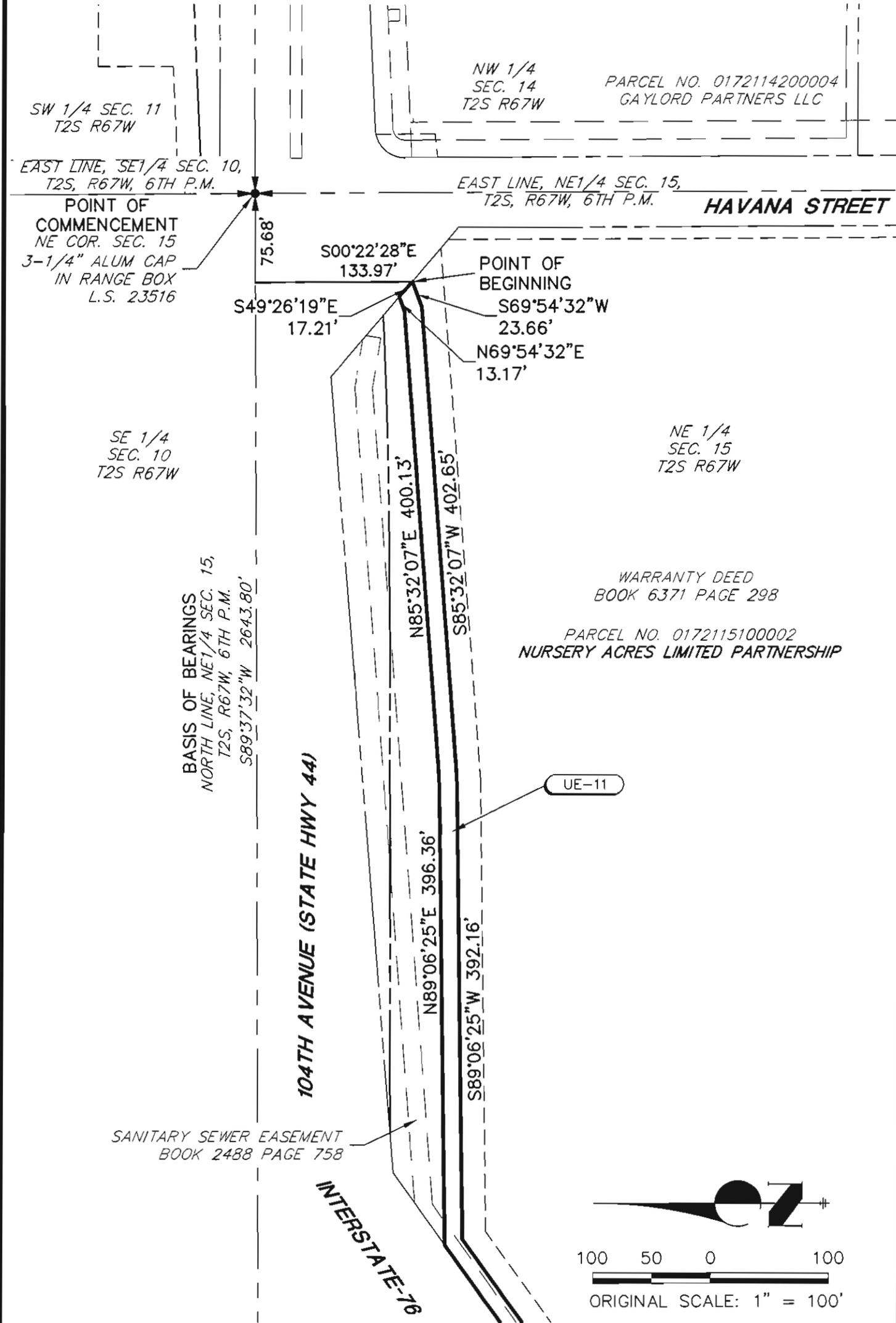
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



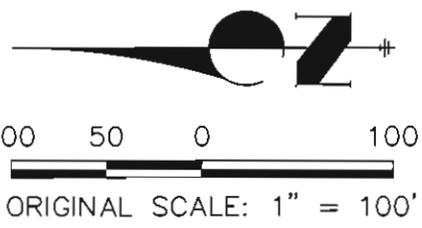
NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 11
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 12/09/09, REV.: 05/10/10, 11/23/10

SHEET: 3 OF 4

WARRANTY DEED
 BOOK 6371 PAGE 298

PARCEL NO. 0172115100002
 NURSERY ACRES LIMITED PARTNERSHIP



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 A Westrian Company

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EXHIBIT

SE 1/4
SEC. 10
T2S R67W

NE 1/4
SEC. 15
T2S R67W

BASIS OF BEARINGS
NORTH LINE, NE1/4 SEC. 15,
T2S, R67W, 6TH P.M.
S89°37'32"W 2643.80'

WARRANTY DEED
BOOK 6371 PAGE 298

PARCEL NO. 0172115100002
NURSERY ACRES LIMITED PARTNERSHIP

104TH AVENUE (STATE HWY 44)

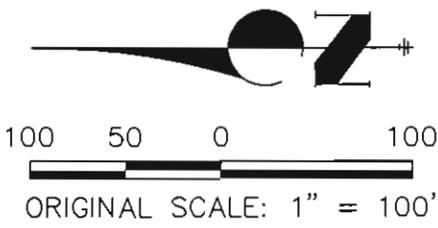
SANITARY SEWER EASEMENT
BOOK 2488 PAGE 758

INTERSTATE-76

UE-11

N85°32'07"E 400.13'
S85°32'07"W 402.65'

N89°06'25"E 396.36'
S89°06'25"W 392.16'



S54°33'41"W
387.31'

N54°33'41"E 391.98'

30' EASEMENT AGREEMENT
REC. NO. C0922810

N35°26'19"W
15.00'

N 1/4 COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 11
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09, REV.: 05/10/10, 11/23/10

SHEET: 4 OF 4

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J-R ENGINEERING

A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 11A**

03/19/10, REV.:05/11/10, 11/23/10, 12/08/10

DESCRIPTION UE-11A

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED, AS RECORDED IN BOOK 6371 AT PAGE 298, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2,643.80 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, S89°37'32"W A DISTANCE OF 92.15 FEET;

THENCE S00°22'28"E A DISTANCE OF 119.69 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S49°26'19"E A DISTANCE OF 59.08 FEET;

THENCE S85°32'07"W A DISTANCE OF 452.41 FEET;

THENCE S89°06'25"W A DISTANCE OF 386.57 FEET;

THENCE ON A LINE 35.00 FEET SOUTHEASTERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76, S54°33'41"W A DISTANCE OF 399.72 FEET;

THENCE N35°26'19"W A DISTANCE OF 5.00 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF THE EXISTING THIRTY (30) FOOT EASEMENT AS RECORDED UNDER RECEPTION NO.C0922810;

THENCE ON SAID SOUTHEASTERLY LINE OF THE EXISTING THIRTY (30) FOOT EASEMENT, N54°33'41"E A DISTANCE OF 203.93 FEET;

THENCE ON THE NORTHEASTERLY LINE OF SAID THIRTY (30) FOOT EASEMENT, N35°26'19"W A DISTANCE OF 15.00 FEET;

THENCE ON A LINE 15.00 FEET SOUTHEASTERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76, N54°33'41"E A DISTANCE OF 202.01 FEET;

THENCE N89°06'25"E A DISTANCE OF 392.16 FEET;
THENCE N85°32'07"E A DISTANCE OF 402.65 FEET;
THENCE N69°54'32"E A DISTANCE OF 7.01 FEET;
THENCE N02°39'14"W A DISTANCE OF 19.92 FEET, TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 21,878 SQUARE FEET OR 0.5023 ACRES.

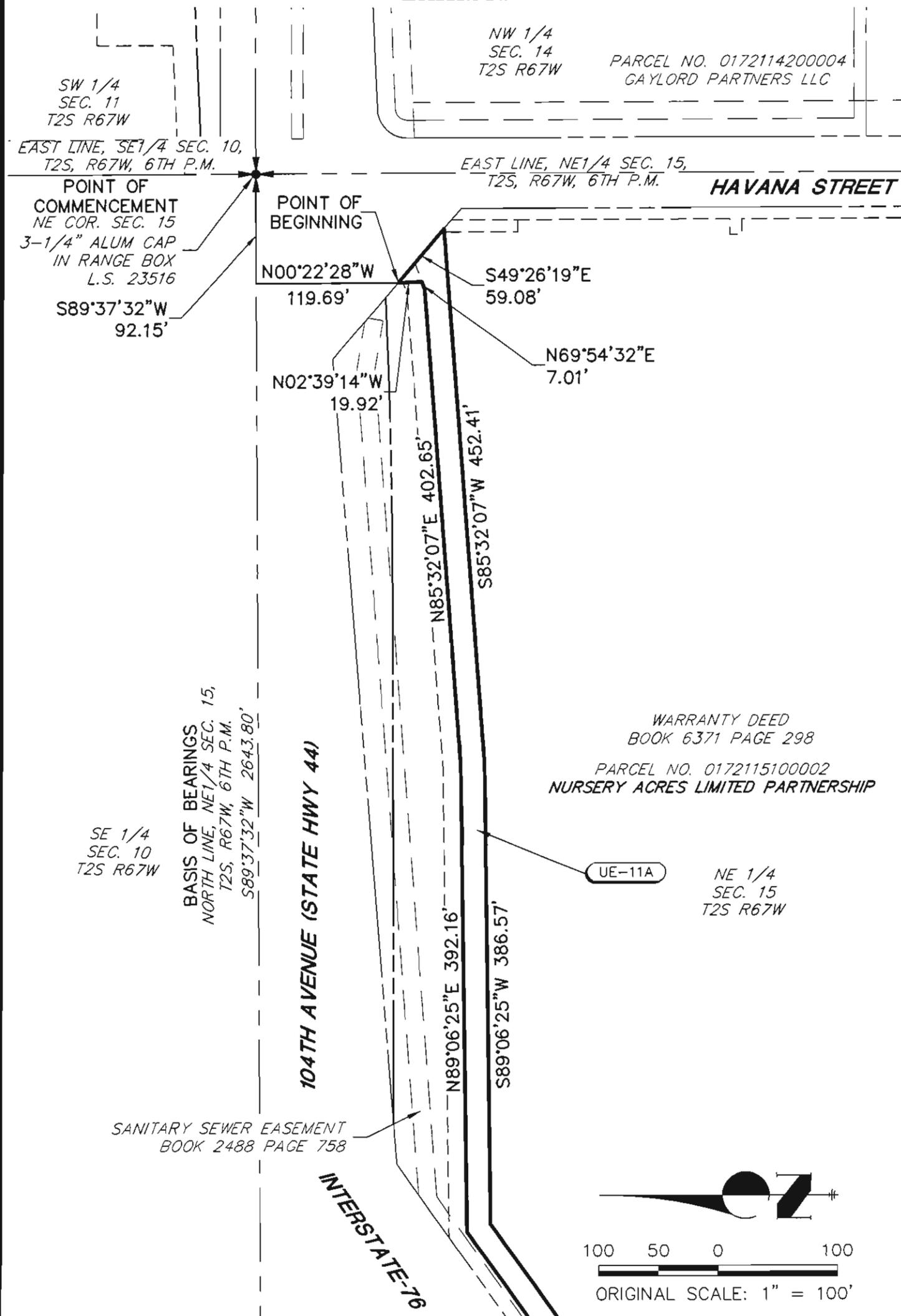
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 11A
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 12/09/09, REV.: 05/11/10, 11/23/10,
 12/08/10

SHEET: 3 OF 4



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X:\15280000.dwg\Drawings\Phase 3B\Legal Exhibits\1528001LX-11UEA.dwg, SHEET 3, 12/8/2010 11:26:54 AM, V.

EXHIBIT

WARRANTY DEED
BOOK 6371 PAGE 298

PARCEL NO. 0172115100002
NURSERY ACRES LIMITED PARTNERSHIP

SE 1/4
SEC. 10
T2S R67W

BASIS OF BEARINGS
NORTH LINE, NE 1/4 SEC. 15,
T2S, R67W, 6TH P.M.
S89°37'32"W 2643.80'

104TH AVENUE (STATE HWY 44)

N89°06'25"E 392.16'

S89°06'25"W 386.57'

UE-11A

NE 1/4
SEC. 15
T2S R67W

SANITARY SEWER EASEMENT
BOOK 2488 PAGE 758

INTERSTATE-76



100 50 0 100

ORIGINAL SCALE: 1" = 100'

N54°33'41"E
202.01'

N35°26'19"W
15.00'

N54°33'41"E
203.93'

S54°33'41"W 399.72'

N35°26'19"W
5.00'

30' EASEMENT AGREEMENT
REC. NO. C0922810

INTERSTATE-76

N 1/4 COR. SEC. 15
3-1/4" ALUM. CAP
IN RANGE BOX
L.S. 23516

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 11A
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09, REV.: 05/11/10, 11/23/10,
12/08/10

SHEET: 4 OF 4



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A Westrian Company

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J-R ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 11B
12/09/09, REVISED 03/03/10, 12/13/10

DESCRIPTION UE-11B

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED, AS RECORDED IN BOOK 6371 AT PAGE 298, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15;

THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, S00°11'39"E A DISTANCE OF 632.36 FEET;

THENCE S89°48'21"W A DISTANCE OF 30.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HAVANA STREET, BEING THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°11'39"E A DISTANCE OF 30.00 FEET, TO THE SOUTHEASTERLY CORNER OF THE PROPERTY DESCRIBED IN WARRANTY DEED, AS RECORDED IN BOOK 6371 AT PAGE 298;

THENCE ON THE SOUTHERLY LINE OF SAID PROPERTY, S89°51'57"W A DISTANCE OF 1,519.80 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF THE EXISTING THIRTY (30) FOOT EASEMENT AS RECORDED UNDER RECEPTION NO.C0922810;

THENCE ON SAID SOUTHEASTERLY LINE, N54°33'41"E A DISTANCE OF 51.91 FEET;

THENCE N89°51'57"E A DISTANCE OF 1,477.40 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 44,958 SQUARE FEET OR 1.0321 ACRES.

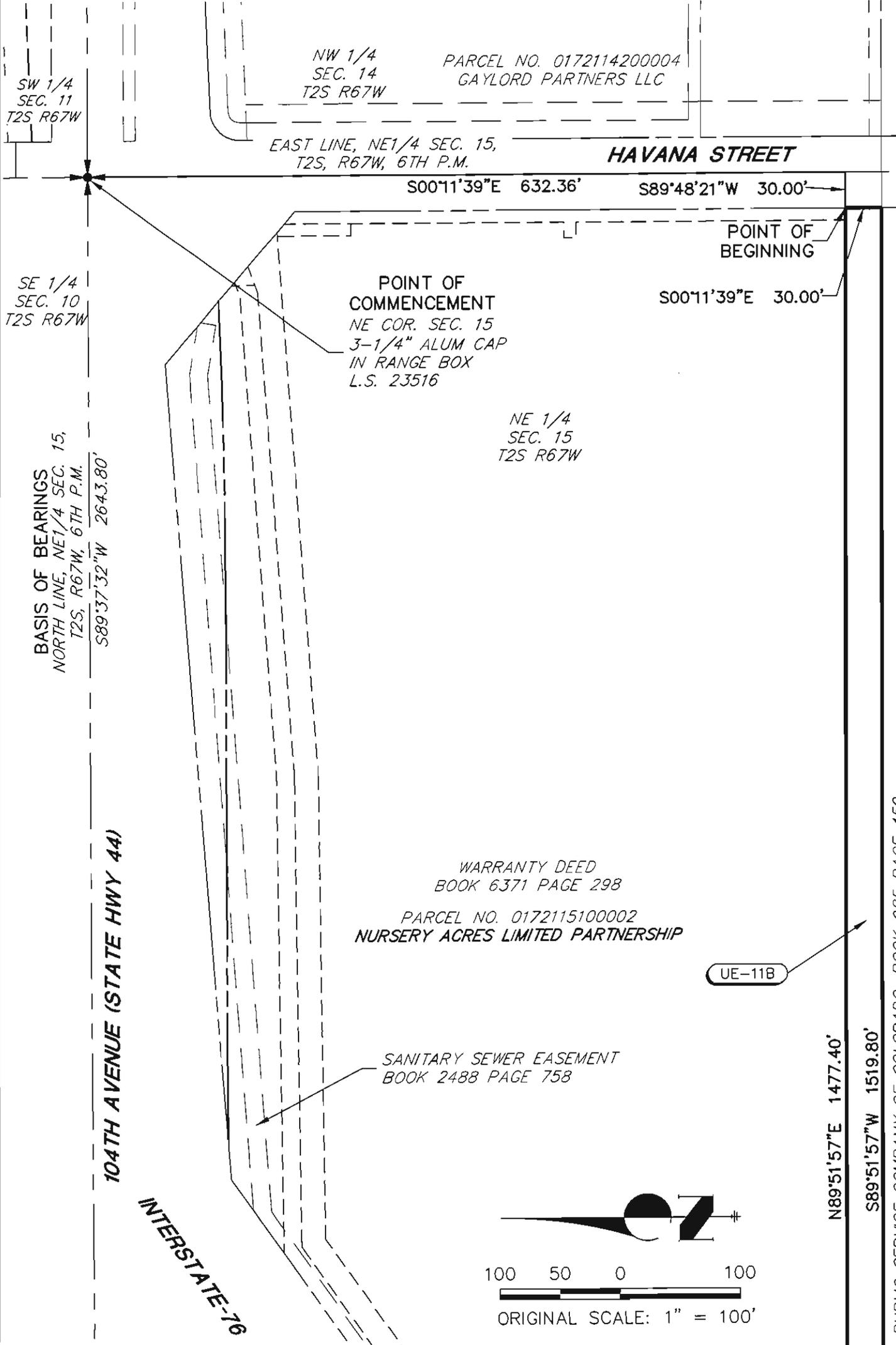
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 11B
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09, REV: 03/03/10, 12/13/10

SHEET: 2 OF 3



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X:\15280000.all\1528001\Drawings\Phase 3B\Legal Exhibits\1528001LX-11UEB.dwg, SHEET 2, 12/13/2010 2:17:07 PM, Vagiiasd

EXHIBIT

WARRANTY DEED
BOOK 6371 PAGE 298
PARCEL NO. 0172115100002
NURSERY ACRES LIMITED PARTNERSHIP

UE-11B

SANITARY SEWER EASEMENT
BOOK 2488 PAGE 758

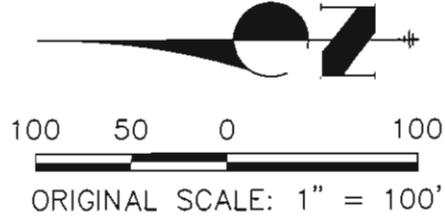
104TH AVENUE (STATE HWY 44)

INTERSTATE-76

N89°51'57"E 1477.40'

S89°51'57"W 1519.80'

PUBLIC SERVICE COMPANY OF COLORADO, BOOK 985 PAGE 450



N 1/4 COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

30' EASEMENT AGREEMENT
REC. NO. C0922810

N54°33'41"E 51.91'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 11B
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01

DATE: 12/09/09, REV: 03/03/10, 12/13/10 SHEET: 3 OF 3



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PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 11C

03/03/2010, REVISED 03/18/10, 12/08/10

DESCRIPTION UE-11C

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED, AS RECORDED IN BOOK 6371 AT PAGE 298, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2,643.80 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15;

THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, S00°11'39"E A DISTANCE OF 173.21 FEET;

THENCE S89°48'21"W A DISTANCE OF 30.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HAVANA STREET, BEING THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°11'39"E A DISTANCE OF 459.15 FEET;

THENCE S89°51'57"W A DISTANCE OF 10.00 FEET;

THENCE ON A LINE BEING 10.00 FEET WESTERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH SAID WESTERLY LINE, N00°11'39"W A DISTANCE OF 224.02 FEET;

THENCE S89°48'21"W A DISTANCE OF 13.00 FEET;

THENCE N00°11'39"W A DISTANCE OF 10.00 FEET;

THENCE N89°48'21"E A DISTANCE OF 13.00 FEET;

THENCE ON A LINE BEING 10.00 FEET WESTERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH SAID WESTERLY LINE, N00°11'39"W A DISTANCE OF 233.74 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE ON SAID RIGHT-OF-WAY LINE, S49°26'19"E A DISTANCE OF 13.20 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4,765 SQUARE FEET OR 0.1094 ACRES.

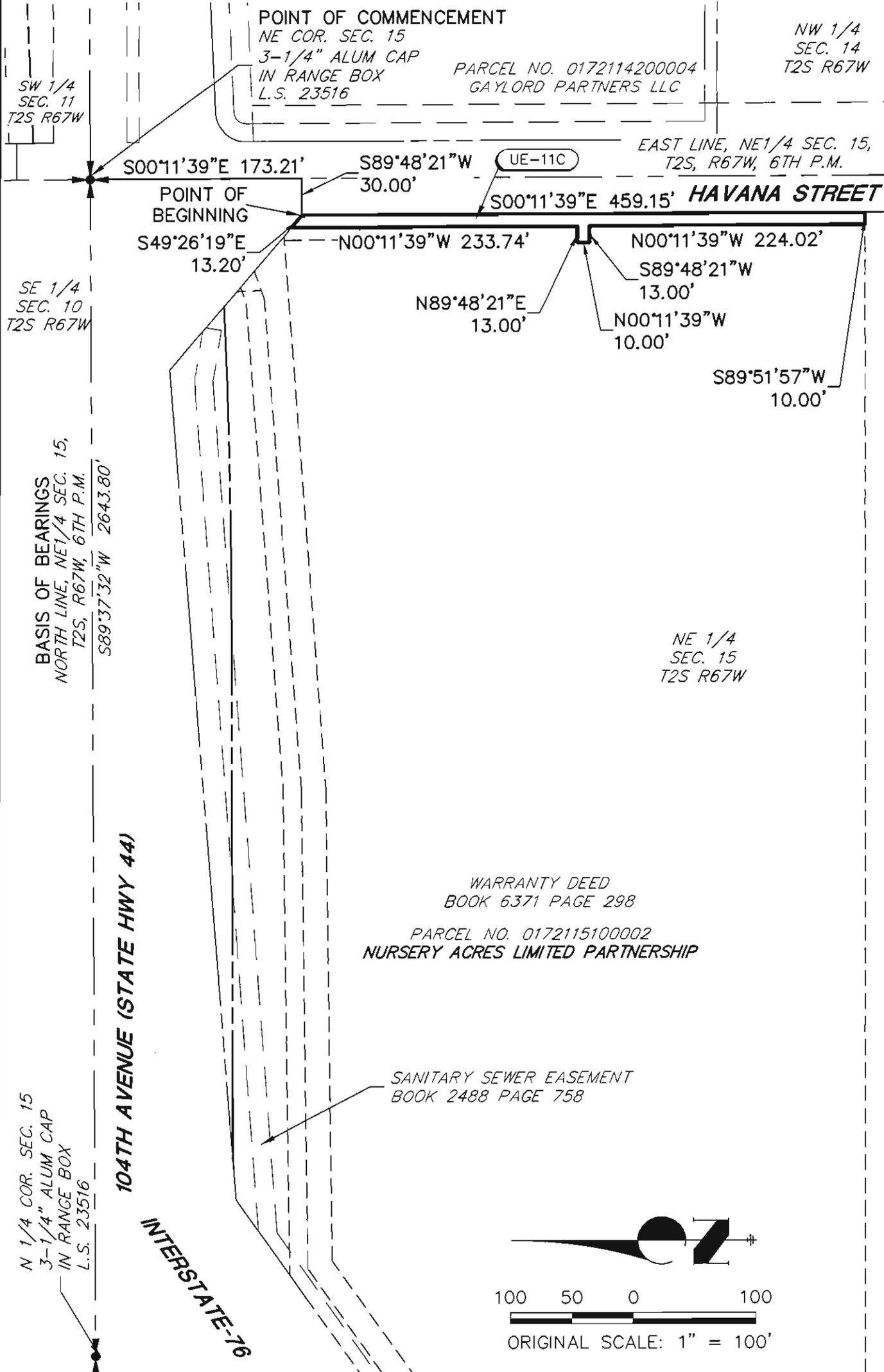
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

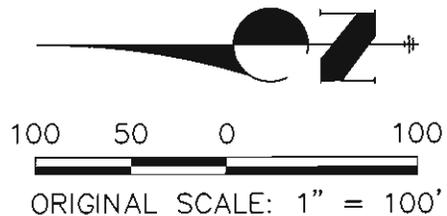


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PUBLIC SERVICE COMPANY OF COLORADO, BOOK 985 PAGE 450

WARRANTY DEED
 BOOK 6371 PAGE 298
 PARCEL NO. 0172115100002
 NURSERY ACRES LIMITED PARTNERSHIP

SANITARY SEWER EASEMENT
 BOOK 2488 PAGE 758



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 11C
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 03/03/10, REV.: 03/18/10, 12/08/10

SHEET: 2 OF 2

J-R ENGINEERING
 A Westrian Company

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 303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com



DESCRIPTION UE-11D

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED, AS RECORDED IN BOOK 6371 AT PAGE 298, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2,643.80 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, S89°37'32"W A DISTANCE OF 47.52 FEET;

THENCE S00°22'28"E A DISTANCE OF 158.40 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S49°26'19"E A DISTANCE OF 9.26 FEET;

THENCE ON A LINE BEING 10.00 FEET WESTERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF HAVANA STREET, S00°11'39"E A DISTANCE OF 56.00 FEET;

THENCE S89°48'21"W A DISTANCE OF 10.00 FEET;

THENCE N00°11'39"W A DISTANCE OF 61.82 FEET;

THENCE N85°32'07"E A DISTANCE OF 2.99 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 599 SQUARE FEET OR 0.0137 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC

EXHIBIT

POINT OF COMMENCEMENT

NE COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

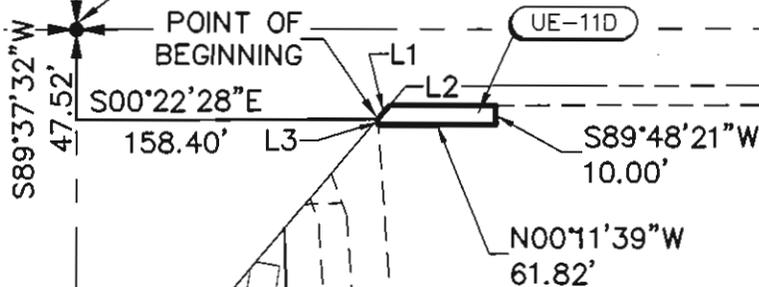
PARCEL NO. 0172114200004
GAYLORD PARTNERS LLC

NW 1/4
SEC. 14
T2S R67W

SW 1/4
SEC. 11
T2S R67W

EAST LINE, NE1/4 SEC. 15,
T2S, R67W, 6TH P.M.

