

AUTHORIZATION OF OWNER
[Property Subdivision and Site Plan]

Majestic Commercenter II, LLC, a Delaware limited liability company ("Owner"), is the owner of the property, as set forth in Exhibit A attached hereto and incorporated herein by this reference (the "Property"). Owner desires to process a plat and site plan for the Property with the City of Aurora, a home rule municipal corporation, State of Colorado. Owner hereby gives permission for Ware Malcomb to process the above mentioned plat and site plan on behalf of Owner.

OWNER:

MAJESTIC COMMERCENTER II, LLC,
a Delaware limited liability company

By: Majestic Realty Co.
a California corporation

Its: Manager's Agent

By: 
Name: Randall C. Hertel
Title: Executive Vice President

**EXHIBIT A
PROPERTY**

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 25 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25 TO BEAR NORTH 89°33'37" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE NORTH 89°33'37" EAST ALONG SAID NORTH LINE A DISTANCE OF 2611.78 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 25;
THENCE NORTH 89°32'32" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 1321.75 FEET;
THENCE SOUTH 00°13'08" EAST A DISTANCE OF 1324.11 FEET;
THENCE NORTH 89°32'39" EAST A DISTANCE OF 931.29 FEET TO THE WESTERLY RIGHT-OF-WAY OF HIGHWAY E-470 AS DESCRIBED IN BOOK 5414 AT PAGE 645 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:
1) SOUTH 03°48'50" EAST A DISTANCE OF 427.14 FEET;
2) SOUTH 00°00'02" WEST A DISTANCE OF 3372.10 FEET;
3) SOUTH 83°34'42" WEST A DISTANCE OF 1006.75 FEET;
4) SOUTH 00°29'32" EAST A DISTANCE OF 40.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 26TH AVENUE;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1) SOUTH 89°30'28" WEST A DISTANCE OF 1267.94 FEET;
2) SOUTH 89°31'54" WEST A DISTANCE OF 745.69 FEET;
THENCE NORTH 00°10'59" WEST A DISTANCE OF 361.50 FEET;
THENCE SOUTH 89°31'54" WEST A DISTANCE OF 1897.71 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25;
THENCE NORTH 00°11'05" WEST ALONG SAID WEST LINE A DISTANCE OF 2258.39 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 25;
THENCE NORTH 00°10'52" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 25 A DISTANCE OF 462.37 FEET;
THENCE NORTH 89°34'28" EAST A DISTANCE OF 330.36 FEET;
THENCE NORTH 00°11'05" WEST A DISTANCE OF 862.50 FEET;
THENCE SOUTH 89°32'44" WEST A DISTANCE OF 330.31 FEET TO SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25;
THENCE NORTH 00°10'52" WEST ALONG SAID WEST LINE A DISTANCE OF 1324.69 FEET;
TO **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 23,574,733 SQUARE FEET, OR 541.201 ACRES, MORE OR LESS.