



2953 South Peoria Street, Suite 101
Aurora, Colorado 80014
303.770.7201 fax 303.770.7132

October 7, 2022

Ms. Aja Tibbs, Senior Planner
City of Aurora, Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

Re: Second Submission Review – Aurora One Phase I – Infrastructure Site
Plan (ISP) Application Number: **DA-2241-01**
Case Number: **2022-6006-00**

Dear Ms. Tibbs:

This letter is in response to the City of Aurora's comments dated July 26, 2022. Comment responses are shown in *red*. We look forward to continuing to work with the City on this project.

Please don't hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julie Gamec".

Julie Gamec
THK Associates, Inc. | Principal

Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Further clarify the street sections being used for each proposed street within the ISP. (Planning) *Updated.*
- See redlines on missing specialty paving areas. If street improvements are included in this plan, then the associated specialty paving should also be included. (Planning) *Paving areas added.*
- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. (Public Works) *Noted.*
- There are several trail/bike/pedestrian crossings planned within the Aurora One Master Plan along Stephen D. Hogan Parkway. Please clearly address the design, location, and timeline for each of these crossings. All crosswalks should be clearly labeled on the site plan, and additional signs or signals need to be clearly identified on all sheets of the ISP. Trail crossings must be shown across right-of-way to understand how safe connectivity will occur. This should include striping and curb cuts. Connect with Traffic to determine if pedestrian signals are required. (PROS and Planning) *Updated.*
- There are outstanding issues with understanding the final placement and dedication of parks and open space on site. Please work with PROS to ensure the Aurora One Master Plan is updated to reflect all changes and that there is clarity as to where the final park and open space will be provided. (PROS) *ISP updated to include open space areas that are NOT included with the PROS Park Master Plan. PROS Park Master Plan is under review by PROS and scheduled to be presented to Parks Board in November. Coordination between the Design Team and PROS will continue. Both packages will continue to be updated as needed.*

- The neighborhood park PA-3 is currently designed as a large detention facility and does not qualify as a neighborhood park based on requirements set forth in the PROS Dedication and Design Manual. As designed, a portion of this is eligible for open space credit which includes the perimeter area with the walk, landscaping, and amenities. PROS suggests switching some of the open space areas with neighborhood park acreage in order to satisfy requirements based on site constraints. (PROS) *PA-3 is being included in the ISP package.*
- See comment to vacate existing fire lane easement. Address fire hydrant location comments. (Life Safety) *Noted.*
- It is MHFD's understanding that in the Phase 1 Interim Condition, the proposed detention pond J.2 and outfall pipe will be privately owned and maintained. It is not until the pond is in its final condition and bank stabilization has been completed to Coal Creek that the regional pond and outfall pipe will become public. Please revise the site plan to reflect this. (MHFD) *Labels for the pond and outfall pipe have been labeled as private in interim.*

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Will a revised letter of introduction be submitted? I do not see one uploaded with the resubmittal. *Updated Letter of Introduction is included with this submittal.*
- 1B. Plan set signature block does not match the city standard. Please reach out if a copy of the template information is needed. *Updated.*
- 1C. Per PROS comments, it appears that there are still unresolved issues with the proposed crossings, detention ponds, parks, and open space designs. Please include planning staff in the coordination of these future needed discussions. *Coordination with PROS is ongoing. Updates to plans have been made.*

2. Zoning and Land Use Comments

- 2A. As a reminder, there may be additional public improvements per the approved PIP for each phase of development. Either an additional ISP will be required prior to the site plan, or these improvements must be included with the site plan submittal. *Noted.*

3. Streets and Pedestrian Issues

- 3A. There are still some proposed streets that are not clearly identified or correlated with a proposed standard section on the site plan. See redlines for specific areas of concern. *Standard sections and associated plans have been updated to include all proposed streets.*
- 3B. Include the extension of Street A to connect with Valdai. If this will be constructed later, or within a separate site plan submittal, please note that in the plan. Verify with Traffic if this will be acceptable. *Street A has been extended to Valdai.*
- 3C. On the overall site plan, identify the general location of enhanced paving areas for each of the proposed streets. It looks like a few of the locations identified on the master plan are not included in the proposed site plan. If the intersection is being constructed, the improvements should include the enhanced paving materials at this time. Landscaping and regular sidewalk should NOT be installed in these areas as that may create confusion when the connecting street is constructed. *Plans updated.*
- 3D. Repeat comment: there are several trail/bike/pedestrian crossings planned within the Aurora One Master Plan along Stephen D. Hogan Parkway. Please clearly address the design, location, and timeline for each of these crossings. All crosswalks should be clearly labeled on the site plan, and additional signs or signals need to be clearly identified on all sheets of the ISP. *Updated.*

4. Landscaping Issues

4A. A review will not be completed at this time. Please resubmit. *Noted.*

5. Addressing

- 5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. *Addressing file will be provided as individual planning areas are developed.*
- 5B. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file. *Noted.*

6. Transportation Planning

- 6A. Review is not complete. Comments, if any, will be sent by separate email. *No additional comments were received at time of resubmission.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering

- 7A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. *Noted.*
- 7B. Why was Picadilly removed from sheet 2? *No changes are being made on Picadilly in phase 1.*
- 7C. Showing the ultimate section for Stephen D Hogan Parkway is still useful. *The ultimate section for Stephen D Hogan parkway was added.*
- 7D. For commercial development or residential development there is usually a 36-month limitation on the condition outlined in note 2 on sheet 6. *Noted.*
- 7E. Show/label 100-yr water surface elevation. *Label added.*
- 7F. Per comments on the drainage plan, interim improvements will not be considered for public maintenance and must be labeled as private. *Pond J.2 in the interim has been labeled as private.*
- 7G. Maintenance access is required to the culvert. *Maintenance access added.*
- 7H. Tract is required for the drainage channel. *Language changed to tract.*
- 7I. Show/label trail crossing as either a bridge or low flow crossing. *Label for low flow crossing added.*
- 7J. Provide maintenance access to upstream and downstream ends of the culvert. *Maintenance access added.*

8. Traffic Engineering

All Site Plan sheets

- 8A. Provide base signing/stripping, layouts, and information/callouts. *Items added and labeled.*
- 8B. Striping: lane lines, chevrons/median striping, lane arrows, crosswalks, auxiliary lane storage length, taper rate/length. *Striping added.*
- 8C. Signs: location, MUTCD code, general sign detail. *Signs added to site plan.*
- 8D. Provide roadway widths. *Roadway widths added.*
- 8E. Show truncated domes at all ped ramps. Sheets 7-14. *Truncated domes added.*
- 8F. Local road connection that is shown in the MTIS is not drawn in the site plan. *Local road connection added.*
- 8G. Show receiving ramps or defer south side ramps. *Ramps updated.*
- 8H. Tee intersection shows N-S ramps on the west side only. *Noted.*
- 8I. TIS shows STOP control on NB & SB approaches. Update signage and sight triangles. *Signage and sight triangles updated.*
- 8J. Add stop sign(s) and sight triangle(s) in redlined location(s). *Stop signs and sight triangles added.*

Sheet 15

- 8K. Show how the intersection laneage aligns. *Lane lines added.*
- 8L. Add traffic signal easement. *Easement is not needed because traffic signal is in ROW.*

Sheets 16-26

- 8M. Verify all mature plant heights within sight triangles meet COA specification 4.04.2.10., typ.
- 8N. Add sight triangles at all intersections that involve public ROW.
- 8O. Verify 50' min spacing between STOP sign and tree, all STOP sign locations
- 8P. Verify all mature plant heights within sight triangles meet COA specification 4.04.2.10, typ.

9. Fire / Life Safety

Sheet 1 of 28 / Cover

- 9A. See note for the signature block.
- 9B. Please label all new and existing fire hydrants. Sheet 4 of 28 / Site *All fire hydrants labeled.*
- 9C. See comment to vacate existing fire lane easement. Sheet 7 of 28 / Site *Call out added to vacate easement.*
- 9D. Show fire hydrant symbol at fire hydrant locations. Sheet 8 of 28 / Site *Fire hydrant symbol added.*
- 9E. See new fire hydrant location. Sheet 9 of 28 / Site *New fire hydrant locations added.*
- 9F. See new fire hydrant location. *New fire hydrant locations added.*
- 9G. Please show and label the new and existing fire hydrants. Sheet 13 of 28 / Site *Fire hydrants shown and callout added.*
- 9H. See new fire hydrant location. *Fire hydrant added and callout added.*

10. Aurora Water

Sheet 5:

- 10A. Label connections to existing services in redlined locations. *Existing service connections labeled.*
- 10B. Show water and sanitary stubs for planning areas and label sizes per MUS. *Water and sanitary stubs added and labeled.*
- 10C. Dimension 10 ft separation between water and sanitary. *Dimension added.*
- 10D. Label size of stub in redlined location. *Stub size labeled.*

11. PROS

General:

- 11A. There are outstanding issues with understanding the final placement and dedication of parks and open space on site. Please work with PROS to ensure the Aurora One Master Plan is updated to reflect all changes and that there is clarity as to where the final park and open space will be provided. *On-going coordination with PROS is occurring as a part of this set, the PROS Park Master Plan and forthcoming Master Plan Amendment.*
- 11B. Please meet with PROS prior to your next submittal. *On-going coordination with PROS is occurring as a part of this set, the PROS Park Master Plan and forthcoming Master Plan Amendment. Meetings will be held with PROS Master Plan and Master Plan Amendment.*

ISP:

- 11C. Reference development agreement for the medians in plan set. *There are no medians proposed with this ISP.*
- 11D. The neighborhood park PA-3 is currently designed as a large detention facility and does not qualify as a neighborhood park based on requirements set forth in the PROS Dedication and Design Manual. As designed, a portion of this is eligible for open space credit which includes the perimeter area with the walk, landscaping, and amenities. PROS suggests evaluating switching some of the open space areas

with neighborhood park acreage in order to satisfy requirements based on site constraints.) *ISP updated to include open space areas that are NOT included with the PROS Park Master Plan. PROS Park Master Plan is under review by PROS and scheduled to be presented to Parks Board in November. Coordination between the Design Team and PROS will continue. Both packages will continue to be updated as needed.*

- 11E. Note that neighborhood parks may not be surrounded entirely by roadways. This was mentioned in the pre-app and is also not designed as a neighborhood park currently and may be eligible for open space. *PROS Park area has been defined and is being reviewed separately from this package. The entire park area is not surrounded by roads.*
- 11F. Please label the existing outfall into the coal creek as an emergency only as mentioned in the previous meetings. *Updated.*
- 11G. Trail crossings must be shown across rights-of-way to understand how safe connectivity will occur. This should include striping and curb cuts. Connect with Traffic to determine if pedestrian signals are required. *Noted. Updates provided.*
- 11H. Please label and clarify all other elements on the plan. *Plans updated.*

12. Real Property

- 12A. Multiple easements labeled proposed need added "To be dedicated in separate document" *Updated.*
- 12B. Multiple easements labeled proposed need added "To be released in separate document" *Updated.*

13. Mile High Flood Control District

- 13A. This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Open Channel Improvements upstream of Pond J.1
- Regional Detention Ponds J.1 and J.2
- Impacts to Alicia Way

We have the following comments to offer:

- 13B. The original comment provided in February 2022 about showing stream corridor width was referring to the proposed regional channel and not the improvements to Coal Creek. Please show this corridor width for the regional channel upstream of Pond J.1. *Dimensions added to channel.*
- 13C. It is MHFD's understanding that in the Phase 1 Interim Condition, the proposed detention pond J.2 and outfall pipe will be privately owned and maintained. It is not until the pond is in its final condition and bank stabilization has been completed to Coal Creek that the regional pond and outfall pipe will become public. Please revise the site plan to reflect this. *Pond callouts have been updated to reflect this.*
- 13D. There are several callouts that remain on this site plan that appear to be remnants from the previous design. Please revise as applicable. *Callouts removed.*
- 13E. Several callouts that refer to "Phase 1 Coal Creek Stabilization" *Removed.*
- 13F. Callout referring to existing storm outfall to Coal Creek is to be upsized as opposed to referring to future Piccadilly Rd. connection. *Callout updated to reference proposed overflow.*
- 13G. MHFD requires responses to the review comments, please include these responses with any future submittal. *Noted.*

INFRASTRUCTURE SITE PLAN FOR
AURORA ONE PHASE 1 IMPROVEMENTS

LOCATED IN PORTIONS OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION:

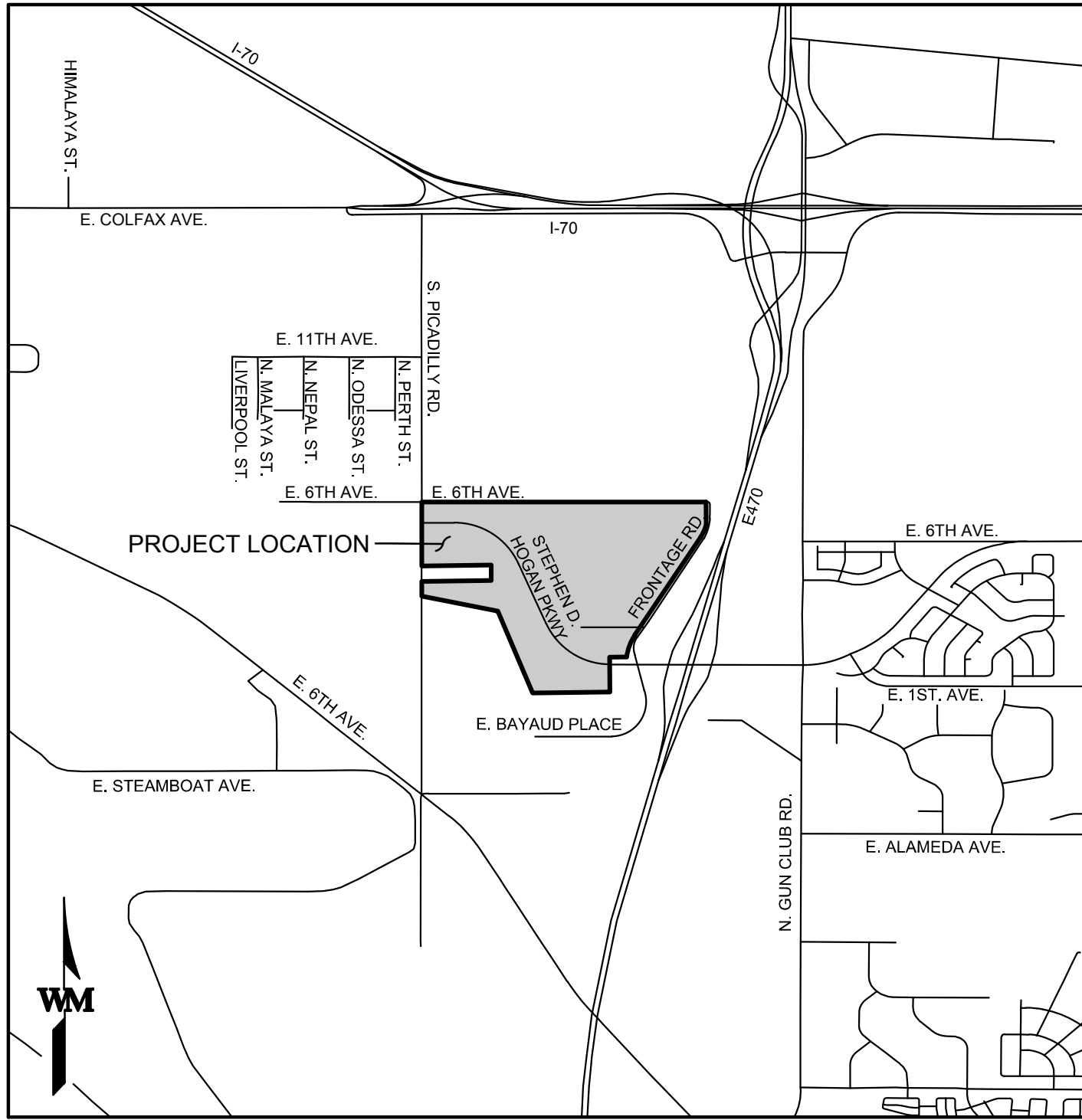
(PER TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT. NO. 100-N0022345-020-LM1, EFFECTIVE DATE JUNE 20, 2019)

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 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 12; THENCE S 00°31'13" E ALONG THE WESTERLY LINE OF SAID SECTION 12, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 6TH AVENUE; THENCE N 89°17'33" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PICCADILLY ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 89°17'33" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 6TH AVENUE, A DISTANCE OF 2622.79 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 12; THENCE N 89°16'37" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1327.04 FEET; THENCE S 00°22'21" E ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 352.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF E-470 AS RECORDED AT RECEPTION NO. A8173498; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES: 190.50 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 549.41 FEET, A CENTRAL ANGLE OF 19°51'58" AND A CHORD WHICH BEARS S 24°01'29" W, A DISTANCE OF 189.55 FEET; THENCE S 33°57'28" W, A DISTANCE OF 1604.46 FEET; THENCE 321.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 689.41 FEET, A CENTRAL ANGLE OF 26°40'50" AND A CHORD WHICH BEARS S 20°37'03" W, A DISTANCE OF 318.14 FEET; THENCE S 89°42'12" W, A DISTANCE OF 227.87 FEET; THENCE S 00°25'36" E ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 60.00 FEET; THENCE S 89°42'12" W, A DISTANCE OF 20.00 FEET; THENCE S 00°25'36" E, A DISTANCE OF 100.00 FEET; THENCE N 89°42'12" E, A DISTANCE OF 20.00 FEET; THENCE S 00°25'36" E ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 315.83 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE S 89°21'51" W ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 12, A DISTANCE OF 1050.00 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND RECORDED IN BOOK 2909 AT PAGE 576; THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL RECORDED IN BOOK 2909 AT PAGE 576 THE FOLLOWING TWO (2) COURSES: N 23°08'19" W, A DISTANCE OF 1209.75 FEET; THENCE N 79°34'36" W, A DISTANCE OF 1123.69 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PICCADILLY ROAD; THENCE N 00°31'13" W ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 200.00 FEET; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINE OF A PARCEL OF LAND RECORDED IN BOOK 4230 AT PAGE 187 THE FOLLOWING THREE (3) COURSES: N 89°17'33" E, A DISTANCE OF 1019.11 FEET; THENCE N 00°31'13" W, A DISTANCE OF 210.29 FEET; THENCE S 89°17'33" W, A DISTANCE OF 1019.11 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PICCADILLY ROAD; THENCE N 00°31'13" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 868.00 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXCEPT ANY PORTION CONVEYED IN RULE AND ORDER RECORDED MARCH 26, 2019 AT RECEPTION NO. D9025659, ARAPAHOE COUNTY RECORDS. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING N 89°17'33" E, BEING MONUMENTED BY A FOUND 3 1/4 INCH ALUMINUM CAP IN RANGE BOX LS#28257 AT THE NORTHWEST CORNER OF SECTION 12, AND A FOUND 3 1/4 INCH ALUMINUM CAP 3 INCHES BELOW THE SURFACE LS#28257 AT THE NORTH QUARTER CORNER OF SECTION 12

SITE PLAN NOTES

- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- STREET LIGHTING SHALL BE AT THE OWNER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED. BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- THE OWNER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE OWNER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- MULTIPLE INTERSECTIONS ARE ANTICIPATED TO BE SIGNALIZED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS. ELECTRICAL LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.



VICINITY MAP
SCALE: 1"=2000'

AGENCY CONTACT LIST

OWNERS

GB CAPITAL, LLC (303) 901-1414
2953 S. PEORIA STREET, SUITE 200 ATTN: GEOFFREY BABBITT
AURORA, CO 80014

ENGINEER

WARE MALCOMB (303) 561-3333
900 SOUTH BROADWAY, SUITE 320 ATTN: TOM JANSEN
DENVER, CO 80209

LANDSCAPE ARCHITECT

THK ASSOCIATES, INC (303) 770-7201
2954 SOUTH PEORIA STREET, SUITE 101 ATTN: JULIE GAMEC
AURORA, CO 80014

MILE HIGH FLOOD DISTRICT

MILE HIGH FLOOD DISTRICT (303) 455-6277
2480 W. 28TH AVENUE, SUITE 156-B ATTN: MIKE SARMENTO
DENVER, CO 80211

E-470 PUBLIC HIGHWAY AUTHORITY

E-470 PUBLIC HIGHWAY AUTHORITY (303) 537-3727
ATTN: CHUCK WEISS

BENCHMARK

3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 4S6612SE001, 2010), ON THE CENTER BACK (WEST SIDE) OF A 10 FOOT WIDE TYPE R STORM INLET, WEST SIDE OF VALDAI STREET, +/- 0.10 MILES SOUTH OF EAST 6TH AVENUE AND VALDAI STREET, +/- 175 FEET SOUTH OF THE NORTH ENTRANCE TO E-470 SERVICE CENTER (22470 VALDAI STREET). ELEVATION=5531.536 NAVD 88 DATUM
COA ID #4S6612SE001

APPROVED FOR ONE YEAR FROM THIS DATE		FOR FUTURE AMENDMENTS	
CITY ENGINEER	DATE		
PARKS, RECREATION, AND OPEN SPACE	DATE		
WATER DEPARTMENT	DATE		
FIRE DEPARTMENT	DATE		
TRAFFIC MANAGER	DATE		

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

WM Response:
Noted

SHEET LIST INDEX

Sheet	Sheet Number	Sheet Title
CV01	1	COVER SHEET
SC01	2	ROADWAY SECTIONS
SP01	3	OVERALL SITE PLAN WITH GRADING
SP02	4	OVERALL SITE PLAN
OUPO1	5	OVERALL UTILITY PLAN
SP03	6	SITE PLAN ENLARGEMENT
SP04	7	SITE PLAN ENLARGEMENT
SP05	8	SITE PLAN ENLARGEMENT
SP06	9	SITE PLAN ENLARGEMENT
SP07	10	SITE PLAN ENLARGEMENT
SP08	11	SITE PLAN ENLARGEMENT
SP09	12	SITE PLAN ENLARGEMENT
SP10	13	SITE PLAN ENLARGEMENT
SP11	14	SITE PLAN ENLARGEMENT
SP12	15	SITE PLAN ENLARGEMENT
L1	16	LANDSCAPE PLAN
L2	17	LANDSCAPE PLAN
L3	18	LANDSCAPE PLAN
L4	19	LANDSCAPE PLAN
L5	20	LANDSCAPE PLAN
L6	21	LANDSCAPE PLAN
L7	22	LANDSCAPE PLAN
L8	23	LANDSCAPE PLAN
L9	24	LANDSCAPE PLAN
L10	25	LANDSCAPE PLAN
L11	26	LANDSCAPE PLAN
L12	27	LANDSCAPE DETAILS
L13	28	LANDSCAPE DETAILS

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

AURORA ONE PHASE 1
INFRASTRUCTURE SITE PLAN
COVER SHEET

NO.	DATE	REMARKS

JOB NO.:	19-4081
PA / PM:	JM
DRAWN BY:	AC
DATE:	11-15-2021
PLOT DATE:	11/12/2021

SHEET
CV01
Sheet 1 of 32

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south Broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

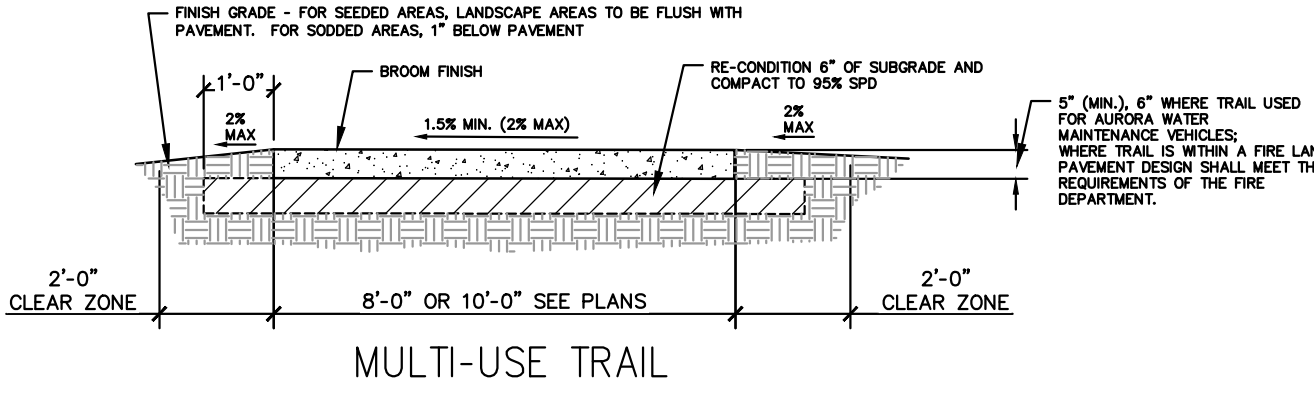
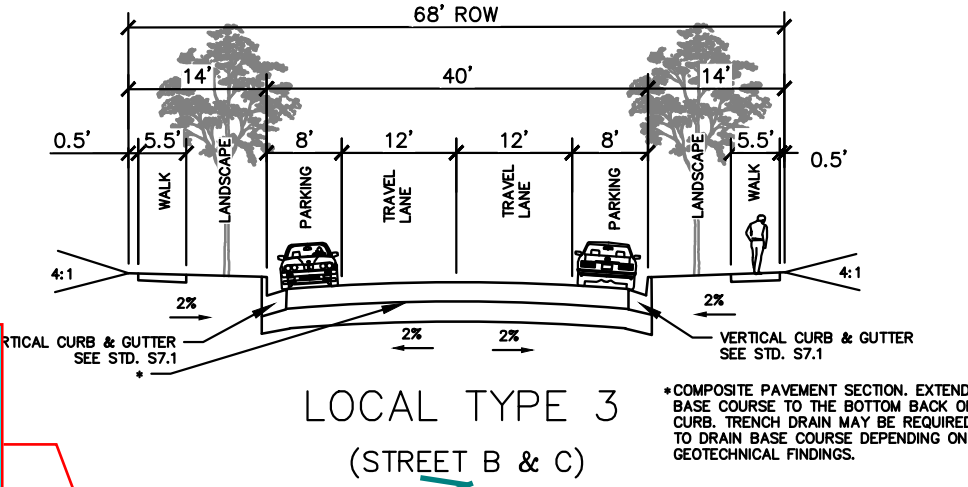
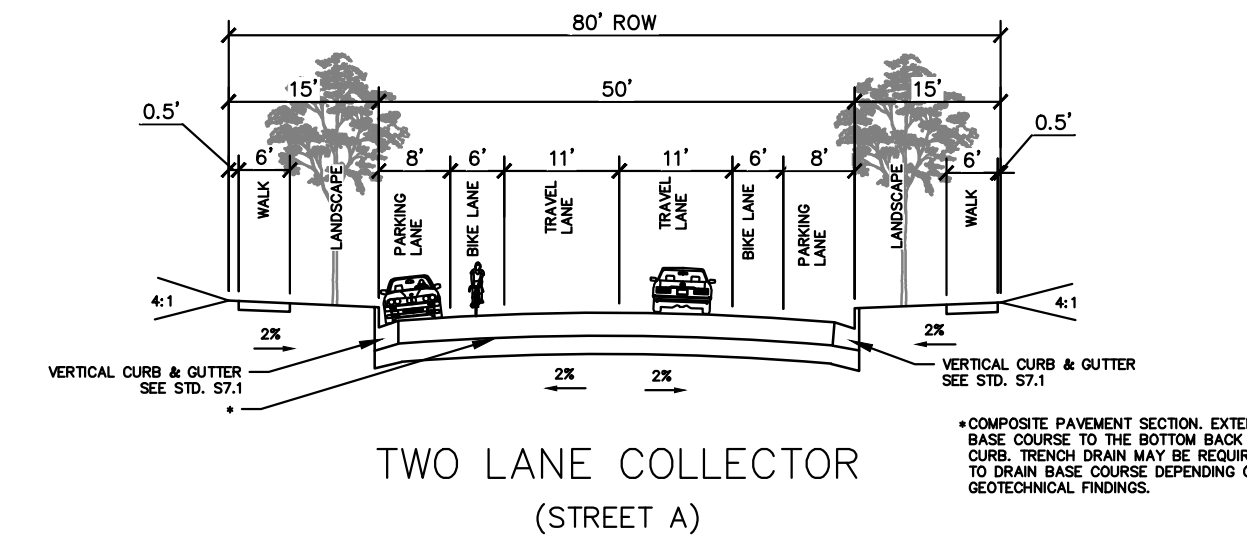
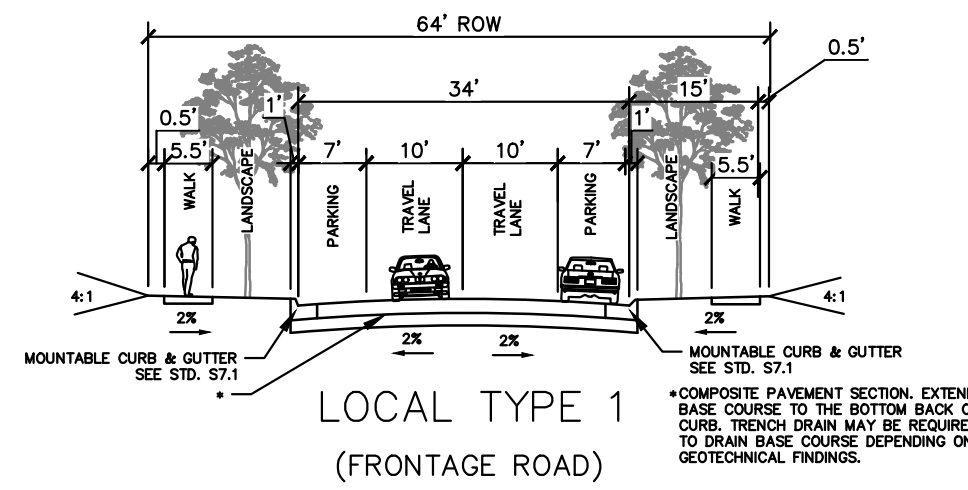
AURORA ONE PHASE 1
INFRASTRUCTURE SITE PLAN
ROADWAY SECTIONS