HAVANA STREET



SE 1/4
SEC. 10
T2S R67W

BASIS OF BEARINGS
NORTH LINE, NE1/4 SEC. 15,
T2S, R67W, 6TH P.M.
S89°37'32"W 2643.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S49°26'19"E	9.26'
L2	S00°11'39"E	56.00'
L3	N85°32'07"E	2.99'

NE 1/4
SEC. 15
T2S R67W

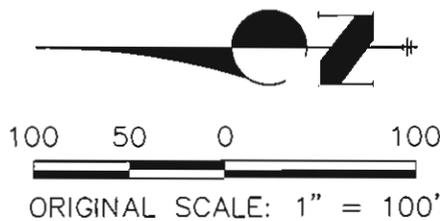
WARRANTY DEED
BOOK 6371 PAGE 298
PARCEL NO. 0172115100002
NURSERY ACRES LIMITED PARTNERSHIP

SANITARY SEWER EASEMENT
BOOK 2488 PAGE 758

N 1/4 COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

104TH AVENUE (STATE HWY 44)

INTERSTATE-76



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 11D
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/08/10

J-R ENGINEERING
A Westrian Company

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SHEET: 2 OF 2



PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 11
12/09/09, REVISED 03/03/10, 03/18/10, 05/10/10, 11/23/10, 12/08/10

DESCRIPTION TE-11

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED, AS RECORDED IN BOOK 6371 AT PAGE 298, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2,643.80 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, S89°37'32"W A DISTANCE OF 50.50 FEET;

THENCE S00°22'28"E A DISTANCE OF 158.61 FEET, TO THE POINT OF BEGINNING;

THENCE ON A LINE BEING 20.00 FEET WESTERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF HAVANA STREET, S00°11'39"E A DISTANCE OF 61.82 FEET;

THENCE N89°48'21"E A DISTANCE OF 10.00 FEET;

THENCE ON A LINE BEING 10.00 FEET WESTERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF HAVANA STREET, S00°11'39"E A DISTANCE OF 177.74 FEET;

THENCE S89°48'21"W A DISTANCE OF 13.00 FEET;

THENCE S00°11'39"E A DISTANCE OF 10.00 FEET;

THENCE N89°48'21"E A DISTANCE OF 13.00 FEET;

THENCE ON A LINE BEING 10.00 FEET WESTERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF HAVANA STREET, S00°11'39"E A DISTANCE OF 224.02 FEET;

THENCE ON A LINE 30.00 FEET NORTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH THE NORTHERLY LINE OF THE TWO-HUNDRED TEN (210) FOOT PSCO EASEMENT RECORDED IN BOOK 985 AT PAGE 450, S89°51'57"W A DISTANCE OF 1,467.40 FEET, TO THE SOUTHEASTERLY LINE OF THE EXISTING THIRTY (30) FOOT EASEMENT AS RECORDED UNDER RECEPTION NO. C0922810;

THENCE ON SAID SOUTHEASTERLY LINE, N54°33'41"E A DISTANCE OF 359.19 FEET;

THENCE S35°26'19"E A DISTANCE OF 5.00 FEET;

THENCE ON A LINE 35.00 FEET SOUTHEASTERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76, N54°33'41"E A DISTANCE OF 399.72 FEET;

THENCE N89°06'25"E A DISTANCE OF 386.57 FEET;

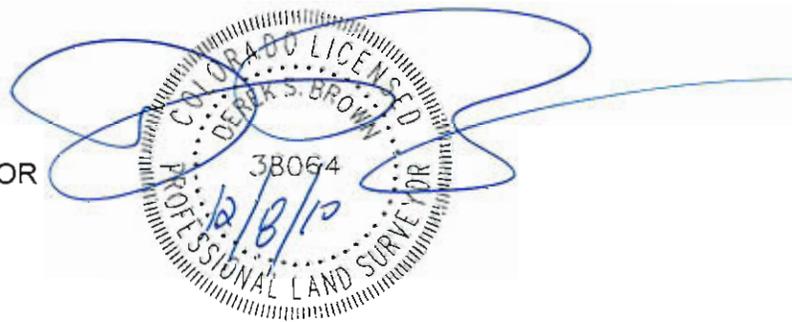
THENCE N85°32'07"E A DISTANCE OF 449.42 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 512,751 SQUARE FEET OR 11.7712 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

NW 1/4
SEC. 14
T2S R67W

PARCEL NO. 0172114200004
GAYLORD PARTNERS LLC

POINT OF
COMMENCEMENT
NE COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

PUBLIC SERVICE COMPANY
OF COLORADO
BOOK 983, PAGE 524

EAST LINE, NE 1/4 SEC. 15,
T2S, R67W, 6TH P.M. **HAVANA STREET**

S89°37'32"W
50.50'

S00°11'39"E 177.74'

S00°11'39"E 224.02'

S00°22'28"E 158.61'

S89°48'21"W
13.00'

N89°48'21"E
13.00'

N89°48'21"E
10.00'

S00°11'39"E
10.00'

S00°11'39"E
61.82'

POINT OF
BEGINNING
NE 1/4
SEC. 15
T2S R67W

TE-11

S89°51'57"W 1467.40'

210' PSCO EASEMENT
BOOK 985 PAGE 450

104TH AVENUE (STATE HWY 44)

S89°37'32"W 2643.80'
BASIS OF BEARINGS
NORTH LINE, NE 1/4 SEC. 15,
T2S, R67W, 6TH P.M.

N85°32'07"E 449.42'

N89°06'25"E
386.57'

SANITARY SEWER EASEMENT
BOOK 2488 PAGE 758

WARRANTY DEED
BOOK 6371 PAGE 298

PARCEL NO. 0172115100002
NURSERY ACRES LIMITED PARTNERSHIP



100 50 0 100

ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION NO. 11
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09, REV.: 03/03/10, 03/18/10,
05/10/10, 11/23/10, 12/08/10

SHEET: 3 OF 4

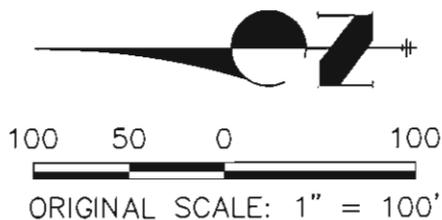


J-R ENGINEERING

A Westlan Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80112
303-740-9333 • Fax: 303-721-9019 • www.jrengineering.com

EXHIBIT



S89°37'32"W 2643.80'
BASIS OF BEARINGS
NORTH LINE, NE1/4 SEC. 15,
T2S, R67W, 6TH P.M.

104TH AVENUE (STATE HWY 44)

NE 1/4
SEC. 15
T2S R67W

INTERSTATE-76

PARCEL NO. 0172115100001
FIRST CREEK BUSINESS CENTER LLC

N 1/4 COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

SANITARY SEWER EASEMENT
BOOK 2488 PAGE 758

WARRANTY DEED
BOOK 6371 PAGE 298

PARCEL NO. 0172115100002
NURSERY ACRES LIMITED PARTNERSHIP

TE-11

S35°26'19"E
5.00'

30' EASEMENT AGREEMENT
REC. NO. C0922810

N54°33'41"E 359.19'

N54°33'41"E 399.72'

N89°06'25"E
386.57'

S89°51'57"W 1467.40'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION NO. 11
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09, REV: 03/03/10, 03/18/10,
05/10/10, 11/23/10, 12/08/10

SHEET: 4 OF 4



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A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 12**

PROPERTY DESCRIPTION PARCEL 12

A PARCEL OF LAND BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 20040520000379070, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, N89°47'57"E A DISTANCE OF 29.92 FEET;

THENCE N00°12'03"W A DISTANCE OF 30.00 FEET, TO AN ANGLE POINT OF THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, BEING THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N00°21'36"W A DISTANCE OF 16.38 FEET;

THENCE N87°20'46"E A DISTANCE OF 428.61 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. S00°12'08"E A DISTANCE OF 34.72 FEET;
2. S89°47'57"W A DISTANCE OF 428.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 10,940 SQUARE FEET OR 0.2512 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

S 1/4 COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

LOT 1, BLOCK 1
WS SUBDIVISION FILING NO. 1
REC. NO. 2007000017485

PARCEL NO. 0172111301001
WILLIAMS SCOTSMAN INC

BASIS OF BEARINGS
SOUTH LINE, SW1/4 SEC. 11,
T2S, R67W, 6TH P.M.
N89°47'57"E 2617.76'

S00°12'08"E
34.72'

SW 1/4
SEC. 11
T2S R67W

NW 1/4
SEC. 14
T2S R67W

DEED REC. NO.
20040520000379070

PARCEL NO. 0172111000011
STANLEY EDWARD FRY TRUST/
JUDITH ANN LATUDA TRUST
C/O STANLEY EDWARD FRY
TRUSTEE

VACATED HAVANA STREET
EASEMENT FOR EXISTING UTILITIES
BOOK 3038 PAGE 197

WEST LINE, SW1/4 SEC. 11,
T2S, R67W, 6TH P.M.

WEST LINE, NW1/4 SEC. 14,
T2S, R67W, 6TH P.M.

104TH AVENUE (STATE HWY 44)

N87°20'46"E 428.61'

S89°47'57"W 428.18'

N00°12'03"W
30.00'

N00°21'36"W 16.38'
POINT OF
BEGINNING

N89°47'57"E
29.92'

HAVANA STREET

SE 1/4
SEC. 10
T2S R67W

POINT OF
COMMENCEMENT
SW COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NE 1/4
SEC. 15
T2S R67W



100 50 0 100

ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 12
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09

SHEET: 2 OF 2



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A Westlan Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 12**

DESCRIPTION PE-12

A PARCEL OF LAND BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 20040520000379070, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, N89°47'57"E A DISTANCE OF 264.74 FEET;

THENCE N00°12'03"W A DISTANCE OF 30.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE N00°12'03"W A DISTANCE OF 26.44 FEET, TO THE POINT OF BEGINNING;

THENCE S87°20'46"W A DISTANCE OF 45.00 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N02°39'14"W, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 7.85 FEET, TO A POINT OF TANGENT;

THENCE N02°39'14"W A DISTANCE OF 30.00 FEET;

THENCE N87°20'46"E A DISTANCE OF 35.00 FEET;

THENCE S02°39'14"E A DISTANCE OF 30.00 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 7.85 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,236 SQUARE FEET OR 0.0284 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



Richard L. Harvanek

EXHIBIT

S 1/4 COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

LOT 1, BLOCK 1
WS SUBDIVISION FILING NO. 1
REC. NO. 2007000017485

PARCEL NO. 0172111301001
WILLIAMS SCOTSMAN INC

SW 1/4
SEC. 11
T2S R67W

PARCEL NO. 0172111000011
STANLEY EDWARD FRY TRUST/
JUDITH ANN LATUDA TRUST/
C/O STANLEY EDWARD FRY
TRUSTEE
DEED REC. NO.
20040520000379070

VACATED HAVANA STREET
EASEMENT FOR EXISTING UTILITIES
BOOK 3038 PAGE 197

WEST LINE, SW1/4 SEC. 11,
T2S, R67W, 6TH P.M.

SE 1/4
SEC. 10
T2S R67W

POINT OF
COMMENCEMENT
SW COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

BASIS OF BEARINGS
SOUTH LINE, SW1/4 SEC. 11,
T2S, R67W, 6TH P.M.
N89°47'57"E 2617.76'

104TH AVENUE (STATE HWY 44)

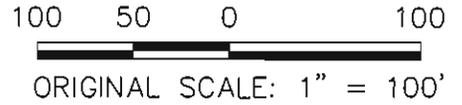
NW 1/4
SEC. 14
T2S R67W

PARCEL NO. 0172114200004
GAYLORD PARTNERS LLC

WEST LINE, NW1/4 SEC. 14,
T2S, R67W, 6TH P.M.

HAVANA STREET

NE 1/4
SEC. 15
T2S R67W



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°20'46"W	45.00'
L2	N02°39'14"W	30.00'
L3	N87°20'46"E	35.00'
L4	S02°39'14"E	30.00'

Δ=90°00'00"
R=5.00'
L=7.85'

N00°12'03"W 26.44'

N00°12'03"W 30.00'

N89°47'57"E
264.74'

Δ=90°00'00"
R=5.00'
L=7.85'

N02°39'14"W(R)

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 12
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 1/13/2011

SHEET: 2 OF 2



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**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 12
12/09/09, REV.:1/13/11**

DESCRIPTION TE-12

A PARCEL OF LAND BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 20040520000379070, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, N89°47'57"E A DISTANCE OF 29.92 FEET;

THENCE N00°12'03"W A DISTANCE OF 30.00 FEET, TO AN ANGLE POINT OF THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE ON SAID LINE, N00°21'36"W A DISTANCE OF 16.38 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF VACATED HAVANA STREET RECORDED IN BOOK 3038 AT PAGE 197, N00°21'36"W A DISTANCE OF 20.02 FEET;

THENCE N87°20'46"E A DISTANCE OF 79.43 FEET;

THENCE N00°01'51"W A DISTANCE OF 64.04 FEET;

THENCE S89°58'56"E A DISTANCE OF 153.31 FEET;

THENCE S00°01'51"W A DISTANCE OF 66.90 FEET;

THENCE N87°20'46"E A DISTANCE OF 195.87 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE ON SAID LINE, S00°12'08"E A DISTANCE OF 10.01 FEET;

THENCE S87°20'46"W A DISTANCE OF 193.53 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 7.85 FEET, TO A POINT OF TANGENT;

THENCE N02°39'14"W A DISTANCE OF 30.00 FEET;

THENCE S87°20'46"W A DISTANCE OF 35.00 FEET;

THENCE S02°39'14"E A DISTANCE OF 30.00 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 7.85 FEET, TO A POINT OF TANGENT;

THENCE S87°20'46"W A DISTANCE OF 190.09 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 14,646 SQUARE FEET OR 0.3362 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

S 1/4 COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

LOT 1, BLOCK 1
WS SUBDIVISION FILING NO. 1
REC. NO. 2007000017485

PARCEL NO. 0172111301001
WILLIAMS SCOTSMAN INC

BASIS OF BEARINGS
SOUTH LINE, SW1/4 SEC. 11,
T2S, R67W, 6TH P.M.
N89°47'57"E 2617.76'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°39'14"W	30.00'
L2	S87°20'46"W	35.00'
L3	S02°39'14"E	30.00'

SW 1/4
SEC. 11
T2S R67W

NW 1/4
SEC. 14
T2S R67W

PARCEL NO. 0172114200004
GAYLORD PARTNERS LLC

S00°01'51"W 66.90'

N87°20'46"E 195.87'
S87°20'46"W 193.53'

PARCEL NO. 0172111000011
STANLEY EDWARD FRY TRUST/
JUDITH ANN LATUDA TRUST/
C/O STANLEY EDWARD FRY
TRUSTEE
DEED REC. NO.
20040520000379070

Δ=90°00'00"
R=5.00'
L=7.85'
Δ=90°00'00"
R=5.00'
L=7.85'

S89°58'56"E 153.31'
TE-12
S87°20'46"W 190.09'

N00°01'51"W 64.04'
VACATED HAVANA STREET
EASEMENT FOR EXISTING UTILITIES
BOOK 3038 PAGE 197

WEST LINE, SW1/4 SEC. 11,
T2S, R67W, 6TH P.M.

WEST LINE, NW1/4 SEC. 14,
T2S, R67W, 6TH P.M.

HAVANA STREET

N00°21'36"W 20.02'
POINT OF BEGINNING
N00°21'36"W 16.38'
N00°12'03"W 30.00'

SE 1/4
SEC. 10
T2S R67W

NE 1/4
SEC. 15
T2S R67W

POINT OF COMMENCEMENT
SW COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 12
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09, REV.:1/13/11

SHEET: 3 OF 3



J-R ENGINEERING

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JR ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 13**

DESCRIPTION TE-13

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, WS SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 2007000017485, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE ON THE WESTERLY LINE OF SAID LOT 1, N00°11'42"W A DISTANCE OF 17.85 FEET;

THENCE N89°48'03"E A DISTANCE OF 725.41 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 1;

THENCE ON SAID EASTERLY LINE, S00°19'14"E A DISTANCE OF 17.83 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°47'57"W A DISTANCE OF 725.45 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 12,942 SQUARE FEET OR 0.2971 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

JOLIET STREET

TRACT A
PARCEL NO.
0172111301002
CITY OF
COMMERCE CITY

S00°19'14"E
17.83'

TE-13

S 1/4 COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

20' WATER EASEMENT
REC. NO. 2007000017485

30' FIRE HYDRANT EASEMENT
REC. NO. 2007000017485

20' WATER EASEMENT
REC. NO. 2007000017485

24' EMERGENCY AND
DRAINAGE ACCESS EASEMENT
REC. NO. 2007000017485

BASIS OF BEARINGS
SOUTH LINE, SW 1/4 SEC. 11,
T2S, R67W, 6TH P.M.
N89°47'57"E 2617.76'

SW 1/4
SEC. 11
T2S R67W

104TH AVENUE (STATE HWY 44)
N89°48'03"E 725.41'
S89°47'57"W 725.45'

NW 1/4
SEC. 14
T2S R67W

LOT 1, BLOCK 1
WS SUBDIVISION FILING NO. 1
REC. NO. 2007000017485

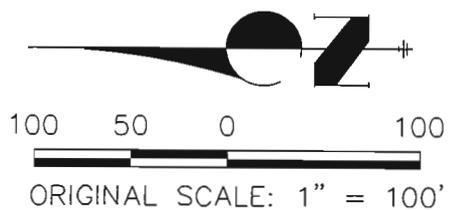
PARCEL NO.
0172111301001
WILLIAMS
SCOTSMAN INC

PARCEL NO. 0172114200004
GAYLORD PARTNERS LLC

POINT OF
BEGINNING
SW CORNER
LOT 1, BLOCK 1
WS SUBDIVISION
FILING NO. 1

N00°11'42"W
17.85'

SW COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 13
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 10/30/09

SHEET: 2 OF 2

 **J-R ENGINEERING**
A Westrian Company

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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 16**

PROPERTY DESCRIPTION PARCEL 16

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. C1201901, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, S89°47'57"W A DISTANCE OF 923.10 FEET;

THENCE N00°12'03"W A DISTANCE OF 60.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, BEING THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°47'57"W A DISTANCE OF 386.03 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOLIET STREET;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°19'14"W A DISTANCE OF 40.00 FEET;

THENCE N89°47'57"E A DISTANCE OF 54.00 FEET;

THENCE S00°19'14"E A DISTANCE OF 0.05 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°52'48" AND AN ARC LENGTH OF 39.22 FEET, TO A POINT OF TANGENT;

THENCE N89°47'57"E A DISTANCE OF 307.12 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE AS CONVEYED IN SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. C0543365,

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S00°12'05"E A DISTANCE OF 15.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,274 SQUARE FEET OR 0.1670 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

SW 1/4
SEC. 11
T2S R67W

BURLINGTON DITCH
BOOK A11 PAGE 422

BASIS OF BEARINGS
SOUTH LINE, SW 1/4 SEC. 11,
T2S, R67W, 6TH P.M.

POINT OF COMMENCEMENT
S 1/4 COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NW 1/4
SEC. 14
T2S R67W

APPROXIMATE
LOCATION OF DITCH
RIGHT-OF-WAY
DEFINED BY PHYSICAL
LOCATION OF DITCH

SACWSD EASEMENT
BOOK 5098 PAGE 380

SPECIAL WARRANTY DEED AND AGREEMENT
REC. NO. C0543365

SPECIAL WARRANTY DEED
REC. NO. C1201901

PARCEL NO 0172111400001
CANAL AVENUE PARK LLC

S00°12'05"E
15.00'

N00°12'03"W
60.00'
POINT OF BEGINNING

N89°47'57"E 307.12'

S89°47'57"W 386.03'

104TH AVENUE (STATE HWY 44)

$\Delta=89^{\circ}52'48''$
R=25.00'
L=39.22'

16

S00°19'14"E
0.05'

N89°47'57"E
54.00'

N00°19'14"W
40.00'

JOLIET STREET

TRACT A
WS SUBDIVISION FILING NO. 1
REC. NO. 2007000017485

PARCEL NO.
0172111301002
CITY OF
COMMERCE CITY



100 50 0 100

ORIGINAL SCALE: 1" = 100'

SW COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 16
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09

SHEET: 2 OF 2



J-R ENGINEERING

A Westrian Company

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303-740-9398 • Fax: 303-721-9019 • www.jrengineering.com



J·R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 16A**

PROPERTY DESCRIPTION PARCEL 16A

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. C1201901, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, S89°47'57"W A DISTANCE OF 265.54 FEET;

THENCE N00°12'03"W A DISTANCE OF 60.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, BEING THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°47'57"W A DISTANCE OF 512.55 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE AS CONVEYED IN SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. C0543365;

THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, N00°12'05"W A DISTANCE OF 15.00 FEET;

THENCE N89°47'57"E A DISTANCE OF 512.55 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE AS CONVEYED IN SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. C0543365;

THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, S00°12'02"E A DISTANCE OF 15.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,688 SQUARE FEET OR 0.1765 ACRES.

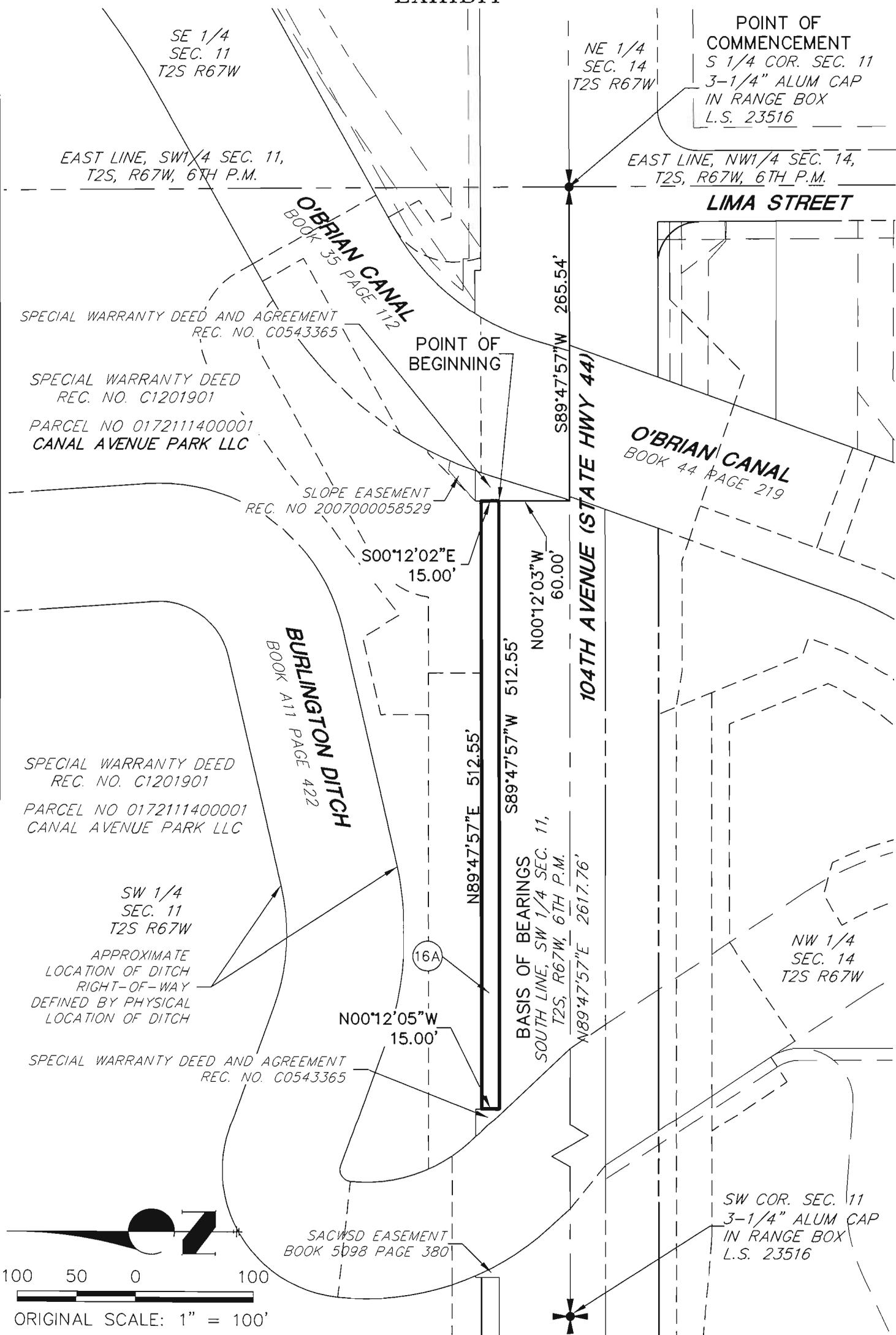
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 16A
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 12/09/09

SHEET: 2 OF 2



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 303-740-9393 • Fax: 303-721-9099 • www.jrengineering.com

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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 16B**

PROPERTY DESCRIPTION PARCEL 16B

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. C1201901, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, S89°47'57"W A DISTANCE OF 1,309.13 FEET;

THENCE N00°12'03"W A DISTANCE OF 60.00 FEET, TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44 AND THE EASTERLY RIGHT-OF-WAY LINE OF JOLIET STREET;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°19'14"W A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°19'14"W A DISTANCE OF 292.31 FEET;

THENCE N89°40'45"E A DISTANCE OF 54.00 FEET;

THENCE S00°19'14"E A DISTANCE OF 292.42 FEET;

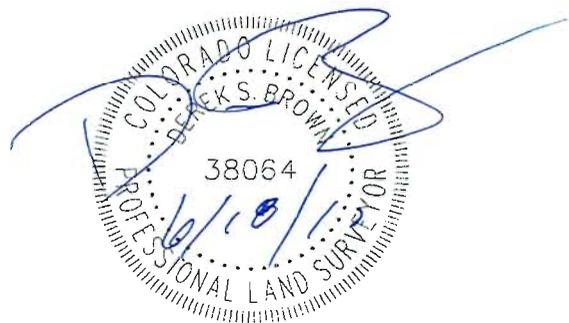
THENCE S89°47'57"W A DISTANCE OF 54.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15,788 SQUARE FEET OR 0.3624 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

SW 1/4
SEC. 11
T2S R67W

SPECIAL WARRANTY DEED
REC. NO. C1201901

PARCEL NO 0172111400001
CANAL AVENUE PARK LLC

BURLINGTON DITCH

BASIS OF BEARINGS
SOUTH LINE, SW 1/4 SEC. 11,
T2S, R67W, 6TH P.M.

