

EXHIBIT B

LEGAL DESCRIPTION

A PARCEL OF LAND, SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9, BEING MONUMENTED BY A 3-1/4" DIAMETER ALUMINUM CAP ON A NO. 6 REBAR IN A RANGE BOX, STAMPED "WESTWOOD T4S R65W S5/S4/S8/S9 2022 PLS 25369", FROM WHENCE THE WEST QUARTER CORNER OF SAID SECTION 9, BEING MONUMENTED BY A 3-1/4" DIAMETER ALUMINUM CAP ON A NO. 6 REBAR SET FLUSH WITH THE EXISTING GROUND, STAMPED "WESTWOOD T4S R65W 1/4 S8/S9 2022 PLS 25369", BEARS SOUTH 00°22'06" EAST, A DISTANCE OF 2660.27 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 80°36'44" EAST, A DISTANCE OF 171.07 FEET TO A POINT BEING 30.00 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 89°17'16" EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2416.24 FEET TO A POINT ON THE RIGHT OF WAY OF E. 6TH AVENUE AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. B80449447 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE SOUTH 00°24'02" EAST ALONG SAID E. 6TH AVENUE RIGHT OF WAY, A DISTANCE OF 42.00 FEET;

THENCE SOUTH 89°17'16" WEST, A DISTANCE OF 81.70 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'52", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS SOUTH 44°17'20" WEST, 35.35 FEET TO A POINT OF NON TANGENCY;

THENCE SOUTH 89°17'11" WEST, A DISTANCE OF 80.00 FEET TO A POINT OF NON TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'08", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS NORTH 45°42'40" WEST, 35.36 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°17'16" WEST, A DISTANCE OF 1015.79 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°39'22", AN ARC LENGTH OF 39.12 FEET, THE CHORD OF WHICH BEARS SOUTH 44°27'35" WEST, 35.25 FEET;

THENCE SOUTH 00°22'06" EAST, A DISTANCE OF 42.14 FEET;

THENCE SOUTH 89°37'54" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 00°22'06" WEST, A DISTANCE OF 41.36 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°20'38", AN ARC LENGTH OF 39.42 FEET, THE CHORD OF WHICH BEARS NORTH 45°32'25" WEST, 35.46 FEET;

THENCE SOUTH 89°17'16" WEST, A DISTANCE OF 1058.52 FEET;

THENCE NORTH 00°42'44" WEST, A DISTANCE OF 42.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 109,354 SQUARE FEET OR 2.510 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, WILLIAM F. HESSELBACH, JR., A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

WILLIAM F. HESSELBACH, JR., PLS 25369
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112