REMARKS

JOB NO.:	19-4081
PA / PM:	JM
DRAWN BY:	AC
DATE:	11-15-2021
PLOT DATE:	11/12/2021

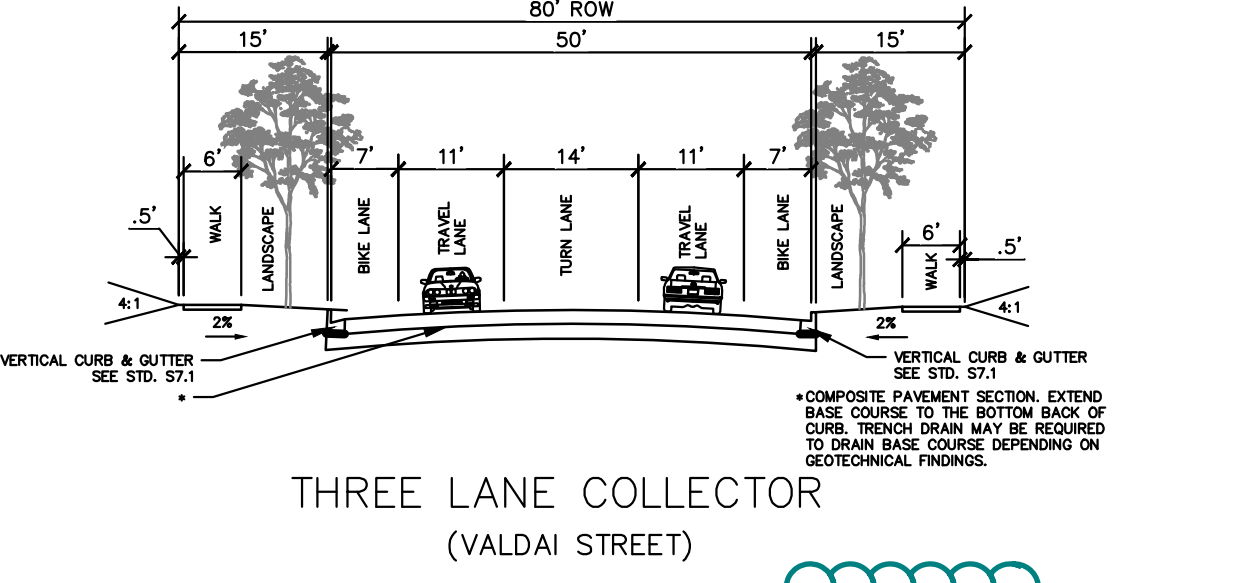
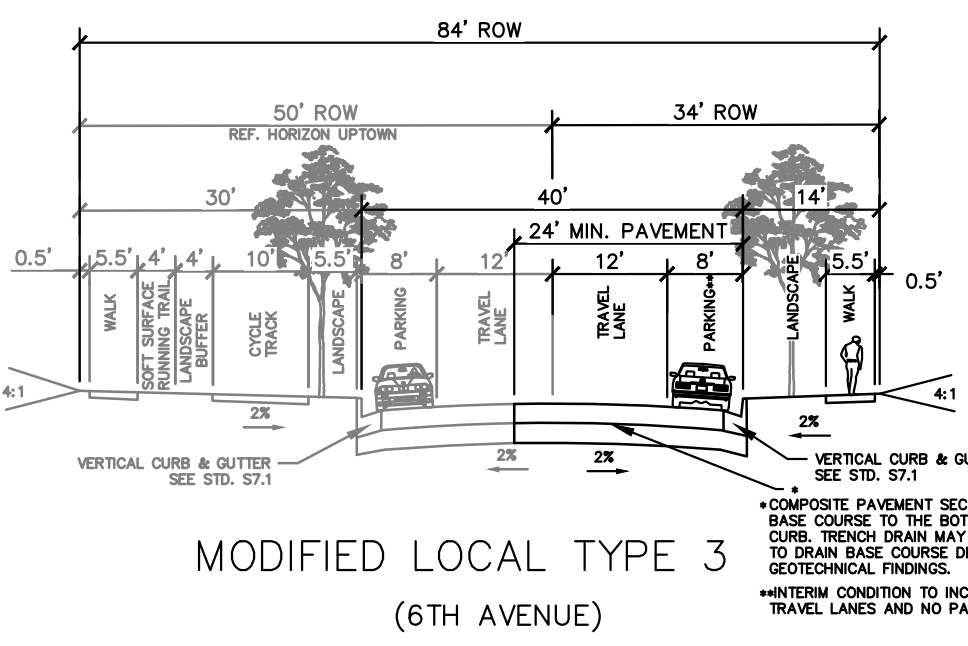
SHEET
SC01
Sheet 2 of 32

NOT FOR CONSTRUCTION



Why was Picadilly removed?

WM Response: No improvements to be made on Picadilly with this ISP



Where is Rome St?

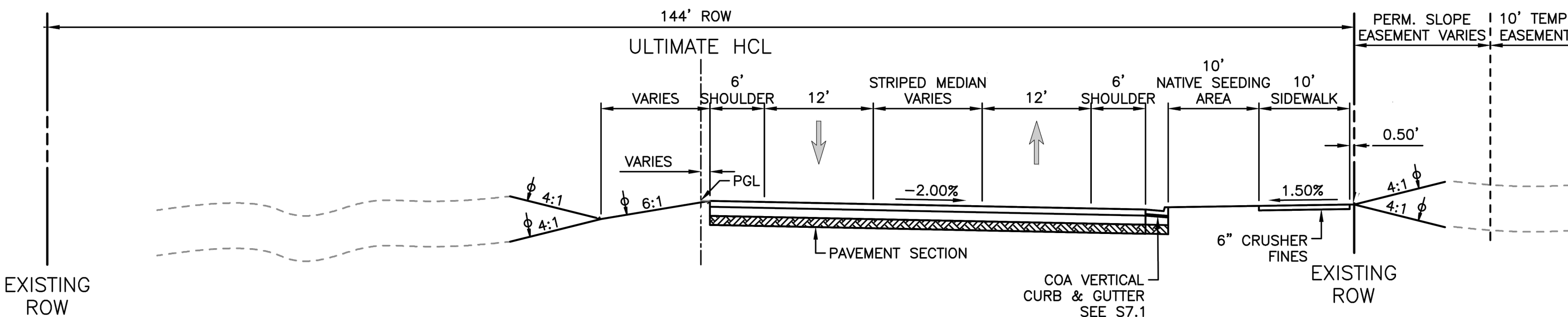
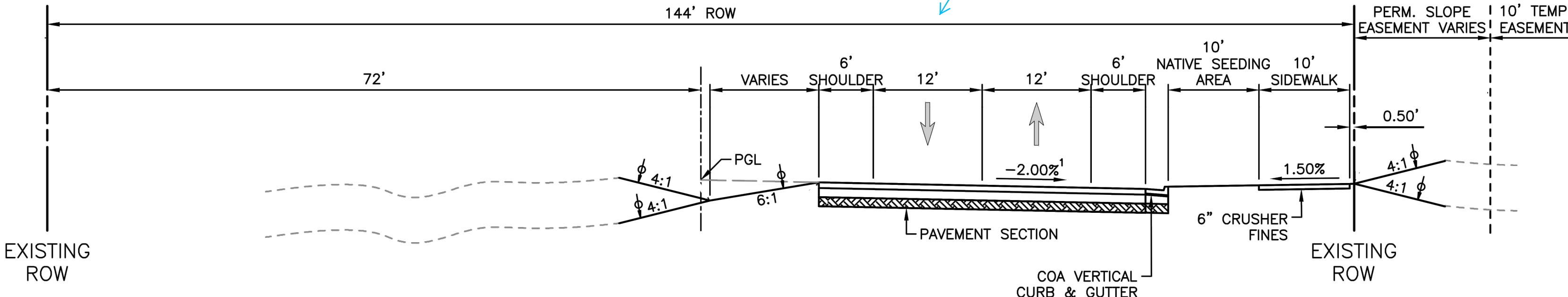
WM Response: Rome Street added to Three Lane Collector (80' ROW) section label.

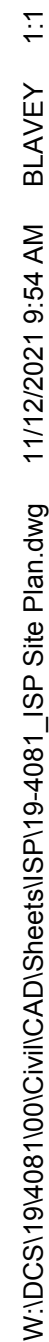
WM Response: Stephen D. Hogan Parkway ultimate section added to cross section sheet.

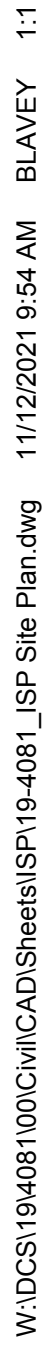
Showing the ultimate section for Stephen D Hogan Parkway is still usefull

Please show ultimate section of Stephen D. Hogan Parkway.

For reference - please don't remove what is actually proposed.







WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.661.3333
waremalcomb.com

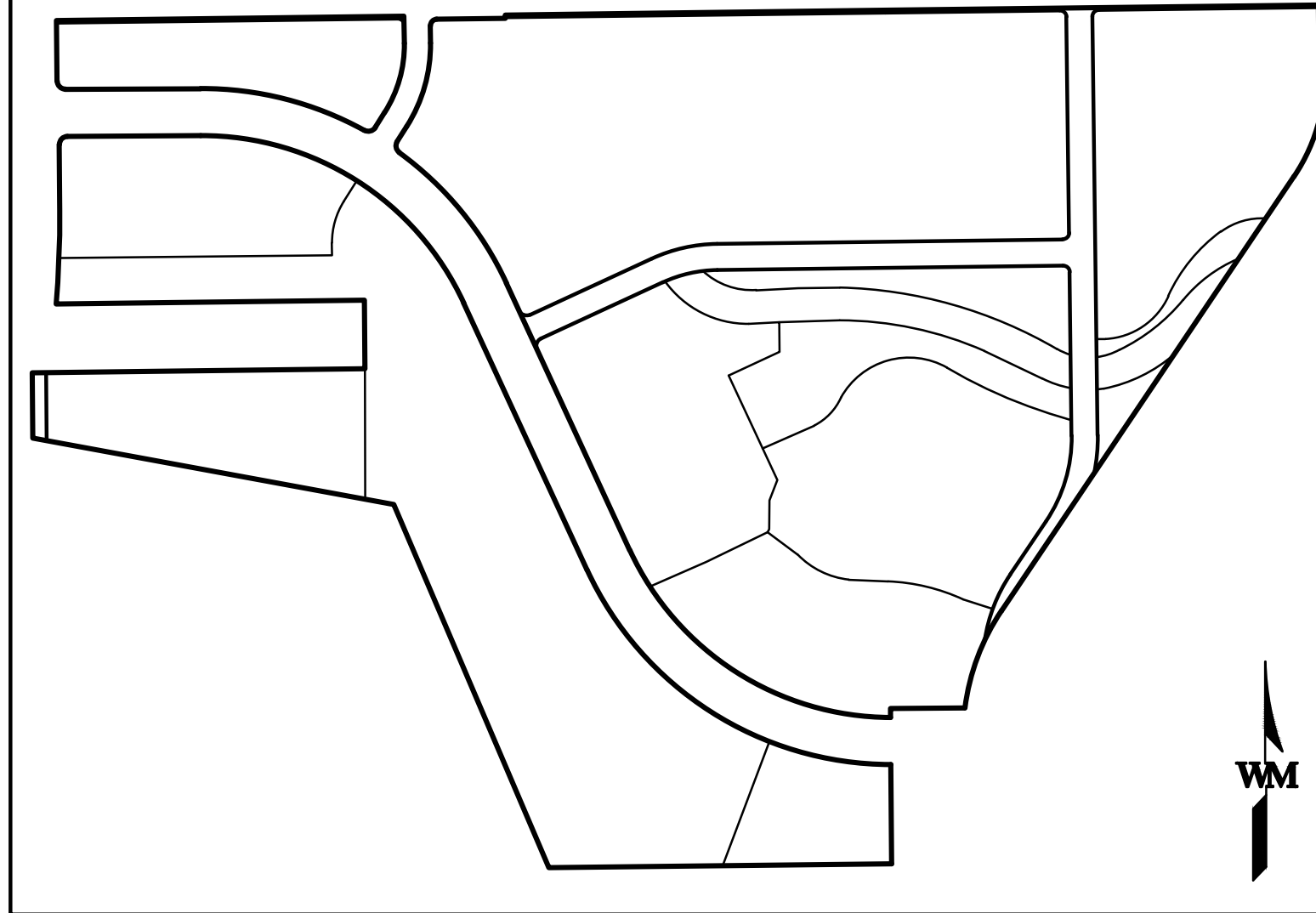
FOR AND ON BEHALF
OF WARE MALCOMB

**AURORA ONE PHASE 1
INFRASTRUCTURE SITE PLAN
OVERALL UTILITY PLAN**

REMARKS

JOB NO.: 19-4081
PA / PM: JM
DRAWN BY: AC
DATE: 11-15-2021
PLOT DATE: 5/16/2022

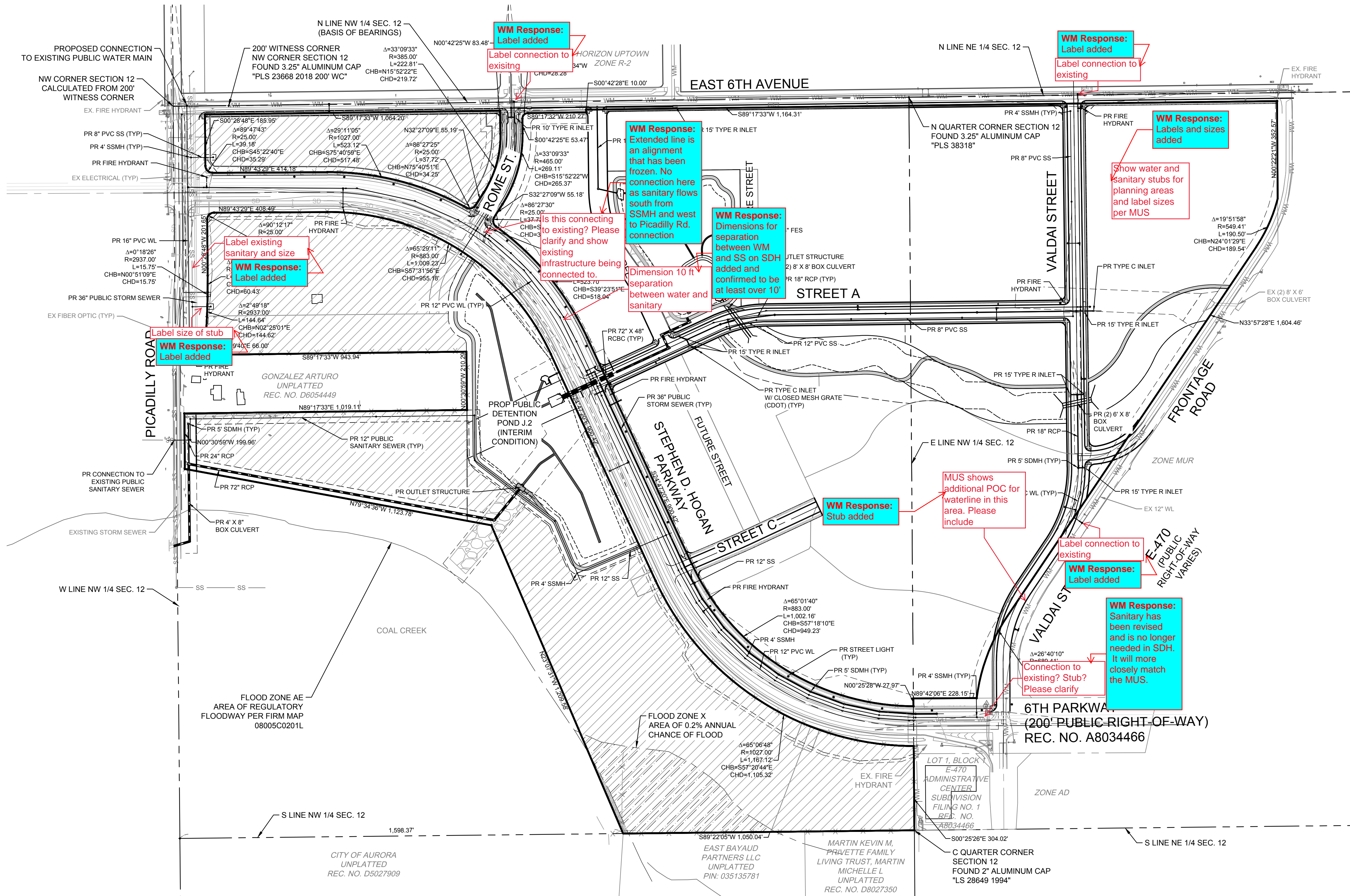
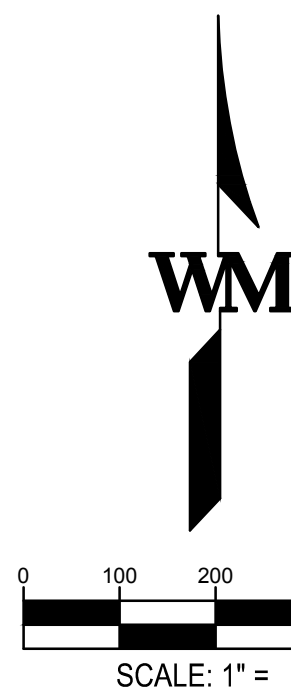
SHEET
OUP01
Sheet 5 of 32



KEY MAP
SCALE: 1"=500'

LEGEND

EXISTING	PROPERTY LINE	PROPOSED
---	EASEMENT	---
---	CURB & GUTTER	---
---	CONTOURS	---
---	WATER	---
---	TEE	---
---	PLUG	---
---	THRUST BLOCK	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	IRRIGATION CONTROL	---
---	SANITARY	---
---	STORM SEWER	---
---	STORM INLET	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	PHASE 2	---
---	PROPOSED ASPHALT	---
---	PROPOSED SIDEWALK	---

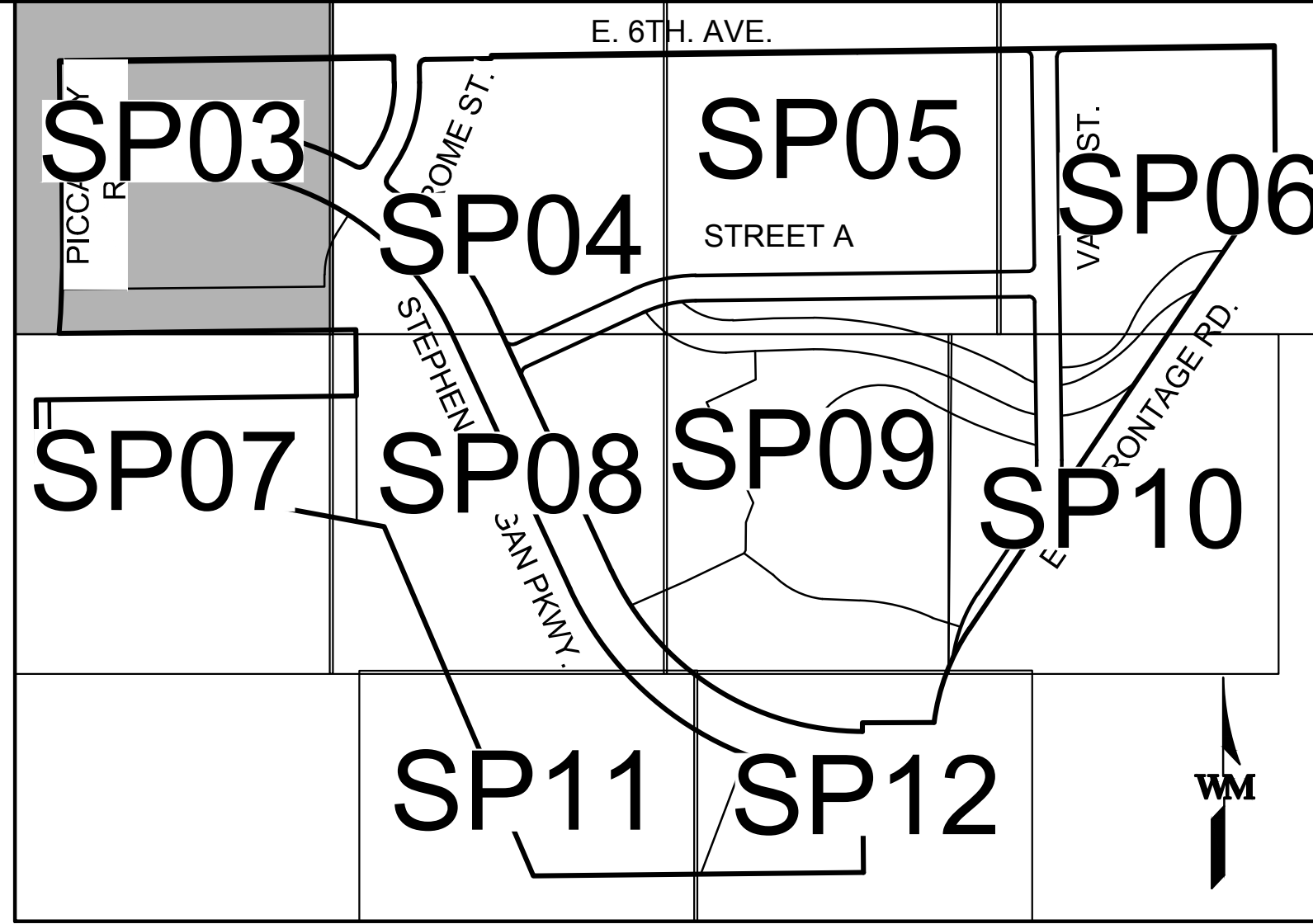


All Site Plan sheets
1. provide base signing/stripping, layouts, information/callouts
Striping
lane lines, chevrons/median striping, lane arrows, crosswalks,
auxiliary lane storage length, taper rate/length
Signs
location, MUTCD code, general sign detail
2. provide roadway widths
3. show truncated domes at all ped ramps

WM Response:
Lane Lines added.
Lane arrows added.
Crosswalks added.
Roadway widths added.
Ped ramp domes added.
Bike traffic control signs added.

Add "To be
dedicated by
separate document"
WM Response:
Text added.

Add "To be
dedicated by
separate document"
WM Response:
Text added.



KEY MAP
SCALE: 1"=500'

LEGEND

EXISTING	PROPERTY LINE	PROPOSED
	EASEMENT	
	CURB & GUTTER	
	CONTOURS	
	WATER	
	TEE	
	PLUG	
	THRUST BLOCK	
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
	IRRIGATION CONTROL	
	SANITARY	
	STORM SEWER	
	STORM INLET	
	LIGHT POLE	
	UTILITY POLE	
	PHASE 2	
	PROPOSED ASPHALT	
	PROPOSED SIDEWALK	

WM Response:
Noted

For commercial
development or
residential
development there
is usually a 36
month limitation on
this condition

- NOTES:
- ALL UTILITIES ARE PUBLIC UNLESS NOTED OTHERWISE.
 - THE OVERLOT GRADING CONDITION ADJACENT TO THE ROW WILL BE MAINTAINED BY THE OWNERSHIP GROUP UNTIL ADJACENT DEVELOPMENT. SEED AND MULCH WILL BE APPLIED PER THE CITY OF AURORA STANDARD SWMP REQUIREMENTS. THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUEST ADDITIONAL BMP MEASURES BE INSTALLED SHOULD THERE BE ANY ISSUES WITH SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.



FOR AND ON BEHALF
OF WARE MALCOMB

AURORA ONE PHASE 1 INFRASTRUCTURE SITE PLAN SITE PLAN

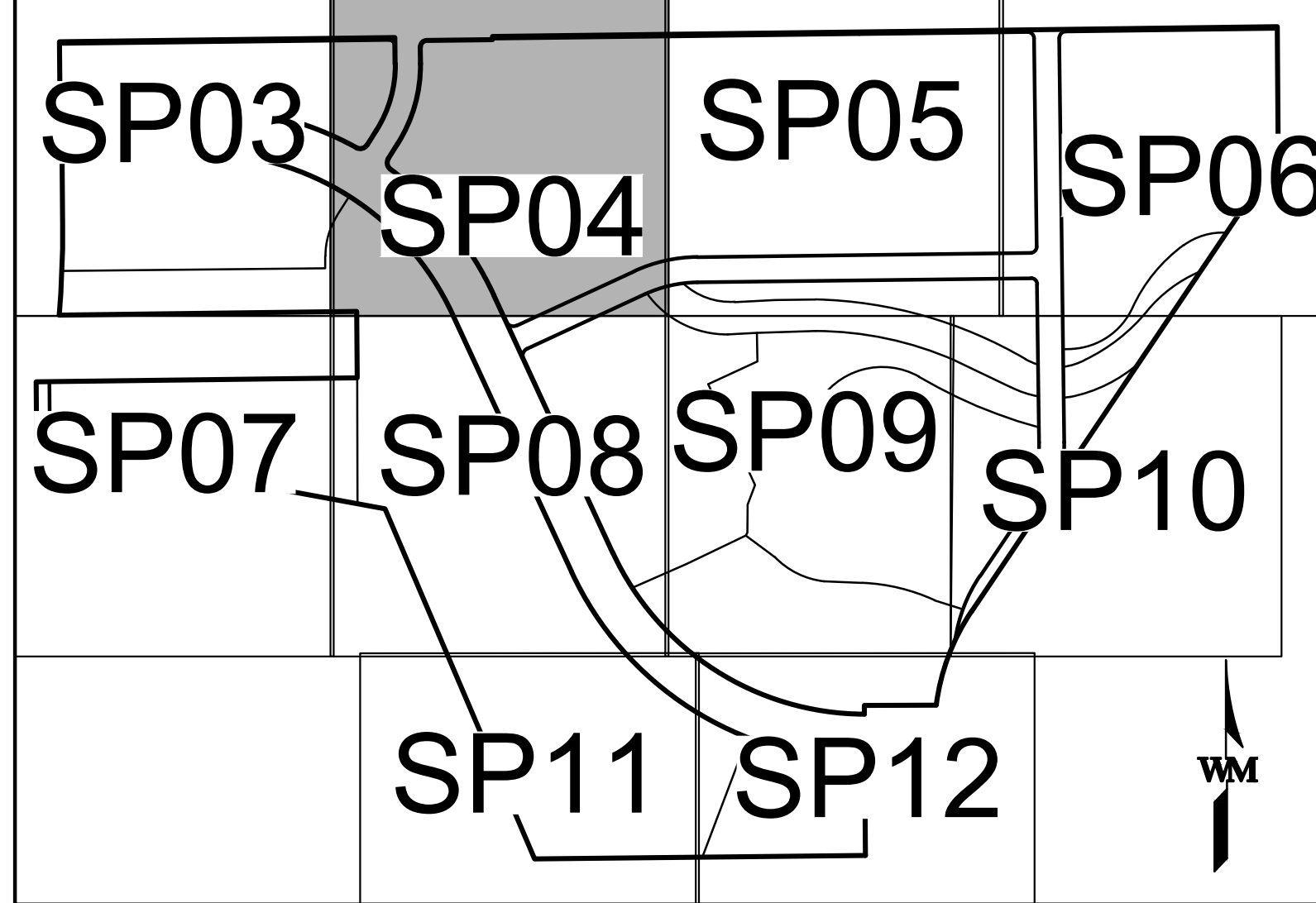
NO.	DATE	REMARKS

JOB NO.:	19-4081
PA / PM:	JM
DRAWN BY:	AC
DATE:	11-15-2021
PLOT DATE:	11/15/2021

SHEET	SP03
Sheet	6 of 32

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

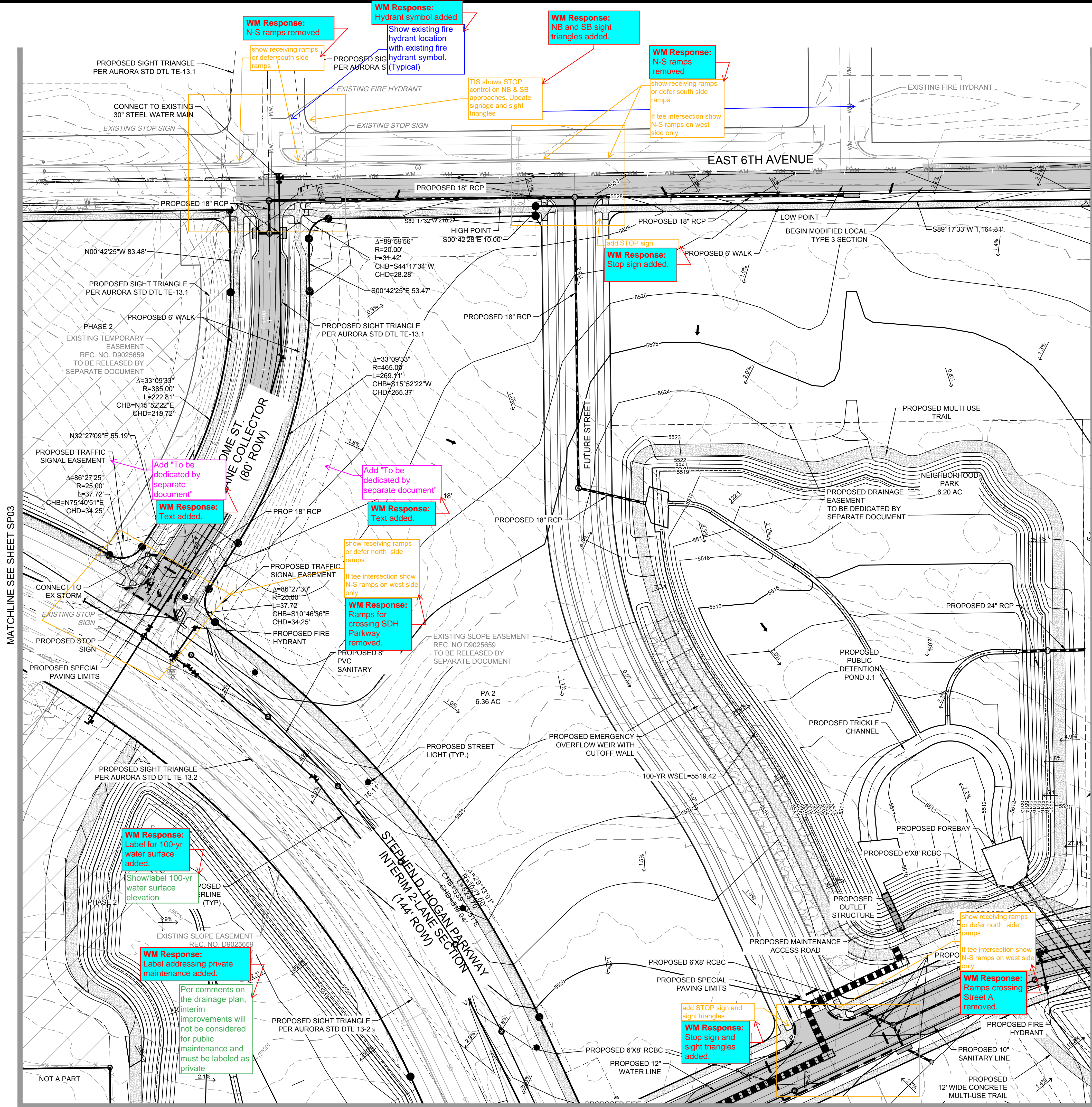
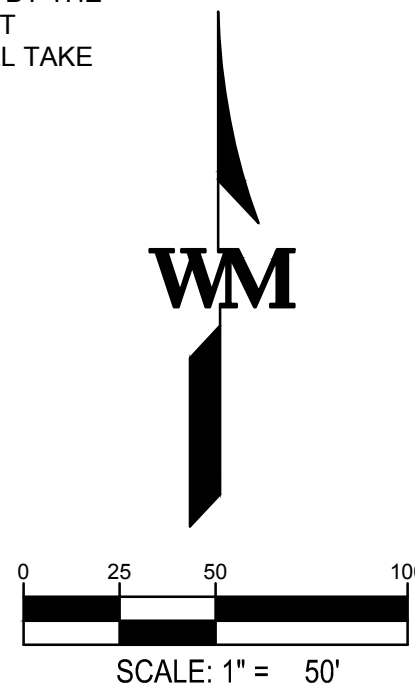