POINT OF COMMENCEMENT
S 1/4 COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NW 1/4
SEC. 14
T2S R67W

APPROXIMATE
LOCATION OF DITCH
RIGHT-OF-WAY
DEFINED BY PHYSICAL
LOCATION OF DITCH

SACWSD EASEMENT
BOOK 5098 PAGE 380

SPECIAL WARRANTY DEED AND AGREEMENT
REC. NO. C0543365

104TH AVENUE (STATE HWY 44)

N89°40'45"E
54.00'

16B

N00°19'14"W
40.00'

S89°47'57"W
54.00'

S00°19'14"E 292.42'

N00°19'14"W 292.31'

N00°12'03"W
60.00'

JOLIET STREET

TRACT A
WS SUBDIVISION FILING NO. 1
REC. NO. 2007000017485

PARCEL NO.
0172111301002
CITY OF
COMMERCE CITY

POINT OF BEGINNING

SW COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516



100 50 0 100

ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 16B
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/01/09

SHEET: 2 OF 2



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A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 16**

DESCRIPTION PE-16

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. C1201901, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, S89°47'57"W DISTANCE OF 1309.01 FEET;

THENCE N00°19'14"W A DISTANCE OF 1195.62 FEET, TO THE POINT OF BEGINNING;

THENCE N00°19'14"W A DISTANCE OF 199.48 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 76;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N54°28'15"E A DISTANCE OF 432.60 FEET;

THENCE S22°33'05"E A DISTANCE OF 170.98 FEET;

THENCE S55°49'59"W A DISTANCE OF 481.28 FEET;

THENCE S38°54'44"W A DISTANCE OF 29.14 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 75,704 SQUARE FEET OR 1.7379 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



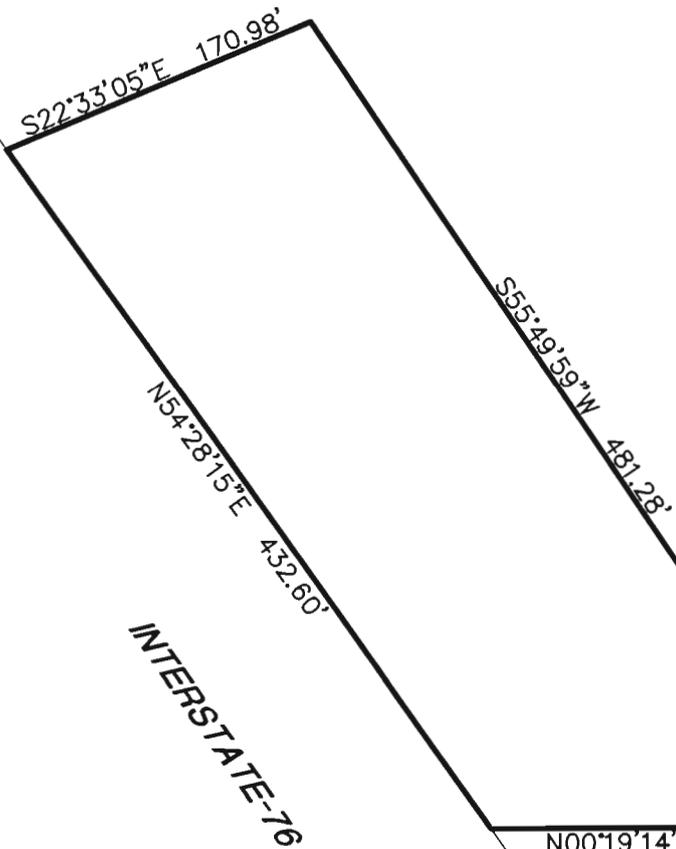
EXHIBIT

POINT OF COMMENCEMENT
 S 1/4 COR. SEC. 11
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

SW 1/4
 SEC. 11
 T2S R67W

SPECIAL WARRANTY DEED
 REC. NO. C1201901

PARCEL NO. 0172111400001
 CANAL AVENUE PARK LLC



INTERSTATE-76

PE-16

S38°54'44"W
 29.14'

POINT OF BEGINNING

N00°19'14"W
 1195.62'

N00°19'14"W 199.48'

20' PIPELINE EASEMENT
 FILE NO. 12, MAP NO. 346
 REC. NO. 935308

TRACT A
 WS SUBDIVISION FILING NO. 1
 REC. NO. 2007000017485

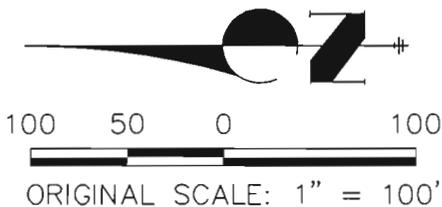
PARCEL NO.
 0172111301002
 CITY OF
 COMMERCE CITY

BASIS OF BEARINGS
 SOUTH LINE, SW 1/4 SEC. 11,
 T2S, R67W, 6TH P.M.
 N89°47'57"E 2617.76'

104TH AVENUE (STATE HWY 44)

S89°47'57"W 1309.01'

SW COR. SEC. 11
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516



ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 16
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 12/01/09

SHEET: 2 OF 2



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 A Westrian Company

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 303-740-9393 • Fax 303-721-9019 • www.jrengineering.com



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A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 16A**

DESCRIPTION PE-16A

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. C1201901, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, S89°47'57"W A DISTANCE OF 265.54 FEET;

THENCE N00°12'02"W A DISTANCE OF 75.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44 AS CONVEYED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. C0543365, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON A LINE 15.00 FEET NORTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY LINE, S89°47'57"W A DISTANCE OF 144.97 FEET;

THENCE N00°12'03"W A DISTANCE OF 45.00 FEET;

THENCE N89°47'57"E A DISTANCE OF 64.00 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S82°59'56"E, HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 53°57'45" AND AN ARC LENGTH OF 57.45 FEET, TO A POINT OF TANGENT;

THENCE N60°57'50"E A DISTANCE OF 194.49 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 75°54'18" AND AN ARC LENGTH OF 54.32 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF O'BRIAN CANAL AS RECORDED IN BOOK 35 AT PAGE 112, BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S29°35'39"E, HAVING A RADIUS OF 320.44 FEET, A CENTRAL ANGLE OF 33°10'54" AND AN ARC LENGTH OF 185.58 FEET, TO A POINT OF NON-TANGENT;

THENCE S89°47'57"W A DISTANCE OF 2.72 FEET;

THENCE S45°05'40"W A DISTANCE OF 56.86 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE;

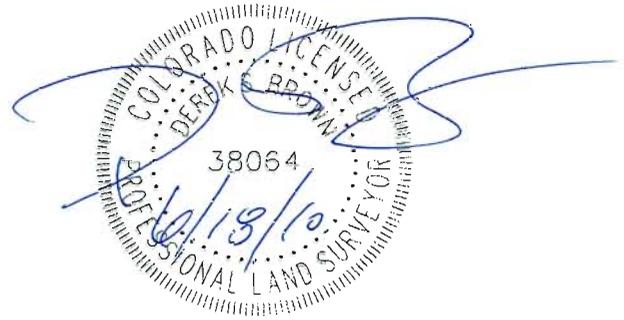
THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S00°12'02"E A DISTANCE OF 5.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 21,133 SQUARE FEET OR 0.4851 ACRES.

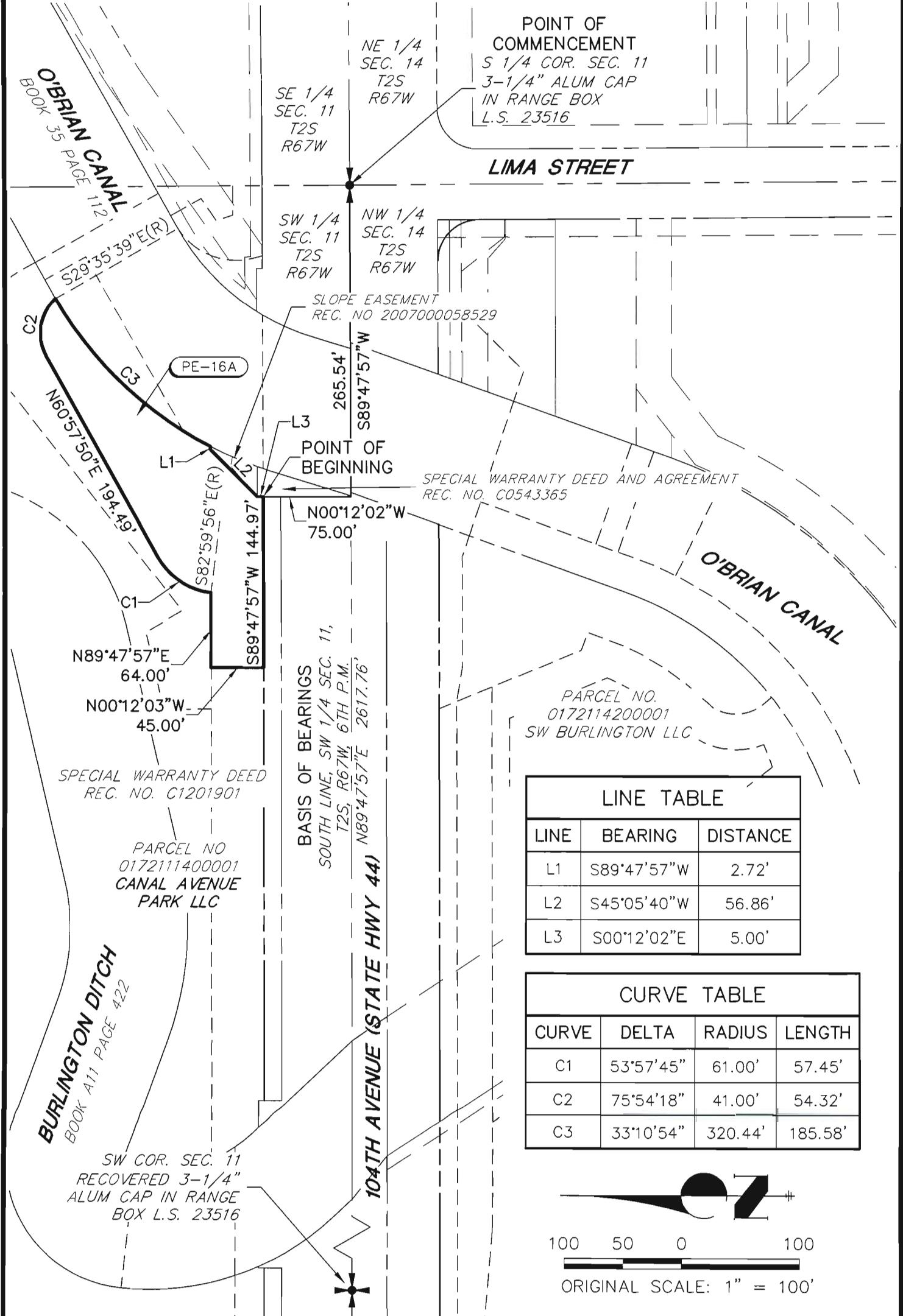
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 16A
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09

SHEET: 3 OF 3

J-R ENGINEERING
A Westrian Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80112
303-740-9393 • Fax 303-721-9919 • www.jrengineering.com

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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
SLOPE EASEMENT NO. 16**

DESCRIPTION SE-16

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. C1201901, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, S89°47'57"W DISTANCE OF 923.10 FEET;

THENCE N00°12'05"W A DISTANCE OF 75.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44 AS CONVEYED IN SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. C0543365, BEING THE POINT OF BEGINNING;

THENCE ON A LINE 15.00 FEET NORTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY LINE, S89°47'57"W A DISTANCE OF 307.12 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°52'48" AND AN ARC LENGTH OF 39.22 FEET, TO A POINT OF NON-TANGENT;

THENCE N89°47'57"E A DISTANCE OF 325.59 FEET MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BURLINGTON DITCH AS RECORDED IN BOOK A11 AT PAGE 422, BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N71°07'04"E, HAVING A RADIUS OF 228.00 FEET, A CENTRAL ANGLE OF 5°23'02" AND AN ARC LENGTH OF 21.42 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. S89°47'55"W A DISTANCE OF 1.27 FEET;

2. S00°12'05"E A DISTANCE OF 5.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,095 SQUARE FEET OR 0.1858 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

SPECIAL WARRANTY DEED
REC. NO. C1201901

PARCEL
NO 0172111400001
CANAL AVENUE
PARK LLC

BURLINGTON DITCH
BOOK A11 PAGE 422

SACWSD EASEMENT
BOOK 5098 PAGE 380

N71°07'04"E(R)

APPROXIMATE
LOCATION OF DITCH
RIGHT-OF-WAY
DEFINED BY PHYSICAL
LOCATION OF DITCH

SW 1/4
SEC. 11
T2S R67W

$\Delta=5^{\circ}23'02''$
 $R=228.00'$
 $L=21.42'$

N89°47'57"E 325.59'
S89°47'57"W 307.12'

SE-16

BASIS OF BEARINGS
SOUTH LINE, SW 1/4 SEC. 11,
T2S, R67W, 6TH P.M.
N89°47'57"E 2617.76'

$\Delta=89^{\circ}52'48''$
 $R=25.00'$
 $L=39.22'$

JOLIET STREET

TRACT A
WS SUBDIVISION FILING NO. 1
REC. NO. 2007000017485

PARCEL NO.
0172111301002
CITY OF
COMMERCE CITY

100 50 0 100

ORIGINAL SCALE: 1" = 100'

SW COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

104TH AVENUE (STATE HWY 44)

POINT OF
COMMENCEMENT
S 1/4 COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

S89°47'55"W 1.27'
SPECIAL WARRANTY DEED AND AGREEMENT
REC. NO. C0543365
S00°12'05"E 5.00'

N00°12'05"W
75.00'
POINT OF
BEGINNING

NW 1/4
SEC. 14
T2S R67W

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

SLOPE EASEMENT NO. 16
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09

SHEET: 3 OF 3



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**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
SLOPE EASEMENT NO. 16A**

PROPERTY DESCRIPTION SE-16A

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. C1201901, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, S89°47'57"W A DISTANCE OF 410.52 FEET;

THENCE N00°12'03"W A DISTANCE OF 75.00 FEET, TO THE POINT OF BEGINNING;

THENCE ON A LINE 15.00 FEET NORTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL TO THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, S89°47'57"W A DISTANCE OF 367.58 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44 AS CONVEYED IN SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. C0543365;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. N00°12'05"W A DISTANCE OF 5.01 FEET;
2. S89°47'55"W A DISTANCE OF 23.86 FEET MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BURLINGTON DITCH AS RECORDED IN BOOK A11 AT PAGE 422;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. N43°12'35"W A DISTANCE OF 7.74 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 18°33'35" AND AN ARC LENGTH OF 41.46 FEET, TO A POINT OF NON-TANGENT;

THENCE N89°47'57"E A DISTANCE OF 419.65 FEET;

THENCE S00°12'03"E A DISTANCE OF 45.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 18,131 SQUARE FEET OR 0.4162 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

POINT OF COMMENCEMENT
S 1/4 COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

EAST LINE, SW1/4 SEC. 11,
T2S, R67W, 6TH P.M.

SE 1/4
SEC. 11
T2S
R67W

NE 1/4
SEC. 14
T2S
R67W

LIMA STREET

O'BRIAN CANAL
BOOK 35 PAGE 112

SW 1/4
SEC. 11
T2S
R67W

NW 1/4
SEC. 14
T2S
R67W

SPECIAL WARRANTY DEED
REC. NO. C1201901

PARCEL NO 0172111400001
CANAL AVENUE PARK LLC

104TH AVENUE (STATE HWY #44)

S89°47'57"W 410.52'

S00°12'03"E
45.00'

SE-16A

APPROXIMATE
LOCATION OF DITCH
RIGHT-OF-WAY
DEFINED BY PHYSICAL
LOCATION OF DITCH

N00°12'03"W
75.00'

POINT OF BEGINNING

SPECIAL WARRANTY DEED
REC. NO. C1201901

PARCEL NO 0172111400001
CANAL AVENUE PARK LLC

BURLINGTON DITCH
BOOK A11 PAGE 422

BASIS OF BEARINGS
SOUTH LINE, SW 1/4 SEC. 11,
T2S, R67W, 6TH P.M.

N89°47'57"E 419.65'

S89°47'57"W 367.58'

N89°47'57"E 2617.76'

N00°12'05"W
5.01'

S89°47'55"W
23.86'

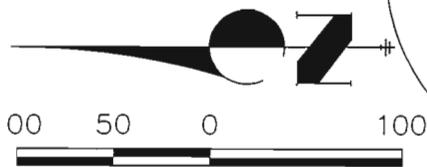
Δ=18°33'35"
R=128.00'
L=41.46'

N43°12'35"W
7.74'

SPECIAL WARRANTY DEED
AND AGREEMENT
REC. NO. C0543365

SW COR. SEC. 11
RECOVERED 3-1/4"
ALUM CAP IN RANGE
BOX L.S. 23516

SACWSD EASEMENT
BOOK 5098 PAGE 380



ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

SLOPE EASEMENT NO. 16A
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 12/09/09

SHEET: 3 OF 3



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**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 16**

DESCRIPTION UE-16

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, S89°47'57"W A DISTANCE OF 265.54 FEET;

THENCE N00°12'03"W A DISTANCE OF 60.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N00°12'02"W A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING;

THENCE N45°05'40"E A DISTANCE OF 56.86 FEET;

THENCE N89°47'57"E A DISTANCE OF 2.72 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF O'BRIAN CANAL, BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S62°46'33"E, HAVING A RADIUS OF 320.44 FEET, A CENTRAL ANGLE OF 07°48'22" AND AN ARC LENGTH OF 43.66 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE, BEING A POINT OF NON-TANGENT;

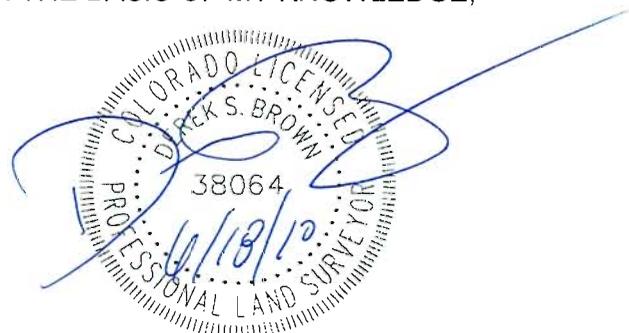
THENCE ON SAID LINE, S89°47'57"W A DISTANCE OF 25.73 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 547 SQUARE FEET OR 0.0126 ACRES.

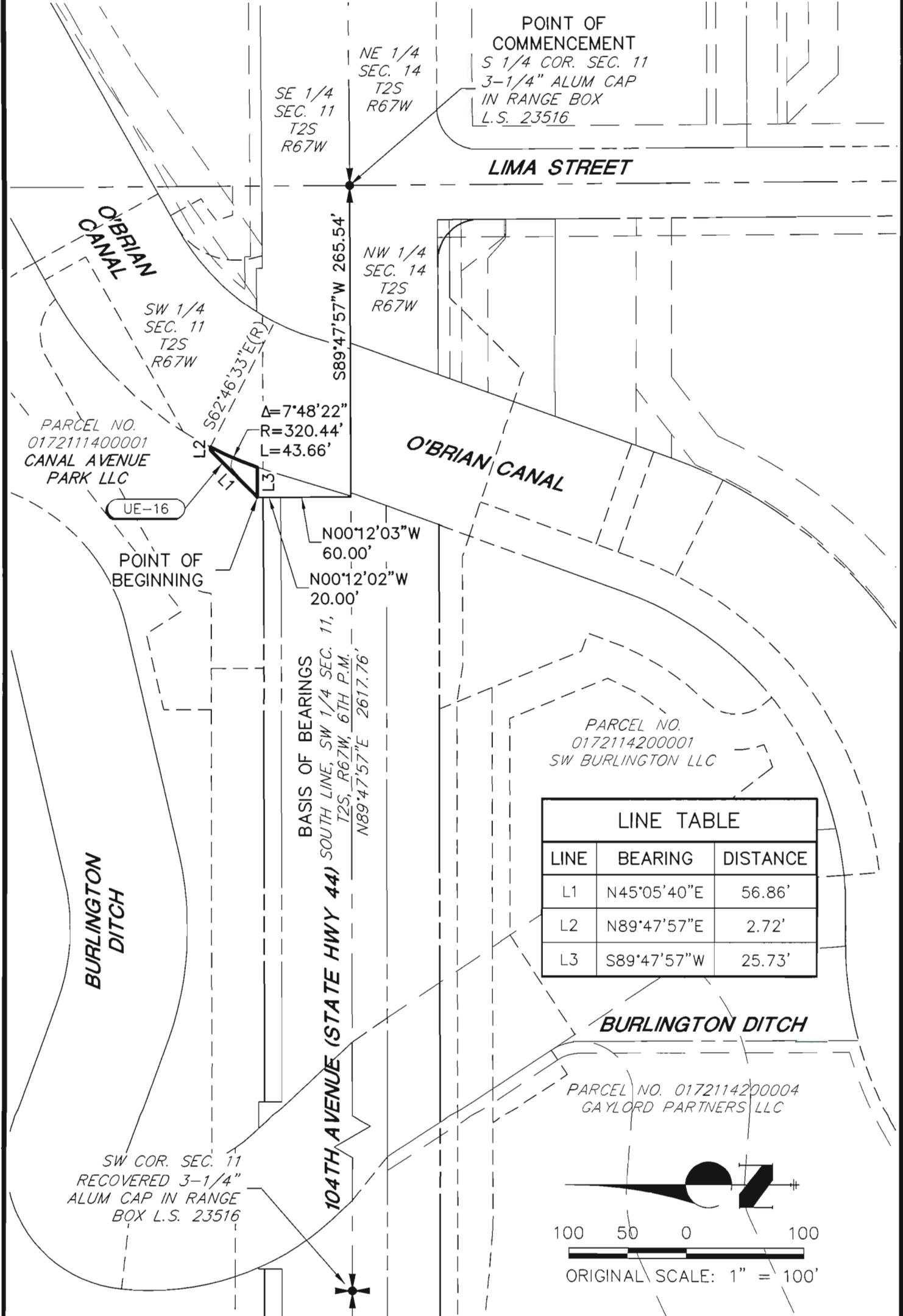
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°05'40"E	56.86'
L2	N89°47'57"E	2.72'
L3	S89°47'57"W	25.73'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 16
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 10/16/09

SHEET: 2 OF 2



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X:\1528000\Drawings\Phase 3B\Legal Exhibits\1528001LX-16UE.dwg, SHEET 2, 6/16/2010 10:13:56 PM, Vagiad



J·R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 16**

DESCRIPTION TE-16

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. C1201901, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, S 89°47'57" W A DISTANCE OF 346.52 FEET;

THENCE N 00°12'03" W A DISTANCE OF 120.00 FEET, TO THE POINT OF BEGINNING;

THENCE ON A LINE 120.00 FEET NORTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL TO THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44 AS CONVEYED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. C0543365, S 89°47'57" W A DISTANCE OF 99.00 FEET;

THENCE N 00°12'03" W A DISTANCE OF 40.68 FEET;

THENCE N 76°45'58" E A DISTANCE OF 66.60 FEET;

THENCE S 32°05'05" E A DISTANCE OF 36.16 FEET;

THENCE N 51°54'55" E A DISTANCE OF 253.73 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 99°02'55" AND AN ARC LENGTH OF 103.72 FEET, TO A POINT OF TANGENT;

THENCE S 29°02'10" E A DISTANCE OF 15.67 FEET, TO A POINT OF NON-TANGENT CURVE, SAID POINT BEING ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. C1201901;

THENCE CONTINUING ON SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES,

1. THENCE S 60°57'50" W A DISTANCE OF 32.21 FEET, TO A POINT OF CURVE;
2. THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 320.44 FEET, A CENTRAL ANGLE OF 00°33'27" AND AN ARC LENGTH OF 3.12 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S 46°52'07" W, HAVING A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 75°54'18" AND AN ARC LENGTH OF 54.32 FEET, TO A POINT OF TANGENT;

THENCE S 60°57'50" W A DISTANCE OF 194.49 FEET, TO A POINT OF TANGENT;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 53°57'45" AND AN ARC LENGTH OF 57.45 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 14,216 SQUARE FEET OR 0.3264 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC





JR ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 17
10/16/2009, REV.:3/02/10, 5/20/10

PROPERTY DESCRIPTION PARCEL 17

A PARCEL OF LAND BEING A PORTION THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 20060323000295890 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14;

THENCE ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, S89°47'57"W A DISTANCE OF 272.84 FEET;

THENCE S00°12'03"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING ON THE WESTERLY LINE OF THE O'BRIAN CANAL AS DESCRIBED IN BOOK 44, PAGE 219 AND THE POINT OF BEGINNING;

THENCE ON THE WESTERLY LINE OF SAID CANAL, S19°48'44"W A DISTANCE OF 47.89 FEET;

THENCE ON A LINE BEING 45.00 FEET SOUTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°47'57"W A DISTANCE OF 507.74 FEET, TO A POINT ON THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 20060323000295890;

THENCE ON SAID WESTERLY LINE, N33°35'09"W A DISTANCE OF 53.89 FEET, TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°47'57"E A DISTANCE OF 553.79 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 23,884 SQUARE FEET OR 0.5483 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

POINT OF COMMENCEMENT
N 1/4 COR. SEC. 14
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NE 1/4
SEC. 14
T2S
R67W

EAST LINE, SW 1/4 SEC. 11,
T2S, R67W, 6TH P.M.

EAST LINE, NW 1/4 SEC. 14,
T2S, R67W, 6TH P.M.

LIMA STREET

NW 1/4
SEC. 14
T2S, R67W

O'BRIAN CANAL

SW 1/4
SEC. 11
T2S R67W

104TH AVENUE (STATE HWY 44)

S00°12'03"E
30.00'

POINT OF BEGINNING
S19°48'44"W
47.89'

O'BRIAN CANAL
BOOK 44, PAGE 219

BURLINGTON DITCH

BASIS OF BEARINGS
NORTH LINE, NW 1/4 SEC. 14,
T2S, R67W, 6TH P.M.

WARRANTY DEED
REC. NO 20060323000295890
PARCEL NO. 0172114200001
SW BURLINGTON, LLC

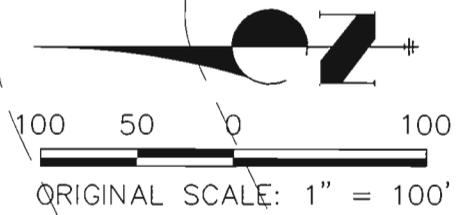
BURLINGTON DITCH
APPROXIMATE LOCATION OF DITCH
EASEMENT DEFINED BY PHYSICAL
LOCATION OF DITCH.

EASEMENT AGREEMENT
REC. NO 20050912000989360
PARCEL NO. 0172114200004
GAYLORD PARTNERS LLC

WARRANTY DEED
REC. NO 20060414000384430

NW COR. SEC. 14
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

N33°35'09"W
53.89'



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 17
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 10/16/09, REV.: 3/02/10, 5/20/10

SHEET: 2 OF 2

 **J-R ENGINEERING**
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A Westman Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 17
10/27/2009, REVISED 03/02/2010

DESCRIPTION PE-17

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 2006032300029580 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14;

THENCE ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, S89°47'57"W A DISTANCE OF 272.84 FEET;

THENCE S00°12'03"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING ON THE WESTERLY LINE OF THE O'BRIAN CANAL AS DESCRIBED IN BOOK 44, PAGE 219;

THENCE ON SAID WESTERLY LINE, S19°48'44"W A DISTANCE OF 47.89 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES,

1. S19°48'44"W A DISTANCE OF 167.42 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 286.55 FEET, A CENTRAL ANGLE OF 31°22'58" AND AN ARC LENGTH OF 156.95 FEET, TO A POINT OF NON-TANGENT;

THENCE N39°20'21"W A DISTANCE OF 9.49 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 83°08'33" AND AN ARC LENGTH OF 52.24 FEET, TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 243.00 FEET, A CENTRAL ANGLE OF 23°59'28" AND AN ARC LENGTH OF 101.75 FEET, TO A POINT OF TANGENT;

THENCE N19°48'44"E A DISTANCE OF 16.56 FEET;

THENCE N69°57'17"W A DISTANCE OF 15.91 FEET;

THENCE N22°11'34"W A DISTANCE OF 130.89 FEET;

THENCE ON A LINE BEING 45.00 FEET SOUTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY, N89°47'57"E A DISTANCE OF 156.44 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 20,783 SQUARE FEET OR 0.4771 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

POINT OF COMMENCEMENT
 N 1/4 COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

NE 1/4
 SEC. 14
 T2S
 R67W

EAST LINE, SW1/4 SEC. 11,
 T2S, R67W, 6TH P.M.

EAST LINE, NW1/4 SEC. 14,
 T2S, R67W, 6TH P.M.

LIMA STREET

O'BRIAN CANAL

NW 1/4
 SEC. 14
 T2S, R67W

SW 1/4
 SEC. 11
 T2S R67W

S00°12'03"E
 30.00'

S19°48'44"W
 47.89'

POINT OF BEGINNING

N89°47'57"E
 156.44'

S19°48'44"W
 167.42'

Δ=31°22'58"
 R=286.55'
 L=156.95'

N19°48'44"E
 16.56'

N69°57'17"W
 15.91'

N22°11'34"W
 130.89'

Δ=23°59'28"
 R=243.00'
 L=101.75'

PARCEL NO. 0172114200001
 SW BURLINGTON, LLC

WARRANTY DEED
 REC. NO 20060323000295890

Δ=83°08'33"
 R=36.00'
 L=52.24'

O'BRIAN CANAL

BOOK 44
 PAGE 219

N39°20'21"W
 9.49'

BURLINGTON DITCH

104TH AVENUE (STATE HWY 44)

BASIS OF BEARINGS
 NORTH LINE, NW1/4 SEC. 14,
 T2S, R67W, 6TH P.M.

N89°47'57"E
 2617.76'

S89°47'57"W
 272.84'

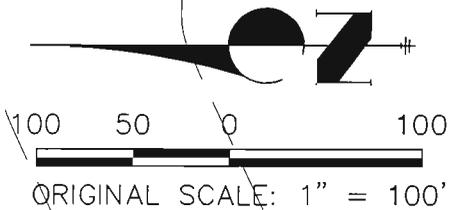
BURLINGTON DITCH
 APPROXIMATE LOCATION OF DITCH
 EASEMENT DEFINED BY PHYSICAL
 LOCATION OF DITCH.

EASEMENT AGREEMENT
 REC. NO 20050912000989360

PARCEL NO. 0172114200004
 GAYLORD PARTNERS LLC

WARRANTY DEED
 REC. NO 20060414000384430

NW COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 17
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 10/27/09, REVISED 03/02/2010

SHEET: 3 OF 3

J-R ENGINEERING
 A Westrian Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80112
 303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com

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A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
SLOPE EASEMENT NO. 17
10/27/2009, REV.: 3/02/10, 5/20/10

DESCRIPTION SE-17

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 20060323000295890 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14;

THENCE ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, S89°47'57"W A DISTANCE OF 445.68 FEET;

THENCE S00°12'03"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE S00°12'03"E A DISTANCE OF 45.00 FEET, TO THE POINT OF BEGINNING;

THENCE S22°11'34"E A DISTANCE OF 48.53 FEET;

THENCE ON A LINE BEING 90.00 FEET SOUTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°47'57"W A DISTANCE OF 220.06 FEET;

THENCE N33°35'09"W A DISTANCE OF 53.89 FEET;

THENCE N89°47'57"E A DISTANCE OF 231.54 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 10,161 SQUARE FEET OR 0.2333 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

POINT OF COMMENCEMENT
 N 1/4 COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

NE 1/4
 SEC. 14
 T2S
 R67W

EAST LINE, SW1/4 SEC. 11,
 T2S, R67W, 6TH P.M.