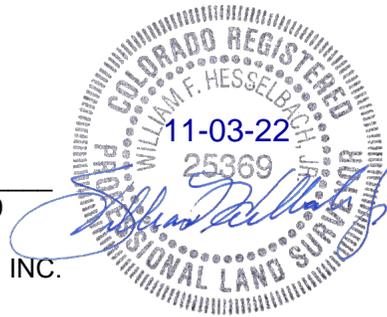
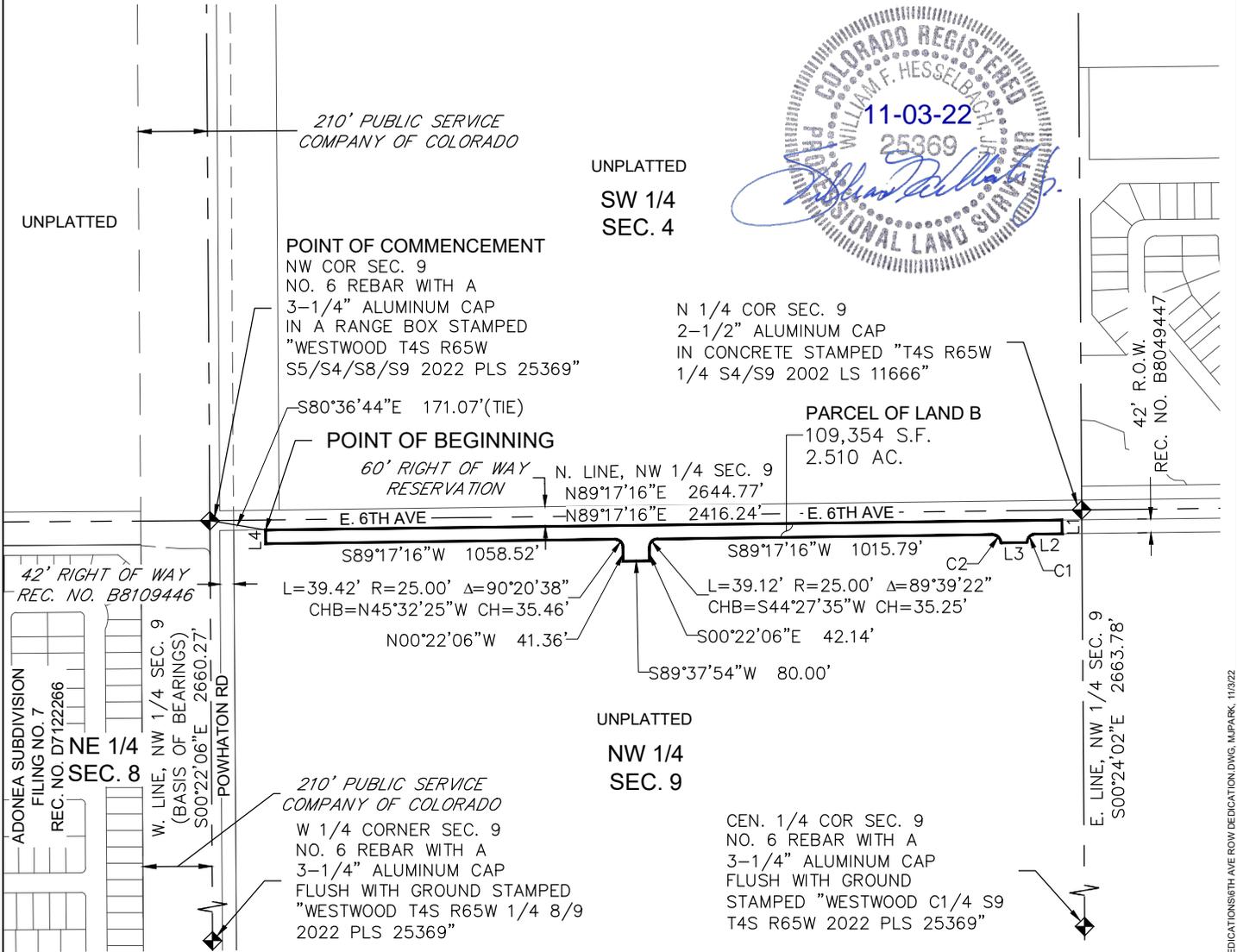


ILLUSTRATION FOR EXHIBIT B



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°24'02"E	42.00'
L2	S89°17'16"W	81.70'
L3	S89°17'11"W	80.00'
L4	N00°42'44"W	42.00'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	25.00'	89°59'52"	39.27'	S44°17'20"W	35.35'
C2	25.00'	90°00'08"	39.27'	N45°42'40"W	35.36'



SCALE: 1" = 500'

OWNER:
MELCOR/TC AURORA LLC
6930 E CHAUNCEY LN STE 135
PHOENIX, AZ 85054-5171

THE ABOVE DESCRIBED PARCEL CONTAINS 109,354 SQUARE FEET OR (2.510 ACRE) MORE OR LESS.
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO			A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, ARAPAHOE COUNTY, COLORADO.
DRAWN BY: MJP	SCALE: 1" = 500'	R.O.W. FILE NUMBER	
CHECKED BY: WFH	DATE: 11/3/2022	JOB NUMBER: R0029613.00	

N:\PROJECTS\3075804 SAND CREEK\CAD\SURVEY\LEGAL\58TH AVE ROW DEDICATION.DWG. M.PARK. 11/3/22