KEY MAP
SCALE: 1"=500'

LEGEND

EXISTING	PROPERTY LINE	PROPOSED
---	EASEMENT	---
---	CURB & GUTTER	---
(5280)	CONTOURS	5750
WM WM	WATER	WM WM
T	TEE	T
P	PLUG	P
▼	THRUST BLOCK	▼
V	WATER VALVE	V
F	FIRE HYDRANT	F
M	WATER METER	M
RCB	IRRIGATION CONTROL	RCB
SS	SANITARY	SS
SS	STORM SEWER	SS
SS	STORM INLET	SS
L	LIGHT POLE	L
U	UTILITY POLE	U
	PHASE 2	
	PROPOSED ASPHALT	
	PROPOSED SIDEWALK	

- NOTES:
- ALL UTILITIES ARE PUBLIC UNLESS NOTED OTHERWISE.
 - THE OVERLOT GRADING CONDITION ADJACENT TO THE ROW WILL BE MAINTAINED BY THE OWNERSHIP GROUP UNTIL ADJACENT DEVELOPMENT. SEED AND MULCH WILL BE APPLIED PER THE CITY OF AURORA STANDARD SWMP REQUIREMENTS. THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUEST ADDITIONAL BMP MEASURES BE INSTALLED SHOULD THERE BE ANY ISSUES WITH SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT, STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**AURORA ONE PHASE 1
INFRASTRUCTURE SITE PLAN**
SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	19-4081
PA / PM:	JM
DRAWN BY:	AC
DATE:	11-15-2021
PLOT DATE:	11/15/2021

SHEET

SP04

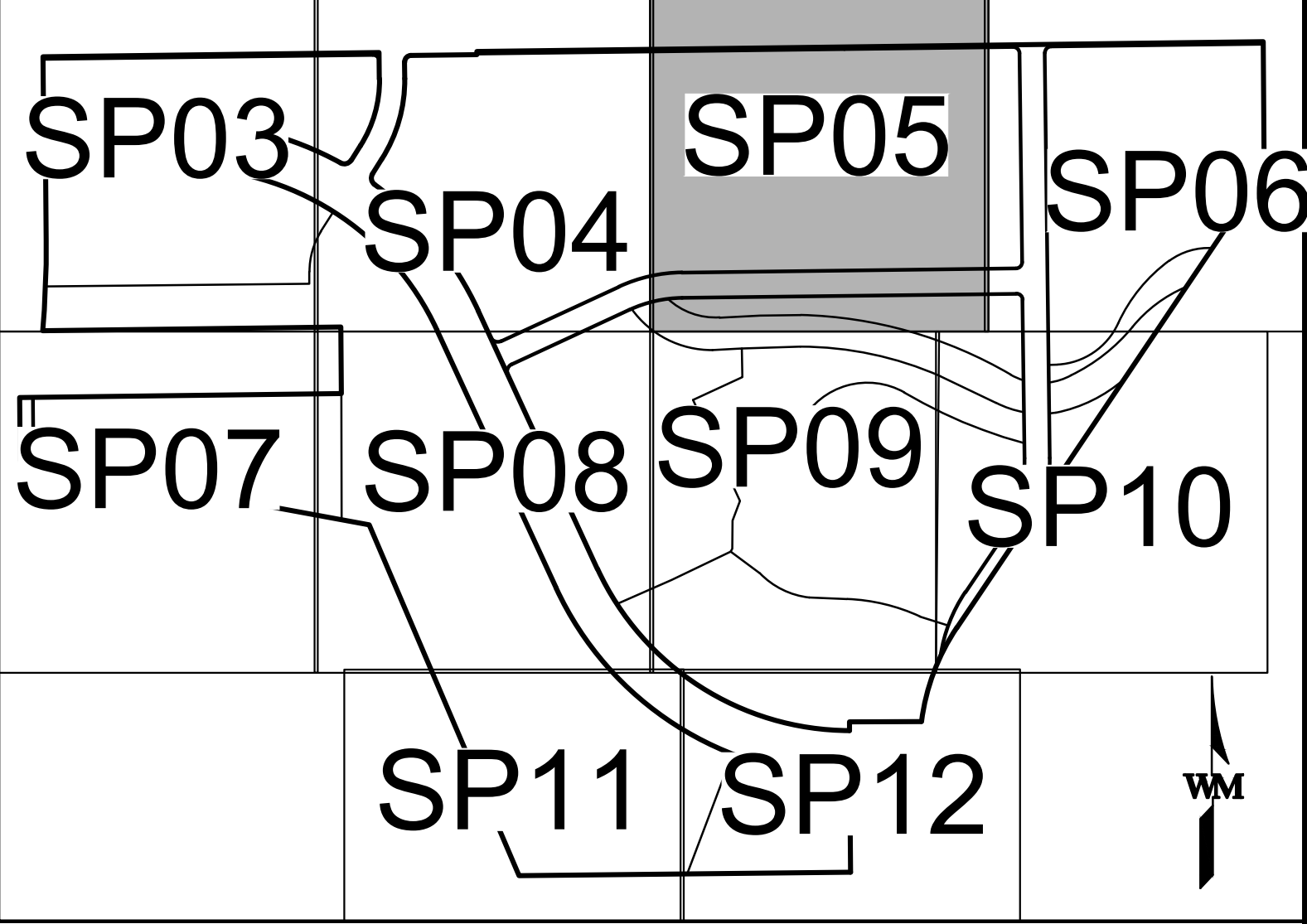
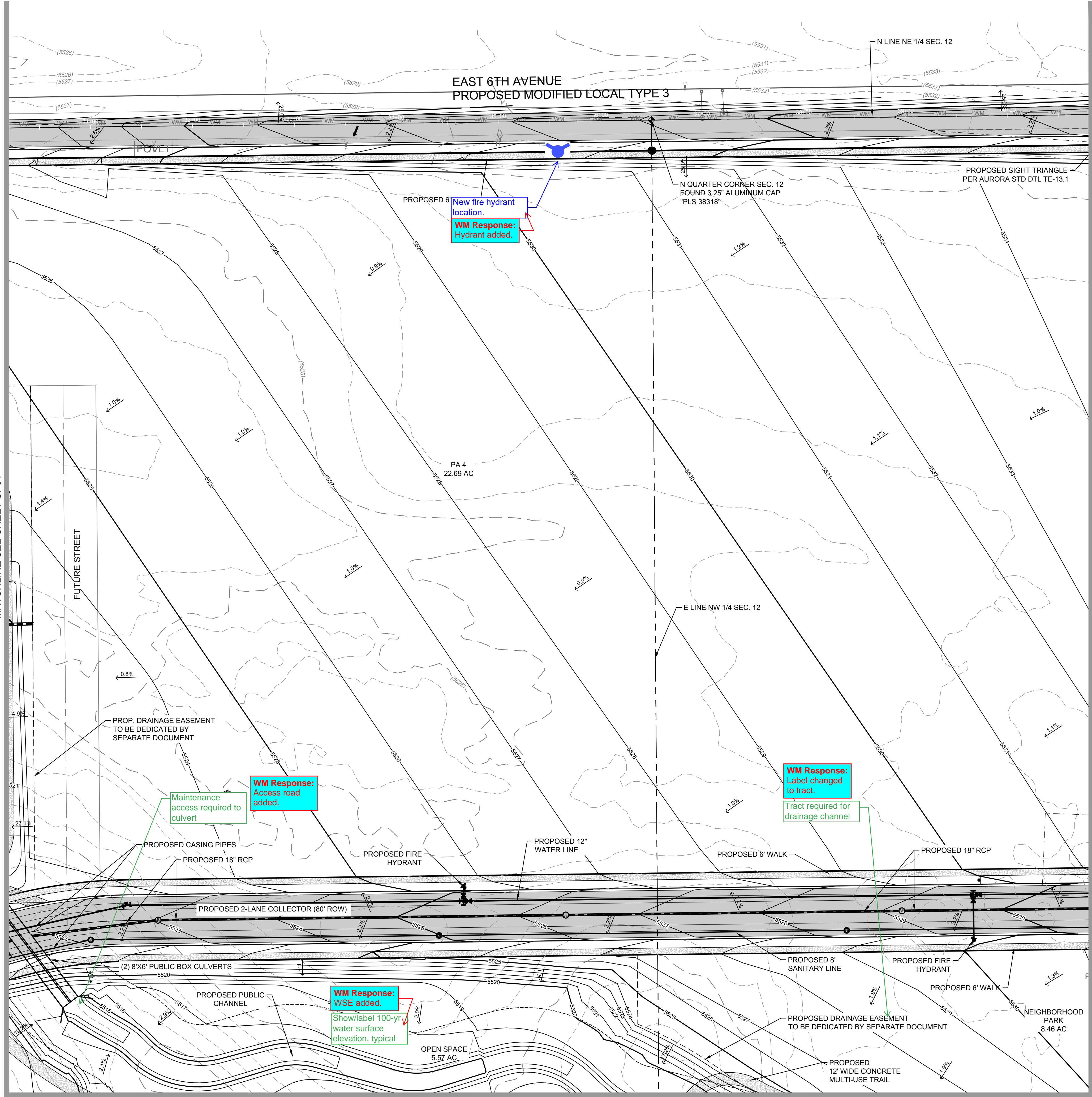
Sheet 7 of 32

NOT FOR CONSTRUCTION

W:\DCS\19\008\100\CAD\Sheets\SP19-4081_SP Site Plan-Detailed.dwg 11/15/2021 8:18 PM BLAVEY 1:1

MATCHLINE SEE SHEET SP04

MATCHLINE SEE SHEET SP06

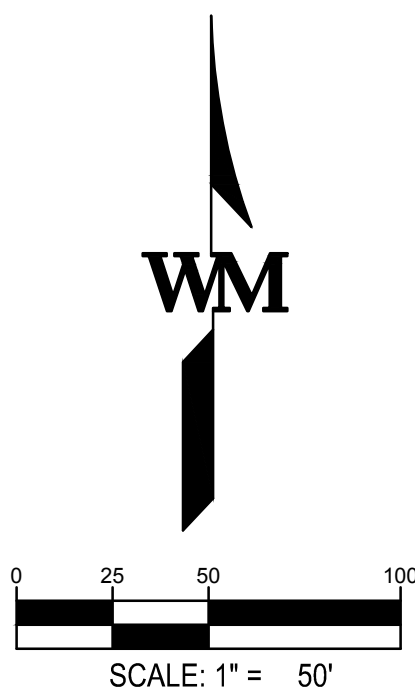


KEY MAP
SCALE: 1"=500'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	EASEMENT	---
---	CURB & GUTTER	---
-(5280)-	CONTOURS	5750
WM WM	WATER	WM WM
+	TEE	+
+	PLUG	+
+	THRUST BLOCK	+
+	WATER VALVE	+
+	FIRE HYDRANT	+
+	WATER METER	+
RCB	IRRIGATION CONTROL	RCB
SS	SANITARY	SS
---	STORM SEWER	---
---	STORM INLET	---
+	LIGHT POLE	+
+	UTILITY POLE	+
	PHASE 2	
	PROPOSED ASPHALT	
	PROPOSED SIDEWALK	

- NOTES:
- ALL UTILITIES ARE PUBLIC UNLESS NOTED OTHERWISE.
 - THE OVERLOT GRADING CONDITION ADJACENT TO THE ROW WILL BE MAINTAINED BY THE OWNERSHIP GROUP UNTIL ADJACENT DEVELOPMENT. SEED AND MULCH WILL BE APPLIED PER THE CITY OF AURORA STANDARD SWMP REQUIREMENTS. THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUEST ADDITIONAL BMP MEASURES BE INSTALLED SHOULD THERE BE ANY ISSUES WITH SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**AURORA ONE PHASE 1
INFRASTRUCTURE SITE PLAN**
SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	19-4081
PA / PM:	JM
DRAWN BY:	AC
DATE:	11-15-2021
PLOT DATE:	11/15/2021

SHEET

SP05

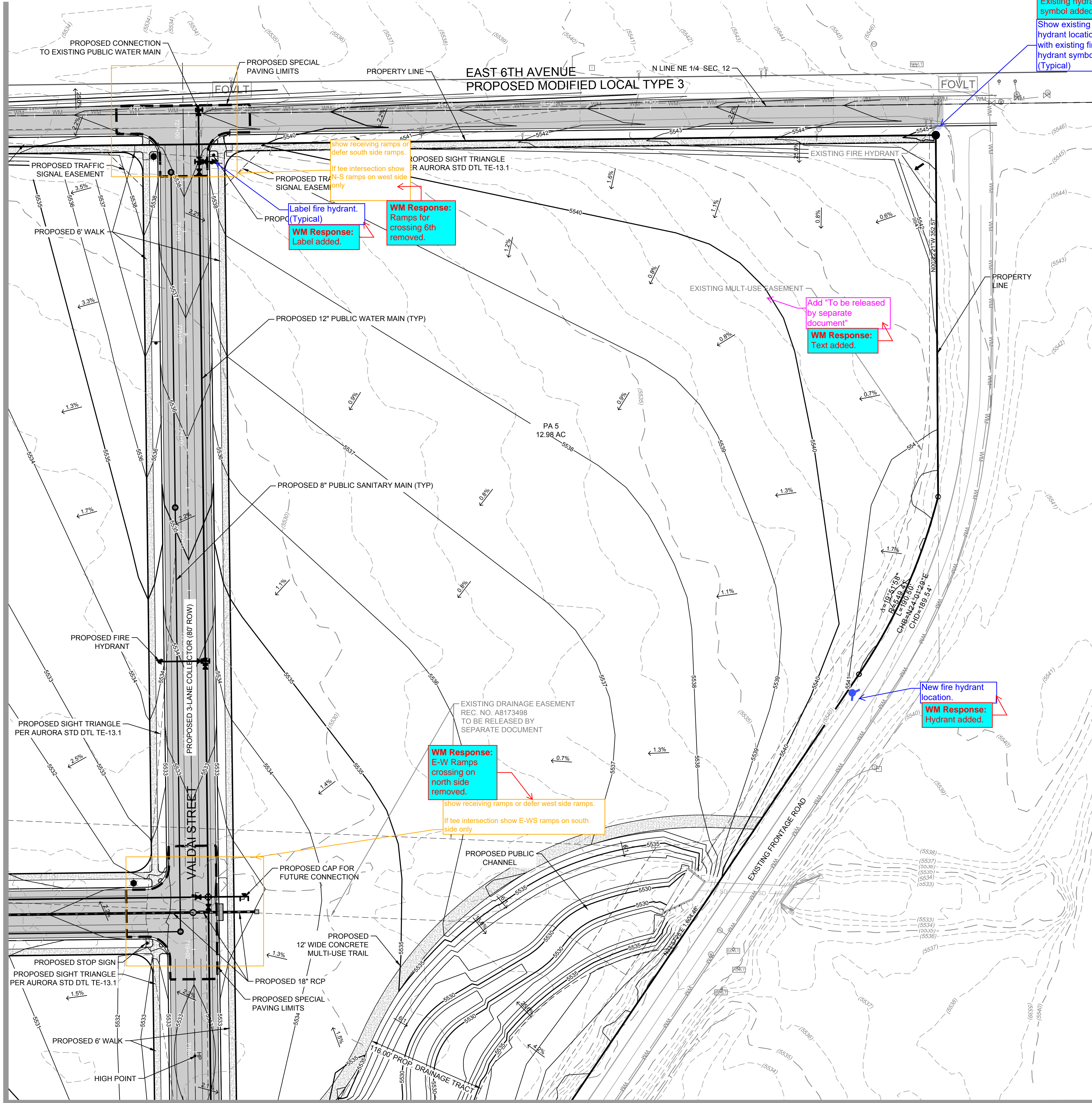
Sheet 8 of 32

NOT FOR CONSTRUCTION

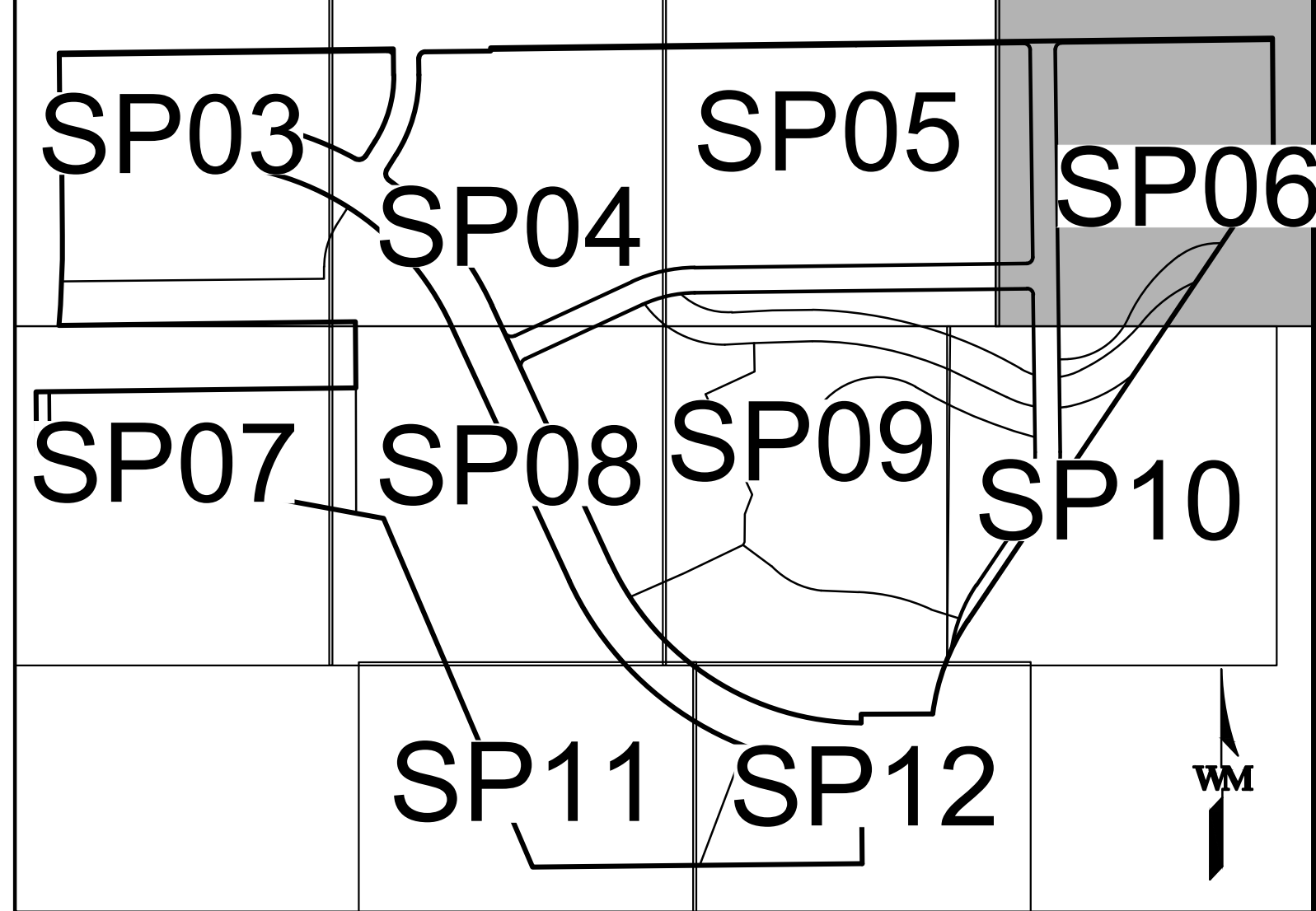
NOT FOR CONSTRUCTION

W:\DCS\19\008\1000\W\CAD\Sheets\SP19-4081_S1P Site Plan-Detailed.dwg 11/15/2021 8:18 PM BLAVEY 1:1

MATCHLINE SEE SHEET SP05



MATCHLINE SEE SHEET SP10

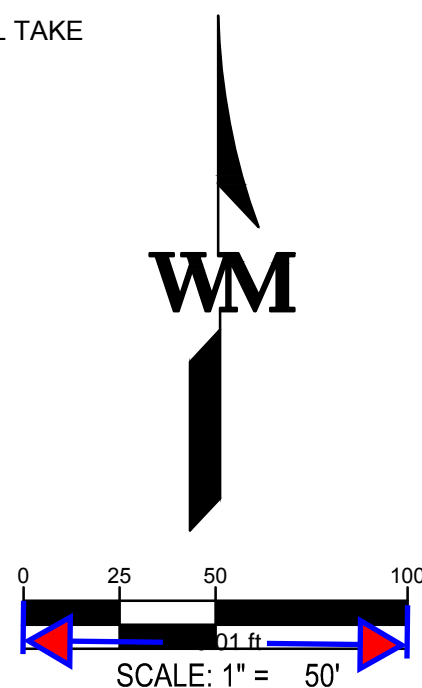


KEY MAP
SCALE: 1"=500'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	EASEMENT	---
---	CURB & GUTTER	---
---	CONTOURS	---
---	WATER	---
---	TEE	---
---	PLUG	---
---	THRUST BLOCK	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	IRRIGATION CONTROL	---
---	SANITARY	---
---	STORM SEWER	---
---	STORM INLET	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	PROPOSED ASPHALT	---
---	PROPOSED SIDEWALK	---

- NOTES:
- ALL UTILITIES ARE PUBLIC UNLESS NOTED OTHERWISE.
 - THE OVERLOT GRADING CONDITION ADJACENT TO THE ROW WILL BE MAINTAINED BY THE OWNERSHIP GROUP UNTIL ADJACENT DEVELOPMENT. SEED AND MULCH WILL BE APPLIED PER THE CITY OF AURORA STANDARD SWMP REQUIREMENTS. THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUEST ADDITIONAL BMP MEASURES BE INSTALLED SHOULD THERE BE ANY ISSUES WITH SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

AURORA ONE PHASE 1
INFRASTRUCTURE SITE PLAN
SITE PLAN

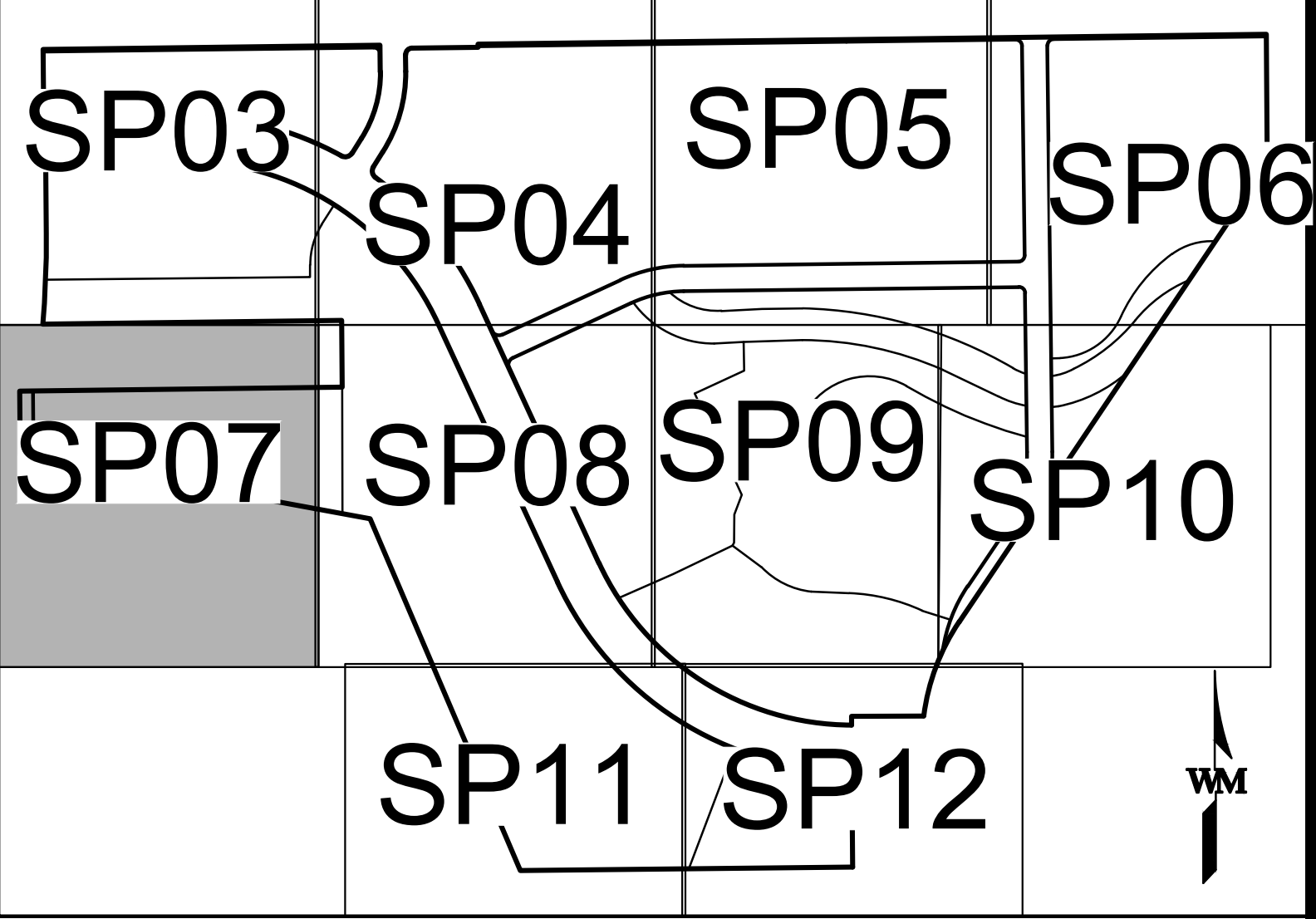
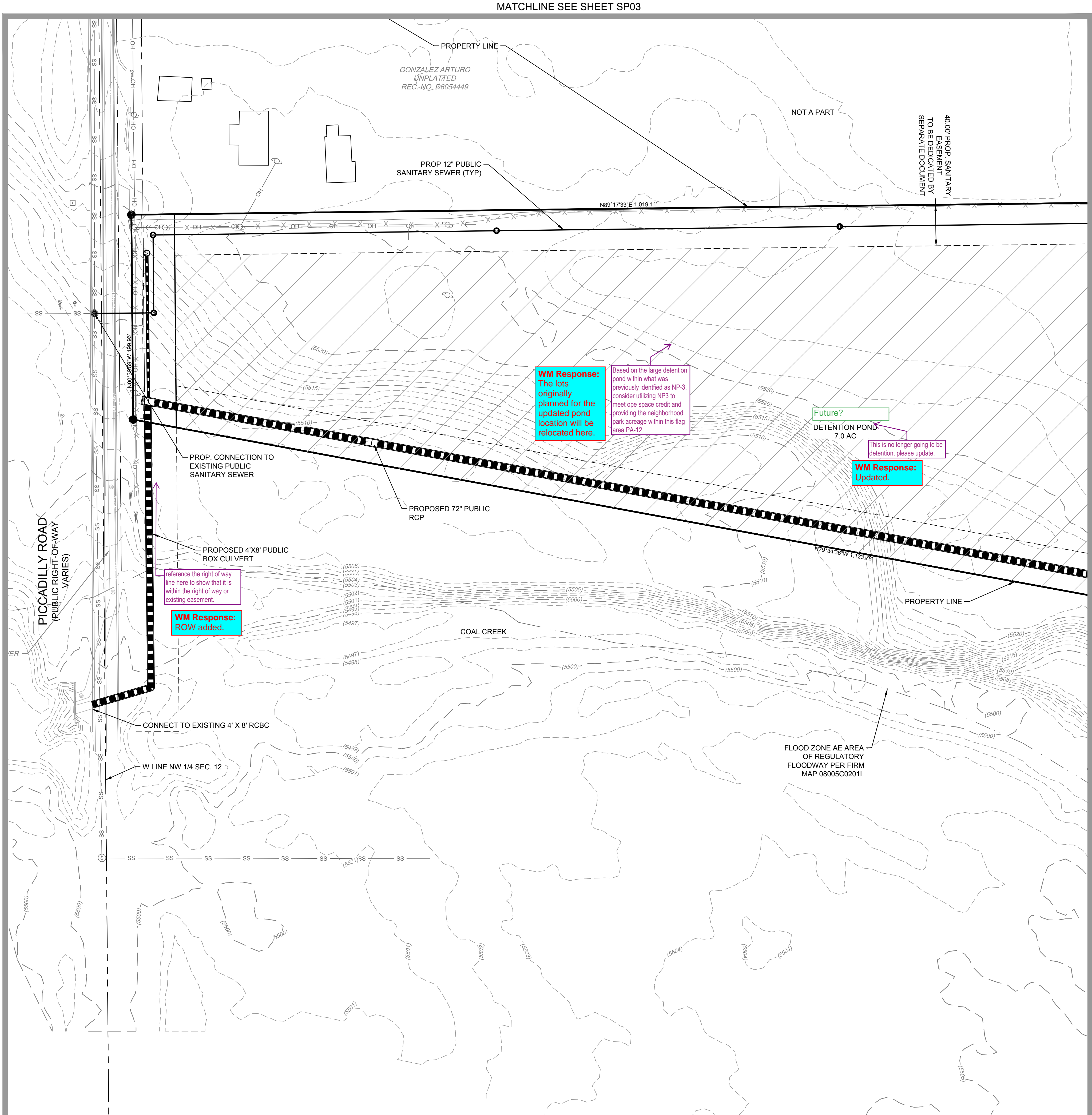
NO.	DATE	REMARKS