EAST LINE, NW1/4 SEC. 14,
 T2S, R67W, 6TH P.M.

LIMA STREET

O'BRIAN CANAL

NW 1/4
 SEC. 14
 T2S, R67W

SW 1/4
 SEC. 11
 T2S R67W

104TH AVENUE (STATE HWY 44)

S89°47'57"W 445.68'

N89°47'57"E 2617.76'

S00°12'03"E
 30.00'

S00°12'03"E
 45.00'

POINT OF BEGINNING

O'BRIAN CANAL
 BOOK 44, PAGE 219

S22°11'34"E
 48.53'

WARRANTY DEED
 REC. NO 20060323000295890
 PARCEL NO. 0172114200001
 SW BURLINGTON, LLC

BURLINGTON DITCH

BASIS OF BEARINGS
 NORTH LINE, NW1/4 SEC. 14,
 T2S, R67W, 6TH P.M.

N89°47'57"E 231.54'

SE-17

S89°47'57"W 220.06'

BURLINGTON DITCH
 APPROXIMATE LOCATION OF DITCH
 EASEMENT DEFINED BY PHYSICAL
 LOCATION OF DITCH.

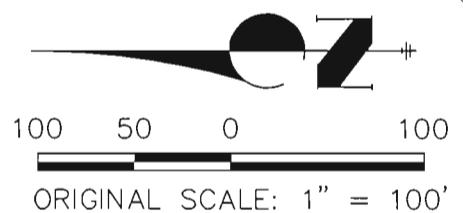
EASEMENT AGREEMENT
 REC. NO 20050912000989360

N33°35'09"W
 53.89'

WARRANTY DEED
 REC. NO 20060414000384430

PARCEL NO. 0172114200004
 GAYLORD PARTNERS LLC

NW COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

SLOPE EASEMENT NO. 17
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 10/27/09, REV.: 3/02/10, 5/20/10

SHEET: 2 OF 2

 **J-R ENGINEERING**
 A Westrian Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80112
 303-740-9393 • Fax 303-721-9019 • www.jrengineering.com



JR ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 17
11/2/2009, REV.: 3/02/10, 5/20/10

DESCRIPTION UE-17

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 20060323000295890 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14;

THENCE ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, S89°47'57"W A DISTANCE OF 272.84 FEET;

THENCE S00°12'03"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING ON THE WESTERLY LINE OF THE O'BRIAN CANAL AS DESCRIBED IN BOOK 44, PAGE 219;

THENCE ON SAID WESTERLY LINE, S19°48'44"W A DISTANCE OF 47.89 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE, S19°48'44"W A DISTANCE OF 27.62 FEET;

THENCE N71°37'29"W A DISTANCE OF 18.70 FEET;

THENCE ON A LINE 65.00 FEET SOUTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°47'57"W A DISTANCE OF 93.21 FEET;

THENCE N80°44'18"W A DISTANCE OF 30.41 FEET;

THENCE ON A LINE 60.00 FEET SOUTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°47'57"W A DISTANCE OF 347.47 FEET, TO A POINT ON THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 20060323000295890;

THENCE ON SAID WESTERLY LINE, N33°35'09"W A DISTANCE OF 17.96 FEET;

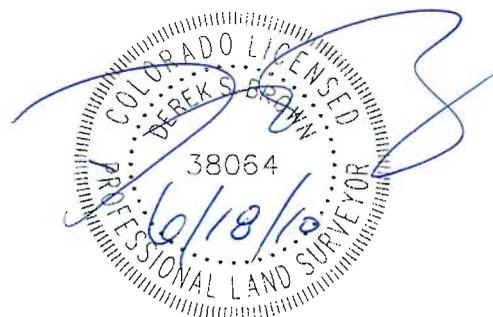
THENCE N89°47'57"E A DISTANCE OF 507.74 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,205 SQUARE FEET OR 0.1884 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

POINT OF COMMENCEMENT
 N 1/4 COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

NE 1/4
 SEC. 14
 T2S
 R67W

EAST LINE, SW1/4 SEC. 11,
 T2S, R67W, 6TH P.M.

EAST LINE, NW1/4 SEC. 14,
 T2S, R67W, 6TH P.M.

LIMA STREET

NW 1/4
 SEC. 14
 T2S, R67W

SW 1/4
 SEC. 11
 T2S R67W

BURLINGTON DITCH

104TH AVENUE (STATE HWY 44)

BASIS OF BEARINGS
 NORTH LINE, NW1/4 SEC. 14,
 T2S, R67W, 6TH P.M.

O'BRIAN CANAL
 BOOK 44, PAGE 219

POINT OF BEGINNING
 S19°48'44"W /
 27.62'

N71°37'29"W
 18.70'

S89°47'57"W
 93.21'

N80°44'18"W
 30.41'

WARRANTY DEED
 REC. NO 20060323000295890
 PARCEL NO. 0172114200001
SW BURLINGTON, LLC

UE-17

BURLINGTON DITCH
 APPROXIMATE LOCATION OF DITCH
 EASEMENT DEFINED BY PHYSICAL
 LOCATION OF DITCH.

EASEMENT AGREEMENT
 REC. NO 20050912000989360

PARCEL NO. 0172114200004
 GAYLORD PARTNERS LLC

WARRANTY DEED
 REC. NO 20060414000384430

NW COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

S89°47'57"W 272.84'

S00°12'03"E 30.00'

S19°48'44"W 47.89'

N89°47'57"E 2617.76'

N89°47'57"E 507.74'

S89°47'57"W 347.47'

N33°35'09"W
 17.96'



100 50 0 100

ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 17
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01

DATE: 11/02/09, REV.: 3/02/10, 5/20/10 SHEET: 2 OF 2



J-R ENGINEERING

A Westrian Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80112
 303-749-9393 • Fax: 303-721-9019 • www.jrengineering.com



J-R ENGINEERING
A Westran Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 17A**

DESCRIPTION UE-17A

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 20060323000295890 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14;

THENCE ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, S89°47'57"W A DISTANCE OF 379.62 FEET;

THENCE S00°12'03"E A DISTANCE OF 95.00 FEET, TO THE POINT OF BEGINNING;

THENCE S00°12'03"E A DISTANCE OF 10.00 FEET;

THENCE S89°47'57"W A DISTANCE OF 30.00 FEET;

THENCE N00°12'03"W A DISTANCE OF 10.00 FEET;

THENCE N89°47'57"E A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 300 SQUARE FEET OR 0.0069 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

POINT OF COMMENCEMENT
 N 1/4 COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

NE 1/4
 SEC. 14
 T2S
 R67W

EAST LINE, SW1/4 SEC. 11,
 T2S, R67W, 6TH P.M.

EAST LINE, NW1/4 SEC. 14,
 T2S, R67W, 6TH P.M.

LIMA STREET

NW 1/4
 SEC. 14
 T2S, R67W

SW 1/4
 SEC. 11
 T2S R67W

S89°47'57"W 379.62'

N89°47'57"E 2617.76'

BASIS OF BEARINGS
 NORTH LINE, NW1/4 SEC. 14,
 T2S, R67W, 6TH P.M.

104TH AVENUE (STATE HWY 44)

POINT OF BEGINNING
 S00°12'03"E 10.00'

UE-17A

S00°12'03"E 95.00'
 S89°47'57"W 30.00'

N00°12'03"W
 10.00'

WARRANTY DEED
 REC. NO 20060323000295890
 PARCEL NO. 0172114200001
 SW BURLINGTON, LLC

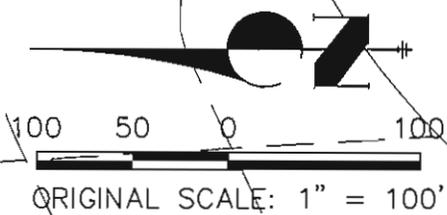
BURLINGTON DITCH
 APPROXIMATE LOCATION OF DITCH
 EASEMENT DEFINED BY PHYSICAL
 LOCATION OF DITCH.

EASEMENT AGREEMENT
 REC. NO 20050912000989360

PARCEL NO. 0172114205001
 GAYLORD PARTNERS LLC
 LOT 1, BLOCK 2
WESTVIEW COMMERCE CENTER
 SUBDIVISION
 REC. NO. 2010000041761

NW COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

N89°47'57"E
 30.00'



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 17A
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 01/13/2011

SHEET: 2 OF 2

J•R ENGINEERING
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7200 S. Alton Way, Suite C100 • Centennial, CO 80112
 303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com

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J·R ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 17
11/02/2009, REV.: 3/02/10, 5/20/10

DESCRIPTION TE-17

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 20060323000295890 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14;

THENCE ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, S89°47'57"W A DISTANCE OF 427.51 FEET;

THENCE S00°12'03"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE S00°12'03"E A DISTANCE OF 90.00 FEET, TO THE POINT OF BEGINNING;

THENCE S22°11'34"E A DISTANCE OF 82.36 FEET;

THENCE S69°57'17"E A DISTANCE OF 15.91 FEET;

THENCE S19°48'44"W A DISTANCE OF 16.56 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 243.00 FEET, A CENTRAL ANGLE OF 23°59'28" AND AN ARC LENGTH OF 101.75 FEET, TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 83°08'33" AND AN ARC LENGTH OF 52.24 FEET, TO A POINT TANGENT;

THENCE S39°20'21"E A DISTANCE OF 9.49 FEET, TO A POINT ON THE WESTERLY LINE OF THE O'BRIAN CANAL AS DESCRIBED IN BOOK 44, PAGE 219 AND A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY LINE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N38°48'19"W, HAVING A RADIUS OF 286.55 FEET, A CENTRAL ANGLE OF 32°58'02" AND AN ARC LENGTH OF 164.88 FEET, TO A POINT OF NON-TANGENT;

THENCE N04°19'29"W A DISTANCE OF 97.75 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 26°31'53" AND AN ARC LENGTH OF 97.24 FEET, TO A POINT OF NON-TANGENT;

THENCE N59°08'37"E A DISTANCE OF 30.00 FEET;

THENCE S74°45'43"E A DISTANCE OF 27.73 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S63°33'04"W, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 15°46'14" AND AN ARC LENGTH OF 71.56 FEET, TO A POINT OF NON-TANGENT;

THENCE S37°19'35"E A DISTANCE OF 86.65 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N15°38'30"W, HAVING A RADIUS OF 113.42 FEET, A CENTRAL ANGLE OF 10°29'01" AND AN ARC LENGTH OF 20.75 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N69°01'50"E, HAVING A RADIUS OF 66.00 FEET, A CENTRAL ANGLE OF 64°46'21" AND AN ARC LENGTH OF 74.61 FEET, TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 213.00 FEET, A CENTRAL ANGLE OF 20°42'58" AND AN ARC LENGTH OF 77.01 FEET, TO A POINT OF NON-TANGENT;

THENCE N22°11'34"W A DISTANCE OF 90.03 FEET;

THENCE ON A LINE 105.00 FEET SOUTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°47'57"W A DISTANCE OF 183.87 FEET;

THENCE S56°24'51"W A DISTANCE OF 100.00 FEET, TO A POINT ON THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 20060323000295890;

THENCE ON SAID WESTERLY LINE, N33°35'09"W A DISTANCE OF 83.86 FEET;

THENCE N89°47'57"E A DISTANCE OF 339.82 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 30,763 SQUARE FEET OR 0.7062 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC





JR ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 18
DATE: 11-2-09, REVISED 3-3-10**

PROPERTY DESCRIPTION PARCEL 18

A PARCEL OF LAND BEING A PORTION OF TRACT A, ABERDEEN SOUTH AS RECORDED UNDER INSTRUMENT NO. 20060323000297770, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT A;

THENCE ON THE EASTERLY LINE OF SAID TRACT A, SAID EAST LINE ALSO KNOWN AS THE WEST RIGHT-OF-WAY LINE OF LIMA STREET, S00°20'59"E A DISTANCE OF 34.91 FEET, TO A POINT OF TANGENT;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S89°39'01"W, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89°51'09" AND AN ARC LENGTH OF 54.89 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID TRACT A, SAID NORTHERLY LINE ALSO BEING KNOWN AS THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, BEING A POINT OF TANGENT;

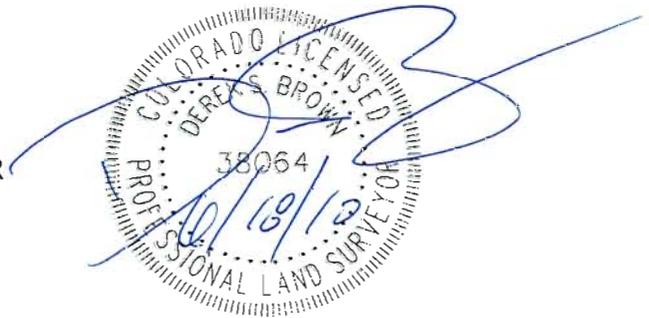
THENCE ON SAID NORTHERLY LINE OF TRACT A, N89°47'52"E A DISTANCE OF 34.91 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 261 SQUARE FEET OR 0.0060 ACRES.

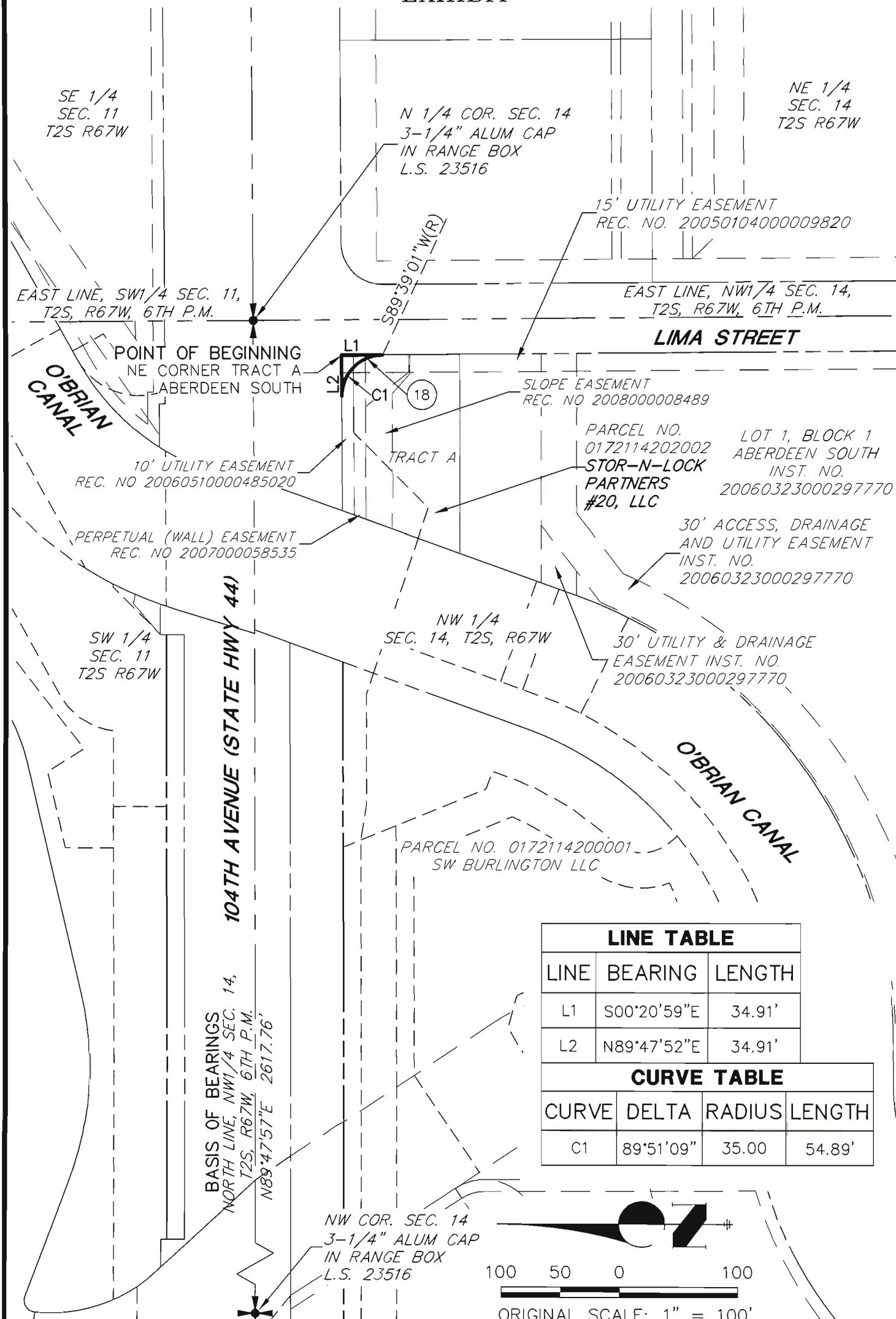
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC

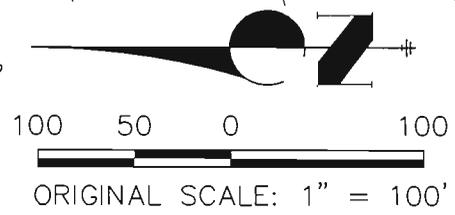


EXHIBIT



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°20'59"E	34.91'
L2	N89°47'52"E	34.91'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°51'09"	35.00	54.89'



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 18
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 11/02/09, REVISED 3/3/10

SHEET: 2 OF 2



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X:\1520000.dwg\Drawings\Phase 3B\Legal Exhibits\1528001LX-18.dwg, SHEET 2, 6/16/2010 10:26:18 PM, Vagliasd



JR ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 18
DATE: 11-2-09, REVISED 3-3-10

DESCRIPTION UE-18

A PARCEL OF LAND BEING A PORTION OF TRACT A, ABERDEEN SOUTH AS RECORDED UNDER INSTRUMENT NO. 20060323000297770, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A;

THENCE ON THE NORTHERLY LINE OF SAID TRACT A, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, N89°47'52"E A DISTANCE OF 96.81 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 44°24'55" AND AN ARC LENGTH OF 27.13 FEET, TO A POINT OF NON-TANGENT;

THENCE S89°47'52"W A DISTANCE OF 55.51 FEET;

THENCE S45°00'04"W A DISTANCE OF 89.24 FEET;

THENCE N71°37'29"W A DISTANCE OF 27.27 FEET, TO A POINT ON THE WESTERLY LINE OF SAID TRACT A, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF O'BRIAN CANAL;

THENCE ON SAID WESTERLY LINE, N19°48'44"E A DISTANCE OF 68.32 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4,124 SQUARE FEET OR 0.0947 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

SE 1/4
SEC. 11
T2S R67W

N 1/4 COR. SEC. 14
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NE 1/4
SEC. 14
T2S R67W

15' UTILITY EASEMENT
REC. NO. 20050104000009820

EAST LINE, SW1/4 SEC. 11,
T2S, R67W, 6TH P.M.

EAST LINE, NW1/4 SEC. 14,
T2S, R67W, 6TH P.M.

LIMA STREET

10' UTILITY EASEMENT
REC. NO 20060510000485020

PERPETUAL (WALL) EASEMENT
REC. NO 2007000058535

SLOPE EASEMENT
REC. NO 2008000008489

O'BRIAN CANAL

PARCEL NO. 0172114202002
STOR-N-LOCK PARTNERS #20, LLC
LOT 1, BLOCK 1 ABERDEEN SOUTH
INST. NO. 20060323000297770

POINT OF BEGINNING
NW CORNER TRACT A
ABERDEEN SOUTH

30' ACCESS, DRAINAGE
AND UTILITY EASEMENT
INST. NO. 20060323000297770

O'BRIAN CANAL
BOOK 44 PAGE 219

30' UTILITY & DRAINAGE
EASEMENT INST. NO. 20060323000297770

SW 1/4
SEC. 11
T2S R67W

NW 1/4
SEC. 14, T2S, R67W

BASIS OF BEARINGS
NORTH LINE, NW1/4 SEC. 14,
T2S, R67W, 6TH P.M.
N89°47'57"E 2617.76'

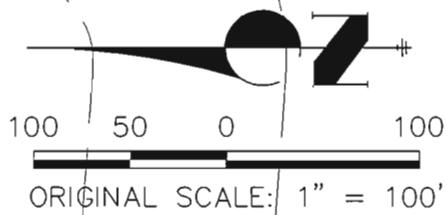
PARCEL NO. 017211420000
SW BURLINGTON LLC

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°47'52"E	96.81'
L2	S89°47'52"W	55.51'
L3	S45°00'04"W	89.24'
L4	N71°37'29"W	27.27'
L5	N19°48'44"E	68.32'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	44°24'55"	35.00	27.13'

NW COR. SEC. 14
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

104TH AVENUE
(STATE HWY 44)



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 18
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 10/27/09, REVISED 3/3/10

SHEET: 2 OF 2

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A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 18**

DESCRIPTION TE-18

A PARCEL OF LAND BEING A PORTION OF TRACT A, ABERDEEN SOUTH AS RECORDED UNDER INSTRUMENT NO. 20060323000297770, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT A;

THENCE ON THE WESTERLY LINE OF SAID TRACT A, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF O'BRIAN CANAL, S19°48'44"W A DISTANCE OF 68.32 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE OF TRACT A, S19°48'44"W A DISTANCE OF 37.54 FEET;

THENCE S89°59'37"E A DISTANCE OF 168.21 FEET, TO A POINT ON THE EASTERLY LINE OF SAID TRACT A, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF LIMA STREET;

THENCE ON SAID EASTERLY LINE OF TRACT A, N00°20'59"W A DISTANCE OF 65.17 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 45°26'14" AND AN ARC LENGTH OF 27.76 FEET, TO A POINT OF NON-TANGENT;

THENCE S89°47'52"W A DISTANCE OF 55.51 FEET;

THENCE S45°00'04"W A DISTANCE OF 89.24 FEET;

THENCE N71°37'29"W A DISTANCE OF 27.27 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 10,582 SQUARE FEET OR 0.2429 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

SE 1/4
SEC. 11
T2S R67W

N 1/4 COR. SEC. 14
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NE 1/4
SEC. 14
T2S R67W

15' UTILITY EASEMENT
REC. NO. 20050104000009820

EAST LINE, SW1/4 SEC. 11,
T2S, R67W, 6TH P.M.

EAST LINE, NW1/4 SEC. 14,
T2S, R67W, 6TH P.M.

LIMA STREET

10' UTILITY EASEMENT
REC. NO 20060510000485020

PERPETUAL (WALL) EASEMENT
REC. NO 2007000058535

SLOPE EASEMENT
REC. NO 2008000008489

PARCEL NO. 0172114202002
STOR-N-LOCK PARTNERS #20, LLC
LOT 1, BLOCK 1
ABERDEEN SOUTH
INST. NO. 20060323000297770

30' ACCESS, DRAINAGE
AND UTILITY EASEMENT
INST. NO. 20060323000297770

30' UTILITY & DRAINAGE
EASEMENT INST. NO. 20060323000297770

O'BRIAN CANAL

POINT OF COMMENCEMENT
NW CORNER TRACT A
ABERDEEN SOUTH

POINT OF BEGINNING

O'BRIAN CANAL
BOOK 44 PAGE 219

SW 1/4
SEC. 11
T2S R67W

NW 1/4
SEC. 14, T2S, R67W

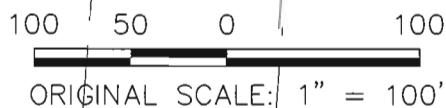
104TH AVENUE (STATE HWY 44)
BASIS OF BEARINGS
NORTH LINE, NW1/4 SEC. 14,
T2S, R67W, 6TH P.M.
N89°47'57"E 2617.76'

PARCEL NO. 017211420000
SW BURLINGTON LLC

NW COR. SEC. 14
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

LINE TABLE		
LINE	BEARING	LENGTH
L1	S19°48'44"W	68.32'
L2	S19°48'44"W	37.54'
L3	S89°59'37"E	168.21'
L4	N00°20'59"W	65.17'
L5	S89°47'52"W	55.51'
L6	S45°00'04"W	89.24'
L7	N71°37'29"W	27.27'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	45°26'14"	35.00	27.76'



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 18
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 3/3/10

SHEET: 2 OF 2

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A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
SLOPE EASEMENT NO. 20**

DESCRIPTION SE-20

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, AMENDED PLAT MONSON TRACT AS RECORDED UNDER RECEPTION NO. B036937, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°37'13"W A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, N89°37'13"E A DISTANCE OF 1,724.14 FEET;

THENCE S00°22'47"E A DISTANCE OF 75.00 FEET, TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44 AND THE EASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°37'13"E A DISTANCE OF 334.75 FEET, TO THE NORTHEASTERLY CORNER OF SAID LOT 1;

THENCE ON THE EASTERLY LINE OF SAID LOT 1, S00°02'08"W A DISTANCE OF 26.00 FEET;

THENCE S89°37'13"W A DISTANCE OF 350.26 FEET, TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N30°44'13"E A DISTANCE OF 30.37 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,905 SQUARE FEET OR 0.2044 ACRES.

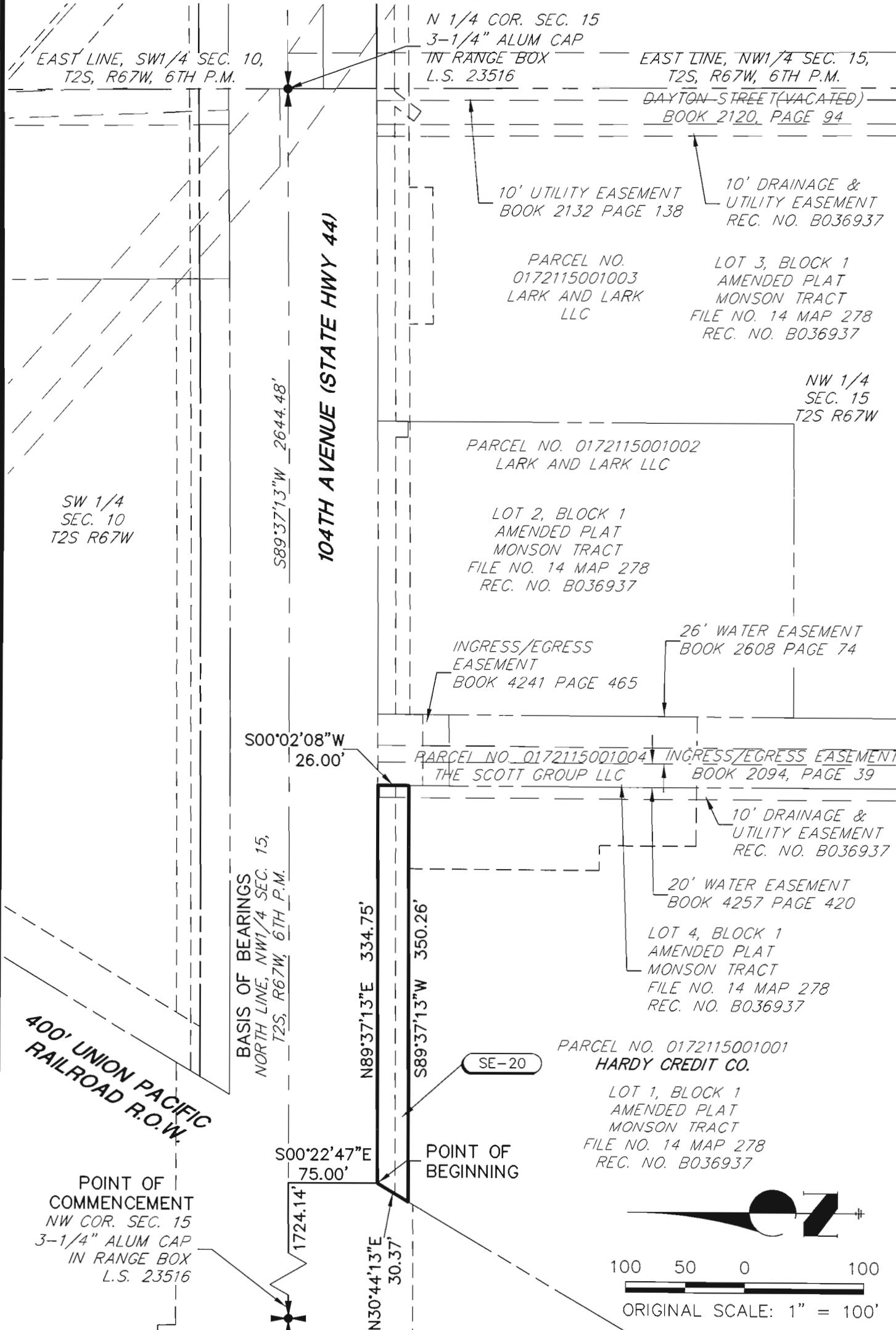
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

SLOPE EASEMENT NO. 20
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 12/15/09

SHEET: 2 OF 2



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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 20**

DESCRIPTION UE-20

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, AMENDED PLAT MONSON TRACT AS RECORDED UNDER RECEPTION NO. B036937, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°37'13"W A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, N89°37'13"E A DISTANCE OF 1,724.14 FEET;

THENCE S00°22'47"E A DISTANCE OF 75.00 FEET, TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44 AND THE EASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°37'13"E A DISTANCE OF 334.75 FEET, TO THE NORTHEASTERLY CORNER OF SAID LOT 1;

THENCE ON THE EASTERLY LINE OF SAID LOT 1, S00°02'08"W A DISTANCE OF 15.00 FEET;

THENCE S89°37'13"W A DISTANCE OF 343.70 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N30°44'13"E A DISTANCE OF 17.52 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,088 SQUARE FEET OR 0.1168 ACRES.

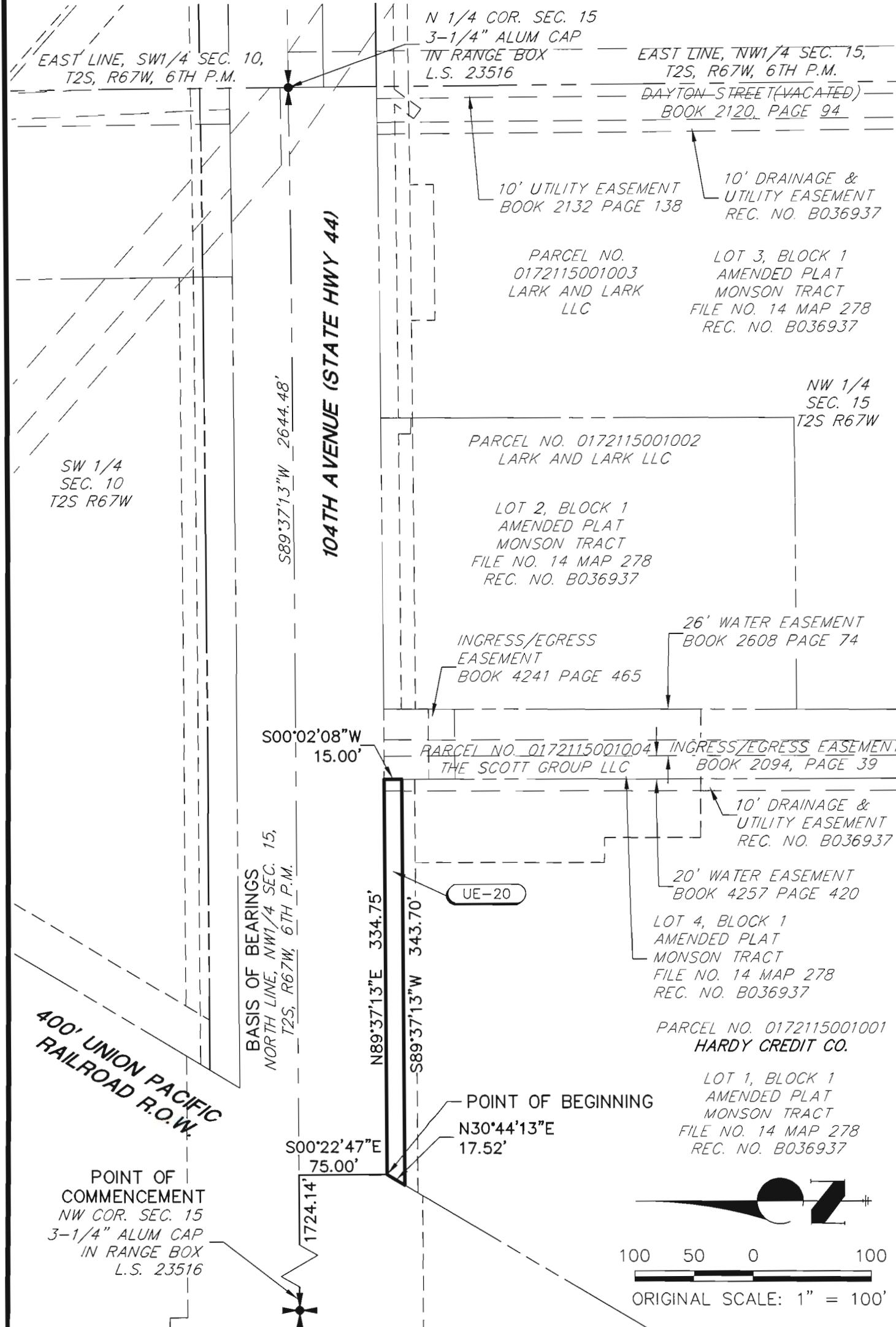
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 20
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 12/15/09

SHEET: 2 OF 2



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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UTILITY EASEMENT NO. 20A**

DESCRIPTION UE-20A

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, AMENDED PLAT MONSON TRACT AS RECORDED UNDER RECEPTION NO. B036937, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°37'13"W A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, N89°37'13"E A DISTANCE OF 2,028.78 FEET;

THENCE S00°22'47"E A DISTANCE OF 75.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE S00°22'47"E A DISTANCE OF 15.00 FEET, TO THE POINT OF BEGINNING;

THENCE N89°37'13"E A DISTANCE OF 20.00 FEET;

THENCE S00°02'08"W A DISTANCE OF 10.00 FEET;

THENCE S89°37'13"W A DISTANCE OF 20.00 FEET;

THENCE N00°02'08"E A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 200 SQUARE FEET OR 0.0046 ACRES.

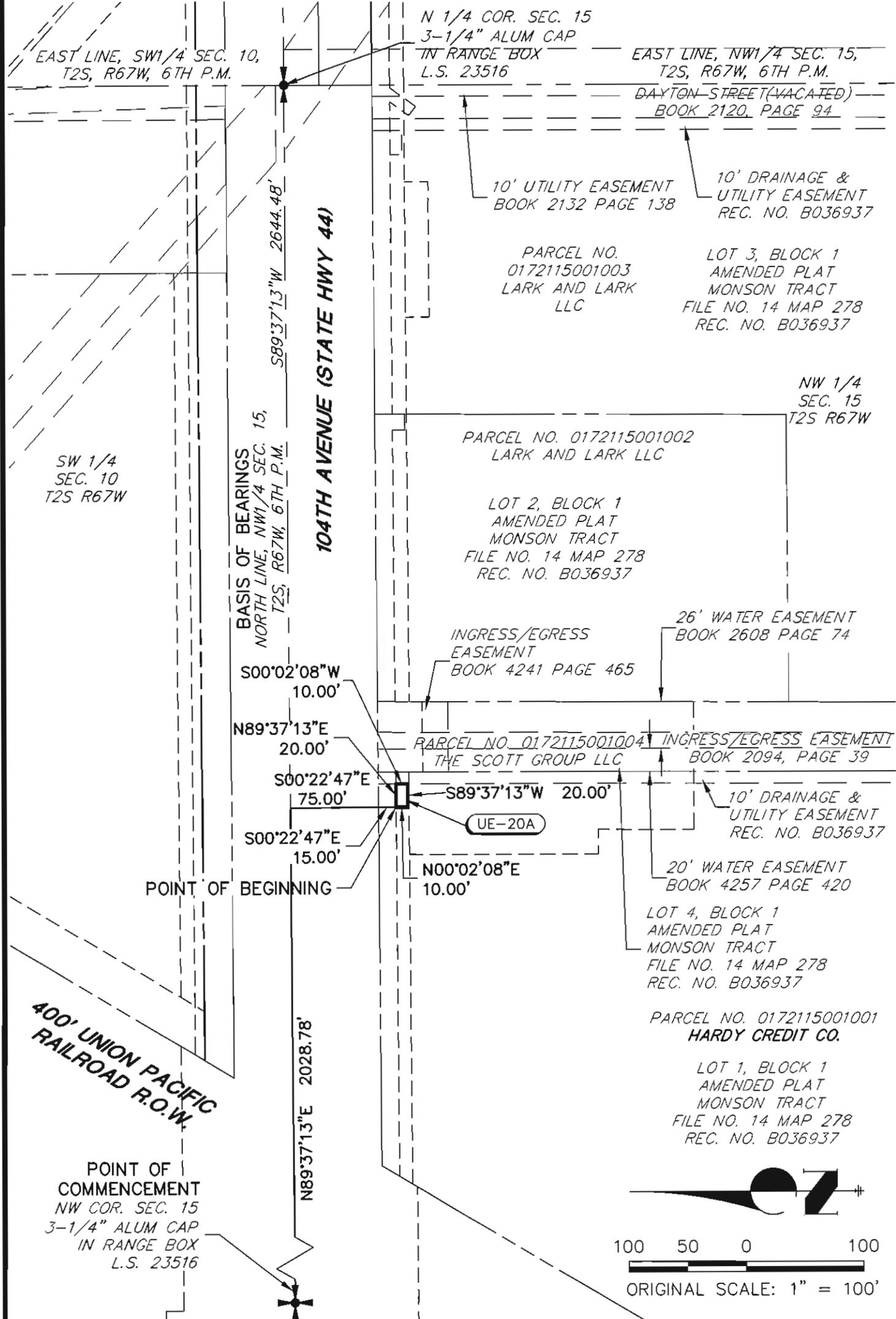
PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



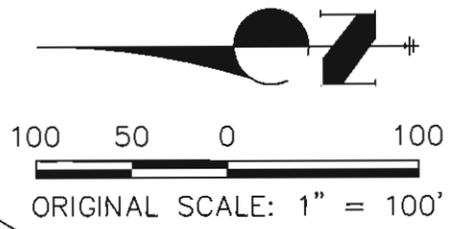
EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

UTILITY EASEMENT NO. 20A
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 01/13/2011

SHEET: 2 OF 2



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 A Westrian Company
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JR ENGINEERING
A Westman Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 20**

DESCRIPTION TE-20

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, AMENDED PLAT MONSON TRACT AS RECORDED UNDER RECEPTION NO. B036937, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°37'13"W A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, N89°37'13"E A DISTANCE OF 1,988.61 FEET;

THENCE S00°22'47"E A DISTANCE OF 75.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE S00°22'47"E A DISTANCE OF 26.00 FEET, TO THE POINT OF BEGINNING;

THENCE ON A LINE 26.00 FEET SOUTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°37'13"E A DISTANCE OF 70.09 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 1;

THENCE ON SAID EASTERLY LINE, S00°02'08"W A DISTANCE OF 242.46 FEET;

THENCE N89°49'22"W A DISTANCE OF 49.39 FEET;

THENCE N00°06'23"E A DISTANCE OF 81.31 FEET;

THENCE N89°53'37"W A DISTANCE OF 21.00 FEET;

THENCE N00°06'23"E A DISTANCE OF 160.49 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15,299 SQUARE FEET OR 0.3512 ACRES.

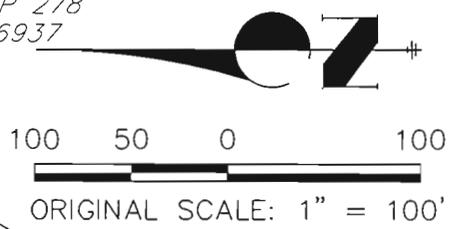
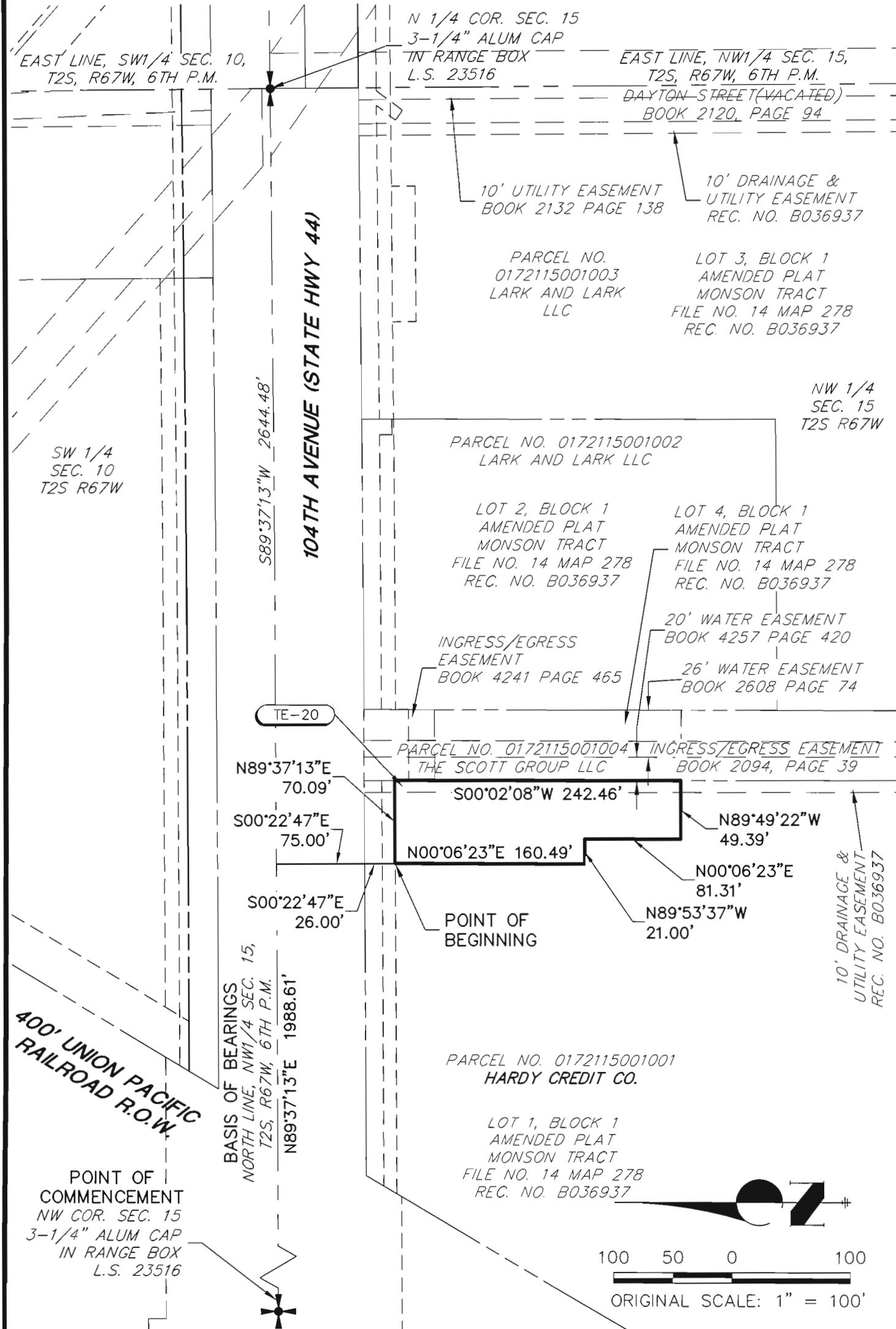
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 20
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 12/15/09

X:\15280000.dwg\1528001\Drawings\Phase 3B\Legal Exhibits\1528001LX-20TE.dwg, SHEET 2, 6/16/2010 10:40:50 PM, Vagiasd



JR ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 21**

DESCRIPTION PE-21

A PARCEL OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°37'13"E A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, N89°37'13"E A DISTANCE OF 1,284.07 FEET;

THENCE S00°22'47"E A DISTANCE OF 30.00 FEET, TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44 AND THE WESTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, AND THE POINT OF BEGINNING;

THENCE N89°37'13"E A DISTANCE OF 85.48 FEET;

THENCE S00°22'47"E A DISTANCE OF 40.00 FEET;

THENCE N89°37'13"E A DISTANCE OF 357.61 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, S30°44'56"W A DISTANCE OF 40.89 FEET

THENCE S89°37'13"W A DISTANCE OF 230.62 FEET;

THENCE N00°22'47"W A DISTANCE OF 5.00 FEET;

THENCE S89°37'13"W A DISTANCE OF 233.59 FEET, TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, N30°44'13"E A DISTANCE OF 81.76 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 19,080 SQUARE FEET OR 0.4380 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

N 1/4 COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

104TH AVENUE (STATE HWY 44)

PARCEL NO. 0172115001001
HARDY CREDIT CO

LOT 1, BLOCK 1
AMENDED PLAT
MONSON TRACT
FILE NO. 14 MAP 278
REC. NO. B036937

SW 1/4
SEC. 10
T2S R67W

BASIS OF BEARINGS
N89°37'13"E 2644.48'
NORTH LINE, NW1/4 SEC. 15,
T2S, R67W, 6TH P.M.

NW 1/4
SEC. 15
T2S R67W

400' UNION PACIFIC
RAILROAD R.O.W.

S00°22'47"E
40.00'

N00°22'47"W
5.00'

PE-21

POINT OF
BEGINNING

S00°22'47"E
30.00'

POINT OF
COMMENCEMENT
NW COR. SEC. 15
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

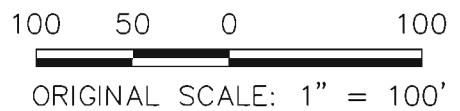
N89°37'13"E 357.61'

S89°37'13"W 230.62'

N89°37'13"E 85.48'

S89°37'13"W 233.59'

N30°44'13"E
81.76'



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 21
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 3/4/10

SHEET: 2 OF 2



J-R ENGINEERING

A Westrian Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80112
303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com



J·R ENGINEERING
A Westman Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 21A
03/04/10, REV:03/18/10

DESCRIPTION PE-21A

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°37'13"E A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, N89°37'13"E A DISTANCE OF 1320.29 FEET;

THENCE N00°22'47"W A DISTANCE OF 30.00 FEET, TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44 AND THE WESTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, AND THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, N30°44'13"E A DISTANCE OF 93.45 FEET;

THENCE N89°37'13"E A DISTANCE OF 233.74 FEET;

THENCE S00°22'47"E A DISTANCE OF 15.00 FEET;

THENCE N89°37'13"E A DISTANCE OF 224.69 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, S30°44'58"W A DISTANCE OF 75.95 FEET;

THENCE S89°37'13"W A DISTANCE OF 467.43 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 33,959 SQUARE FEET OR 0.7796 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

LOT 2
HAZELTINE INDUSTRIAL
DISTRICT AMENDED
FILE NO. 17, MAP NO. 187
RECEPTION NO. B1199267
PARCEL NO. 0172110001019
9501 E 104TH AVENUE LLC

S 1/4 COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

PARCEL NO. 0172115001001
HARDY CREDIT CO
LOT 1, BLOCK 1
AMENDED PLAT
MONSON TRACT
FILE NO. 14 MAP 278
REC. NO. B036937

400' UNION PACIFIC
RAILROAD R.O.W.

S00°22'47"E
15.00'

PE-21A

SW 1/4
SEC. 10
T2S R67W

N89°37'13"E 224.69'
N89°37'13"E 233.74'
S89°37'13"W 467.43'

N30°44'13"E
93.45'

BASIS OF BEARINGS
N89°37'13"E 2644.48'
SOUTH LINE, SW1/4 SEC. 10,
T2S, R67W, 6TH P.M.

104TH AVENUE (STATE HWY 44)

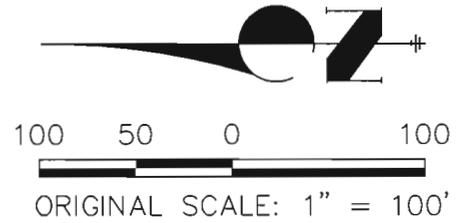
POINT OF BEGINNING
N00°22'47"W
30.00'

POINT OF COMMENCEMENT
SW COR. SEC. 10
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

1320.29'

S30°44'58"W
75.95'

NW 1/4
SEC. 15
T2S R67W



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 21A
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 03/04/10, REV:03/18/10

SHEET: 2 OF 2

 **J-R ENGINEERING**
A Westrian Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80112
303-740-9393 • Fax 303-721-9019 • www.jrengineering.com



JR ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 21B**

DESCRIPTION PE-21B

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°37'13"E A DISTANCE OF 2644.48 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10;

THENCE N73°56'45"E A DISTANCE OF 2213.02 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, AND THE POINT OF BEGINNING;

THENCE N59°14'12"W A DISTANCE OF 268.39 FEET;

THENCE S86°56'07"W A DISTANCE OF 115.24 FEET;

THENCE N03°03'53"W A DISTANCE OF 20.00 FEET;

THENCE N86°56'07"E A DISTANCE OF 121.32 FEET;

THENCE S59°14'13"E A DISTANCE OF 274.47 FEET, TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, S30°44'58"W A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,794 SQUARE FEET OR 0.1789 ACRES.

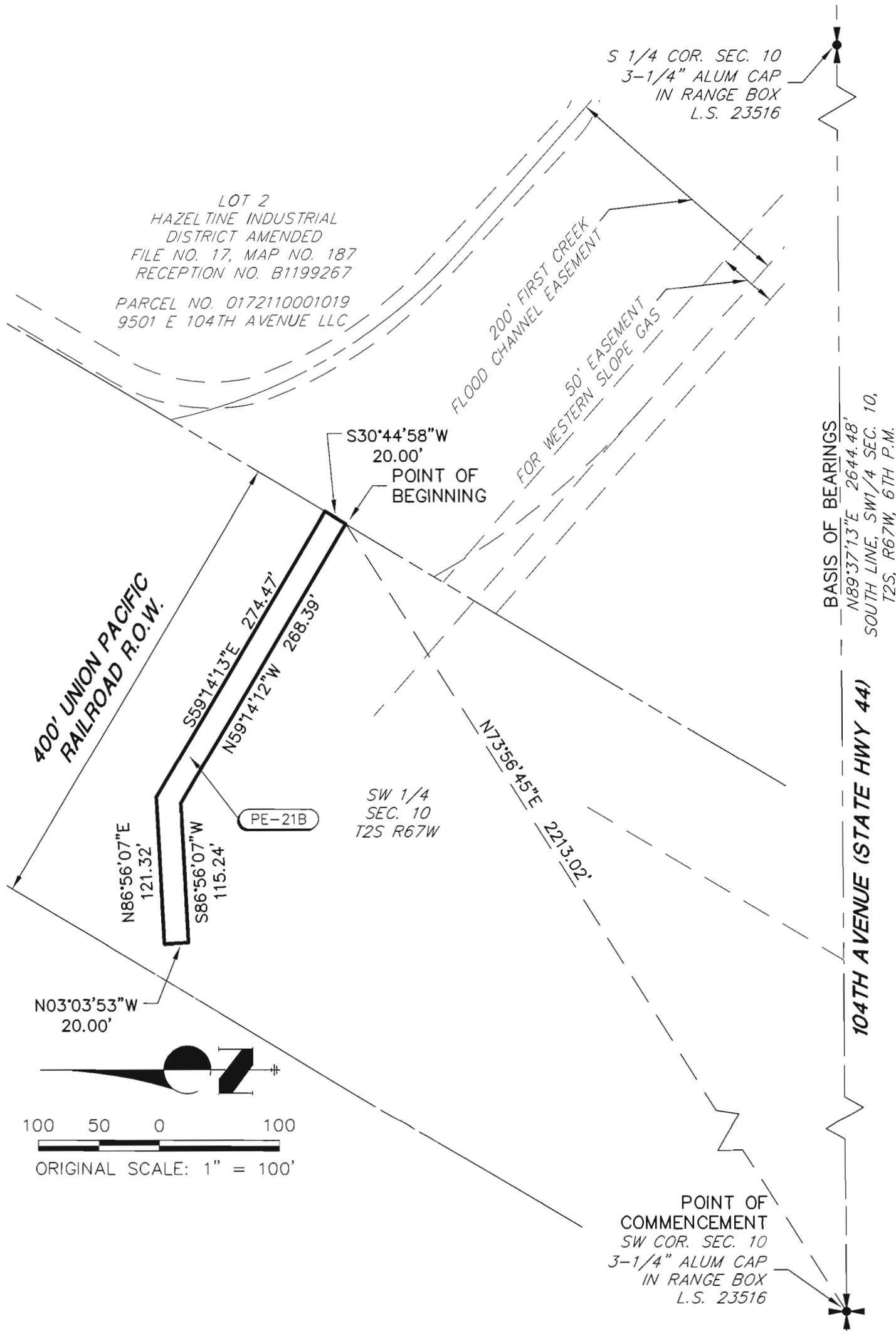
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 21B
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 3/4/10

SHEET: 2 OF 2



J-R ENGINEERING

A Westrian Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80112
303-740-9999 • Fax 303-721-9919 • www.jrengineering.com



J-R ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 22
3/02/10, REV.: 5/20/10

DESCRIPTION PE-22

A PARCEL OF LAND BEING A PORTION OF BURLINGTON DITCH DESCRIBED IN BOOK A11 AT PAGE 422 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, S89°47'57"W A DISTANCE OF 727.33 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON DITCH DESCRIBED IN BOOK A11 AT PAGE 422, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID SOUTH LINE, S89°47'57"W A DISTANCE OF 136.75 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BURLINGTON DITCH;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. N43°12'35"W A DISTANCE OF 23.87 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 228.00 FEET, A CENTRAL ANGLE OF 24°20'29" AND AN ARC LENGTH OF 96.86 FEET, TO A POINT OF NON-TANGENT;

THENCE N89°47'57"E A DISTANCE OF 110.85 FEET, TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N55°02'22"E, HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 08°14'57" AND AN ARC LENGTH OF 18.43 FEET, TO A POINT OF TANGENT;
2. S43°12'35"E A DISTANCE OF 117.15 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 12,869 SQUARE FEET OR 0.2954 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

SPECIAL WARRANTY DEED
REC. NO. C1201901

PARCEL
NO 0172111400001
CANAL AVENUE
PARK LLC

BURLINGTON DITCH
BOOK A11 PAGE 422

SACWSD
EASEMENT
BOOK 5098
PAGE 380

$\Delta=8'14'57''$
 $R=128.00'$
 $L=18.43'$

APPROXIMATE
LOCATION OF DITCH
RIGHT-OF-WAY
DEFINED BY PHYSICAL
LOCATION OF DITCH

$N55^{\circ}02'22''E(R)$

$N89^{\circ}47'57''E$
110.85'

FARMER'S RESERVOIR
& IRRIGATION
COMPANY (FRICO)

SW 1/4
SEC. 11
T2S R67W

$S43^{\circ}12'35''E$
117.15'

$S89^{\circ}47'57''W$
727.33'

136.75'

$S89^{\circ}47'57''W$

POINT OF
BEGINNING

$N43^{\circ}12'35''W$
23.87'

SPECIAL WARRANTY DEED
AND AGREEMENT
REC. NO. C0543365

$\Delta=24^{\circ}20'29''$
 $R=228.00'$
 $L=96.86'$

NW 1/4
SEC. 14
T2S R67W

BASIS OF BEARINGS
SOUTH LINE, SW 1/4 SEC. 11,
T2S, R67W, 6TH P.M.
 $N89^{\circ}47'57''E$ 2617.76'

JOLIET STREET

TRACT A
WS SUBDIVISION FILING NO. 1
REC. NO. 2007000017485

PARCEL NO.
0172111301002
CITY OF
COMMERCE CITY

104TH AVENUE (STATE HWY 44)

100 50 0 100
ORIGINAL SCALE: 1" = 100'

SW COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 22
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 3/02/10, REV.: 5/20/10

SHEET: 3 OF 3



J-R ENGINEERING
A Westrian Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80112
303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com



J·R ENGINEERING
A Westman Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 22**

DESCRIPTION TE-22

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, S89°47'57"W A DISTANCE OF 818.80 FEET;

THENCE N 00°12'03" W A DISTANCE OF 100.00 FEET, TO A POINT ON THE EASTERLY LINE OF SAID CANAL, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S89°47'57"W A DISTANCE OF 110.85 FEET, TO A POINT ON THE WESTERLY LINE OF SAID CANAL, AND A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N71°07'54"E, HAVING A RADIUS OF 228.00 FEET, A CENTRAL ANGLE OF 24°41'37" AND AN ARC LENGTH OF 98.26 FEET, TO A POINT OF NON-TANGENT;

THENCE S84°10'29"E A DISTANCE OF 100.00 FEET, TO A POINT ON SAID EASTERLY LINE, AND A POINT OF NON-TANGENT CURVE;

THENCE ON SAID EASTERLY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S84°10'29"E, HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 40°47'09" AND AN ARC LENGTH OF 91.12 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9,415 SQUARE FEET OR 0.2161 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

APPROXIMATE
LOCATION OF DITCH
RIGHT-OF-WAY
DEFINED BY PHYSICAL
LOCATION OF DITCH

SPECIAL WARRANTY DEED
REC. NO. C1201901

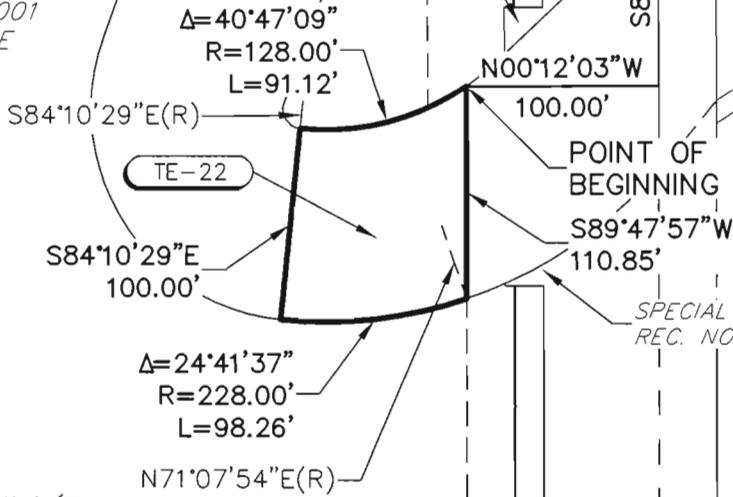
PARCEL
NO 0172111400001
CANAL AVENUE
PARK LLC

BURLINGTON DITCH
BOOK A11 PAGE 422

FARMER'S RESERVOIR
& IRRIGATION
COMPANY (FRICO)

SACWSD
EASEMENT
BOOK 5098
PAGE 380

POINT OF
COMMENCEMENT
S 1/4 COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516



SPECIAL WARRANTY DEED AND AGREEMENT
REC. NO. C0543365

SW 1/4
SEC. 11
T2S R67W

NW 1/4
SEC. 14
T2S R67W

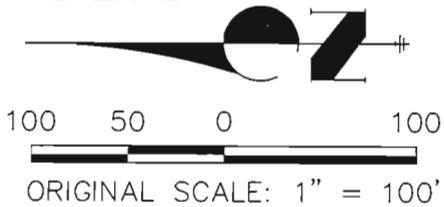
BASIS OF BEARINGS
SOUTH LINE, SW 1/4 SEC. 11,
T2S, R67W, 6TH P.M.
N89°47'57"E 2617.76'

JOLIET STREET

TRACT A
WS SUBDIVISION FILING NO. 1
REC. NO. 2007000017485

PARCEL NO.
0172111301002
CITY OF
COMMERCE CITY

104TH AVENUE (STATE HWY 44)



SW COR. SEC. 11
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 22
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 03/02/2010

SHEET: 2 OF 2



J-R ENGINEERING

A Westrian Company

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303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com



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PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 23
3/02/10, REV.: 5/20/10

DESCRIPTION PE-23

A PARCEL OF LAND BEING A PORTION OF THE O'BRIAN CANAL AS DESCRIBED IN BOOK 35, PAGE 112, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, S89°47'57"W A DISTANCE OF 139.22 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE O'BRIAN CANAL AS DESCRIBED IN BOOK 35, PAGE 112, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID SOUTH LINE, S89°47'57"W A DISTANCE OF 125.57 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID O'BRIAN CANAL;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. N16°55'27"E A DISTANCE OF 69.86 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 320.44 FEET, A CENTRAL ANGLE OF 01°32'50" AND AN ARC LENGTH OF 8.65 FEET, TO A POINT OF NON-TANGENT;

THENCE N89°47'57"E A DISTANCE OF 131.38 FEET, TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE AND A POINT OF NON-TANGENT CURVE;

THENCE ON SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S59°24'55"E, HAVING A RADIUS OF 200.44 FEET, A CENTRAL ANGLE OF 13°39'37" AND AN ARC LENGTH OF 47.79 FEET, TO A POINT OF TANGENT;
2. S16°55'27"W A DISTANCE OF 32.89 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9,501 SQUARE FEET OR 0.2181 ACRES.