JOB NO.:	19-4081
PA / PM:	JM
DRAWN BY:	AC
DATE:	11-15-2021
PLOT DATE:	11/15/2021

SHEET
SP06
Sheet 9 of 32

NOT FOR CONSTRUCTION

W:\DCS\19\408100\CAD\Sheets\SP19-4081_SP Site Plan-Detailed.dwg 11/15/2021 8:18 PM BLAVEY 1:1



KEY MAP
SCALE: 1"=500'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
- - - -	EASEMENT	- - - -
=====	CURB & GUTTER	=====
---(5280)---	CONTOURS	---5750---
WM WM	WATER	WM WM
+	TEE	+
	PLUG	
▶	THRUST BLOCK	▶
✕	WATER VALVE	✕
⤵	FIRE HYDRANT	⤵
⊙	WATER METER	⊙
RCB	IRRIGATION CONTROL	RCB
SS	SANITARY	SS
=====	STORM SEWER	=====
■	STORM INLET	■
☼	LIGHT POLE	☼
⤵	UTILITY POLE	⤵

- NOTES:
- ALL UTILITIES ARE PUBLIC UNLESS NOTED OTHERWISE.
 - THE OVERLOT GRADING CONDITION ADJACENT TO THE ROW WILL BE MAINTAINED BY THE OWNERSHIP GROUP UNTIL ADJACENT DEVELOPMENT. SEED AND MULCH WILL BE APPLIED PER THE CITY OF AURORA STANDARD SWMP REQUIREMENTS. THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUEST ADDITIONAL BMP MEASURES BE INSTALLED SHOULD THERE BE ANY ISSUES WITH SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

AURORA ONE PHASE 1
INFRASTRUCTURE SITE PLAN
SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	19-4081
PA / PM:	JM
DRAWN BY:	AC
DATE:	11-15-2021
PLOT DATE:	11/15/2021

SHEET
SP07

Sheet 10 of 32

NOT FOR CONSTRUCTION

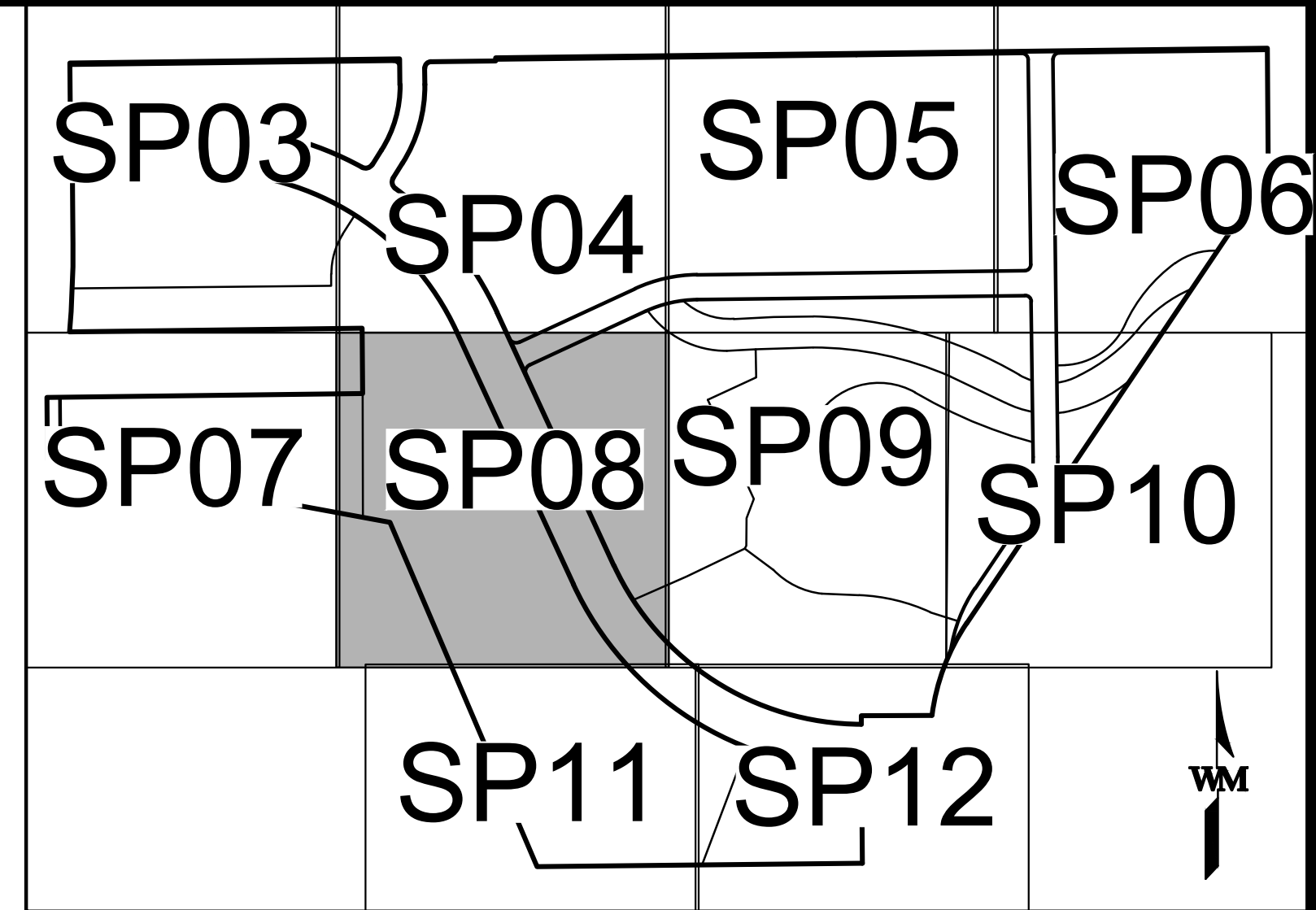
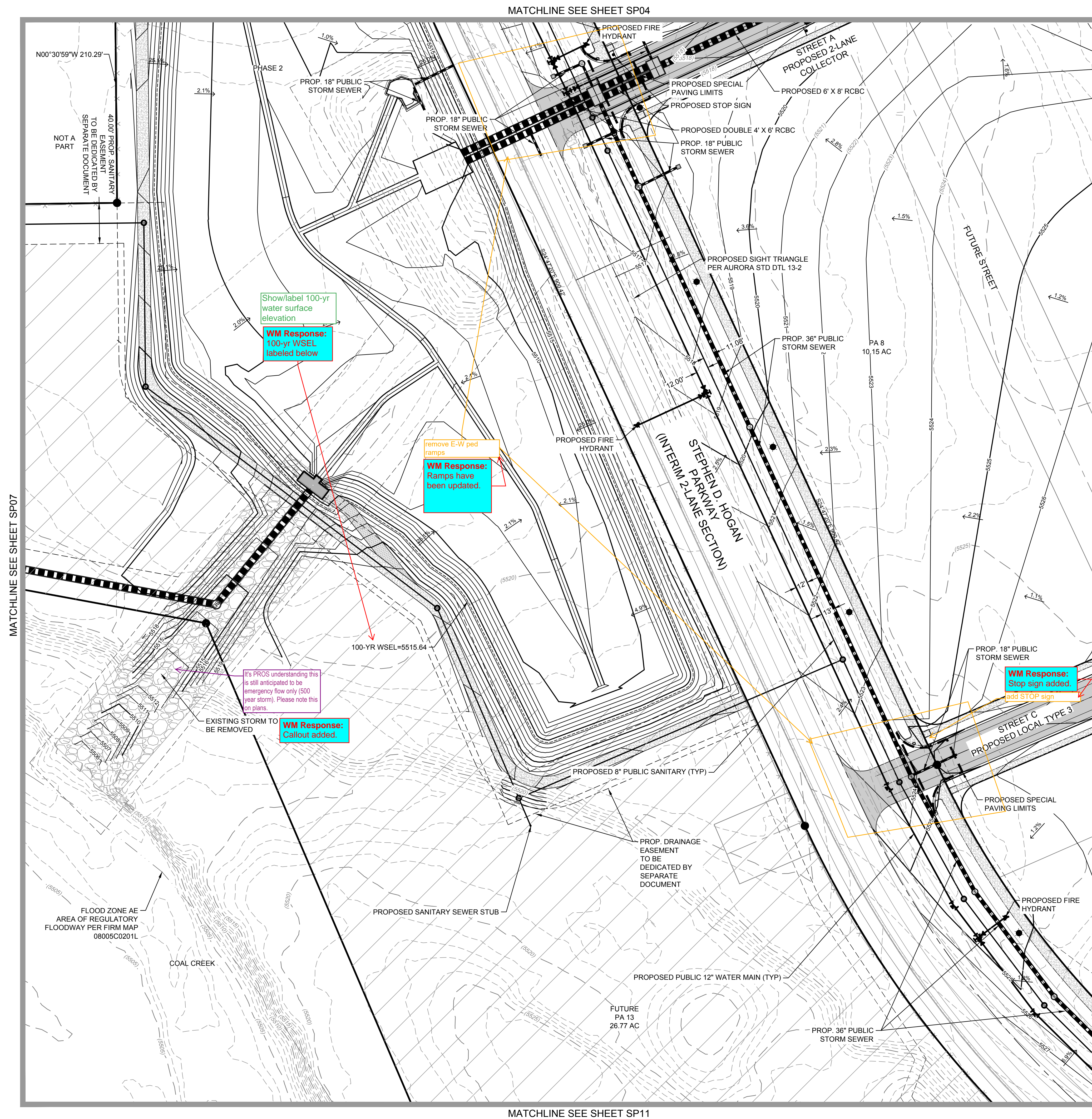
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB, AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

AURORA ONE PHASE 1 INFRASTRUCTURE SITE PLAN SITE PLAN

[illegible]






















OB NO.:	19-4081
PA / PM:	JM
DRAWN BY:	AC
DATE:	11-15-2021
PLOT DATE:	11/15/2021

SHEET
SP08
11 of 32



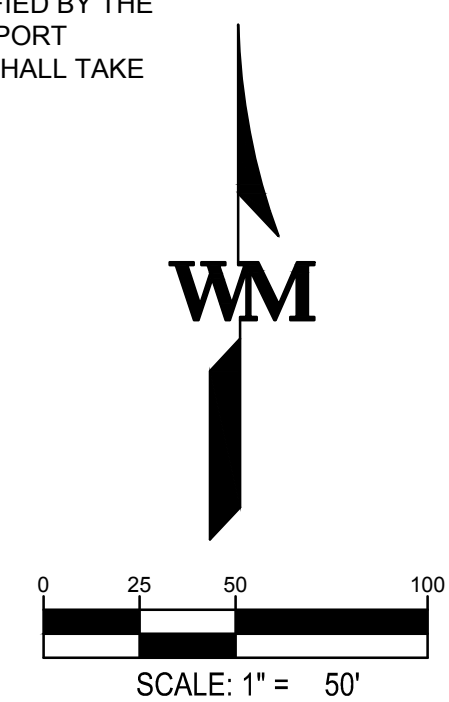
KEY MAP
SCALE: 1"=500'

LEGEND

EXISTING	PROPERTY LINE	PROPOSED
-----	EASEMENT	-----
=====	CURB & GUTTER	=====
— (5280) —	CONTOURS	— 5750 —
— WM — WM —	WATER	— WM — WM —
	TEE	
	PLUG	
▶	THRUST BLOCK	▶
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
	IRRIGATION CONTROL	
— SS —	SANITARY	— SS —
	STORM SEWER	
	STORM INLET	
	LIGHT POLE	
	UTILITY POLE	
	PHASE 2	
	PROPOSED ASPHALT	
	PROPOSED SIDEWALK	

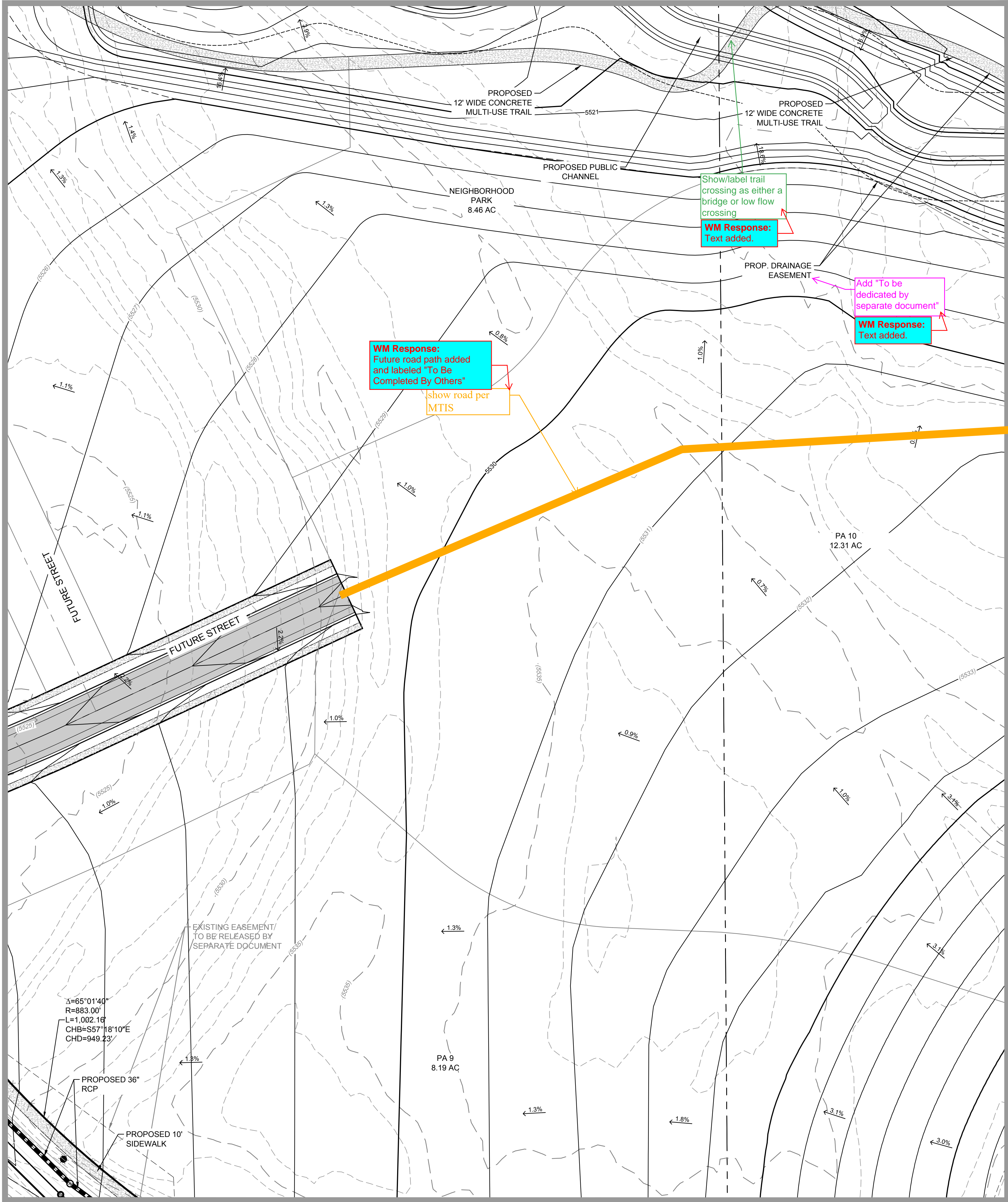
NOTES:

1. ALL UTILITIES ARE PUBLIC UNLESS NOTED OTHERWISE.
2. THE OVERLOT GRADING CONDITION ADJACENT TO THE ROW WILL BE MAINTAINED BY THE OWNERSHIP GROUP UNTIL ADJACENT DEVELOPMENT. SEE THE CITY OF AURORA STANDARD SWMP REQUIREMENTS. THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUEST ADDITIONAL BMP MEASURES BE INSTALLED SHOULD THERE BE ANY ISSUES WITH SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CIVIL ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.



W:\DCS\19\408100\CAD\Sheets\SP19-4081_SP Site Plan-Detailed.dwg 11/15/2021 8:18 PM BLAVEY 1:1

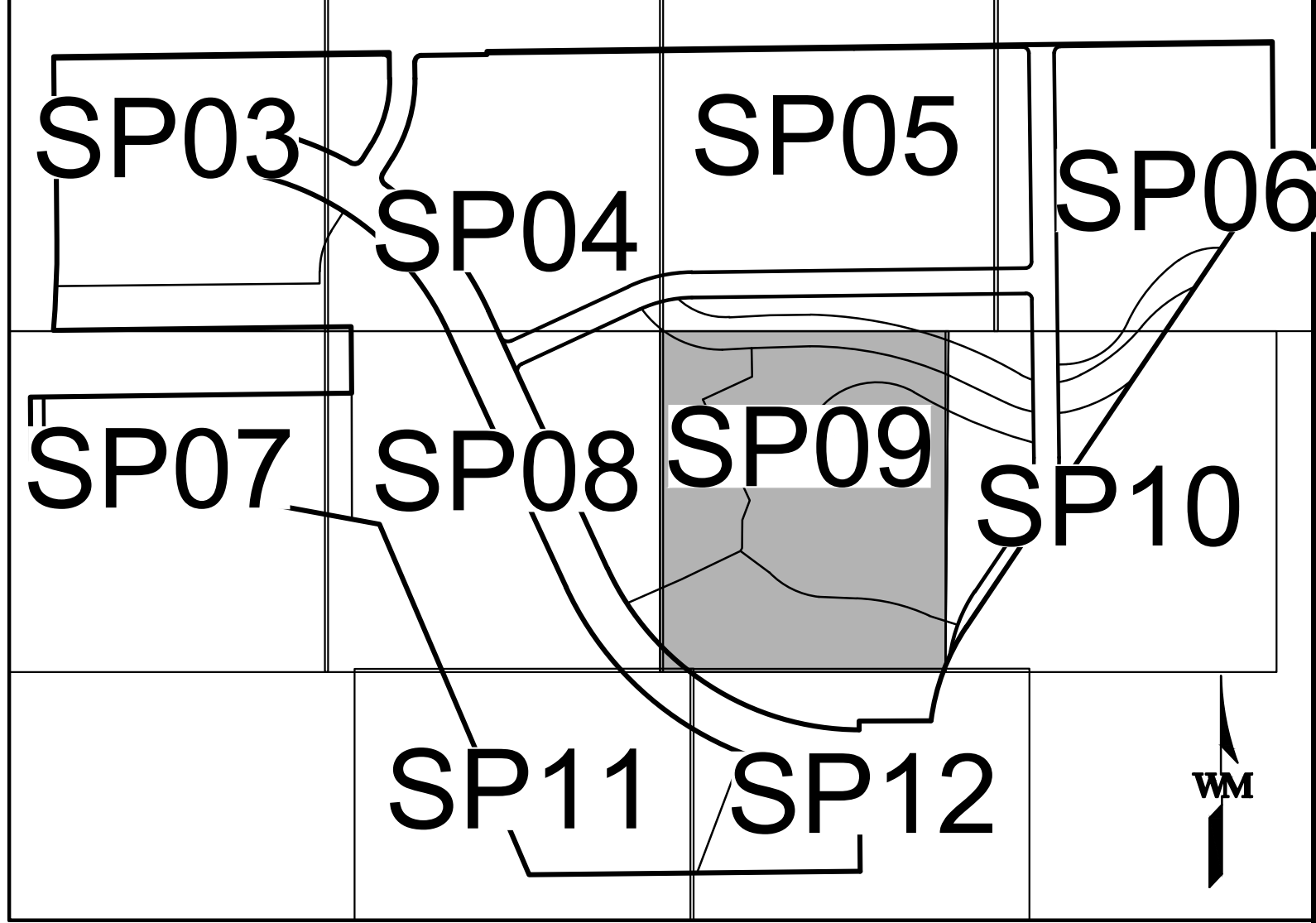
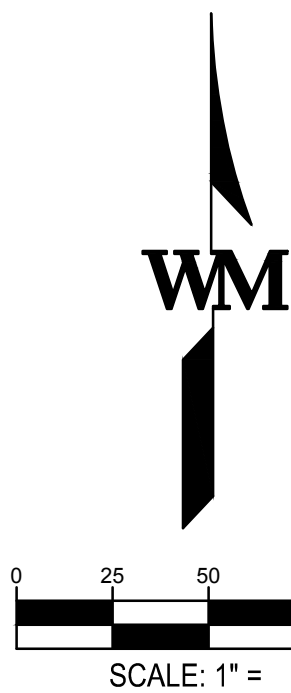
MATCHLINE SEE SHEET SP08



MATCHLINE SEE SHEET SP12

MATCHLINE SEE SHEET SP10

- NOTES:
1. ALL UTILITIES ARE PUBLIC UNLESS NOTED OTHERWISE.
 2. THE OVERLOT GRADING CONDITION ADJACENT TO THE ROW WILL BE MAINTAINED BY THE OWNERSHIP GROUP UNTIL ADJACENT DEVELOPMENT. SEED AND MULCH WILL BE APPLIED PER THE CITY OF AURORA STANDARD SWMP REQUIREMENTS. THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUEST ADDITIONAL BMP MEASURES BE INSTALLED SHOULD THERE BE ANY ISSUES WITH SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.



KEY MAP
SCALE: 1"=500'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
	CURB & GUTTER	
	CONTOURS	
	WATER	
	TEE	
	PLUG	
	THRUST BLOCK	
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
	IRRIGATION CONTROL	
	SANITARY	
	STORM SEWER	
	STORM INLET	
	LIGHT POLE	
	UTILITY POLE	
	PROPOSED SIDEWALK	

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**AURORA ONE PHASE 1
INFRASTRUCTURE SITE PLAN**
SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	19-4081
PA / PM:	JM
DRAWN BY:	AC
DATE:	11-15-2021
PLOT DATE:	11/15/2021

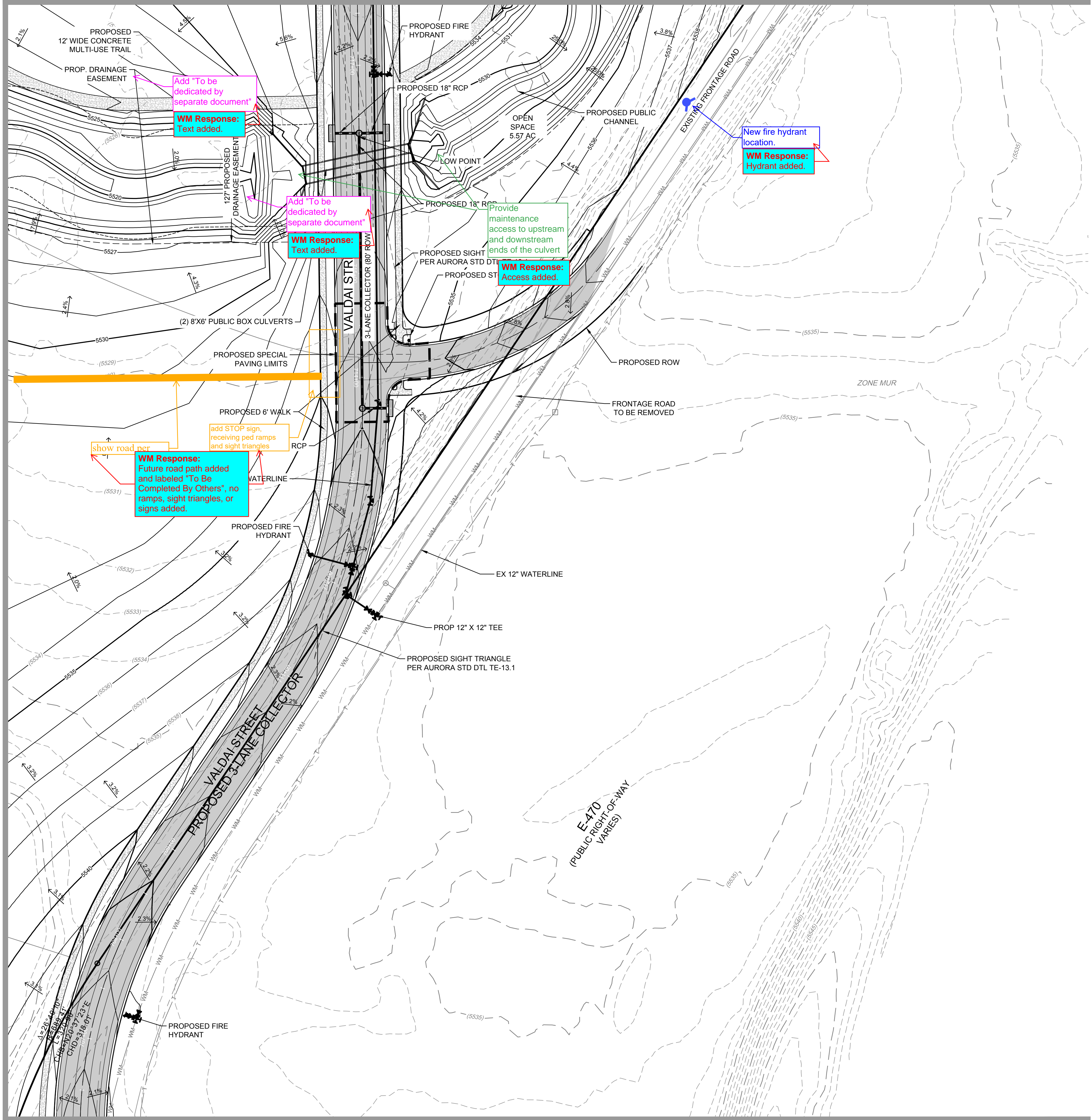
SHEET
SP09

Sheet 12 of 32

NOT FOR CONSTRUCTION

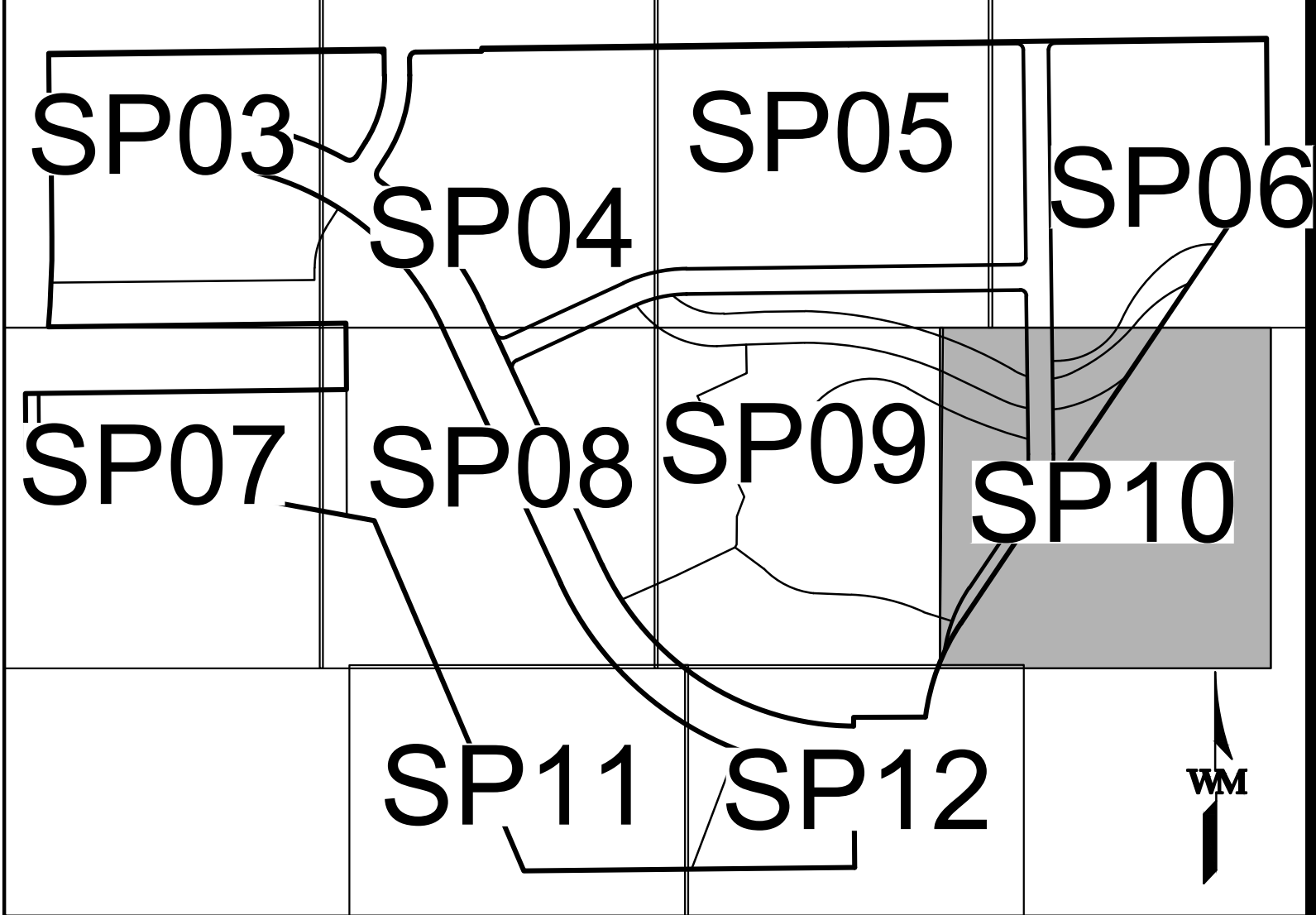
W:\DCS\19\008\100\CAD\Sheets\SP19-4081_SP Site Plan-Detailed.dwg 11/15/2021 8:18 PM BLAVEY 1:1

MATCHLINE SEE SHEET SP09



MATCHLINE SEE SHEET SP06

MATCHLINE SEE SHEET SP12



KEY MAP
SCALE: 1"=500'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
- - - -	EASEMENT	- - - -
=====	CURB & GUTTER	=====
---(5280)---	CONTOURS	---5750---
WM WM	WATER	WM WM
+	TEE	+
+	PLUG	+
+	THRUST BLOCK	+
+	WATER VALVE	+
+	FIRE HYDRANT	+
+	WATER METER	+
RCB	IRRIGATION CONTROL	RCB
SS	SANITARY	SS
=====	STORM SEWER	=====
=====	STORM INLET	=====
+	LIGHT POLE	+
+	UTILITY POLE	+
	PROPOSED ASPHALT	
	PROPOSED SIDEWALK	

- NOTES:
- ALL UTILITIES ARE PUBLIC UNLESS NOTED OTHERWISE.
 - THE OVERLOT GRADING CONDITION ADJACENT TO THE ROW WILL BE MAINTAINED BY THE OWNERSHIP GROUP UNTIL ADJACENT DEVELOPMENT. SEED AND MULCH WILL BE APPLIED PER THE CITY OF AURORA STANDARD SWMP REQUIREMENTS. THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUEST ADDITIONAL BMP MEASURES BE INSTALLED SHOULD THERE BE ANY ISSUES WITH SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.