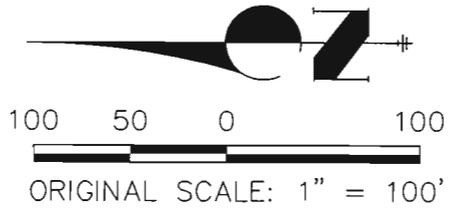
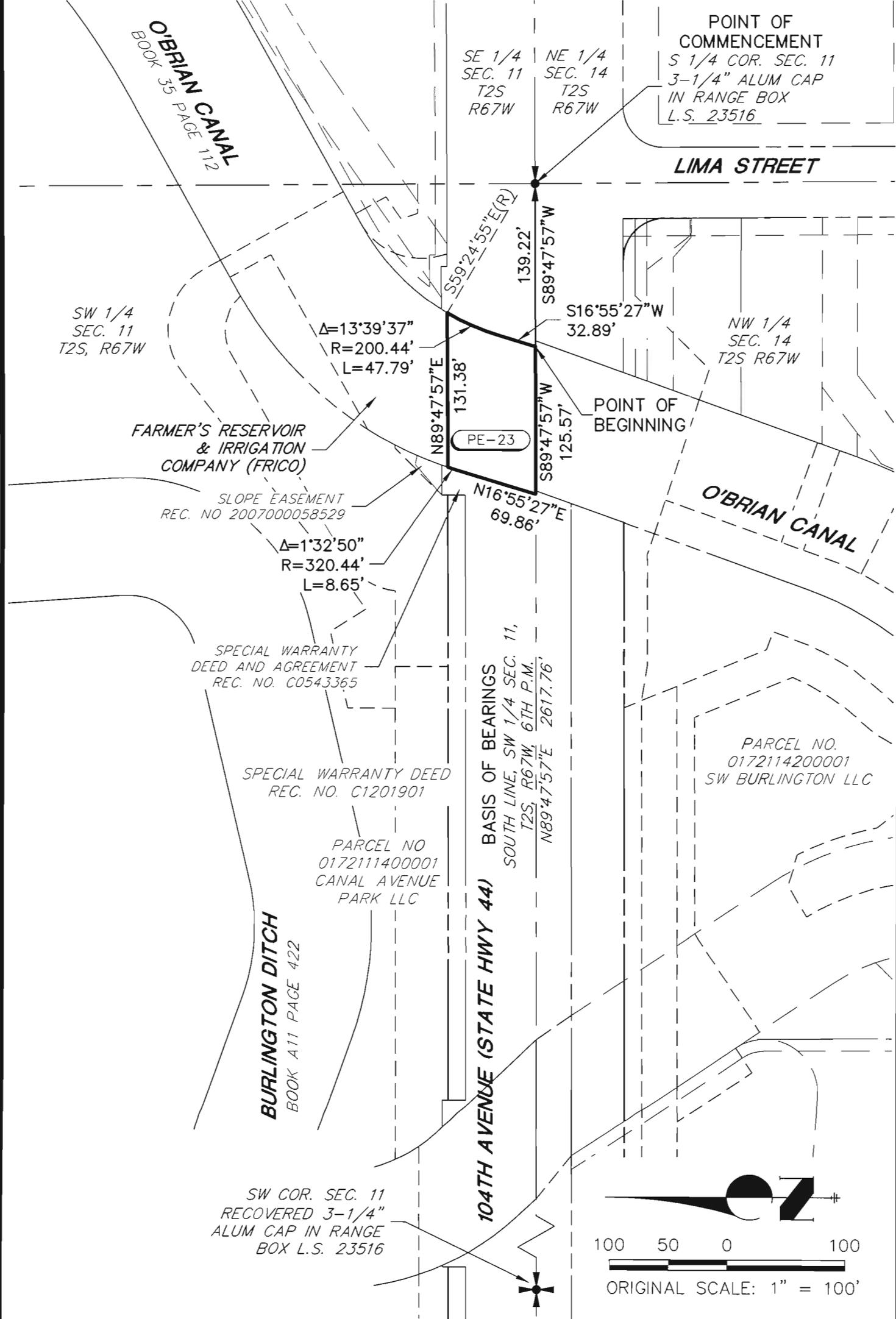
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 23
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 3/02/10, REV.: 5/20/10

SHEET: 2 OF 2

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 A Westrian Company

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JR ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 23A**

DESCRIPTION PE-23A

A PARCEL OF LAND BEING A PORTION OF THE O'BRIAN CANAL AS DESCRIBED IN BOOK 35, PAGE 112, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, S89°47'57"W A DISTANCE OF 209.04 FEET;

THENCE N00°12'03"W A DISTANCE OF 143.31 FEET, TO A POINT ON THE WESTERLY LINE OF SAID CANAL, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES,

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S57°58'15"E, HAVING A RADIUS OF 320.44 FEET, A CENTRAL ANGLE OF 28°56'03" AND AN ARC LENGTH OF 161.82 FEET, TO A POINT OF TANGENT;
2. N60°57'50"E A DISTANCE OF 15.38 FEET;

THENCE S29°02'10"E A DISTANCE OF 40.00 FEET;

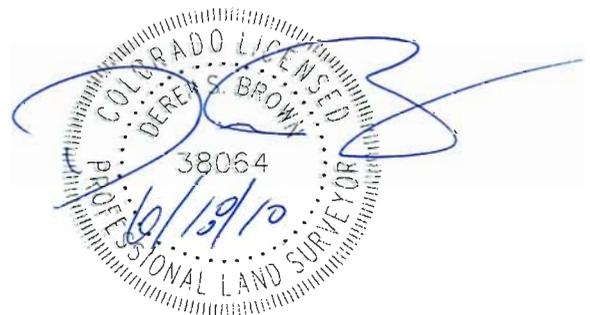
THENCE S60°57'50"W A DISTANCE OF 170.41 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4,804 SQUARE FEET OR 0.1103 ACRES.

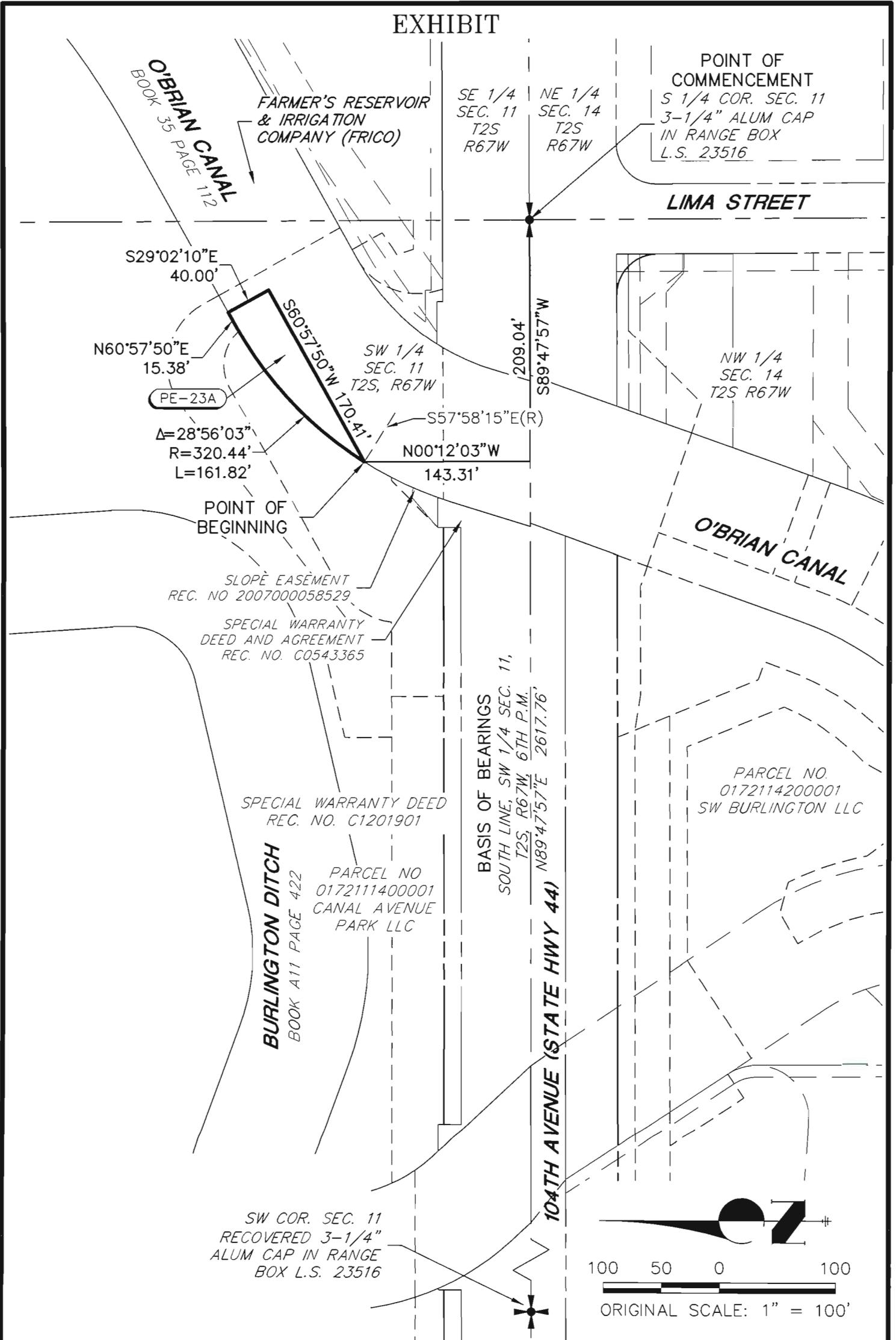
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



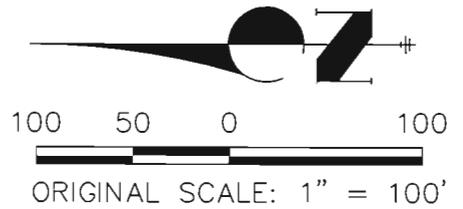
EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 23A
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 03/02/2010

SHEET: 2 OF 2



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JR ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 23B
3/03/10, REV.: 5/20/10

DESCRIPTION PE-23B

A PARCEL OF LAND BEING A PORTION OF THE O'BRIAN CANAL DESCRIBED IN BOOK 44 AT PAGE 219, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, S89°47'57"W A DISTANCE OF 134.21 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE O'BRIAN CANAL DESCRIBED IN BOOK 44 AT PAGE 219, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, S19°48'44"W A DISTANCE OF 148.14 FEET;

THENCE N71°37'29"W A DISTANCE OF 120.04 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID O'BRIAN CANAL;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, N19°48'44"E A DISTANCE OF 107.44 FEET, TO A POINT ON SAID NORTH LINE;

THENCE ON SAID NORTH LINE, N89°47'57"E A DISTANCE OF 127.71 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15,335 SQUARE FEET OR 0.3520 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

POINT OF COMMENCEMENT
 N 1/4 COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

NE 1/4
 SEC. 14
 T2S
 R67W

SE 1/4
 SEC. 11
 T2S
 R67W

EAST LINE, SW1/4 SEC. 11,
 T2S, R67W, 6TH P.M.

EAST LINE, NW1/4 SEC. 14,
 T2S, R67W, 6TH P.M.

LIMA STREET

NW 1/4
 SEC. 14
 T2S, R67W

FARMER'S RESERVOIR
 & IRRIGATION
 COMPANY (FRICO)

S19°48'44"W
 148.14'

PE-23B

POINT OF BEGINNING

S89°47'57"W
 134.21'

N89°47'57"E
 127.71'

N71°37'29"W
 120.04'

N19°48'44"E
 107.44'

SW 1/4
 SEC. 11
 T2S R67W

N89°47'57"E 2617.76'

BASIS OF BEARINGS
 NORTH LINE, NW1/4 SEC. 14,
 T2S, R67W, 6TH P.M.

104TH AVENUE (STATE HWY 44)

PARCEL NO. 0172114200001
 SW BURLINGTON LLC
 WARRANTY DEED
 REC. NO 20060323000295890

BURLINGTON DITCH
 APPROXIMATE LOCATION OF DITCH
 EASEMENT DEFINED BY PHYSICAL
 LOCATION OF DITCH.

EASEMENT AGREEMENT
 REC. NO 20050912000989360

PARCEL NO. 0172114200004
 GAYLORD PARTNERS LLC
 WARRANTY DEED
 REC. NO 20060414000384430

NW COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516



100 50 0 100
 ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 23B
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 3/03/10, REV.: 5/20/10

SHEET: 2 OF 2

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**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 23C**

DESCRIPTION PE-23C

A PARCEL OF LAND BEING A PORTION OF THE O'BRIAN CANAL DESCRIBED IN BOOK 44 AT PAGE 219, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, S 89°47'57" W A DISTANCE OF 261.92 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID O'BRIAN CANAL;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S 19°48'44" W A DISTANCE OF 107.44 FEET TO THE POINT OF BEGINNING;

THENCE S 71°37'29" E A DISTANCE OF 30.01 FEET;

THENCE ON A LINE BEING 30.00 FEET EASTERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING 2 COURSES;

- 1) S 19°48'44" W A DISTANCE OF 140.55 FEET, TO A POINT OF TANGENT CURVE;
- 2) ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 316.55 FEET, A CENTRAL ANGLE OF 64°29'36" AND AN ARC LENGTH OF 356.32 FEET;

THENCE N 04°19'29" W A DISTANCE OF 30.01 FEET, TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE ALSO BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING 2 COURSES;

- 1) ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N 05°50'17" W, HAVING A RADIUS OF 286.55 FEET, A CENTRAL ANGLE OF 64°20'59" AND AN ARC LENGTH OF 321.83 FEET, TO A POINT OF TANGENCY;

2) N 19°48'44" E A DISTANCE OF 139.79 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 14,377 SQUARE FEET OR 0.3301 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

POINT OF COMMENCEMENT
N 1/4 COR. SEC. 14
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NE 1/4
SEC. 14
T2S
R67W

SE 1/4
SEC. 11
T2S
R67W

EAST LINE, SW1/4 SEC. 11,
T2S, R67W, 6TH P.M.

EAST LINE, NW1/4 SEC. 14,
T2S, R67W, 6TH P.M.

LIMA STREET

NW 1/4
SEC. 14
T2S, R67W

FARMER'S RESERVOIR
& IRRIGATION
COMPANY (FRICO)

S89°47'57"W
261.92'

S19°48'44"W
107.44'

S71°37'29"E
30.01'

S19°48'44"W
140.55'

SW 1/4
SEC. 11
T2S R67W

104TH AVENUE (STATE HWY 44)

N89°47'57"E 2617.76'

POINT OF BEGINNING

O'BRIAN CANAL
BOOK 44
PAGE 219

Δ=64°29'36"
R=316.55'
L=356.32'

N19°48'44"E
139.79'

Δ=64°20'59"
R=286.55'
L=321.83'

PARCEL NO. 0172114200001
SW BURLINGTON LLC
WARRANTY DEED
REC. NO 20060323000295890

N05°50'17"W(R)

N04°19'29"W
30.01'

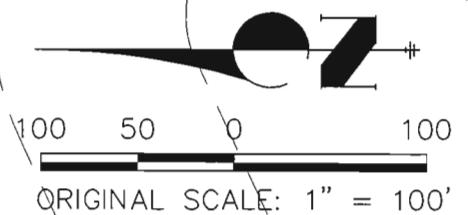
BURLINGTON DITCH
APPROXIMATE LOCATION OF DITCH
EASEMENT DEFINED BY PHYSICAL
LOCATION OF DITCH.

EASEMENT AGREEMENT
REC. NO 20050912000989360
PARCEL NO. 0172114200004
GAYLORD PARTNERS LLC
WARRANTY DEED
REC. NO 20060414000384430

NW COR. SEC. 14
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

BASIS OF BEARINGS
NORTH LINE, NW1/4 SEC. 14,
T2S, R67W, 6TH P.M.

BURLINGTON DITCH



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 23C
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 03/03/2010

SHEET: 3 OF 3

J-R ENGINEERING
A Westrian Company

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JR ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 23D**

DESCRIPTION PE-23D

A PARCEL OF LAND BEING A PORTION OF THE O'BRIAN CANAL DESCRIBED IN BOOK 44 AT PAGE 219, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, S 89°47'57" W A DISTANCE OF 134.21 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID O'BRIAN CANAL;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, S 19°48'44" W A DISTANCE OF 255.10 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE, S 19°48'44" W A DISTANCE OF 20.00 FEET;

THENCE N 70°11'16" W A DISTANCE OF 90.00 FEET;

THENCE N 19°48'44" E A DISTANCE OF 20.00 FEET;

THENCE S 70°11'16" E A DISTANCE OF 90.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,800 SQUARE FEET OR 0.0413 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

POINT OF COMMENCEMENT
N 1/4 COR. SEC. 14
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516

NE 1/4
SEC. 14
T2S
R67W

EAST LINE, SW1/4 SEC. 11,
T2S, R67W, 6TH P.M.

EAST LINE, NW1/4 SEC. 14,
T2S, R67W, 6TH P.M.

LIMA STREET

NW 1/4
SEC. 14
T2S, R67W

O'BRIAN CANAL

S89°47'57"W
134.21'

S19°48'44"W
255.10'

POINT OF BEGINNING

S19°48'44"W
20.00'

FARMER'S RESERVOIR
& IRRIGATION
COMPANY (FRICO)

S70°11'16"E
90.00'

N70°11'16"W
90.00'

PE-23D

N19°48'44"E
20.00'

SW 1/4
SEC. 11
T2S R67W

104TH AVENUE (STATE HWY 44)

N89°47'57"E 2617.76'

BOOK 44
PAGE 219

BURLINGTON DITCH

PARCEL NO. 0172114200001
SW BURLINGTON LLC

WARRANTY DEED
REC. NO 20060323000295890

BURLINGTON DITCH
APPROXIMATE LOCATION OF DITCH
EASEMENT DEFINED BY PHYSICAL
LOCATION OF DITCH.

EASEMENT AGREEMENT
REC. NO 20050912000989360

BASIS OF BEARINGS
NORTH LINE, NW1/4 SEC. 14,
T2S, R67W, 6TH P.M.

PARCEL NO. 0172114200004
GAYLORD PARTNERS LLC

WARRANTY DEED
REC. NO 20060414000384430

NW COR. SEC. 14
3-1/4" ALUM CAP
IN RANGE BOX
L.S. 23516



100 50 0 100

ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 23D
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 03/03/2010

SHEET: 2 OF 2

J-R ENGINEERING
A Westrian Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80112
303-740-9898 • Fax 303-721-9089 • www.jrengineering.com



J·R ENGINEERING
A Westman Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 23**

DESCRIPTION TE-23

A PARCEL OF LAND BEING A PORTION OF THE O'BRIAN CANAL AS DESCRIBED IN BOOK 35, PAGE 112, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, S89°47'57"W A DISTANCE OF 110.17 FEET;

THENCE N00°12'03"W A DISTANCE OF 75.00 FEET, TO A POINT ON THE EASTERLY LINE OF SAID O'BRIAN CANAL AND THE POINT OF BEGINNING;

THENCE ON A LINE 75.00 FEET NORTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL TO SAID SOUTH LINE, S89°47'57"W A DISTANCE OF 131.38 FEET, TO A POINT ON THE WESTERLY LINE OF SAID CANAL, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S71°31'43"E, HAVING A RADIUS OF 320.44 FEET, A CENTRAL ANGLE OF 13°33'28" AND AN ARC LENGTH OF 75.83 FEET, TO A POINT OF NON-TANGENT;

THENCE N60°57'50"E A DISTANCE OF 170.41 FEET;

THENCE N29°02'10"W A DISTANCE OF 40.00 FEET, TO A POINT ON SAID WESTERLY LINE;

THENCE ON SAID WESTERLY LINE, N60°57'50"E A DISTANCE OF 16.83 FEET;

THENCE S29°02'10"E A DISTANCE OF 120.00 FEET, TO A POINT ON THE EASTERLY LINE OF SAID CANAL;

THENCE CONTINUING ON SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES,

1. S60°57'50"W A DISTANCE OF 32.21 FEET, TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 200.43 FEET, A CENTRAL ANGLE OF 30°22'48" AND AN ARC LENGTH OF 106.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 19,747 SQUARE FEET OR 0.4533 ACRES.

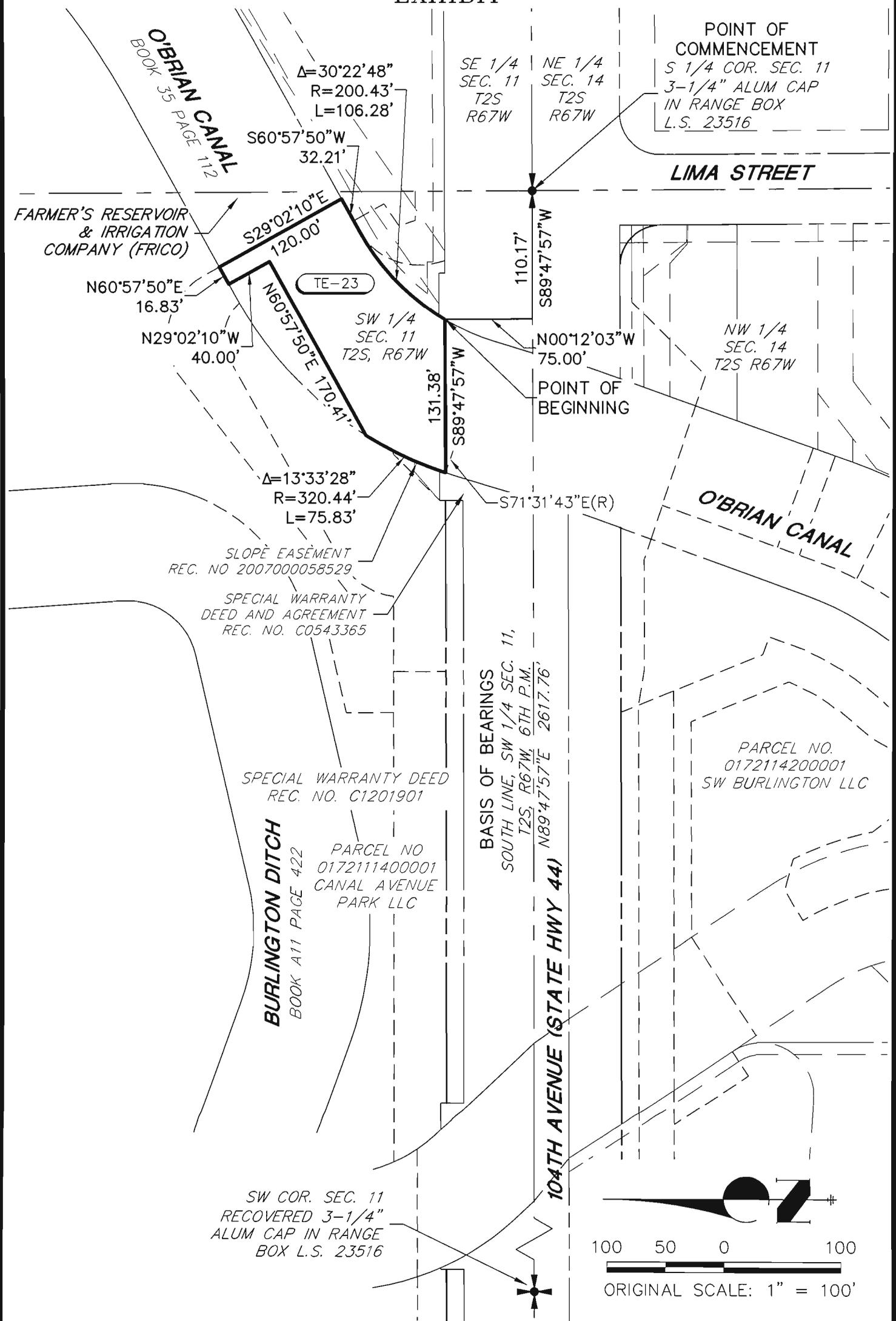
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 23
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 03/02/2010

SHEET: 3 OF 3



7200 S. Alton Way, Suite C100 • Centennial, CO 80112
303-740-9393 • Fax 303-721-9019 • www.jrengineering.com

X:\1520000.all\1528001\Drawings\Phase 3B\Legal Exhibits\1528001LX-23TE.dwg, SHEET 3, 6/16/2010 11:18:10 PM, Vagliasd



J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 23A**

DESCRIPTION TE-23A

A PARCEL OF LAND BEING A PORTION OF THE O'BRIAN CANAL DESCRIBED IN BOOK 44 AT PAGE 219, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, S 89°47'57" W A DISTANCE OF 134.21 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID O'BRIAN CANAL;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, S 19°48'44" W A DISTANCE OF 148.14 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE, S 19°48'44" W A DISTANCE OF 106.96 FEET;

THENCE N 70°11'16" W A DISTANCE OF 90.00 FEET;

THENCE N 19°48'44" E A DISTANCE OF 104.70 FEET;

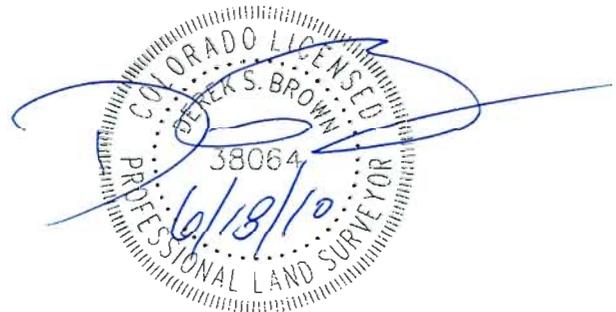
THENCE S 71°37'29" E A DISTANCE OF 90.03 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9,525 SQUARE FEET OR 0.2187 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

POINT OF COMMENCEMENT
 N 1/4 COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

NE 1/4
 SEC. 14
 T2S
 R67W

EAST LINE, SW1/4 SEC. 11,
 T2S, R67W, 6TH P.M.