AURORA ONE PHASE 1
INFRASTRUCTURE SITE PLAN
SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	19-4081
PA / PM:	JM
DRAWN BY:	AC
DATE:	11-15-2021
PLOT DATE:	11/15/2021

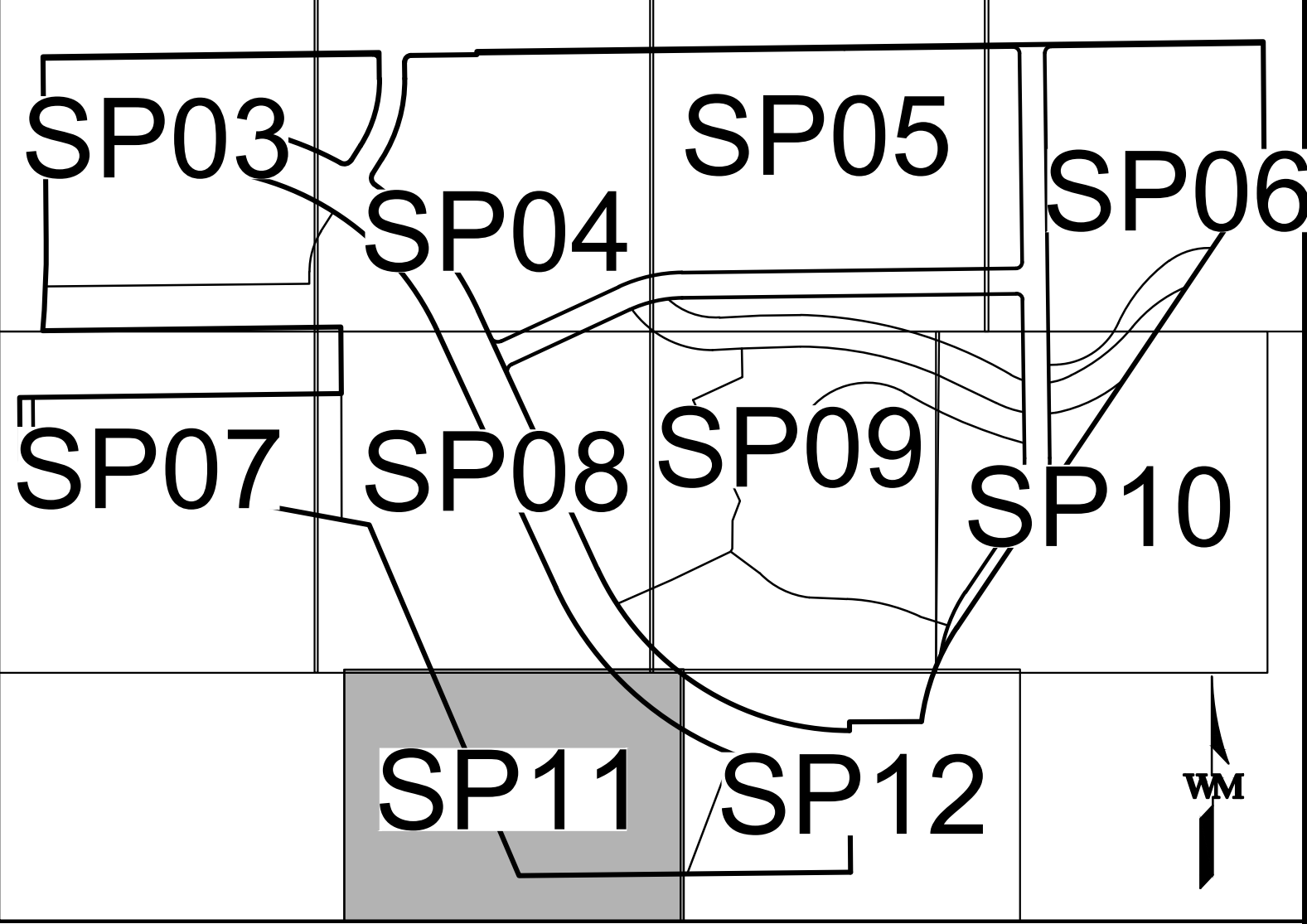
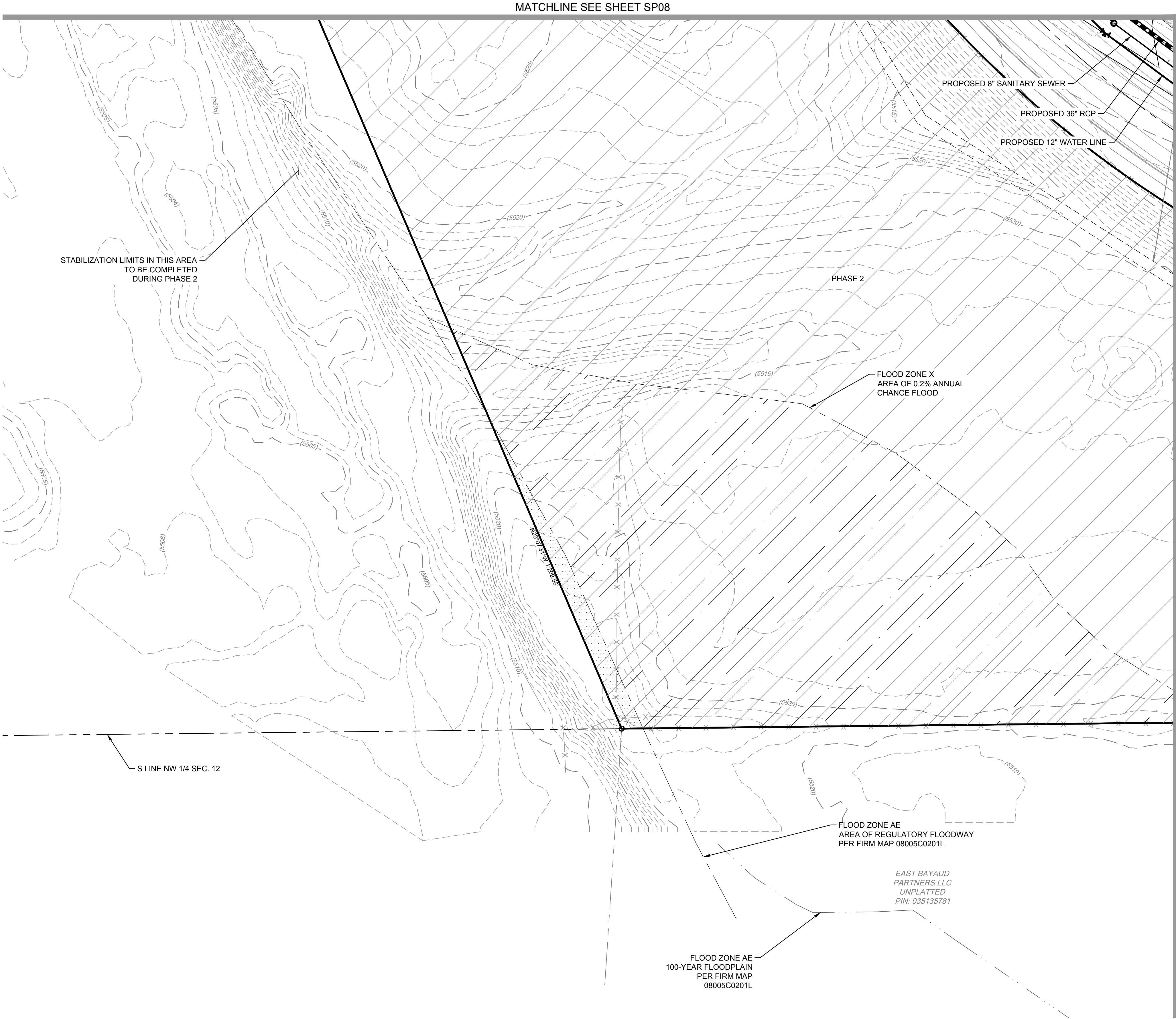
900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

NOT FOR CONSTRUCTION

W:\DCS\19408\100\Civil\CAD\Sheets\SP19-4081_SP Site Plan-Detailed.dwg 11/15/2021 8:18 PM BLAVEY 1:1

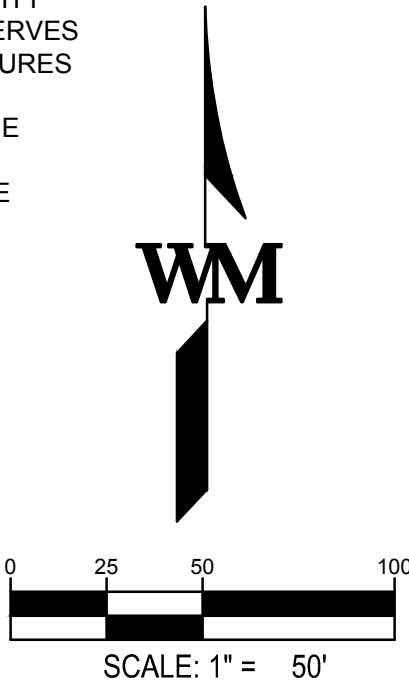


KEY MAP
SCALE: 1"=500'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
	CURB & GUTTER	
(5280)	CONTOURS	5750
WM WM	WATER	WM WM
+	TEE	+
▼	PLUG	
+	THRUST BLOCK	▼
+	WATER VALVE	+
+	FIRE HYDRANT	+
+	WATER METER	+
RCB	IRRIGATION CONTROL	RCB
SS	SANITARY	SS
	STORM SEWER	
	STORM INLET	
+	LIGHT POLE	+
+	UTILITY POLE	+
	PHASE 2	

- NOTES:
- ALL UTILITIES ARE PUBLIC UNLESS NOTED OTHERWISE.
 - THE OVERLOT GRADING CONDITION ADJACENT TO THE ROW WILL BE MAINTAINED BY THE OWNERSHIP GROUP UNTIL ADJACENT DEVELOPMENT. SEED AND MULCH WILL BE APPLIED PER THE CITY OF AURORA STANDARD SWMP REQUIREMENTS. THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUEST ADDITIONAL BMP MEASURES BE INSTALLED SHOULD THERE BE ANY ISSUES WITH SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.



900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

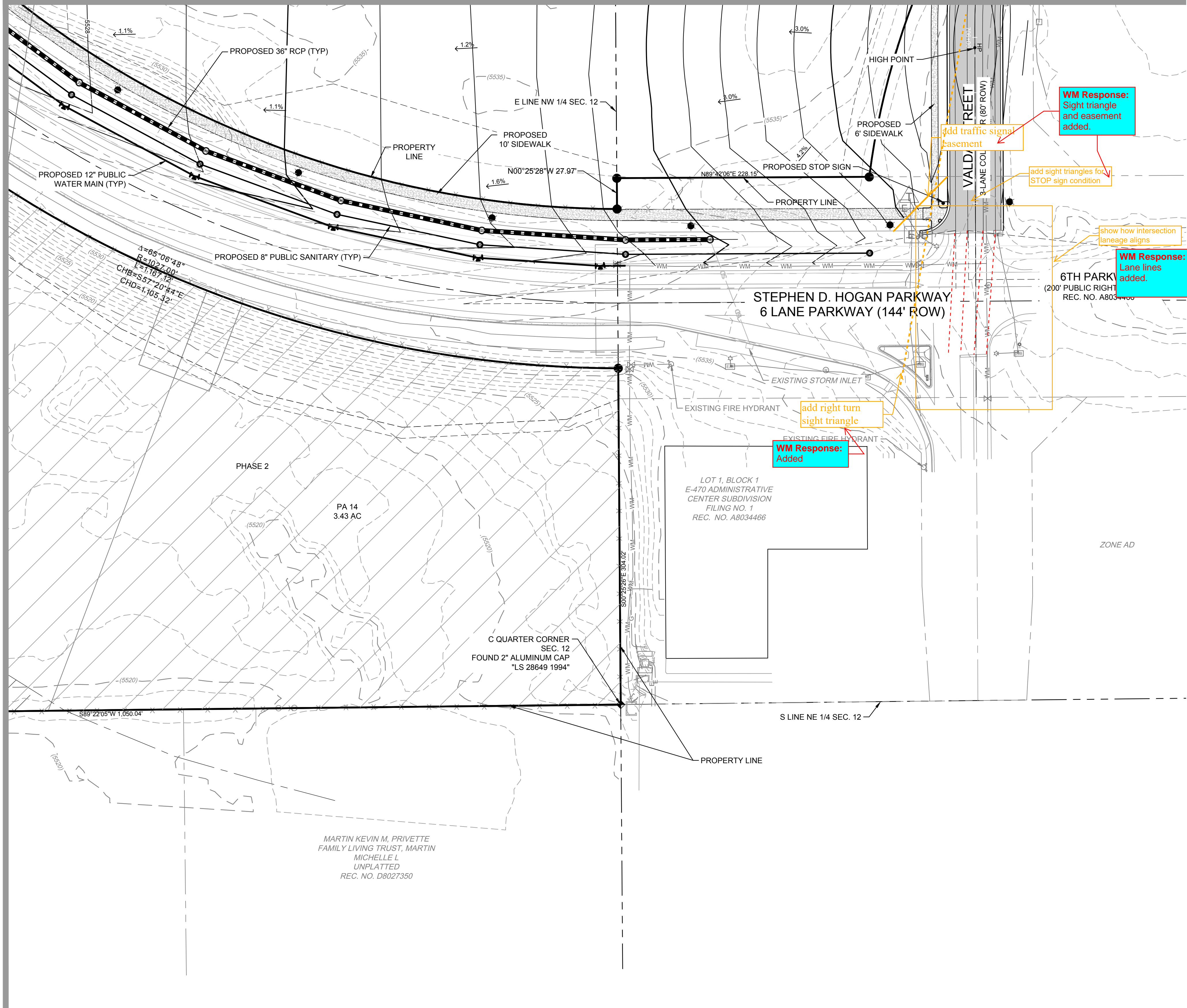
FOR AND ON BEHALF
OF WARE MALCOMB

AURORA ONE PHASE 1
INFRASTRUCTURE SITE PLAN
SITE PLAN

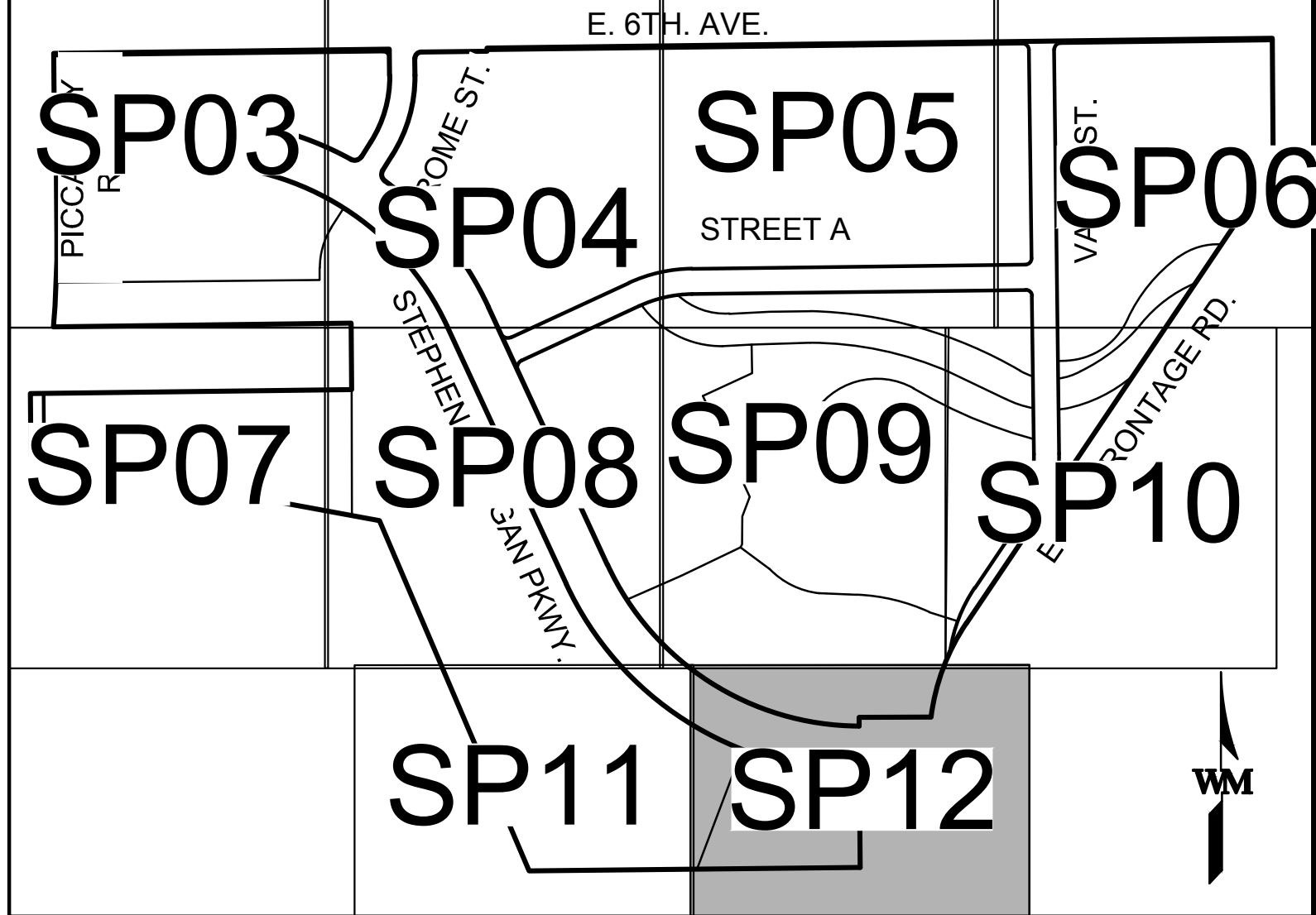
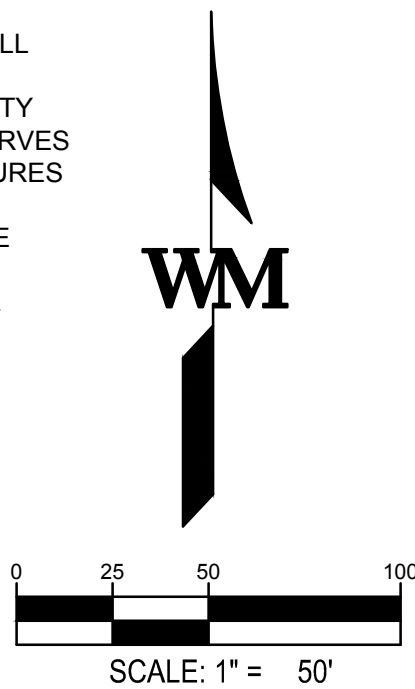
NO.	DATE	REMARKS

JOB NO.:	19-4081
PA / PM:	JM
DRAWN BY:	AC
DATE:	11-15-2021
PLOT DATE:	11/15/2021

MATCHLINE SEE SHEET SP11



- NOTES:
1. ALL UTILITIES ARE PUBLIC UNLESS NOTED OTHERWISE.
 2. THE OVERLOT GRADING CONDITION ADJACENT TO THE ROW WILL BE MAINTAINED BY THE OWNERSHIP GROUP UNTIL ADJACENT DEVELOPMENT. SEED AND MULCH WILL BE APPLIED PER THE CITY OF AURORA STANDARD SWMP REQUIREMENTS. THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUEST ADDITIONAL BMP MEASURES BE INSTALLED SHOULD THERE BE ANY ISSUES WITH SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.



KEY MAP
SCALE: 1"=500'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	EASEMENT	---
---	CURB & GUTTER	---
---	CONTOURS	---
---	WATER	---
---	TEE	---
---	PLUG	---
---	THRUST BLOCK	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	IRRIGATION CONTROL	---
---	SANITARY	---
---	STORM SEWER	---
---	STORM INLET	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	PHASE 2	---
---	PROPOSED ASPHALT	---
---	PROPOSED SIDEWALK	---

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

AURORA ONE PHASE 1
INFRASTRUCTURE SITE PLAN
SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	19-4081
PA / PM:	JM
DRAWN BY:	AC
DATE:	11-15-2021
PLOT DATE:	11/15/2021

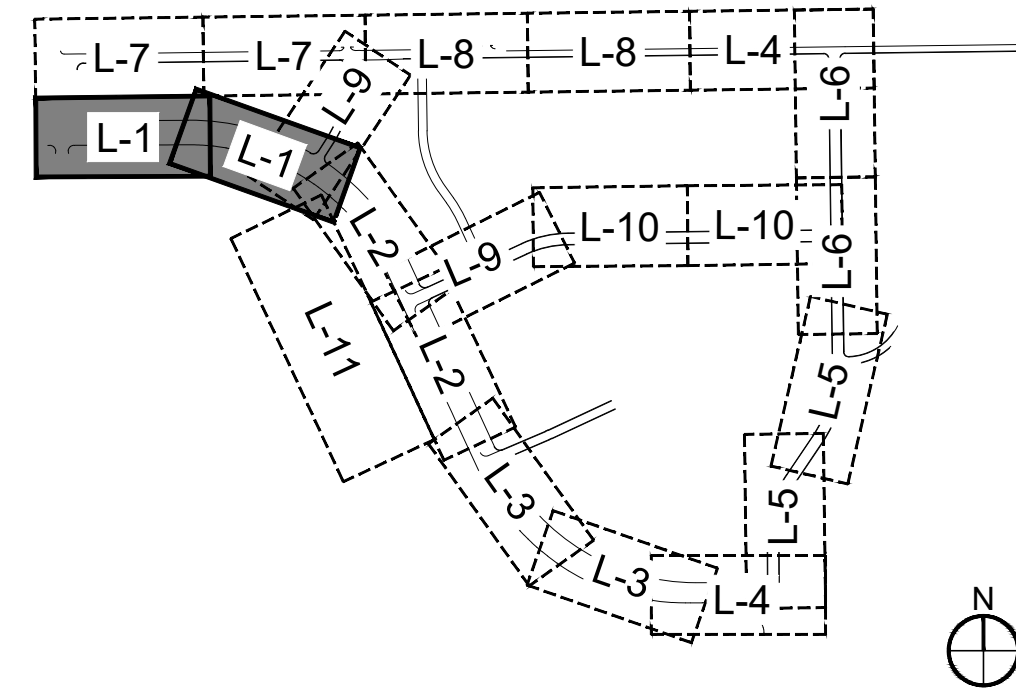
SHEET

SP12

Sheet 15 of 32

NOT FOR CONSTRUCTION

KEY MAP



LEGEND

- R.O.W.
- EASEMENT
- STEEL EDGING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW MIX
- RIPARIAN SEED MIX
- CONCRETE WALK
- SPECIALTY PAVING
- DECIDUOUS SHADE TREES
- DECIDUOUS SHRUBS
- PERENNIALS & ORNAMENTAL GRASSES
- STREET LIGHT
- BENCH
- TRASH RECEPTACLE
- BIKE RACK
- SANITARY SEWER
- OVERHEAD ELECTRIC
- STORM LINE
- TELEPHONE LINE
- ELECTRICAL LINE
- WATER LINE
- FIBER OPTIC LINE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS

NOTE:

- FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.
- FIRE HYDRANTS SHALL REMAIN UNOBSTRUCTED AND HAVE A MINIMUM 5' CLEARANCE AROUND HYDRANT.
- ALL PLANTING BEDS WITHIN CURBSIDE LANDSCAPING TO RECEIVE MIN. 3" DEPTH ROCK MULCH AND WEED BLANKET UNLESS OTHERWISE NOTED.
- ALL MEDIAN IMPROVEMENTS FOR STEPHEN D. HOGAN PARKWAY ARE THE RESPONSIBILITY OF THE CITY OF AURORA.

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

AURORA ONE
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

REMARKS

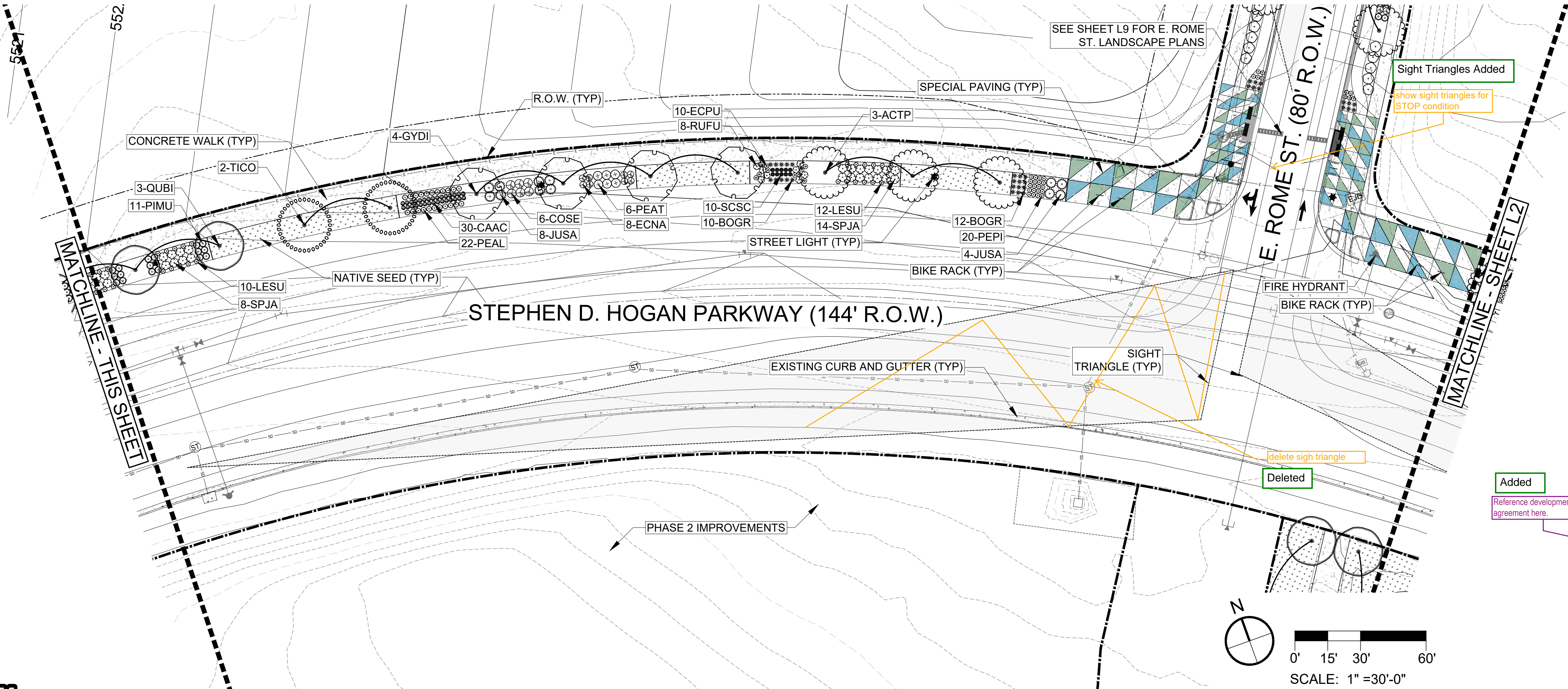
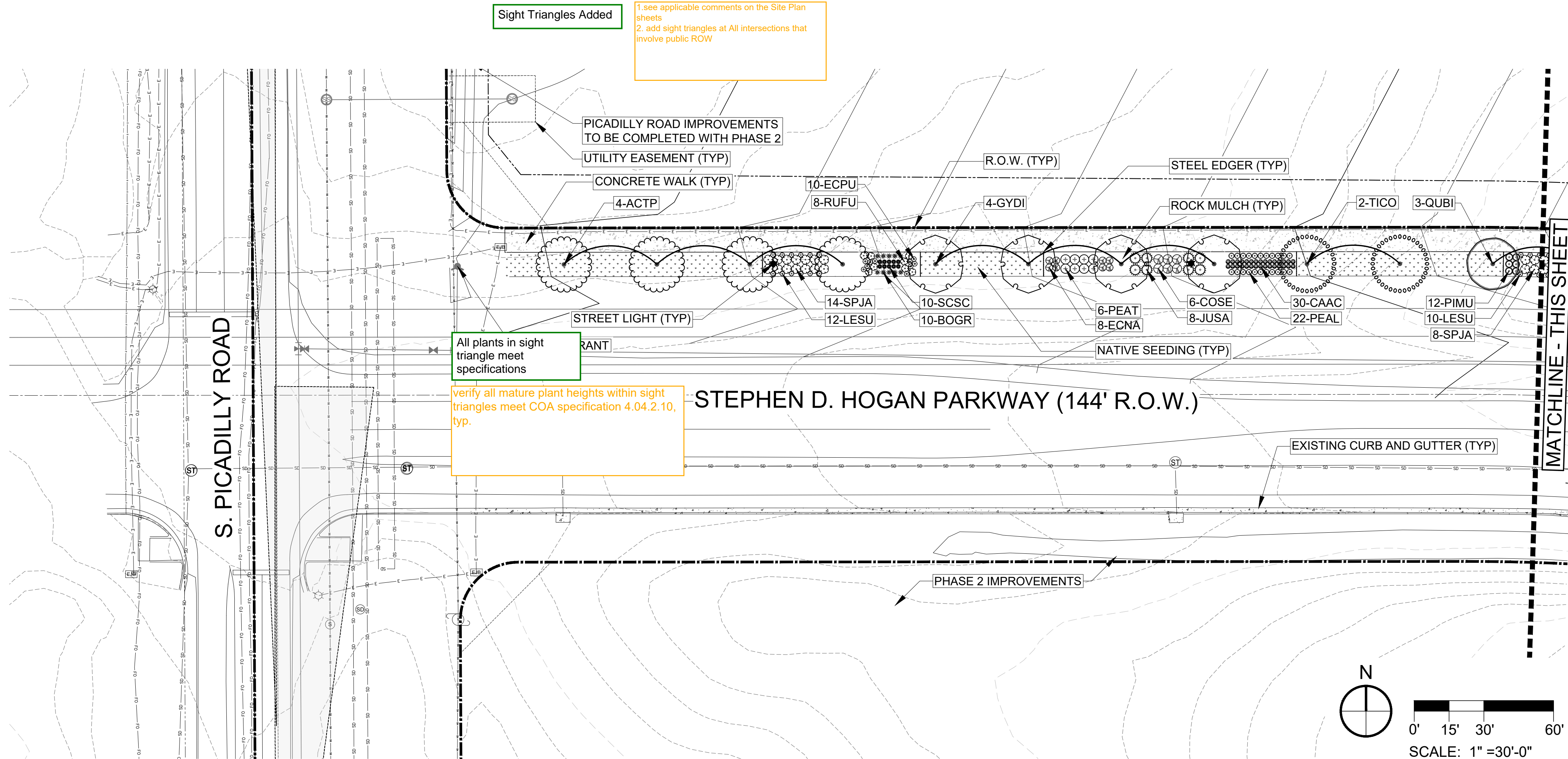
NO. DATE

JOB NO.:	19-4081
PA / PM:	JG
DRAWN BY:	WP
DATE:	06-15-2022
PLOT DATE:	06-15-2022

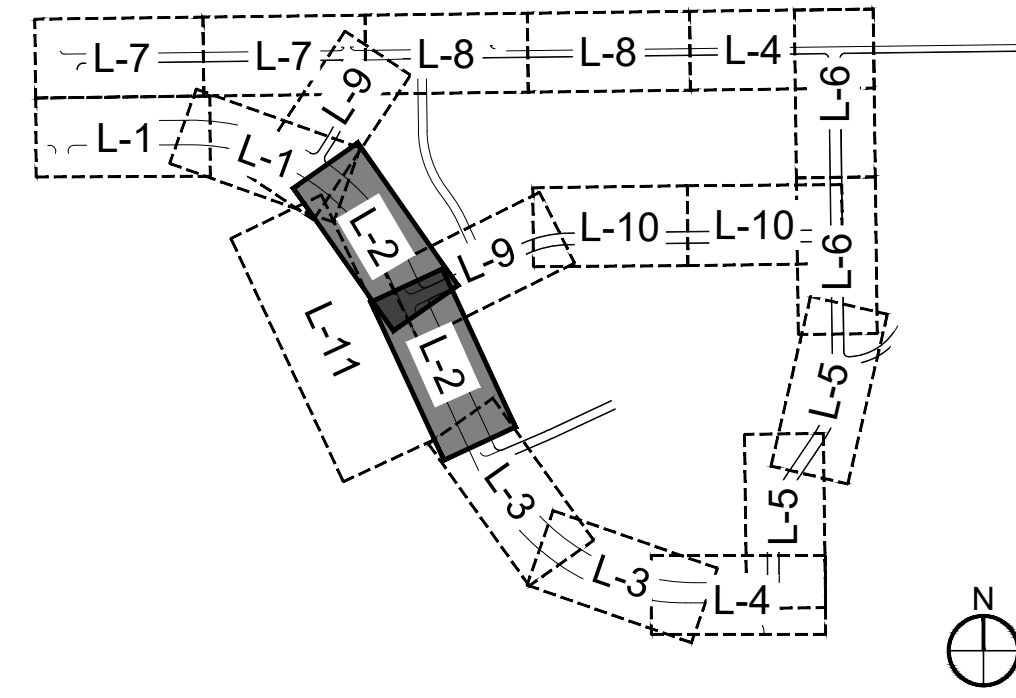
SHEET
L1

Sheet 16 of 28

NOT FOR CONSTRUCTION



KEY MAP



- NOTE:
1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
 2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.
 3. FIRE HYDRANTS SHALL REMAIN UNOBSTRUCTED AND HAVE A MINIMUM 5' CLEARANCE AROUND HYDRANT.
 4. ALL PLANTING BEDS WITHIN CURBSIDE LANDSCAPING TO RECEIVE MIN. 3" DEPTH ROCK MULCH AND WEED BLANKET UNLESS OTHERWISE NOTED.
 5. ALL MEDIAN IMPROVEMENTS FOR STEPHEN D. HOGAN PARKWAY ARE THE RESPONSIBILITY OF THE CITY OF AURORA.

LEGEND

- R.O.W.
- EASEMENT
- STEEL EDGING
- [Pattern] SOD - RTF SOD
- [Pattern] NATIVE SEED LOW-GROW MIX
- [Pattern] RIPARIAN SEED MIX
- [Pattern] CONCRETE WALK
- [Pattern] SPECIALTY PAVING
- [Symbol] DECIDUOUS SHADE TREES
- [Symbol] DECIDUOUS SHRUBS
- [Symbol] PERENNIALS & ORNAMENTAL GRASSES
- [Symbol] STREET LIGHT
- [Symbol] BENCH
- [Symbol] TRASH RECEPTACLE
- [Symbol] BIKE RACK
- [Symbol] SANITARY SEWER
- [Symbol] OVERHEAD ELECTRIC
- [Symbol] STORM LINE
- [Symbol] TELEPHONE LINE
- [Symbol] ELECTRICAL LINE
- [Symbol] WATER LINE
- [Symbol] FIBER OPTIC LINE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS

900 south broadway
suite 320
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

AURORA ONE
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

REMARKS	
NO.	DATE

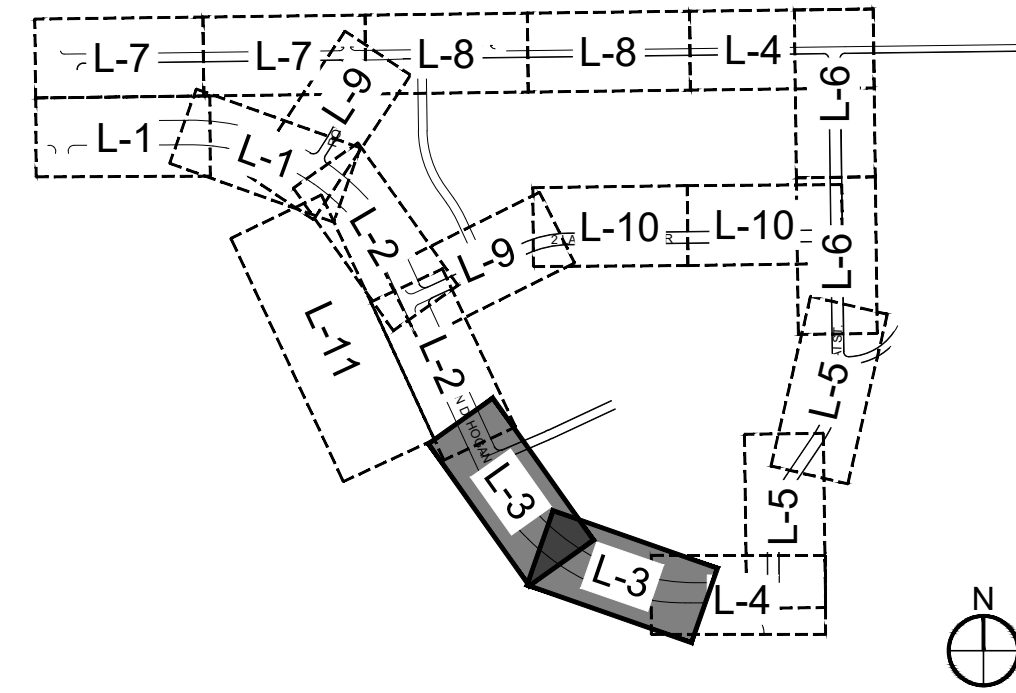
JOB NO.:	19-4081
PA / PM:	JG
DRAWN BY:	WP
DATE:	06-15-2022
PLOT DATE:	06-15-2022

SHEET
L2
Sheet 17 of 28



NOT FOR CONSTRUCTION

KEY MAP



- NOTE:
1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
 2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.
 3. FIRE HYDRANTS SHALL REMAIN UNOBSTRUCTED AND HAVE A MINIMUM 5' CLEARANCE AROUND HYDRANT.
 4. ALL PLANTING BEDS WITHIN CURBSIDE LANDSCAPING TO RECEIVE MIN. 3" DEPTH ROCK MULCH AND WEED BLANKET UNLESS OTHERWISE NOTED.
 5. ALL MEDIAN IMPROVEMENTS FOR STEPHEN D. HOGAN PARKWAY ARE THE RESPONSIBILITY OF THE CITY OF AURORA.

LEGEND

- R.O.W.
- EASEMENT
- STEEL EDGING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW MIX
- RIPARIAN SEED MIX
- CONCRETE WALK
- SPECIALTY PAVING
- DECIDUOUS SHADE TREES
- DECIDUOUS SHRUBS
- PERENNIALS & ORNAMENTAL GRASSES
- STREET LIGHT
- BENCH
- TRASH RECEPTACLE
- BIKE RACK
- SANITARY SEWER
- OVERHEAD ELECTRIC
- STORM LINE
- TELEPHONE LINE
- ELECTRICAL LINE
- WATER LINE
- FIBER OPTIC LINE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

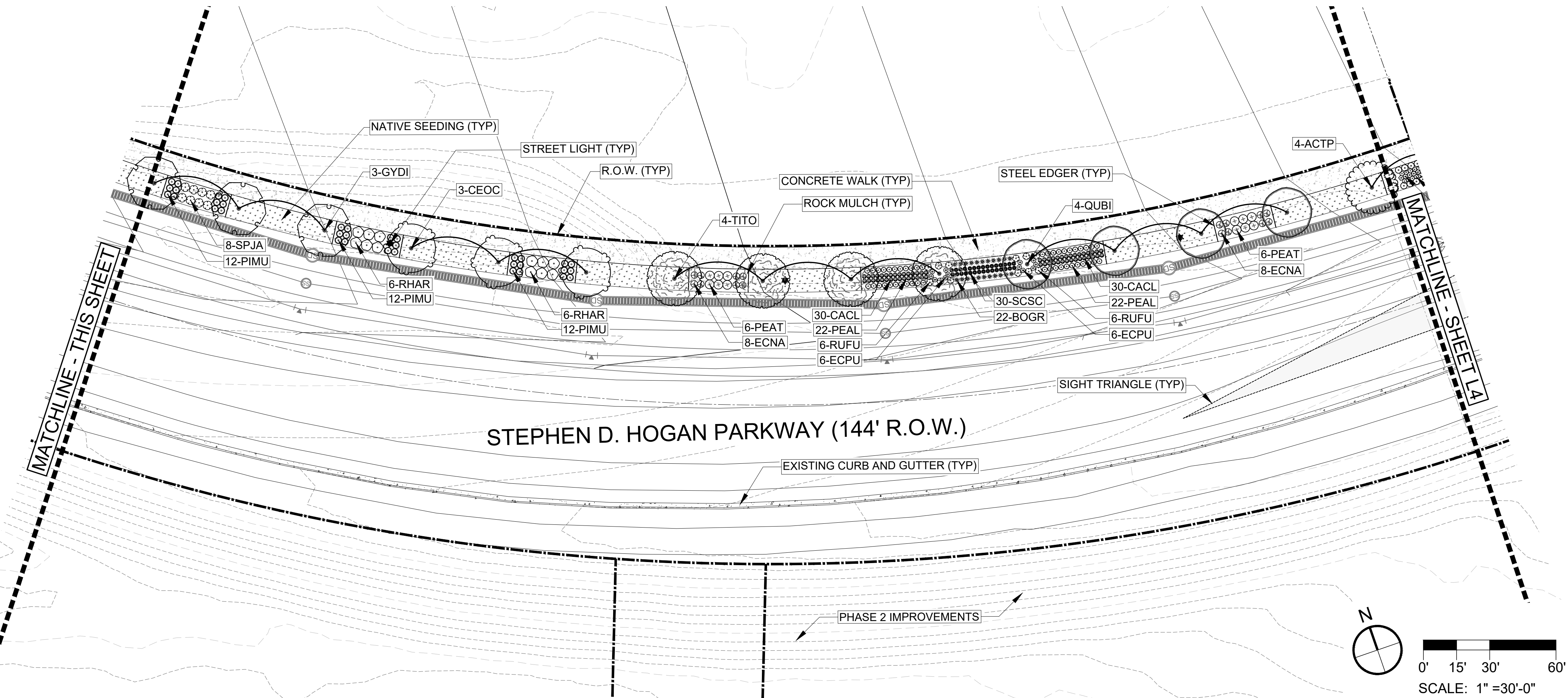
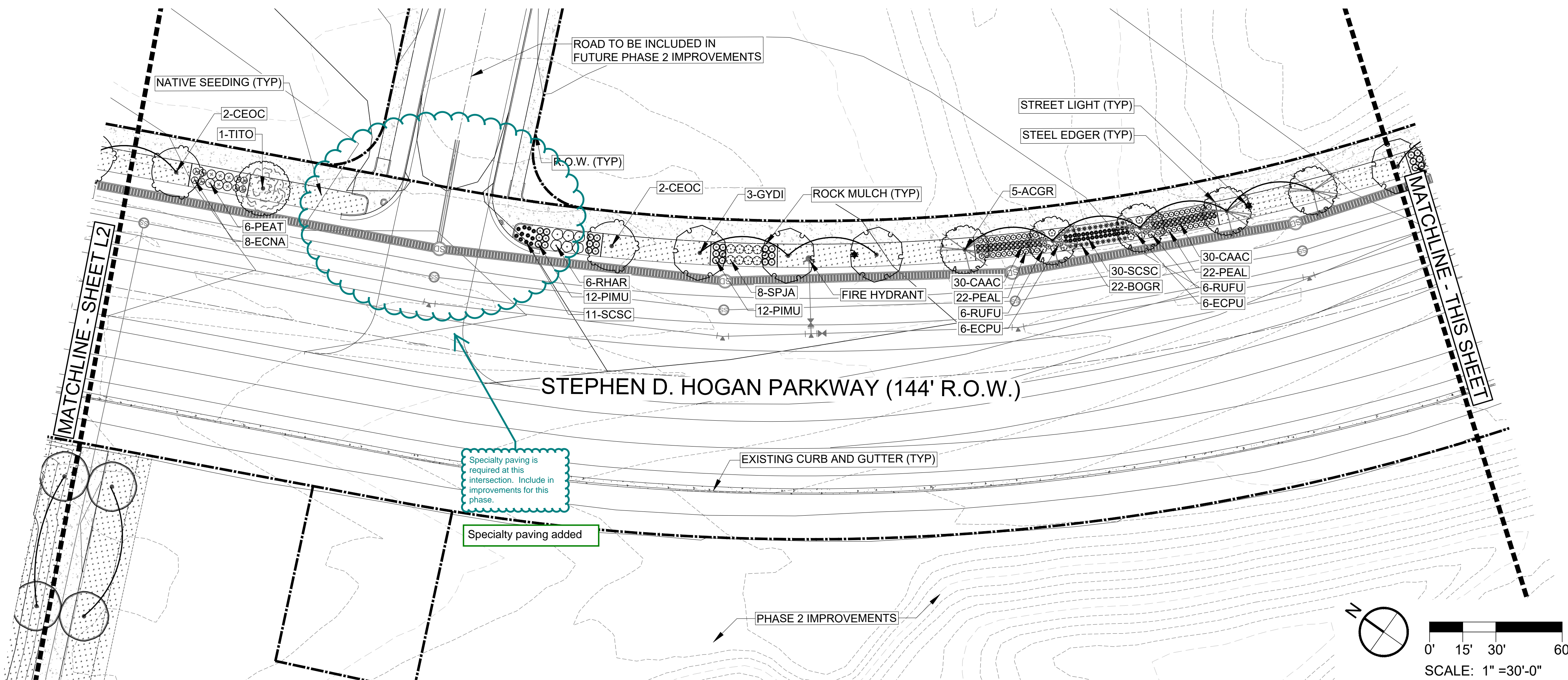
AURORA ONE
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

REMARKS

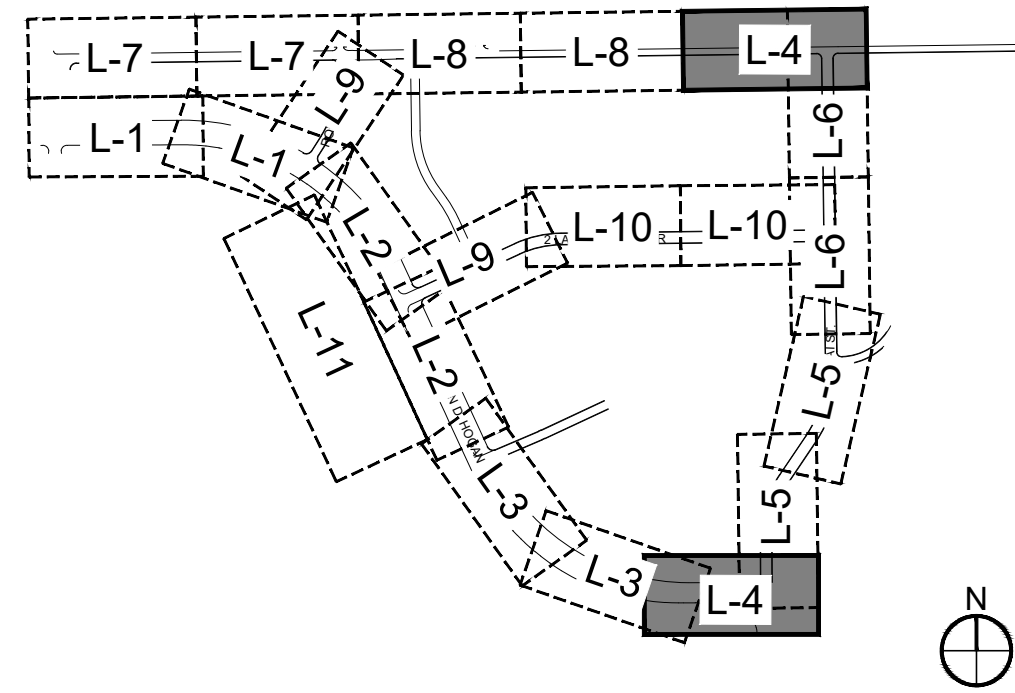
JOB NO.:	19-4081
PA / PM:	JG
DRAWN BY:	WP
DATE:	06-15-2022
PLOT DATE:	06-15-2022

SHEET
L3
Sheet 18 of 28

NOT FOR CONSTRUCTION



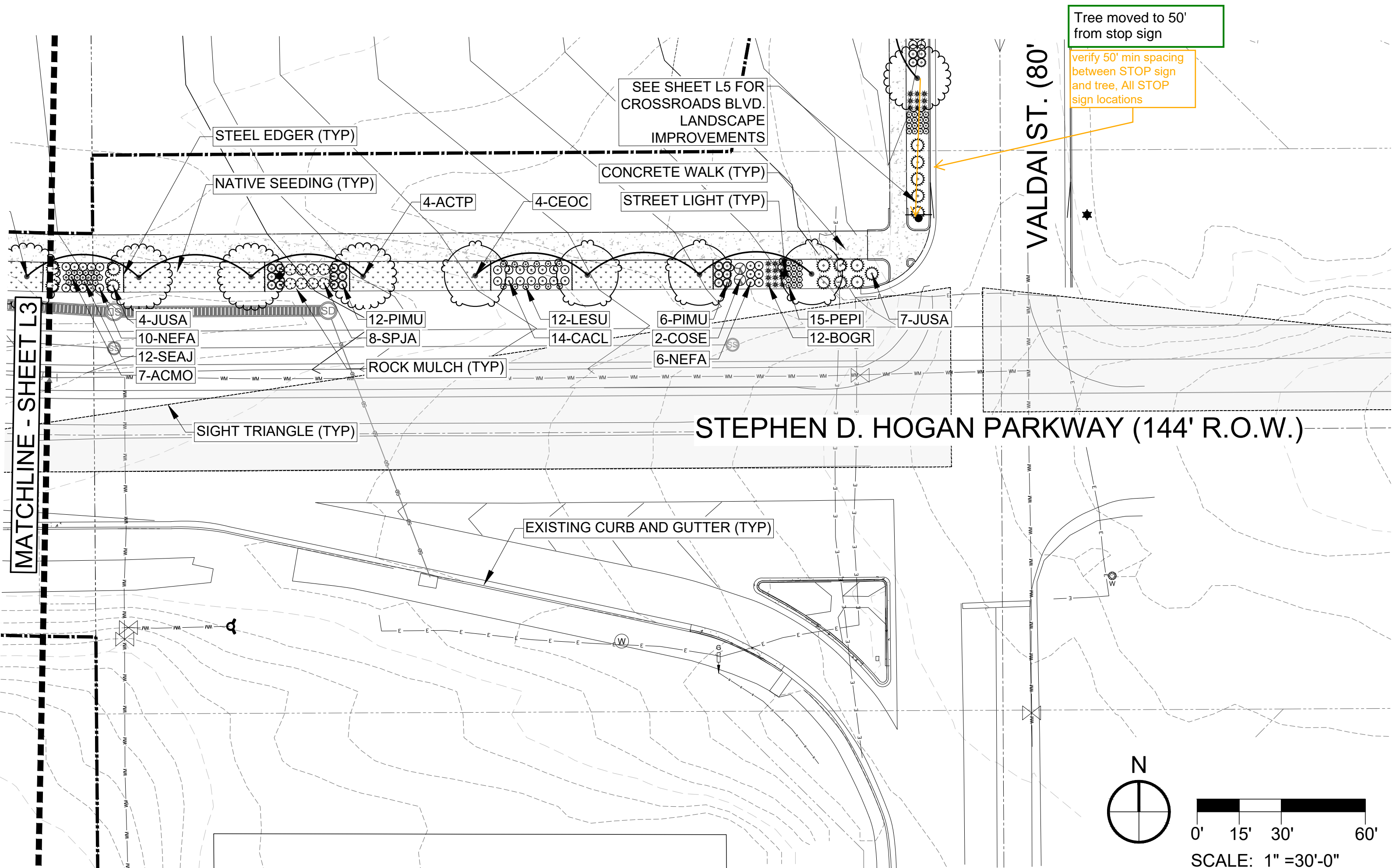
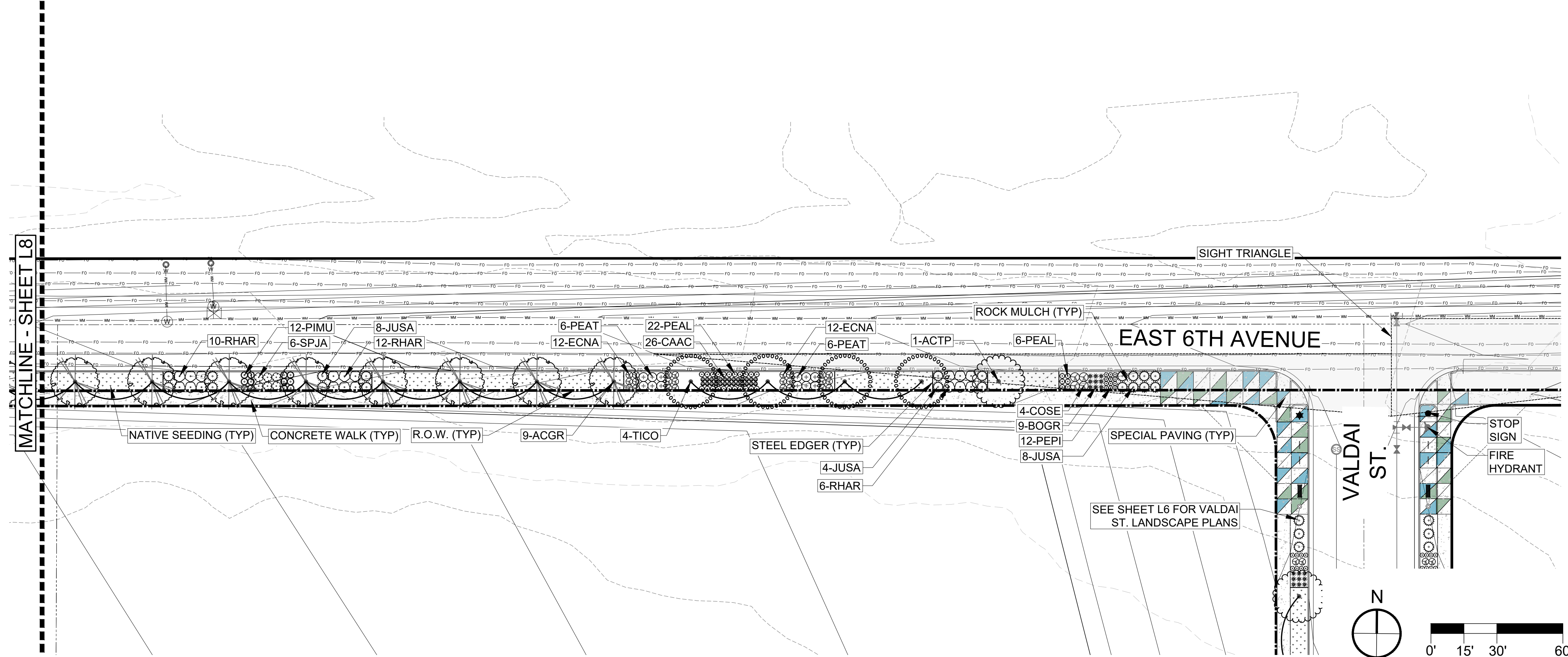
KEY MAP



- NOTE:
1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
 2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.
 3. FIRE HYDRANTS SHALL REMAIN UNOBSTRUCTED AND HAVE A MINIMUM 5' CLEARANCE AROUND HYDRANT.
 4. ALL PLANTING BEDS WITHIN CURBSIDE LANDSCAPING TO RECEIVE MIN. 3" DEPTH ROCK MULCH AND WEED BLANKET UNLESS OTHERWISE NOTED.
 5. ALL MEDIAN IMPROVEMENTS FOR STEPHEN D. HOGAN PARKWAY ARE THE RESPONSIBILITY OF THE CITY OF AURORA.