EAST LINE, NW1/4 SEC. 14,
 T2S, R67W, 6TH P.M.

LIMA STREET

O'BRIAN CANAL

NW 1/4
 SEC. 14
 T2S, R67W

S89°47'57"W
 134.21'

S19°48'44"W
 148.14'

POINT OF BEGINNING
 S19°48'44"W
 106.96'

FARMER'S RESERVOIR
 & IRRIGATION
 COMPANY (FRICO)

S71°37'29"E
 90.03'

TE-23A

N70°11'16"W
 90.00'

SW 1/4
 SEC. 11
 T2S R67W

N19°48'44"E
 104.70'

BOOK 44
 PAGE 219

O'BRIAN CANAL

BURLINGTON DITCH

104TH AVENUE (STATE HWY 44)

BASIS OF BEARINGS
 NORTH LINE, NW1/4 SEC. 14,
 T2S, R67W, 6TH P.M.

N89°47'57"E 2617.76'

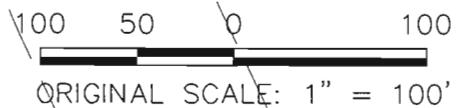
PARCEL NO. 0172114200001
 SW BURLINGTON LLC
 WARRANTY DEED
 REC. NO 20060323000295890

BURLINGTON DITCH
 APPROXIMATE LOCATION OF DITCH
 EASEMENT DEFINED BY PHYSICAL
 LOCATION OF DITCH.

EASEMENT AGREEMENT
 REC. NO 20050912000989360

PARCEL NO. 0172114200004
 GAYLORD PARTNERS LLC
 WARRANTY DEED
 REC. NO 20060414000384430

NW COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 23A
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 03/03/2010

SHEET: 2 OF 2



J-R ENGINEERING
 A Westrian Company

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 303-740-8888 • Fax 303-721-9089 • www.jrengineering.com



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A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 23B**

DESCRIPTION TE-23B

A PARCEL OF LAND BEING A PORTION OF THE O'BRIAN CANAL DESCRIBED IN BOOK 44 AT PAGE 219, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, S 89°47'57" W A DISTANCE OF 134.21 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID O'BRIAN CANAL;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, S 19°48'44" W A DISTANCE OF 275.10 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES:

- 1) S 19°48'44" W A DISTANCE OF 15.85 FEET, TO A POINT OF CURVE;
- 2) ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 406.55 FEET, A CENTRAL ANGLE OF 06°44'15" AND AN ARC LENGTH OF 47.81 FEET;

THENCE N 63°27'01" W A DISTANCE OF 90.00 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N 63°27'01" W, HAVING A RADIUS OF 316.55 FEET, A CENTRAL ANGLE OF 06°44'15" AND AN ARC LENGTH OF 37.22 FEET, TO A POINT OF TANGENCY;

THENCE N 19°48'44" E A DISTANCE OF 15.85 FEET;

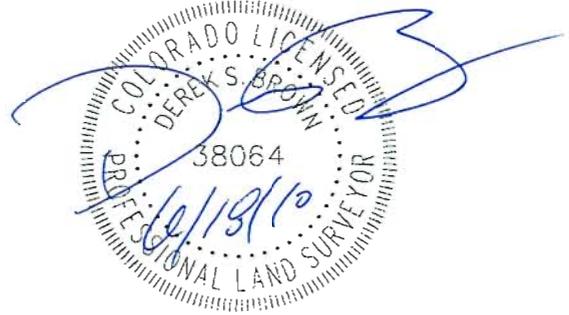
THENCE S 70°11'16" E A DISTANCE OF 90.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,253 SQUARE FEET OR 0.1206 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

POINT OF COMMENCEMENT
 N 1/4 COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

NE 1/4
 SEC. 14
 T2S
 R67W

EAST LINE, SW1/4 SEC. 11,
 T2S, R67W, 6TH P.M.

EAST LINE, NW1/4 SEC. 14,
 T2S, R67W, 6TH P.M.

LIMA STREET

O'BRIAN CANAL

NW 1/4
 SEC. 14
 T2S, R67W

S89°47'57"W
 134.21'

S19°48'44"W
 275.10'

POINT OF BEGINNING

S19°48'44"W
 15.85'

Δ=6°44'15"
 R=406.55'
 L=47.81'

S70°11'16"E
 90.00'

TE-23B

BOOK 44
 PAGE 219

O'BRIAN CANAL

SW 1/4
 SEC. 11
 T2S R67W

104TH AVENUE (STATE HWY 44)

N89°47'57"E 2617.76'

N19°48'44"E
 15.85'
 Δ=6°44'15"
 R=316.55'
 L=37.22'

N63°27'01"W
 90.00'

FARMER'S RESERVOIR
 & IRRIGATION
 COMPANY (FRICO)

PARCEL NO. 0172114200001
 SW BURLINGTON LLC
 WARRANTY DEED
 REC. NO 20060323000295890

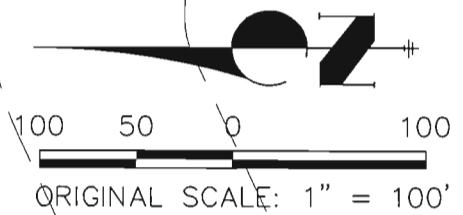
BURLINGTON DITCH
 APPROXIMATE LOCATION OF DITCH
 EASEMENT DEFINED BY PHYSICAL
 LOCATION OF DITCH.

EASEMENT AGREEMENT
 REC. NO 20050912000989360

PARCEL NO. 0172114200004
 GAYLORD PARTNERS LLC
 WARRANTY DEED
 REC. NO 20060414000384430

NW COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

BASIS OF BEARINGS
 NORTH LINE, NW1/4 SEC. 14,
 T2S, R67W, 6TH P.M.



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 23B
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 03/03/2010

SHEET: 3 OF 3

J-R ENGINEERING
 A Westrian Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80112
 303-740-9393 • Fax 303-721-9089 • www.jrengineering.com

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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 24**

DESCRIPTION PE-24

A PARCEL OF LAND BEING A PORTION OF TRACT A, ABERDEEN SUBDIVISION FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 20050322000288820, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, S 89°47'57" W A DISTANCE OF 59.69 FEET;

THENCE N 00°12'03" W A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES,

- 1) S 89°47'57" W A DISTANCE OF 10.71 FEET;
- 2) N 00°12'10" W A DISTANCE OF 5.00 FEET;
- 3) S 89°47'57" W A DISTANCE OF 36.69 FEET, TO A POINT ON THE WESTERLY LINE OF SAID TRACT A, ALSO BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY LINE THE FOLLOWING 2 COURSES,

- 1) ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S 57°44'14" E, HAVING A RADIUS OF 200.44 FEET, A CENTRAL ANGLE OF 28°42'01" AND AN ARC LENGTH OF 100.40 FEET, TO A POINT OF TANGENCY;
- 2) N 60°57'50" E A DISTANCE OF 2.67 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S29°02'10"E, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 75°59'54" AND AN ARC LENGTH OF 79.59 FEET, TO A POINT OF TANGENCY;

THENCE S 15°02'05" E A DISTANCE OF 6.58 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,422 SQUARE FEET OR 0.0326 ACRES

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

TRACT A
 ABERDEEN SUBDIVISION
 FILING NO. 1
 REC.# 20050322000288820
 PARCEL NO 0172111401005
 JAMES W. HARMON

30' UTILITY EASEMENT
 REC. NO 20050322000288820

10' UTILITY EASEMENT
 REC. NO 20050322000288820

POINT OF COMMENCEMENT
 S 1/4 COR. SEC. 11
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

NE 1/4
 SEC. 14
 T2S
 R67W

SE 1/4
 SEC. 11
 T2S
 R67W

LIMA STREET

O'BRIAN CANAL
 BOOK 35 PAGE 112

POINT OF BEGINNING

S29°02'10"E(R)
 L4

PE-24

S57°44'14"E(R)
 L5

L1

L2

L3

S89°47'57"W
 59.69'

N00°12'03"W
 75.00'

NW 1/4
 SEC. 14
 T2S
 R67W

SPECIAL WARRANTY DEED AND AGREEMENT
 REC. NO. C0543365

SW 1/4
 SEC. 11
 T2S
 R67W

SLOPE EASEMENT
 REC. NO 2007000058529

BASIS OF BEARINGS
 SOUTH LINE, SW 1/4 SEC. 11,
 T2S, R67W, 6TH P.M.
 N89°47'57"E 2617.76'

104TH AVENUE (STATE HWY 44)

PARCEL NO.
 0172114200001
 SW BURLINGTON LLC

O'BRIAN CANAL

SPECIAL WARRANTY DEED
 REC. NO. C1201901

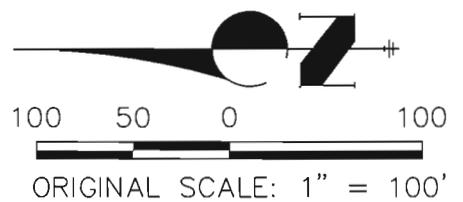
PARCEL NO
 0172111400001
 CANAL AVENUE
 PARK LLC

BURLINGTON DITCH
 BOOK A11 PAGE 422

SW COR. SEC. 11
 RECOVERED 3-1/4"
 ALUM CAP IN RANGE
 BOX L.S. 23516

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°47'57"W	10.71'
L2	N00°12'10"W	5.00'
L3	S89°47'57"W	36.69'
L4	N60°57'50"E	2.67'
L5	S15°02'05"E	6.58'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	28°42'01"	200.44'	100.40'
C2	75°59'54"	60.00'	79.59'



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 24
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 03/03/2010

SHEET: 3 OF 3

 **J-R ENGINEERING**
 A Westrian Company

7200 S. Alton Way, Suite C100 • Centennial, CO 80112
 303-740-9393 • Fax 303-721-9019 • www.jrengineering.com

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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 24**

DESCRIPTION TE-24

A PARCEL OF LAND BEING A PORTION OF TRACT A, ABERDEEN SUBDIVISION FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 20050322000288820, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, S 89°47'57" W A DISTANCE OF 59.69 FEET;

THENCE N 00°12'03" W A DISTANCE OF 75.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N 15°02'05" W A DISTANCE OF 6.58 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 75°59'54" AND AN ARC LENGTH OF 79.59 FEET, TO A POINT ON THE WESTERLY LINE OF SAID TRACT A;

THENCE ON SAID WESTERLY LINE, N 60°57'50" E A DISTANCE OF 8.08 FEET;

THENCE S 29°02'10" E A DISTANCE OF 29.83 FEET;

THENCE S 55°15'37" W A DISTANCE OF 22.71 FEET;

THENCE S 17°28'13" E A DISTANCE OF 14.84 FEET;

THENCE N 89°47'57" E A DISTANCE OF 25.00 FEET, TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 11;

THENCE ON SAID EAST LINE S 00°17'21" E A DISTANCE OF 25.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

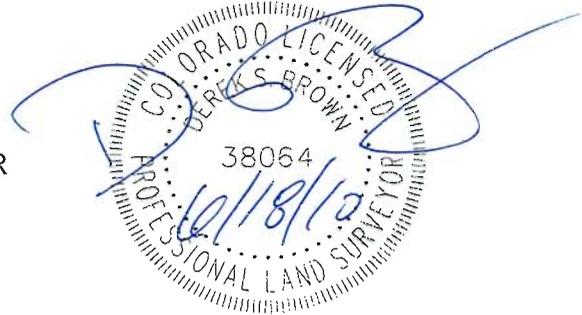
THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE S 89°47'57" W A DISTANCE OF 59.58 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,197 SQUARE FEET OR 0.0734 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

TRACT A
 ABERDEEN SUBDIVISION
 FILING NO. 1
 REC.# 20050322000288820
 PARCEL NO 0172111401005
 JAMES W. HARMON

30' UTILITY EASEMENT
 REC. NO 20050322000288820

10' UTILITY EASEMENT
 REC. NO 20050322000288820

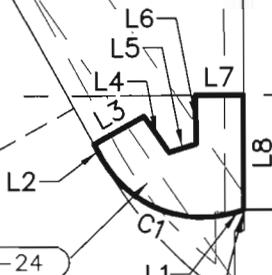
POINT OF COMMENCEMENT
 S 1/4 COR. SEC. 11
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

NE 1/4
 SEC. 14
 T2S
 R67W

SE 1/4
 SEC. 11
 T2S
 R67W

LIMA STREET

O'BRIAN CANAL
 BOOK 35 PAGE 112



TE-24

POINT OF BEGINNING

S89°47'57"W
 59.69'

N00°12'03"W
 75.00'

NW 1/4
 SEC. 14
 T2S
 R67W

SPECIAL WARRANTY DEED AND AGREEMENT
 REC. NO. C0543365

SW 1/4
 SEC. 11
 T2S
 R67W

SLOPE EASEMENT
 REC. NO 2007000058529

BASIS OF BEARINGS
 SOUTH LINE, SW 1/4 SEC. 11,
 T2S, R67W, 6TH P.M.
 N89°47'57"E 2617.76'

O'BRIAN CANAL

SPECIAL WARRANTY DEED
 REC. NO. C1201901

PARCEL NO
 0172111400001
 CANAL AVENUE
 PARK LLC

BURLINGTON DITCH
 BOOK A11 PAGE 422

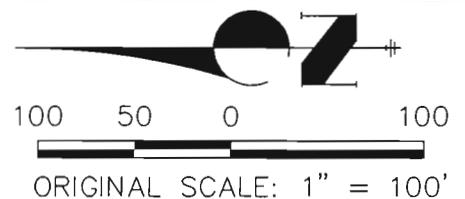
SW COR. SEC. 11
 RECOVERED 3-1/4"
 ALUM CAP IN RANGE
 BOX L.S. 23516

104TH AVENUE (STATE HWY 44)

PARCEL NO.
 0172114200001
 SW BURLINGTON LLC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N15°02'05"W	6.58'
L2	N60°57'50"E	8.08'
L3	S29°02'10"E	29.83'
L4	S55°15'37"W	22.71'
L5	S17°28'13"E	14.84'
L6	N89°47'57"E	25.00'
L7	S00°17'21"E	25.00'
L8	S89°47'57"W	59.58'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	75°59'54"	60.00'	79.59'



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 24
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 03/03/2010

SHEET: 3 OF 3

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PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 25
3/02/10, REV.: 5/20/10

DESCRIPTION PE-25

A PARCEL OF LAND BEING A PORTION OF LOT 2, UNITED POWER SUBDIVISION, AS RECORDED UNDER RECEPTION NO. 20051114001252030, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14;

THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, S00°20'59"E A DISTANCE OF 870.38 FEET;

THENCE S89°45'24"W A DISTANCE OF 224.41 FEET, TO THE NORTHEASTERLY CORNER OF SAID LOT 2, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY LINE OF SAID LOT 2, S00°36'35"W A DISTANCE OF 16.00 FEET;

THENCE ON A LINE 16.00 FEET SOUTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2, S89°45'24"W A DISTANCE OF 607.93 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 2;

THENCE ON SAID WESTERLY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N62°26'35"E, HAVING A RADIUS OF 258.31 FEET, A CENTRAL ANGLE OF 03°55'40" AND AN ARC LENGTH OF 17.71 FEET, TO THE NORTHWESTERLY CORNER OF SAID LOT 2, SAID POINT BEING A POINT OF NON-TANGENT;

THENCE ON THE NORTHERLY LINE OF SAID LOT 2, N89°45'24"E A DISTANCE OF 615.74 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9,791 SQUARE FEET OR 0.2248 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

SE 1/4 SEC. 11 T2S R67W
 POINT OF COMMENCEMENT
 N 1/4 COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516
 30' ROADWAY EASEMENT
 REC. NO 20051114001252030
 30' ROADWAY EASEMENT
 BOOK 1073 PAGE 389
 NE 1/4 SEC. 14 T2S R67W

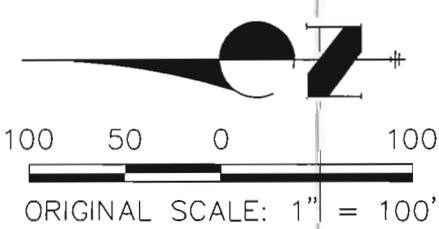
SW 1/4 SEC. 11 T2S R67W
 EAST LINE,
 NW1/4 SEC. 14,
 T2S, R67W, 6TH P.M.
 S00°20'59"E 870.38'
 30' INGRESS & EGRESS
 EASEMENT REC. NO.
 20051028001189870

POINT OF BEGINNING
 S89°45'24"W 224.41'
 30' INGRESS & EGRESS EASEMENT
 UNITED POWER
 SUBDIVISION REC. NO.
 20051114001252030
 LOT 1
 PARCEL NO.
 0172114201001
 UNITED POWER INC.

NW 1/4 SEC. 14 T2S, R67W
 S00°36'35"W 16.00'
 BASIS OF BEARINGS
 NORTH LINE, NW1/4 SEC. 14,
 T2S, R67W, 6TH P.M.
 N89°47'57"E 2617.76'

104TH AVENUE (STATE HWY 44)
 PUBLIC SERVICE COMPANY OF
 COLORADO BOOK 983, PAGE 524
 PE-25
 NW 1/4 SEC. 14 T2S, R67W

N89°45'24"E 615.74'
 S89°45'24"W 607.93'
 16' SACWSD EASEMENT
 REC. NO. 20051114001252030
 LOT 2
 PARCEL NO. 0172114201002
 PUBLIC SERVICE COMPANY
 OF COLORADO INC.



$\Delta = 3^{\circ}55'40''$
 $R = 258.31'$
 $L = 17.71'$

NW COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

O'BRIAN CANAL
 BOOK 44, PAGE 219

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 25
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 3/02/10, REV.: 5/20/10

SHEET: 2 OF 2



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JR ENGINEERING
A Westrian Company

PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 26
3/02/10, REV.: 5/20/10

DESCRIPTION PE-26

A PARCEL OF LAND BEING A PORTION OF LOT 1, UNITED POWER SUBDIVISION, AS RECORDED UNDER RECEPTION NO. 20051114001252030, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 14;

THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, S00°20'59"E A DISTANCE OF 870.38 FEET, TO THE NORTHEASTERLY CORNER OF SAID LOT 1;

THENCE ON THE NORTHERLY LINE OF SAID LOT 1, S89°45'24"W A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING;

THENCE S00°20'59"E A DISTANCE OF 16.00 FEET;

THENCE ON A LINE 16.00 FEET SOUTHERLY OF BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, S89°45'24"W A DISTANCE OF 194.68 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 1;

THENCE ON SAID WESTERLY LINE, N00°36'35"E A DISTANCE OF 16.00 FEET, TO THE NORTHWESTERLY CORNER OF SAID LOT 1;

THENCE ON THE NORTHERLY LINE OF SAID LOT 1, N89°45'24"E A DISTANCE OF 194.41 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,113 SQUARE FEET OR 0.0715 ACRES.

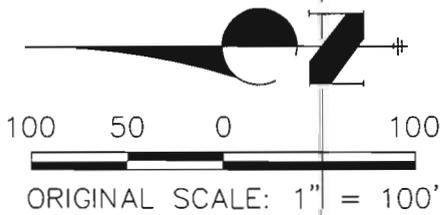
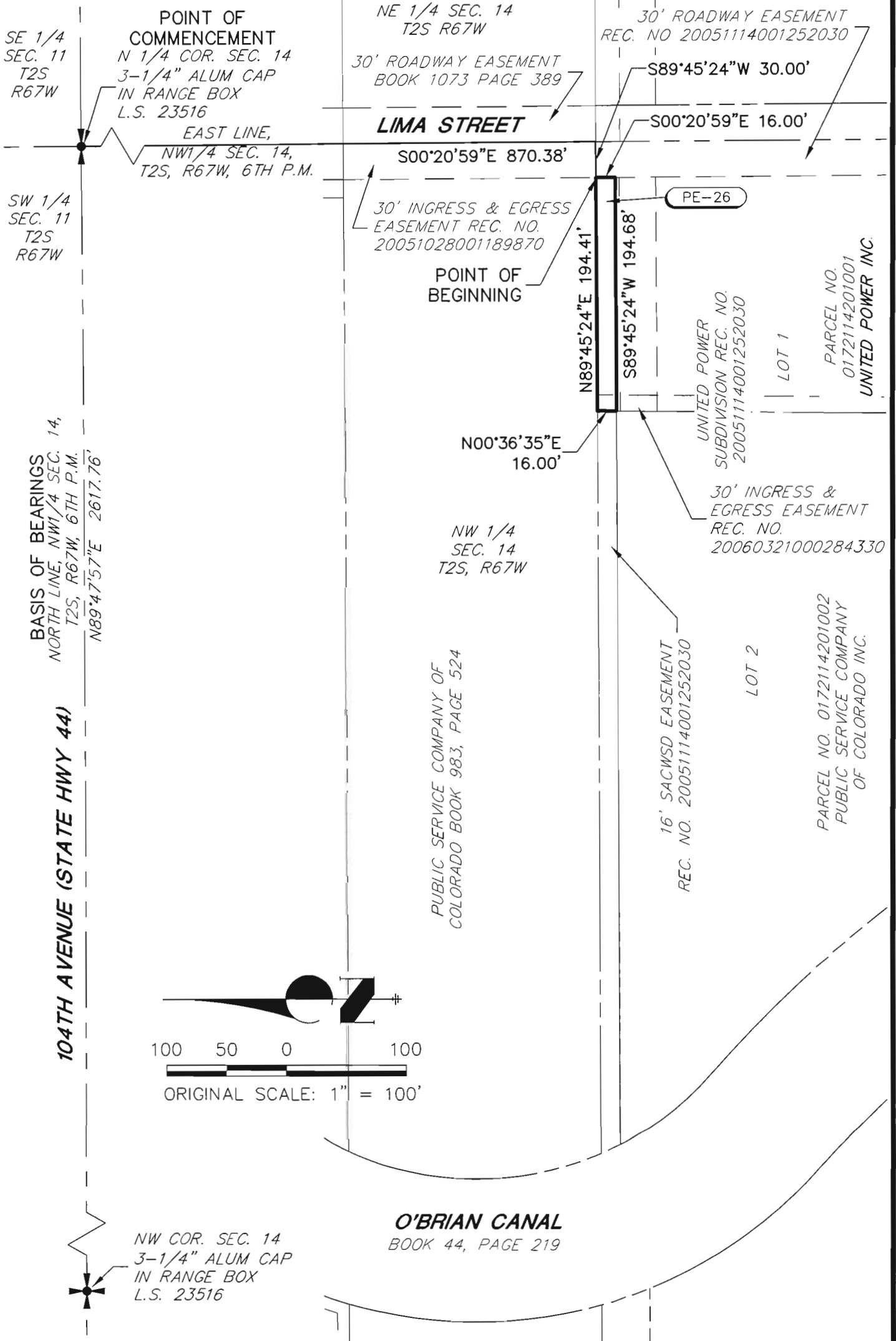
PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 26
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 3/02/10, REV.: 5/20/10

SHEET: 2 OF 2



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J-R ENGINEERING
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**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
PERMANENT EASEMENT NO. 27**

DESCRIPTION PE-27

A PARCEL OF LAND BEING A PORTION 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°47'57"E A DISTANCE OF 2617.76 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14;

THENCE ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, S89°47'57"W A DISTANCE OF 727.33 FEET, TO THE POINT OF BEGINNING;

THENCE S34°29'38"E A DISTANCE OF 36.31 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE ALSO KNOWN AS STATE HIGHWAY 44;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°47'57"W A DISTANCE OF 119.76 FEET;

THENCE N51°30'14"W A DISTANCE OF 47.98 FEET, TO A POINT ON SAID NORTH LINE;

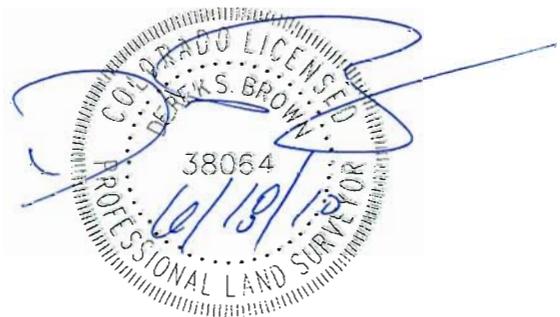
THENCE ON SAID NORTH LINE, N89°47'57"E A DISTANCE OF 136.75 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,848 SQUARE FEET OR 0.0883 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, DEREK S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

POINT OF COMMENCEMENT
 N 1/4 COR. SEC. 14
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

NE 1/4
 SEC. 14
 T2S
 R67W

EAST LINE, SW 1/4 SEC. 11,
 T2S, R67W, 6TH P.M.

EAST LINE, NW 1/4 SEC. 14,
 T2S, R67W, 6TH P.M.

LIMA STREET

NW 1/4
 SEC. 14
 T2S, R67W

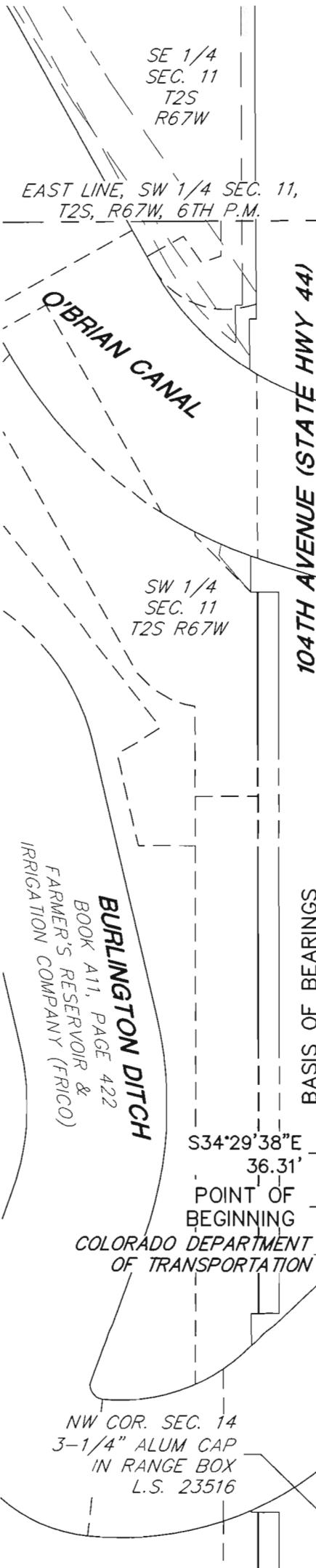
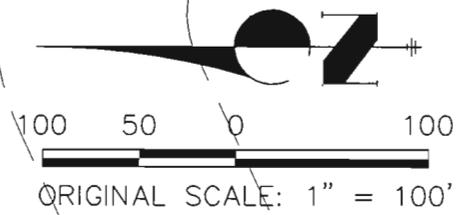
O'BRIAN CANAL
 BOOK 44, PAGE 219

WARRANTY DEED
 REC. NO 20060323000295890
 PARCEL NO. 0172114200001
 SW BURLINGTON, LLC

BURLINGTON DITCH
 APPROXIMATE LOCATION OF DITCH
 EASEMENT DEFINED BY PHYSICAL
 LOCATION OF DITCH.