LEGEND

- R.O.W.
- EASEMENT
- STEEL EDGING
- [Pattern] SOD - RTF SOD
- [Pattern] NATIVE SEED LOW-GROW MIX
- [Pattern] RIPARIAN SEED MIX
- [Pattern] CONCRETE WALK
- [Pattern] SPECIALTY PAVING
- [Symbol] DECIDUOUS SHADE TREES
- [Symbol] DECIDUOUS SHRUBS
- [Symbol] PERENNIALS & ORNAMENTAL GRASSES
- [Symbol] STREET LIGHT
- [Symbol] BENCH
- [Symbol] TRASH RECEPTACLE
- [Symbol] BIKE RACK
- [Symbol] SANITARY SEWER
- [Symbol] OVERHEAD ELECTRIC
- [Symbol] STORM LINE
- [Symbol] TELEPHONE LINE
- [Symbol] ELECTRICAL LINE
- [Symbol] WATER LINE
- [Symbol] FIBER OPTIC LINE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

AURORA ONE
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

NO.	DATE	REMARKS

JOB NO.:	19-4081
PA / PM:	JG
DRAWN BY:	WP
DATE:	06-15-2022
PLOT DATE:	06-15-2022

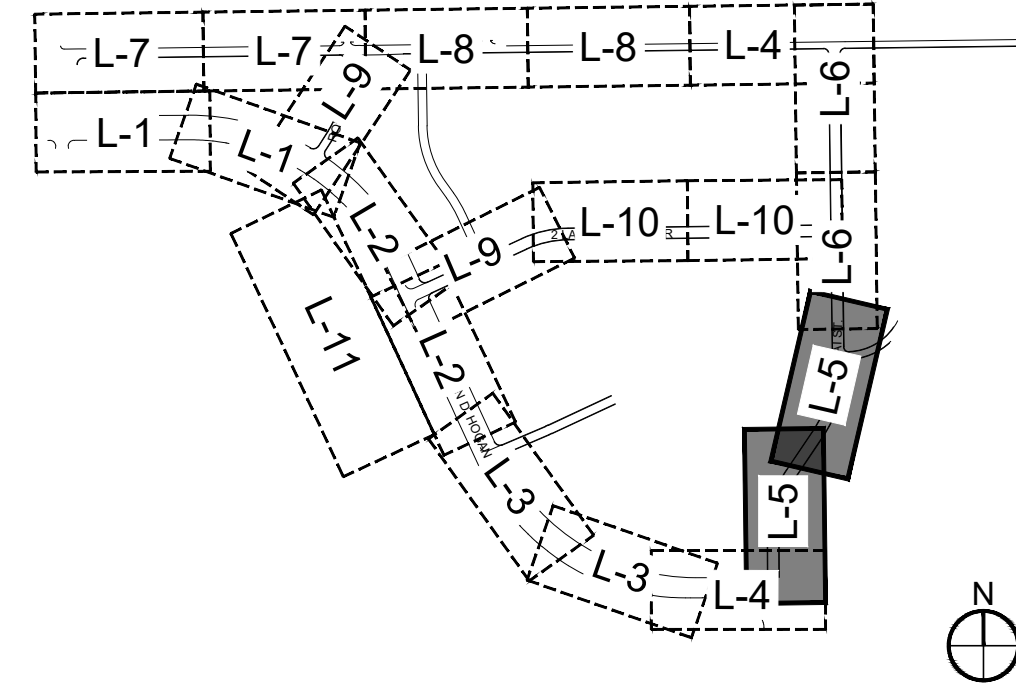
SHEET
L4

Sheet 19 of 28

NOT FOR CONSTRUCTION



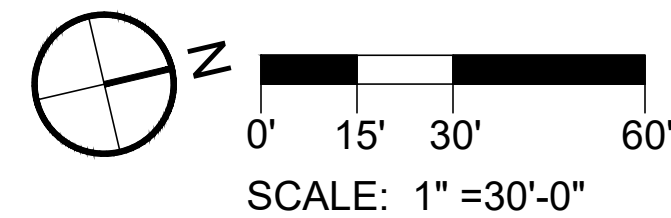
KEY MAP



- NOTE:
1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
 2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.
 3. FIRE HYDRANTS SHALL REMAIN UNOBSTRUCTED AND HAVE A MINIMUM 5' CLEARANCE AROUND HYDRANT.
 4. ALL PLANTING BEDS WITHIN CURBSIDE LANDSCAPING TO RECEIVE MIN. 3" DEPTH ROCK MULCH AND WEED BLANKET UNLESS OTHERWISE NOTED.
 5. ALL MEDIAN IMPROVEMENTS FOR STEPHEN D. HOGAN PARKWAY ARE THE RESPONSIBILITY OF THE CITY OF AURORA.

LEGEND

- R.O.W.
- EASEMENT
- STEEL EDGING
- [Pattern] SOD - RTF SOD
- [Pattern] NATIVE SEED LOW-GROW MIX
- [Pattern] RIPARIAN SEED MIX
- [Pattern] CONCRETE WALK
- [Pattern] SPECIALTY PAVING
- [Symbol] DECIDUOUS SHADE TREES
- [Symbol] DECIDUOUS SHRUBS
- [Symbol] PERENNIALS & ORNAMENTAL GRASSES
- [Symbol] STREET LIGHT
- [Symbol] BENCH
- [Symbol] TRASH RECEPTACLE
- [Symbol] BIKE RACK
- SANITARY SEWER
- OVERHEAD ELECTRIC
- STORM LINE
- TELEPHONE LINE
- ELECTRICAL LINE
- WATER LINE
- FIBER OPTIC LINE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS



900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

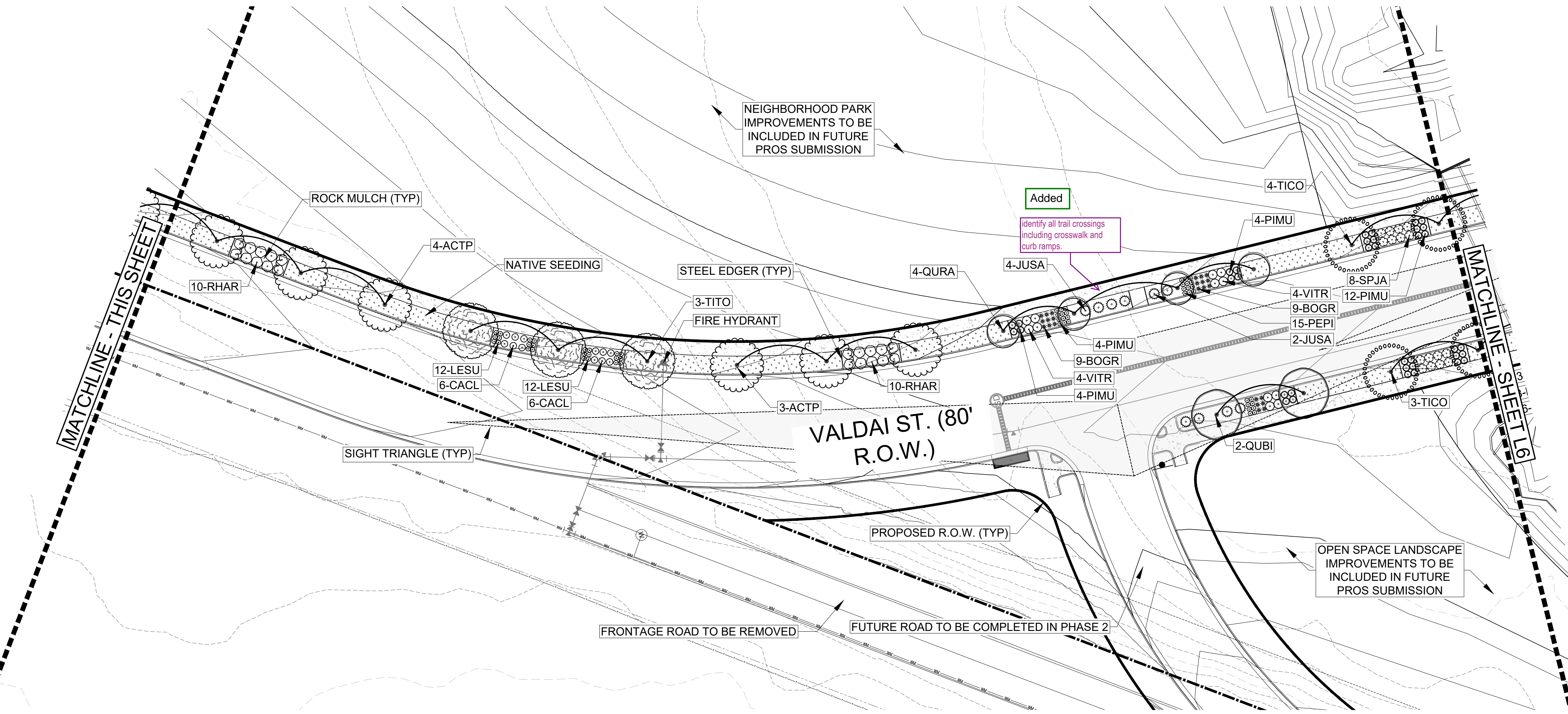
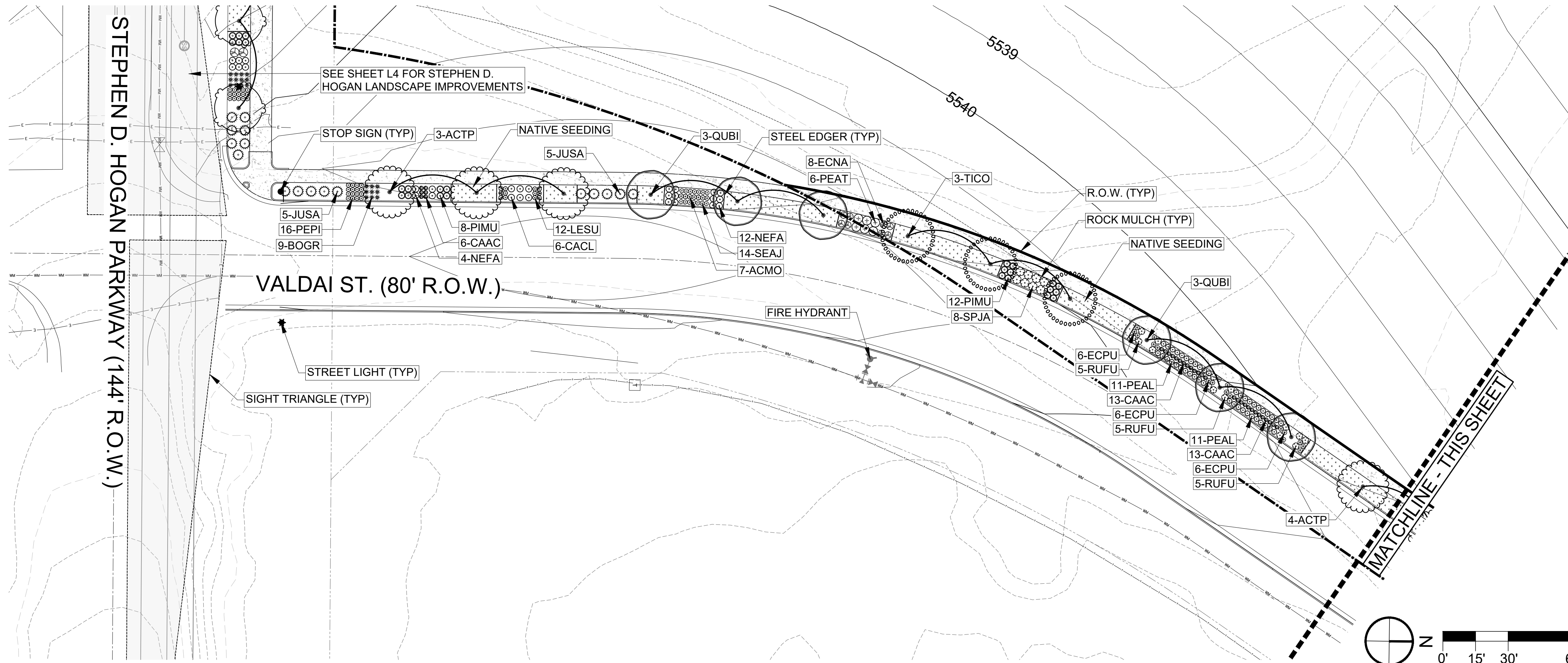
AURORA ONE
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

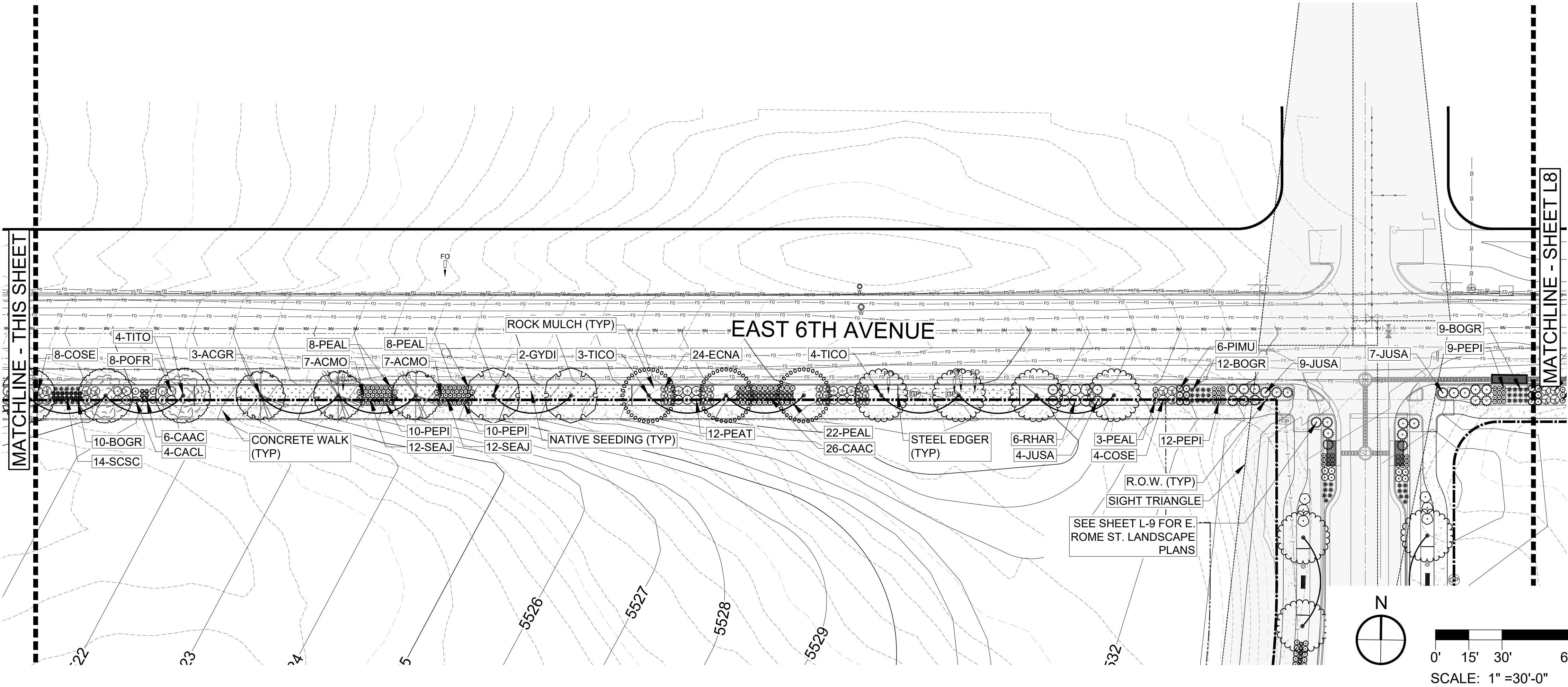
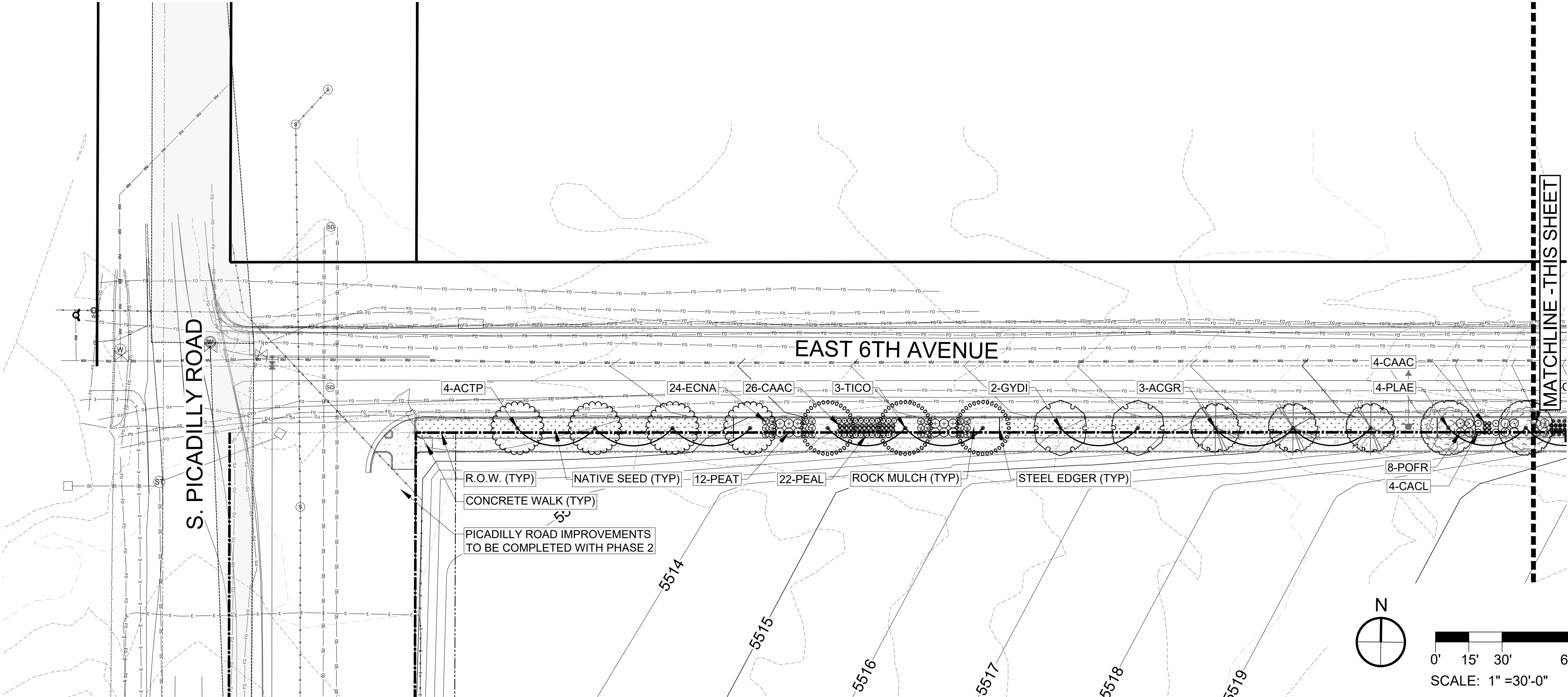
NO.	DATE	REMARKS

JOB NO.:	19-4081
PA / PM:	JG
DRAWN BY:	WP
DATE:	06-15-2022
PLOT DATE:	06-15-2022

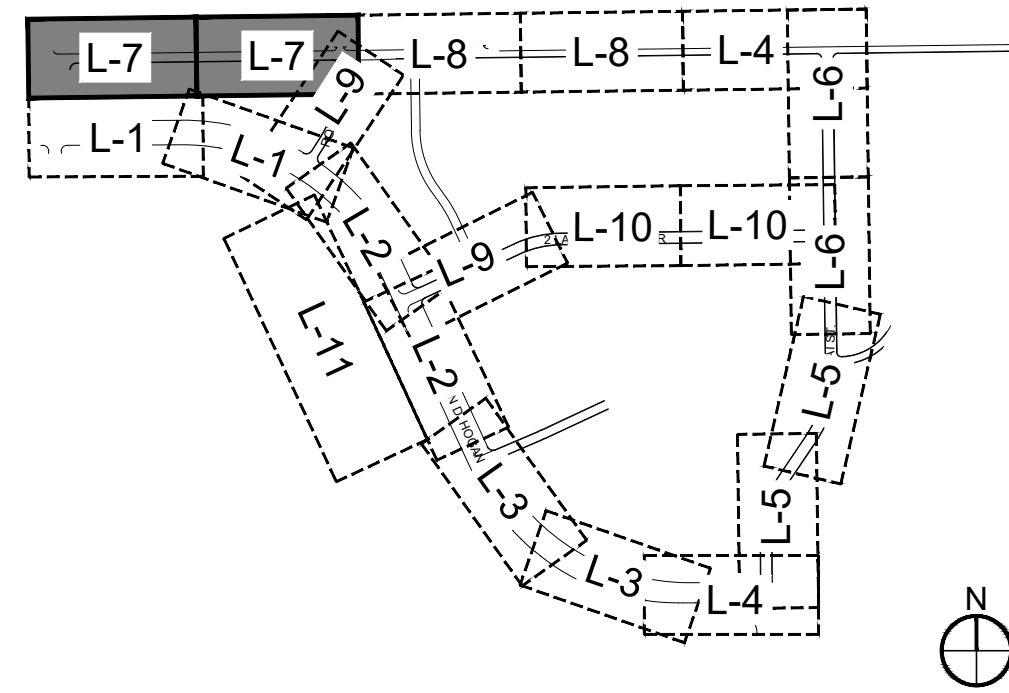
SHEET
L5
Sheet 20 of 28

NOT FOR CONSTRUCTION





KEY MAP



NOTE:

1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.
3. FIRE HYDRANTS SHALL REMAIN UNOBSTRUCTED AND HAVE A MINIMUM 5' CLEARANCE AROUND HYDRANT.
4. ALL PLANTING BEDS WITHIN CURBSIDE LANDSCAPING TO RECEIVE MIN. 3" DEPTH ROCK MULCH AND WEED BLANKET UNLESS OTHERWISE NOTED.
5. ALL MEDIAN IMPROVEMENTS FOR STEPHEN D. HOGAN PARKWAY ARE THE RESPONSIBILITY OF THE CITY OF AURORA.

LEGEND

- R.O.W.
- EASEMENT
- STEEL EDGING
- [Pattern] SOD - RTF SOD
- [Pattern] NATIVE SEED LOW-GROW MIX
- [Pattern] RIPARIAN SEED MIX
- [Pattern] CONCRETE WALK
- [Pattern] SPECIALTY PAVING
- [Symbol] DECIDUOUS SHADE TREES
- [Symbol] DECIDUOUS SHRUBS
- [Symbol] PERENNIALS & ORNAMENTAL GRASSES
- [Symbol] STREET LIGHT
- [Symbol] BENCH
- [Symbol] TRASH RECEPTACLE
- [Symbol] BIKE RACK
- SANITARY SEWER
- OVERHEAD ELECTRIC
- STORM LINE
- TELEPHONE LINE
- ELECTRICAL LINE
- WATER LINE
- FIBER OPTIC LINE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

AURORA ONE
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

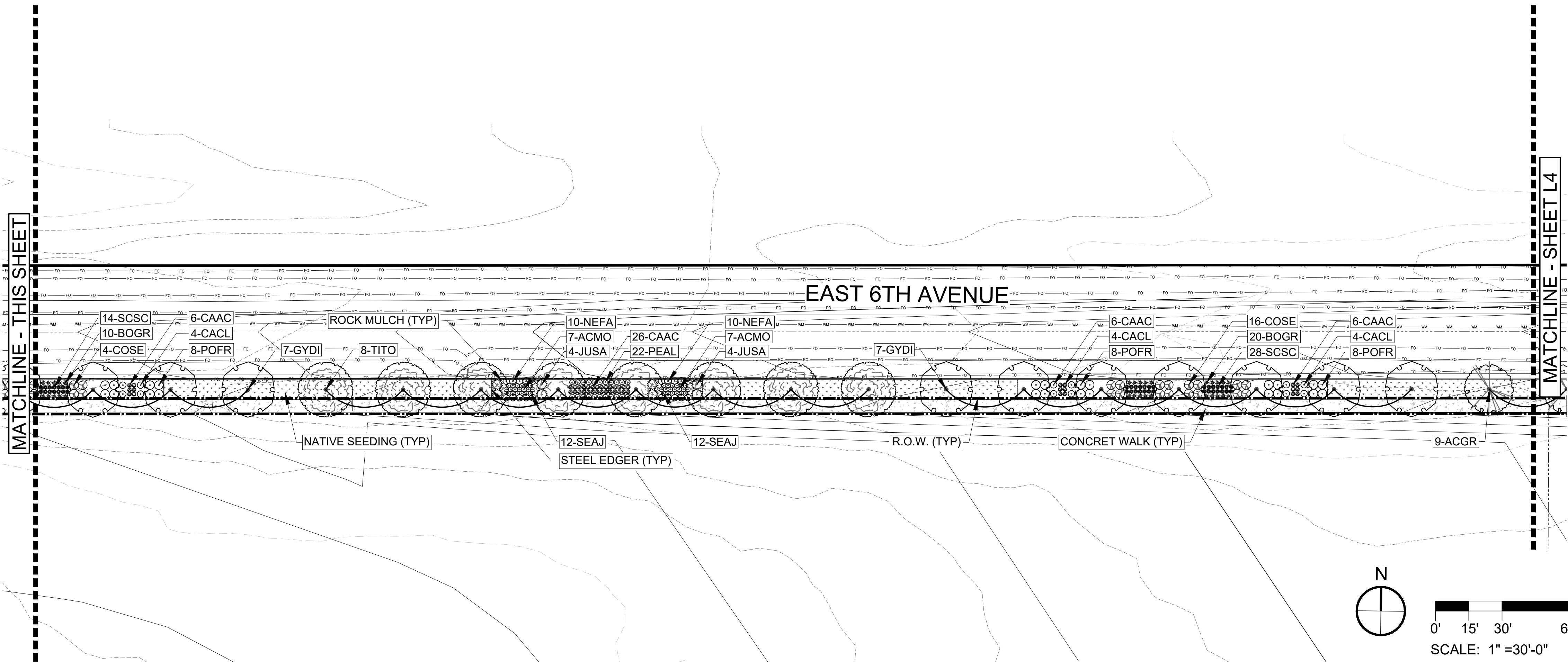
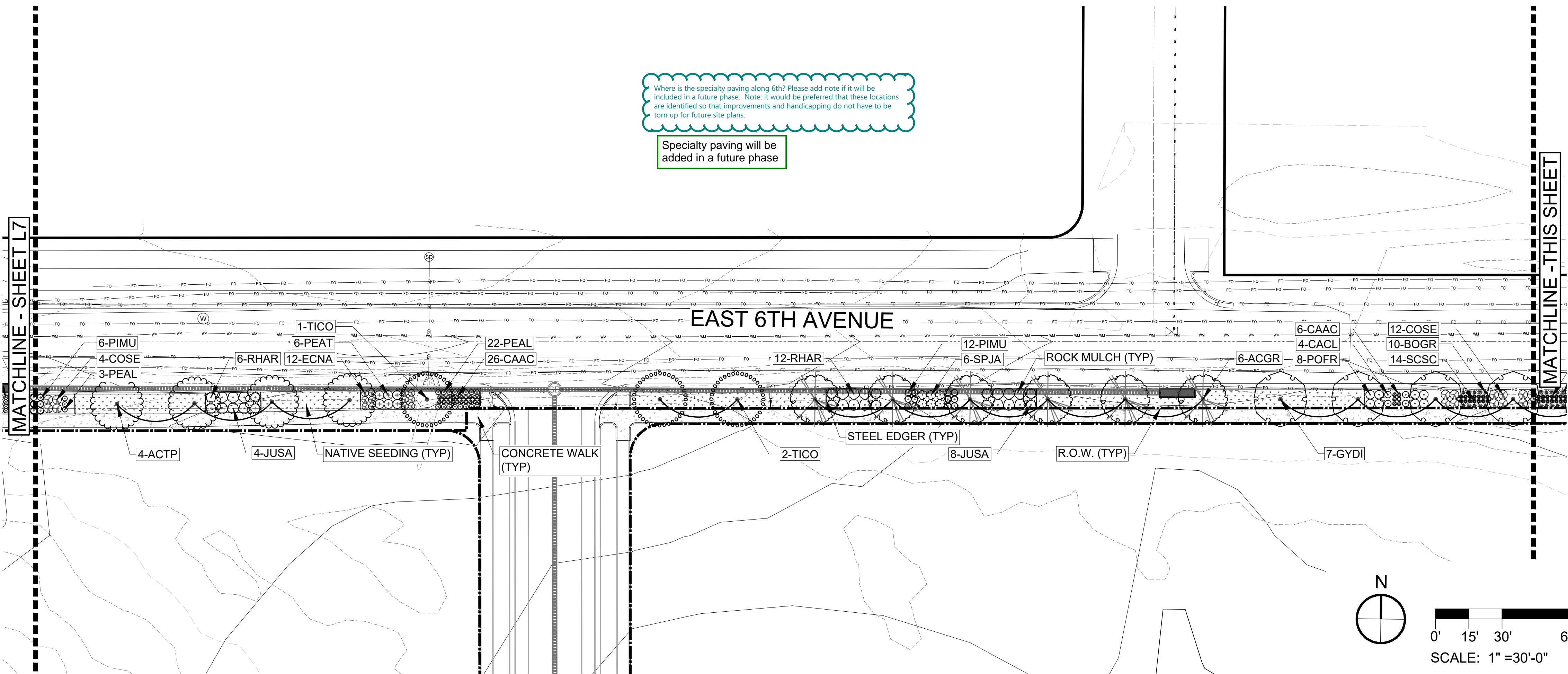
NO.	DATE	REMARKS

JOB NO.:	19-4081
PA / PM:	JG
DRAWN BY:	WP
DATE:	06-15-2022
PLOT DATE:	06-15-2022

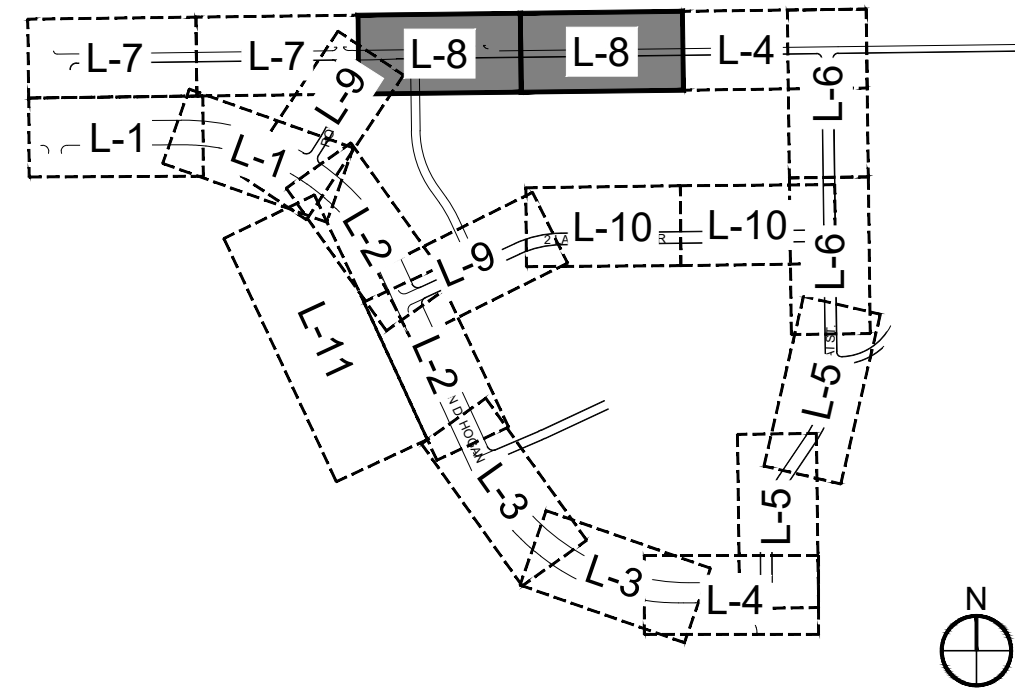
SHEET
L7
Sheet 22 of 28



NOT FOR CONSTRUCTION



KEY MAP



NOTE:

1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.
3. FIRE HYDRANTS SHALL REMAIN UNOBSTRUCTED AND HAVE A MINIMUM 5' CLEARANCE AROUND HYDRANT.
4. ALL PLANTING BEDS WITHIN CURBSIDE LANDSCAPING TO RECEIVE MIN. 3" DEPTH ROCK MULCH AND WEED BLANKET UNLESS OTHERWISE NOTED.
5. ALL MEDIAN IMPROVEMENTS FOR STEPHEN D. HOGAN PARKWAY ARE THE RESPONSIBILITY OF THE CITY OF AURORA.