EASEMENT AGREEMENT
 REC. NO 20050912000989360
 PARCEL NO. 0172114200004
 GAYLORD PARTNERS LLC

WARRANTY DEED
 REC. NO 20060414000384430



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PERMANENT EASEMENT NO. 27
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 5/20/10

SHEET: 2 OF 2

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**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
RIGHT-OF-WAY ACQUISITION PARCEL 28
1/13/11, REV.: 3/3/2011**

PROPERTY DESCRIPTION PARCEL 28

A PARCEL OF LAND BEING A PORTION OF LOT 21, DI GIORGIO INDUSTRIAL PARK, AS RECORDED IN FILE NO. 14 MAP NO. 923, UNDER RECEPTION NO. B424236, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2,643.80 FEET.

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 21;

THENCE ON THE NORTHERLY LINE OF SAID LOT 1 ALSO BEING THE SOUTHERLY LINE OF EAST 106TH AVENUE, N89°37'13"E A DISTANCE OF 24.98 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°22'47"E, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'28" AND AN ARC LENGTH OF 39.25 FEET, TO A POINT OF NON-TANGENT ON THE WESTERLY LINE OF SAID LOT 12;

THENCE ON SAID WESTERLY LINE, N00°20'15"W A DISTANCE OF 24.98 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 134 SQUARE FEET OR 0.0031 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



100 50 0 100
 ORIGINAL SCALE: 1" = 100'

10' UTILITY EASEMENT
 BOOK 2829 PAGE 879

PARCEL NO. 0172110004001
 SKW-MBT OPERATION INC

LOT 12
 DI GIORGIO INDUSTRIAL PARK
 FILE NO. 14, MAP NO. 923
 RECEPTION NO. B424236

FULTON STREET

30' DRAINAGE EASEMENT
 FILE NO. 14 MAP 923
 REC. NO. B424236

SE 1/4
 SEC. 10
 T2S R67W

30' ACCESS EASEMENT
 BK. 1599, PG. 378
 & BK. 2526, PG. 518

POINT OF BEGINNING
 NW CORNER LOT 21
 DI GIORGIO INDUSTRIAL PARK

(28)
 N89°37'13"E
 24.98'

E. 106TH AVENUE

S00°22'47"E(R)

Δ=89°57'28"
 R=25.00'
 L=39.25'

N00°20'15"W
 24.98'

30' SACWSD EASEMENT
 BK 2677 PG 71

30' TRI-STATE ACCESS EASEMENT
 BK 1599 PG 378 & 2526 PG 518

PARCEL NO. 0172110006002
 KENNETH AND
 JODELL ANN HOLMAN

PARCEL NO. 01721101006
 DOWELL SCHLUMBERGER INCORPORATED

LOT 1-A
 HAZELTINE INDUSTRIAL
 DISTRICT
 FILE NO. 14, MAP NO. 794
 RECEPTION NO. B347748

LOT 21
 DI GIORGIO INDUSTRIAL PARK
 FILE NO. 14, MAP NO. 923
 RECEPTION NO. B424236

UNITED POWER
 EASEMENT
 REC. NO. C0088139

OUTLOT A

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION PARCEL 28
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 1/13/11, 3/3/2011

SHEET: 2 OF 2



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J-R ENGINEERING
A Westrian Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
TEMPORARY CONSTRUCTION EASEMENT NO. 28
1/13/11, REV.: 3/3/2011**

DESCRIPTION TE-28

A PARCEL OF LAND BEING A PORTION OF LOT 21, DI GIORGIO INDUSTRIAL PARK, AS RECORDED IN FILE NO. 14, MAP NO. 923, UNDER RECEPTION NO. B424236, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 21, DI GIORGIO INDUSTRIAL PARK AS RECORDED IN FILE NO. 14, MAP NO. 923 UNDER RECEPTION NO. B424236;

THENCE ON THE NORTHERLY LINE OF SAID LOT 1 ALSO BEING THE SOUTHERLY LINE OF EAST 106TH AVENUE, N89°37'13"E A DISTANCE OF 30.00 FEET, TO THE NORTHEASTERLY CORNER OF THAT SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT EASEMENT AS RECORDED IN BOOK 2677 AT PAGE 71 ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY LINE, N89°37'13"E A DISTANCE OF 32.25 FEET;

THENCE S00°22'47"E A DISTANCE OF 45.00 FEET;

THENCE S89°37'13"W A DISTANCE OF 32.28 FEET, TO A POINT ON SAID EASTERLY EASEMENT LINE;

THENCE ON SAID EASEMENT LINE, N00°20'15"W A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,452 SQUARE FEET OR 0.0333 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

PARCEL NO. 0172110004001
SKW-MBT OPERATION INC

LOT 12
DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236



100 50 0 100
ORIGINAL SCALE: 1" = 100'

10' UTILITY EASEMENT
BOOK 2829 PAGE 879

30' DRAINAGE EASEMENT
FILE NO. 14 MAP 923
REC. NO. B424236

SE 1/4
SEC. 10
T2S R67W

30' ACCESS EASEMENT
BK. 1599, PG. 378
& BK. 2526, PG. 518

FULTON STREET

POINT OF BEGINNING
N89°37'13"E
32.25' **E. 106TH AVENUE**

POINT OF COMMENCEMENT
NW CORNER LOT 21
DI GIORGIO INDUSTRIAL PARK

N89°37'13"E
30.00'

S00°22'47"E
45.00'

TE-28

N00°22'15"W
45.00'

S89°37'13"W
32.28'

30' SACWSD EASEMENT
BK 2677 PG 71

30' TRI-STATE ACCESS EASEMENT
BK 1599 PG 378 & 2526 PG 518

PARCEL NO. 0172110006002
**KENNETH AND
JODELL ANN HOLMAN**

PARCEL NO. 01721101006
DOWELL SCHLUMBERGER INCORPORATED

LOT 21
DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236

LOT 1-A
HAZELTINE INDUSTRIAL
DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

UNITED POWER
EASEMENT
REC. NO. C0088139

OUTLOT A

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT NO. 28
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 1/13/11, REV. 3/3/2011

SHEET: 2 OF 2



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Council Communication

City Council Meeting: 25 Apr 2011

Prepared:

Number of Attachments: 2

Subject: Presentation from School Districts 27J and Adams County 14 regarding increasing fee-in-lieu school impact fee.

Presenter: Brian McBroom- Introduction, presentation by Joy Gerdom, School District 27J, and Sandy Mutchler, Adams County 14

Recommended City Council Action:

This is a presentation and discussion item only. No council action is required at this time. This topic is being brought forward at the request of the school districts.

Summary Statement:

The development of land results in new and/or increased demands on city facilities and services, including but not limited to, schools, roads, water, parks, and recreation facilities. The costs of providing such additional services and facilities should be borne by those who create the new or additional need. These required contributions, whether in the form of fees or dedicated land in the case of schools, are used to fulfill this requirement and are known as impact fees. Tonight, both of the city's school districts will present their ideas and needs for an increase in the school impact fee. The specific request and analysis can be found in the attached memos from the school districts.

As part of the Long Range Financial Plan, city staff will be presenting information to the City Council about the other impact fees that are collected by the city as development occurs. This will provide some additional context for the information being presented by these two school districts. Additional fee presentations are planned for May. It will be important for the City Council to determine appropriate development impact fees so as to balance the need to fund future capital improvements while also creating an environment that is conducive to economic development.

The school districts are proposing the value for the fee be based on raw land and development related costs. The specific request and analysis can be found in the attached memos from the school districts.

Next Steps:

Expenditure Required: No city expenditures are required for these fees. They are based solely on new development; however, City staff time is spent during the development process to acquire school sites as needed to support development.

Source of Funds: Funding for any increase in a school impact fee would come from new development. Existing development and development already covered within a developer's agreement would not be required to contribute to this updated fee if approved by City Council.

Policy Issue: How should development pay for increased usage and impacts to community services while still being competitive to surrounding communities with regards to development?

Alternative: City Council will decide at a later date, different alternatives related to the school impact fee.

Background Information:

The current school impact fees have been in place since 2000. At that time, the market price of an acre of land was set at \$32,077/acre. According to the the school districts, the price of land has risen dramatically across the city since 2000, and is expected to continue to increase over time. The current fee structure no longer successfully accomplishes what it was first set out to do. The fee amounts are shown below:

Fee-in-Lieu Calculation

Fee imposed on construction of each new residential dwelling on an undeveloped lot (market value of land at \$32,077/acre, set by Resolution No. 2000-15):

Single-Family Home Detached Dwelling \$619

Single-Family Attached Dwelling \$514
Townhome/Condo \$214
Apartment Unit \$138

School impact fees only apply to residential land. It does not apply to commercial or industrial land. Finally, it is important to note this fee only applies to new development within the city. All of the existing development, whether built or platted and contained within a legal developer's agreement, would not be affected by this proposed increase.

School District 27J Report and Recommendation
School Site Land and Development Cost and Cash-in-Lieu

Department of Growth Management
Joy Gerdom, Planning Manager
September 1, 2008

Land Cost, Cash-in-Lieu and Other Planning Data

September 1, 2008

District planning staff has entered into discussions with the three major municipalities in the District as well as Adams County about increasing the 27J per acre fees in-lieu-of land dedication. All jurisdictions at the staff level have expressed support for an increase as long as it is based on a rational methodology, and, if the fee increase is large, staffs have indicated that the increase *may* need to be increased incrementally, depending on city council reaction. While Adams County staff is supportive and understanding of the need to increase fees, they are not certain that the County is interested in modifying its cash-in-lieu rates.

This report addresses the need to increase the current District 27J cash-in-lieu of land dedication received from developers which was established in 1997. District school sites may be dedicated by developers, or purchased by the school district. Middle and high school sites are the hardest to obtain from developers given their size, and these are almost always purchased. Future school need in the District is significant and land costs along the Front Range are growing at record pace especially given the demand for land for residential and commercial projects.

The findings of this study will demonstrate the need to increase the per acre developed land value far more than the current \$35,000 per acre. Sensitive implementation of incremental increases will be recommended.

The costs to make raw sites usable through the extension of utilities, construction of streets and acquisition of water for both irrigation and domestic use, are often not included in the dedication ordinances in District municipalities. However, some districts are beginning to request that these costs be partially included in the cash-in-lieu amounts, especially since street access, curb, gutter, sidewalk and utilities stubbed to the site are provided with dedicated school sites. If cash-in-lieu is intended to be equal to the value of dedicated land, the cash-in-lieu calculation should include at least a portion of the cost of the infrastructure.

Residential development will be reaching its peak in a few years with 25-years worth of growth remaining. The scale of the residential growth is resulting in School District 27J becoming one of the fastest growing districts in the State. The rate of growth in 27J results in the need for approximately one new elementary school needed every year, one new middle school needed every three to four years and a new high school needed every 5-6 years (given traditional school calendar). At build-out, District 27J will need 18 more elementary schools, six additional middle schools and four more high schools. Ultimately, the district will have approximately 40,000 students.

Table 3 of this report will show a range of \$147,122 to \$187,818 per acre cost of raw land plus infrastructure if the District were to seek 100% of its anticipated costs. However, given the slow housing market and the detrimental effect additional fees could have on its recovery, the District is recommending a phased implementation of fee increase. The initial recommended fee is ***\$87,395 per acre***. This amount includes the District average

cost for raw land plus only *one-fourth the current cost to develop the site with basic infrastructure*. The District is further recommending that this fee be reviewed every two (2) years to coincide with the city's fee schedule update.

Land Cost

Land cost information for the district proves that early site acquisition is important. Given the rapid acceleration of property values along the Front Range, the earlier land is acquired the better. This is true even in anticipation of needs ten or fifteen years into the future. Accordingly, understanding the cost of land and land needs through build-out allow a district to acquire future school sites before the cost of land is beyond reach.

The following map displays recent per acre values of land sales collected from the Adams County Assessor recorded during the period of 2005 through first quarter 2008. Parcel sales included those with land use categories of agricultural, exempt and residential. Sales of land designated as commercial and industrial are not considered in this study, since it is unlikely land in these land use categories will be considered for purchase for future school sites. Parcel sales east of Brighton and Commerce City in unincorporated Adams County are likewise not considered (though shown on the map), because the District will not be purchasing land for future schools in that area.

From the per-acre sales data above, a per-acre value was averaged for each of the Thornton, Brighton and Commerce City influence areas. Table 1 below displays these averaged per acre values for land in each of the municipal influence areas. In general, land in actively developing areas ranged from a low of \$47,261 per acre to a high of \$91,810 per acre, and averaged over \$63,300 per acre.

Table 1	
Average Land Cost by Municipal Influence Area 2005-2008	
Influence Area	Average Land Cost Per Acre
Brighton	\$51,115
Commerce City	\$47,261
Thornton	\$91,810
District	\$63,395

School sites dedicated to the District are provided with street access, curb, gutter, sidewalk and utilities stubbed to the site. If cash-in-lieu of land dedication is to be equal to the value of the land dedicated, the cash-in-lieu calculation should include at least a portion of the cost of the infrastructure.

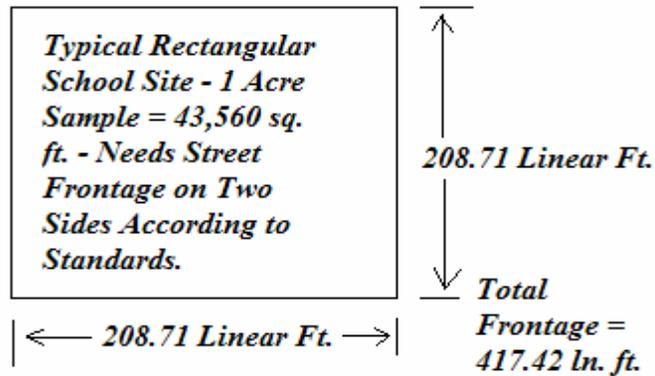
Developed Site Costs

Site development costs tend to add significant cost to school sites as displayed in Table 2 below. In addition to the cost of land, raw water, street development, water, sewer, electric and other infrastructure can run costs per acre up to approximately \$160,000 per acre on average. Few public school districts are compensated for these costs and they generally must be budgeted for in bond elections or drawn from other sources. Some school districts are beginning to request that these costs be partially included in land dedication or fee-in-lieu amounts.

Table 2 below identifies the per-linear-foot (based on a collector street) and per-acre cost of developing a typical elementary school site. The itemized values are based on actual recent costs for installing such infrastructure items as curb, gutter, sidewalk, water and sewer lines, and utilities. Typical school site requires two street frontages according to District standards.

Table 2	
Basic Infrastructure Cost Detail (Costs below represent the per linear foot cost of installing infrastructure for 1/2 collector street)	
Asphalt	\$62
Curb & Gutter	\$19
Sidewalk	\$20
½ (8") Water Line	\$31
½ (8") Sewer Line	\$25
Storm Sewer Line (18")	\$27
Gas	\$19
Electric	\$19
Telephone	\$8
Subtotal Cost per Linear Foot	\$230
Basic Infrastructure Cost Per Acre	\$96,007

Figure 1
Typical School Site Frontage Requirements



In addition to basic infrastructure required of each school site, in Commerce City the District is expected to provide water for school sites. Although water is acquired per equivalent residential unit (ERU), this cost is calculated on a per acre basis using a current actual cost of \$8,000 per ERU. Table 3 below summarizes the land plus infrastructure costs in each of the municipal influence areas and the district average.

Table 3				
School Site Cost Analysis 7/25/08				
	Brighton Influence Area	Commerce City Influence Area	Thornton Influence Area	District Average Land and Development Cost Only
Land Cost Per Acre	\$51,115	\$47,261	\$91,810	\$63,395
Water Cost Per Acre		\$17,000		
Other Basic Infrastructure	\$96,007	\$96,007	\$96,007	\$96,007
Total Prepared Site Cost Per Acre	\$147,122	\$160,268	\$187,818	\$159,402

Other District's Fees and Land Cost Allowance

The following table supports the need for 27J School District to fund land acquisition at well over \$63,000 per acre. Half of the districts on the table are collecting fees-in-lieu of land dedication based on \$100,000 per acre or more. Over half of these fee rates were established in 2003 or earlier. Costs have escalated significantly since then. Municipalities and developers often need to know how much the cash-in-lieu fee is per housing unit. While the fees are calculated for each type of housing unit, the fee for a single family detached housing unit is included here for illustrative purposes. The table below provides decision makers information on the fees other Front Range school districts and municipalities are collecting.

Table 4			
Summary of Cash-In-Lieu Fees by District/City			
District/City	Date Established	Fee per SFD	Per Acre Value Basis
Adams 12/Thornton	2006	\$1,620	\$130,649
Adams 12/Westminister	2007	\$1,620	\$130,649
Adams 12/Broomfield	Unknown	\$1,500	\$115,000
Thompson/Ft. Collins	2006	\$1,382	\$106,325
Thompson/Loveland	2006	\$1,382	\$106,325
St. Vrain/Longmont	2003	\$1,400	\$115,000
Eaton/Eaton	2003	\$1,030	\$82,000
Eaton/Severance	2003	\$1,043	\$83,000
Weld RE-4/Windsor	2000	\$1,362	\$112,000
Fort Lupton/Ft. Lupton	2002	\$976	\$75,000
27J/Brighton	1997	\$462	\$35,000
27J/Commerce City	1997	\$619	\$32,077
Adams County	Unknown	\$711	\$53,840
Average All		\$1,162	\$82,357
Average w/o 27J		\$1,275	\$91,234
Average without the Highest Value		\$1,079	\$82,475

As shown above, the most recent cash-in-lieu rate increase was in 2007, with others in 2006, 2003 and 2000. Land values increased dramatically between 2000 and 2006. The cost of purchasing and installing basic infrastructure has also experienced significant inflation in the past five years. The per acre values above for Adams 12, Thompson, St. Vrain, Eaton and Windsor include at least a portion of basic infrastructure cost.

Recommended New School District 27J Land Value for Fee-In-Lieu

District 27J must be able to purchase land for future schools needed because of new development. If the district's cash-in-lieu funds from developers are insufficient, local property owners will have to support the cost to purchase land for these schools through voter approved bonds. Today's actual cost to purchase land and install basic infrastructure in District 27J, is equal to \$159,402 per acre, which is (or should be) equal to the value of a dedicated school site in School District 27J. The District has not modified its cash-in-lieu rate since 1997. An increase in cash-in-lieu fees from \$35,000 per acre value to \$159,402, while reasonable, may make it difficult or unlikely for elected officials would support such a leap at one time. The average per acre value shown in Table 4 (excluding District 27J values) is \$91,234. The average value excluding the highest rate (\$130,649) is \$82,475 per acre.

Based on recent data, the average per acre cost of raw land value in District 27J is \$63,395. The District believes that the new value of land should be increased to the average per acre land cost plus one-fourth of the current total cost to install basic infrastructure ($\$96,007/4 = \$24,000$). *Therefore, based on the information presented here staff is recommending a new cash-in-lieu rate of \$87,395 per acre to include both the cost of raw land and a portion of basic infrastructure beginning immediately, with the provision to revise rates every two years based on market conditions.*

Methodology for Calculating Land Dedication and Cash-in-Lieu

The attached Appendix provides a description of the methodology for calculating the correct cash-in-lieu and land dedication owed, based on the number and type of housing units. The Appendix also provides spreadsheets for calculating the amount of the cash-in-lieu or land dedication owed based on the various types of housing. Page two of the appendix lists the projected cash-in-lieu by housing type. Those rates are as follows: SFD - \$1,304; SFA - \$734; Condo/Townhome - \$1,154; Multifamily Apt. - \$641; and, Mobile Home - \$1,404.

The student generation rate used in this methodology is based on actual student generation in School District 27J and was last updated in 2004. Student generation is scheduled to be reevaluated during the 2009-2010 school year.

APPENDIX

**METHODOLOGY FOR CALCULATING LAND DEDICATION/CASH-IN-LIEU
REQUIREMENTS**



Council Communication

City Council Meeting: 25 Apr 2011

Prepared: 18 Apr 2011

Number of Attachments: One

Subject: Long-Range Financial Plan Presentation on Golf, Open Space, Parks, Recreation & Trails

Presenter: Roger Tinklenberg

Recommended City Council Action:

No action is requested at this time. This is for information only.

Summary Statement:

The Long-Range Financial Plan is intended to cover all aspects of the City's revenues and operating expenditures and capital improvement needs. The golf, open space, parks, recreation and trails chapter identifies the challenges, options and potential solutions for City improvements for providing leisure services. This chapter focuses on the improvements generated in the New Lands Plan (1992), the Parks and Recreation Master Plan (1994), the Prairieways Action Plan (2000) and the Strategic Plan for Recreation Services (2007).

The City's General Fund revenue is not adequate to fund City operations and all the needed capital improvements, which includes leisure service improvements. Therefore, trade-offs will need to be discussed as part of the fiscal policies and strategies presentation. The golf, open space, parks, recreation and trails presentation is attached.

Next Steps: One more presentation is planned introducing the fiscal policy and strategy recommendations.

Expenditure Required: None.

Source of Funds: N.A.

Policy Issue: How to adequately fund the capital improvements needs and provide for the ongoing City operation and maintenance costs.

Alternative: Do nothing.

Background Information:

The Long-Range Financial Plan looks at the challenges facing the City, examines options and potential solutions and makes recommendations to provide a financial plan of action for the next ten years. Presentations have been made to Council regarding the City's revenues and expenditures, drainage, facilities and transportation. There will be one more presentations on fiscal policy and strategy recommendations.

Long-Range Financial Plan

Golf, Open Space, Parks,
Recreation & Trails

April 25, 2011

LRFP Schedule

2010-2011	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
Revenues									*								
Operating Costs									*								
City Facilities													*				
Drainage										*							
Open Space, Parks, Recreation & Trails														*			
Transportation														*			
Fiscal Policy & Strategy Recommendations															*		
Plan Completion & Printing																	

* Presentations to Council

Leisure Services

- Golf course, open space, parks, recreation activities & trails are essential for a quality community
- 2007 Strategic Plan for Recreation Services was based on assessments of demographic info., existing facilities, proximity of facilities to residents & surveys
- Trails were highest priority in Strategic Plan

Priorities in Strategic Plan

- Trails
- Outdoor & indoor aquatic facilities
- Indoor fitness & exercise facilities in north
- Natural areas/wildlife habitat
- Small neighborhood & large community parks
- Improvements to existing parks

Leisure Service Challenges

- Backlog of golf, open space, parks, recreation & trails projects
 - Identified list of projects based on criteria in Strategic Plan
 - Projects cost more than can be funded in next 10 years
- C3 Vision: Estimate future population growth 1.95%/year (12%/yr historic growth - 118% for 2000 – 2010)
- Population growth creates demand for more leisure facilities & services

Needed Leisure Improvements

Project Name	Location	Improvement
Loop Trail & Neigh. Connections	Locations north of 96 th Ave.	Trail construction
Loop Trail & Neigh. Connections	O'Brian Canal, Outlook – 96 th	Trail construction
Loop Trail & Neigh. Connections	Second Creek, Buff. Mesa – O'Brian	Trail construction
Loop Trail & Neigh. Connections	Two miles of connections	Trail construction
Fairfax Park	69 th Ave. & Fairfax Street	Drainage/irrigation renov.
Second Creek Neighborhood Park	Fronterra	New park
First Creek Community Park	104 th Ave. & Havana Street	New park
Recreation/Fitness Center	To be determined	Recreation center
Outdoor Aquatic Family Center	To be determined	Aquatic center, leisure pool
Turnberry Neighborhood Park	Turnberry/Potomac Farms	New park
Villages at Buffalo Run Neighborhood Park	117 th Ave. & Chambers	New park
Second Creek Community Park	Hwy 2 & 120 th Avenue	Land acquisition

Needed Golf Improvements

Project Name	Location	Improvement
Golf Course Irrigation System	Buffalo Run Golf Course	Irrigation replacement
Pond Liners	Irrigation ponds	Liner replacements
Cart Path	Throughout golf course	Path replacement
Building Repairs	Club house, cart barn & maintenance	Major repairs
Equipment Replacement	Large equipment	Life-cycle replacement
Restaurant Upgrades	Club House	Major equipment replacement

Cost of Possible Projects

- Total for identified projects is estimated:

\$68.7 million

- City cannot fund all projects in next 10 years
- Parks Impact Fees cover only part of costs & revenue will come in over many years as development occurs
- Alternate funding sources are needed

Observations on Projects

- Various trail connections being funded from:
 - Adams County Open Space revenue
 - Lottery revenue (Conservation Trust)
 - Parks Impact Fee revenue
 - Grants
- Some Buffalo Run Golf Course improvements can be funded from golf revenues
- Continue working to secure outside funding
- Need to priority rank projects

Criteria for Priority Ranking

- What can we afford to operate & maintain?
- What is not driven by or contingent on future development?
- What projects were listed as priorities in Strategic Plan for Recreation Services?
- What can be phased & funded?

Recreation Center

- Some desire new recreation center in north
- Two issues:
 - Funding capital cost (\$20 million)
 - Funding annual operation & maintenance (\$940,000 per year)
 - Activity revenues only partially offset operating cost (net cost: \$550,000 to \$800,000/year)
- General Fund can't fund annual operation & maintenance without major changes

Potential Existing Funding Sources

- City:
 - General Fund (one-time tax assessments)
 - Future Growth Fund (removes revenue from GF)
 - Adams County Open Space revenue
(used for existing CIPP)
 - Colorado Lottery revenue (used for existing CIPP)
 - Parks Impact Fee revenue (used for existing CIPP)
- Golf revenues
- Existing General Improvement District *
- Development Metropolitan Districts *
(* would require voter approval & agreements)

Potential New Funding Sources

- City can impose fees to free up money in General Fund:
 - Stormwater Utility (estimated \$650,000 per year)
 - Refuse Collection Fee (up to \$1.8 million per year)
- General Obligation Debt (must be voted/property tax)
- Sales Tax increase
- General Improvement Districts
- Metropolitan Districts
- Parks & Recreation District

Suggested Funding Sources

Project	Cost Estimate	Funding Sources	Year
Loop Trail & Neigh. Connections	\$8,000,000	Phase & fund using Adams County Open Space, Park Impact Fee & Lottery revenues	TBD
Golf Projects	\$3,700,000	Golf revenues, Lottery & City	TBD
Fairfax Park	\$2,250,000	City General Fund & Park Impact Fee, AC Open Space & Lottery revenues	TBD
Second Creek Neighborhood Park	\$3,250,000	Alternative funding sources	TBD
Turnberry Neighborhood Park	\$1,820,000	Alternative funding sources	TBD
Villages Buff. Run Neighborhood Park	\$1,738,000	Alternative funding sources	TBD
Outdoor Aquatic Center	\$6,000,000	Alternative funding sources	TBD
First Creek Community Park	\$11,500,000	Alternative funding sources	TBD

Ongoing Operation & Maintenance

- New or improved facilities will increase City's annual operating & maintenance costs
- Estimated cost: \$7,190/acre - neighborhood parks & \$6,654/acre – community parks
- Those annual costs must be factored into the LRFPP expenditure estimates
- City must continue funding ongoing major maintenance in existing parks & trails

Summary

1. Not enough money for capital investment & ongoing operation/maintenance costs
2. Must set priorities
3. Must phase projects
4. Continue to pursue funding partnerships
5. Must explore alternative funding sources

Recommendations for LRFP

1. Set project priorities
 2. Establish project phasing plans
 3. Continue to pursue funding partnerships
 4. Explore alternative funding sources
 - City Fees
 - Metropolitan Districts
 - Parks & Recreation District
 - Tax Increase
 5. Execute the plan
- (Council will need to discuss trade-offs when reviewing Fiscal Policies & Strategies)

Upcoming LRF Chapter

- Next presentation (final) will be:
 - Fiscal Policy & Strategy Recommendations
- Final presentation will deal with balance between capital budget & operating budget
 - Information for proposed Council retreat

(Narrative chapters will be assembled & presented in draft form for Council review)

LRFP Schedule

2010-2011	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
Revenues									*								
Operating Costs									*								
City Facilities													*				
Drainage										*							
Open Space, Parks, Recreation & Trails														*			
Transportation														*			
Fiscal Policy & Strategy Recommendations															*		
Plan Completion & Printing																	

* Presentations to Council