LEGEND

- R.O.W.
- EASEMENT
- STEEL EDGING
- [Pattern] SOD - RTF SOD
- [Pattern] NATIVE SEED LOW-GROW MIX
- [Pattern] RIPARIAN SEED MIX
- [Pattern] CONCRETE WALK
- [Pattern] SPECIALTY PAVING
- [Symbol] DECIDUOUS SHADE TREES
- [Symbol] DECIDUOUS SHRUBS
- [Symbol] PERENNIALS & ORNAMENTAL GRASSES
- [Symbol] STREET LIGHT
- [Symbol] BENCH
- [Symbol] TRASH RECEPTACLE
- [Symbol] BIKE RACK
- [Symbol] SANITARY SEWER
- [Symbol] OVERHEAD ELECTRIC
- [Symbol] STORM LINE
- [Symbol] TELEPHONE LINE
- [Symbol] ELECTRICAL LINE
- [Symbol] WATER LINE
- [Symbol] FIBER OPTIC LINE
- [Symbol] EXISTING MINOR CONTOUR
- [Symbol] EXISTING MAJOR CONTOUR
- [Symbol] PROPOSED MINOR CONTOUR
- [Symbol] PROPOSED MAJOR CONTOUR

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

AURORA ONE
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

NO.	DATE	REMARKS

JOB NO.:	19-4081
PA / PM:	JG
DRAWN BY:	WP
DATE:	06-15-2022
PLOT DATE:	06-15-2022

SHEET
L8
Sheet 23 of 28



NOT FOR CONSTRUCTION

FOR AND ON BEHALF
OF WARE MALCOMB

AURORA ONE
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

[illegible]

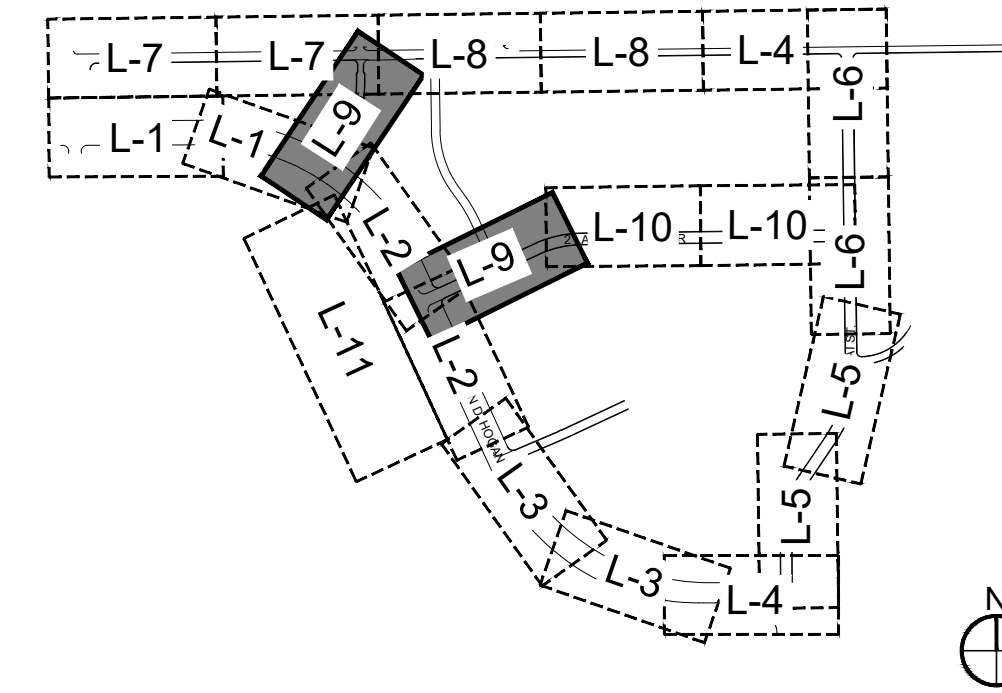
JOB NO.:	19-4081
PA / PM:	JG
DRAWN BY:	WP
DATE:	06-15-2022
PLOT DATE:	06-15-2022

SHEET
L9

Sheet 23 of 3

NOT FOR CONSTRUCTION






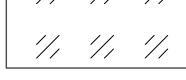
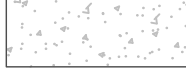

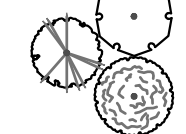

















KEY MAP

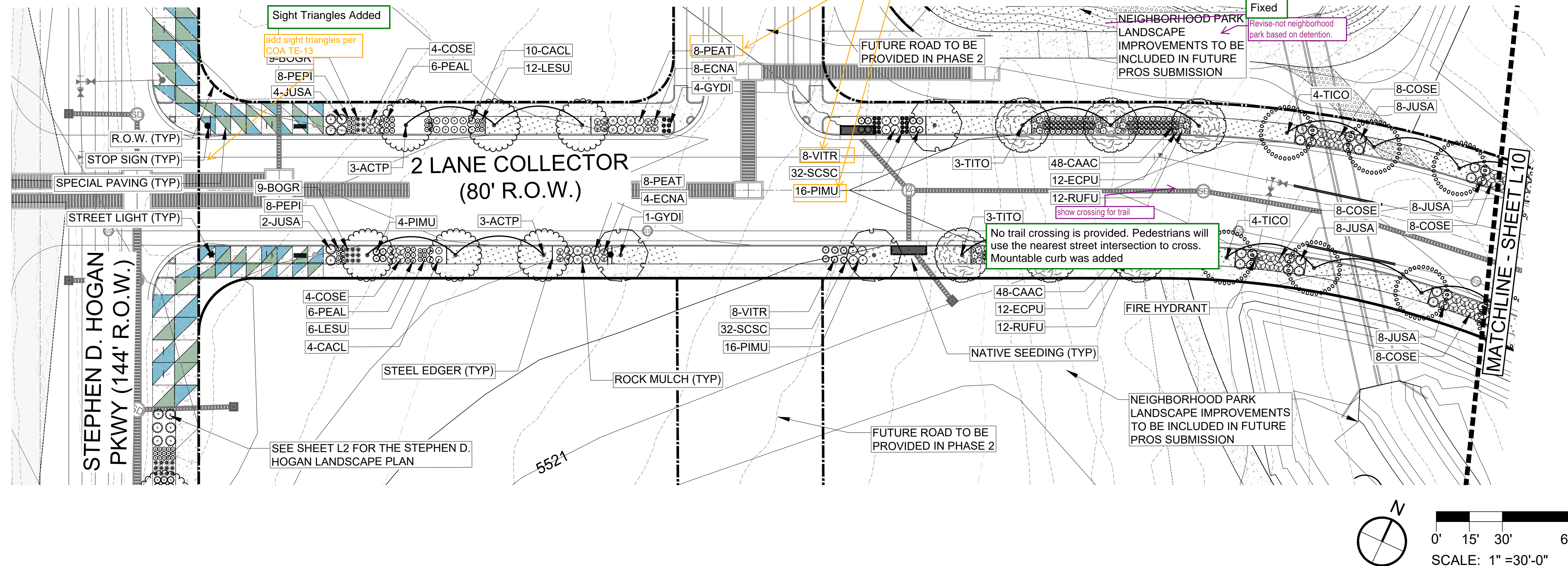
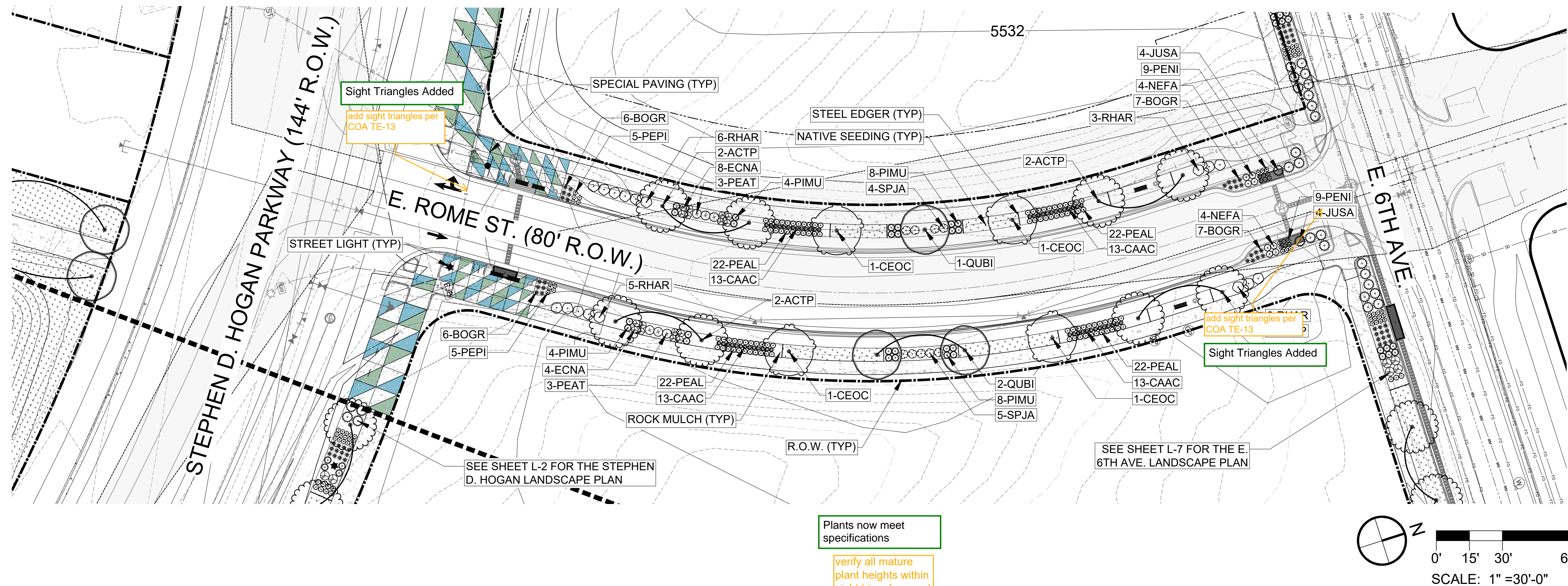


NOTE:

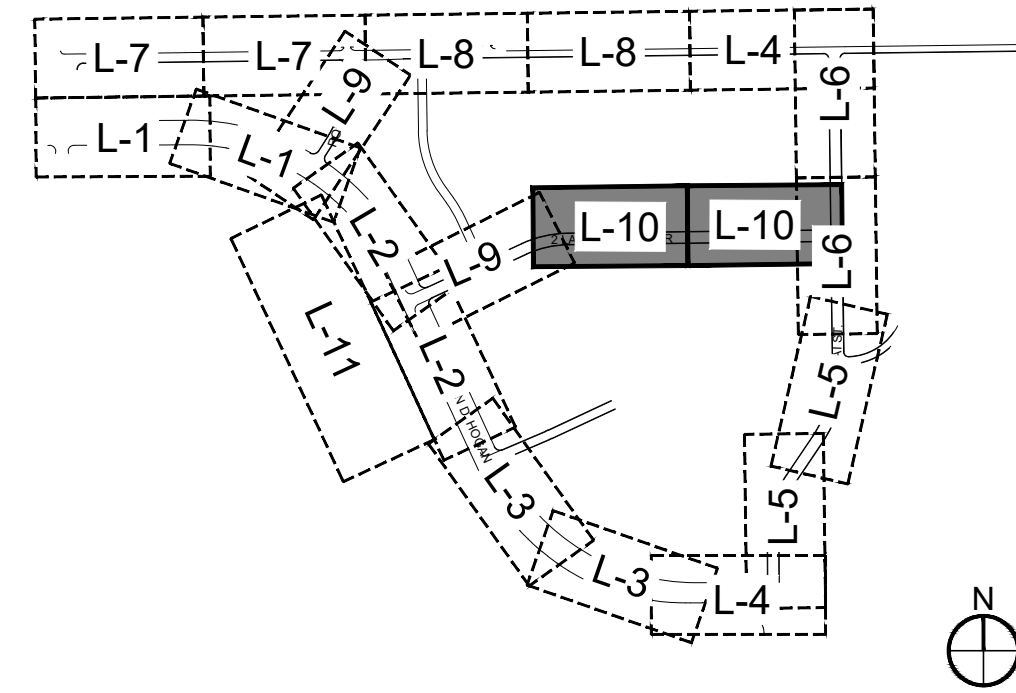
1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.
3. FIRE HYDRANTS SHALL REMAIN UNOBSTRUCTED AND HAVE A MINIMUM 5' CLEARANCE AROUND HYDRANT.
4. ALL PLANTING BEDS WITHIN CURBSIDE LANDSCAPING TO RECEIVE MIN. 3" DEPTH ROCK MULCH AND WEED BLANKET UNLESS OTHERWISE NOTED.
5. ALL MEDIAN IMPROVEMENTS FOR STEPHEN D. HOGAN PARKWAY ARE THE RESPONSIBILITY OF THE CITY OF AURORA.

LEGEND

- | | |
|---|------------------------------------|
|  | R.O.W. |
|  | EASEMENT |
|  | STEEL EDGING |
|  | SOD - RTF SOD |
|  | NATIVE SEED
LOW-GROW MIX |
|  | RIPARIAN SEED MIX |
|  | CONCRETE WALK |
|  | SPECIALTY PAVING |
|  | DECIDUOUS
SHADE TREES |
|  | DECIDUOUS SHRUBS |
|  | PERENNIALS &
ORNAMENTAL GRASSES |
|  | STREET LIGHT |
|  | BENCH |
|  | TRASH RECEPTACLE |
|  | BIKE RACK |
|  | SANITARY SEWER |
|  | OVERHEAD ELECTRIC |
|  | STORM LINE |
|  | TELEPHONE LINE |
|  | ELECTRICAL LINE |
|  | WATER LINE |
|  | FIBER OPTIC LINE |
|  | EXISTING MINOR CONTOURS |
|  | EXISTING MAJOR CONTOURS |
|  | PROPOSED MINOR CONTOURS |
|  | PROPOSED MAJOR CONTOURS |



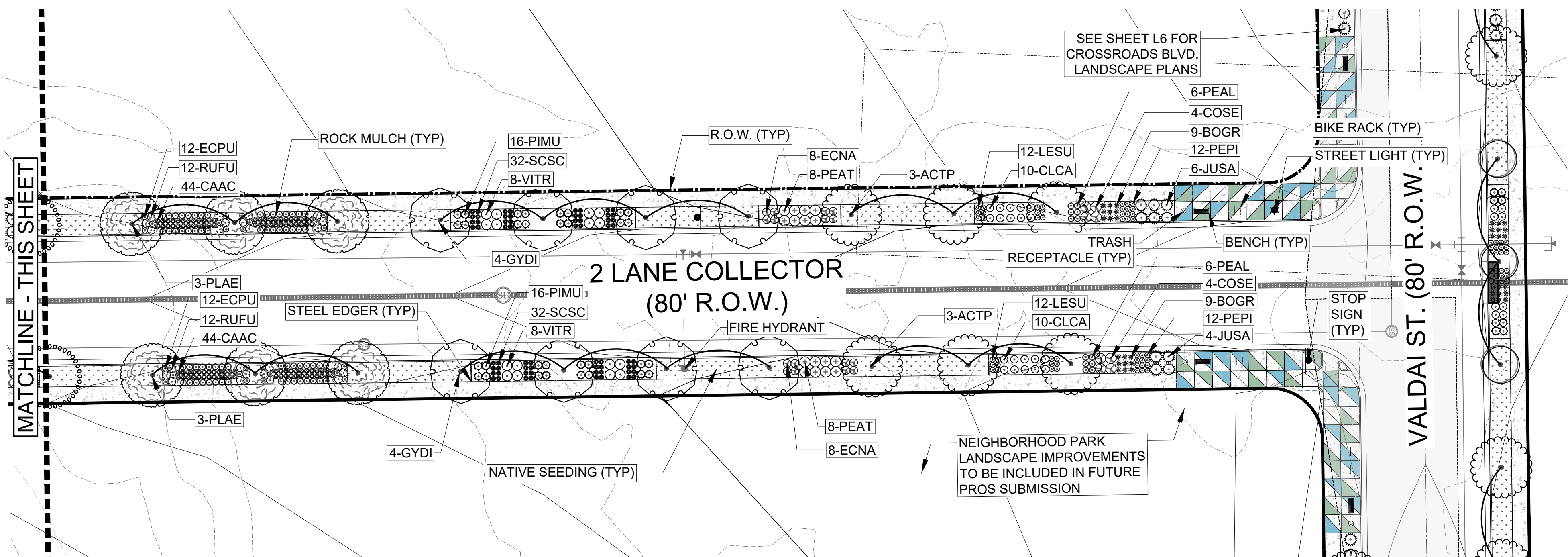
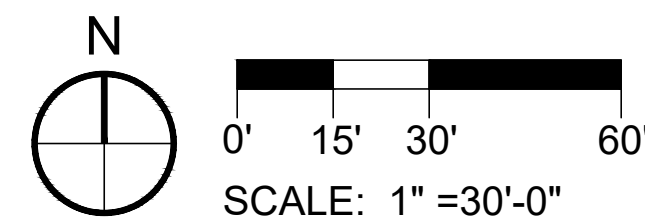
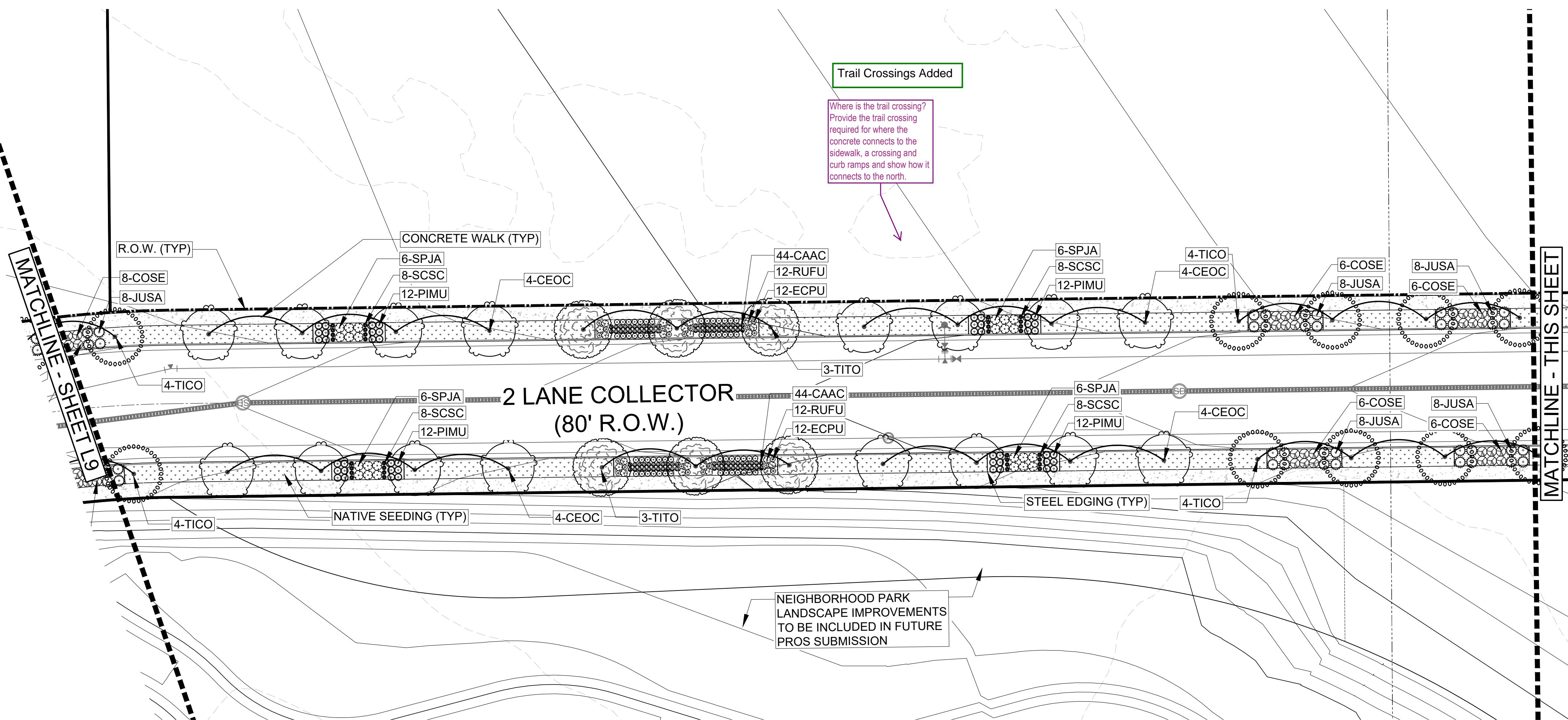
KEY MAP



- NOTE:
- FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2-10.
 - FIRE HYDRANTS SHALL REMAIN UNOBSTRUCTED AND HAVE A MINIMUM 5' CLEARANCE AROUND HYDRANT.
 - ALL PLANTING BEDS WITHIN CURBSIDE LANDSCAPING TO RECEIVE MIN. 3" DEPTH ROCK MULCH AND WEED BLANKET UNLESS OTHERWISE NOTED.
 - ALL MEDIAN IMPROVEMENTS FOR STEPHEN D. HOGAN PARKWAY ARE THE RESPONSIBILITY OF THE CITY OF AURORA.

LEGEND

- R.O.W.
- EASEMENT
- STEEL EDGING
- SOD - RTF SOD
- NATIVE SEED LOW-GROW MIX
- RIPARIAN SEED MIX
- CONCRETE WALK
- SPECIALTY PAVING
- DECIDUOUS SHADE TREES
- DECIDUOUS SHRUBS
- PERENNIALS & ORNAMENTAL GRASSES
- STREET LIGHT
- BENCH
- TRASH RECEPTACLE
- BIKE RACK
- SANITARY SEWER
- OVERHEAD ELECTRIC
- STORM LINE
- TELEPHONE LINE
- ELECTRICAL LINE
- WATER LINE
- FIBER OPTIC LINE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS



900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

FOR AND ON BEHALF
OF WARE MALCOMB

AURORA ONE
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

REMARKS

JOB NO.:	19-4081
PA / PM:	JG
DRAWN BY:	WP
DATE:	06-15-2022
PLOT DATE:	06-15-2022

SHEET
L10
Sheet 24 of 32



NOT FOR CONSTRUCTION

PLANT SCHEDULE

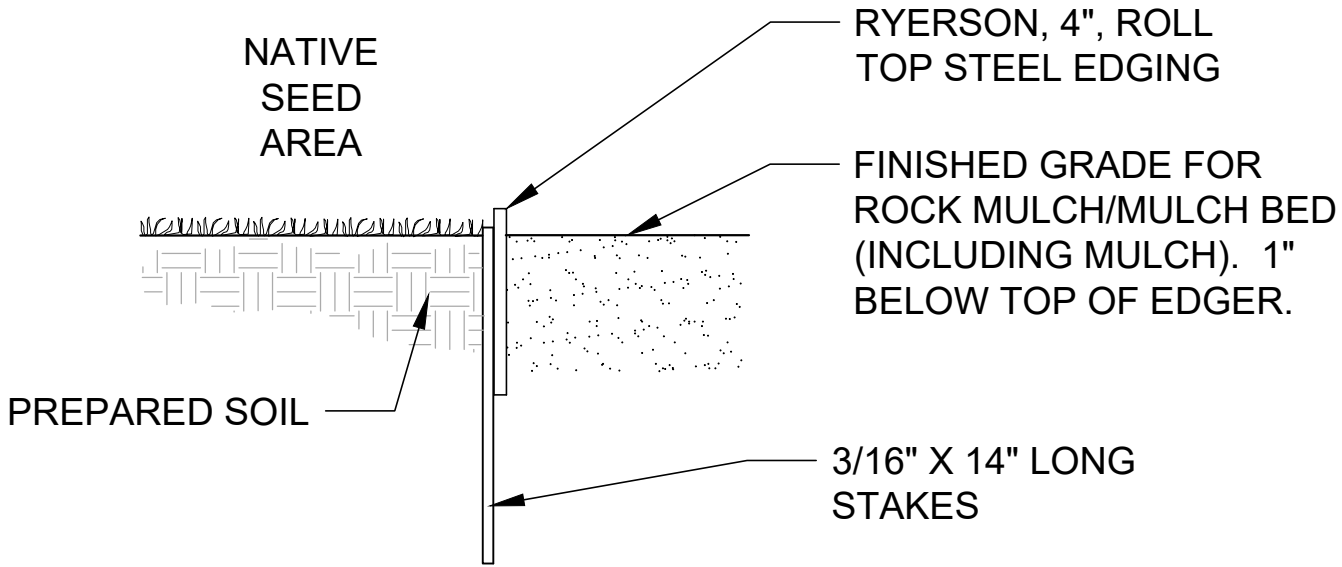
DECIDUOUS TREES					
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE TYPE
	58	ACGR	Acer grandidentatum 'Mesa Glow'	BIGTOOTH MAPLE	2.5" CAL B&B
	78	ACTP	Acer truncatum x platanoides	CRIMSON SUNSET MAPLE	2.5" CAL B&B
	80	CEOC	Celtis occidentalis 'Chicagoland'	COMMON HACKBERRY	2.5" CAL B&B
	91	GYDI	Gymnocladus dioicis 'Espresso'	ESPRESSO KENTUCKY COFFEE TREE	2.5" CAL B&B
	31	PRAM	Prunus americana	AMERICAN PLUM	2.5" CAL B&B
	75	QUBI	Quercus bicolor	SWAMP WHITE OAK	6" CLUMP B&B
	22	QUMA	Quercus macrocarpa	BUR OAK	2.5" CAL B&B
	13	QURA	Quercus robur x alba	STREETSPIRE OAK	2.5" CAL B&B
	70	TICO	Tilia cordata 'Greenspire'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL B&B
	50	TITO	Tilia tomentosa 'Sterling'	STERLING SILVER LINDEN	2.5" CAL B&B
	39	ULFR	Ulmus 'Frontier'	FRONTIER ELM	2.5" CAL B&B
EVERGREEN TREES					
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE TYPE
	41	PIAB	Picea abies	NORWAY SPRUCE	8' HT. B&B
	49	PIPU	Picea pungens	COLORADO SPRUCE	8' HT. B&B
	39	PINI	Pinus nigra	AUSTRIAN PINE	8' HT. B&B
SHRUBS					
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE TYPE
	158	CACL	Caryopteris x clandonensis	BLUE MIST SPIREA	5 GAL CONT.
	20	COBA	Cornus sericea 'Baileyi'	BAILEY REDTWIG DOGWOOD	5 GAL CONT.
	138	COSE	Cornus sericea 'Arctic Fire'	ARCTIC FIRE DOGWOOD	5 GAL CONT.
	371	ECNA	Ecimaeria nauseosa ssp. naueseosa	DWARF BLUE RABBITBRUSH	5 GAL CONT.
	108	FONG	Forsythia 'Northern Gold'	NORTHERN GOLD FORSYTHIA	5 GAL CONT.
	263	JUSA	Juniperus sabina 'Arcadia'	ARCADIA JUNIPER	5 GAL CONT.
	106	NEFA	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	5 GAL CONT.
	287	PEAT	Perovskia atriplicifolia	RUSSIAN SAGE	5 GAL CONT.
	400	PIMU	Pinus mugo 'Mops'	MOPS DWARF MUGO PINE	5 GAL CONT.
	209	RHAR	Rhus aromatica 'Gro-Low'	'GRO-LOW' FRAGRANT SUMAC	5 GAL CONT.
	112	RHGL	Rhus glabra	SMOOTH SUMAC	5 GAL CONT.
	133	SAPU	Salix purpurea 'Nana'	BASKET WILLOW	5 GAL CONT.
	145	SPJA	Spirea japonica 'Anthony Waterer'	ANTHONY WATERER SPIREA	5 GAL CONT.
	160	VITR	Viburnum trilobum 'Bailey Compact'	CRANBERRYBUSH	5 GAL CONT.
PERENNIALS					
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE TYPE
	59	ACMO	Achillea 'Moonshine'	MOONSHINE YARROW	1 GAL CONT.
	175	ECPU	Echinacea purpurea 'Magnus'	MAGNUS CONEFLOWER	1 GAL CONT.
	232	LESU	Leucanthemum x superbum	SHASTA DAISY	1 GAL CONT.
	312	PEPI	Penstemon pinifolius	PINELEAF PENSTEMON	1 GAL CONT.
	165	RUFU	Rudbeckia fulgida var. fulgida	BLACK EYED SUSAN	1 GAL CONT.
	106	SEAJ	Sedum 'Autumn Joy'	AUTUMN JOY SEDUM	1 GAL CONT.
ORNAMENTAL GRASSES					
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE TYPE
	403	BOGR	Bouteloua gracilis 'Blonde Ambition'	BLUE GRAMA GRASS	5 GAL CONT.
	835	CAAC	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	5 GAL CONT.
	752	PEAL	Pennisetum alopecuroides 'Piglet'	PIGLET FOUNTAIN GRASS	5 GAL CONT.
	341	SCSC	Schizacharium scoparium	LITTLE BLUESTEM	5 GAL CONT.

GENERAL NOTES

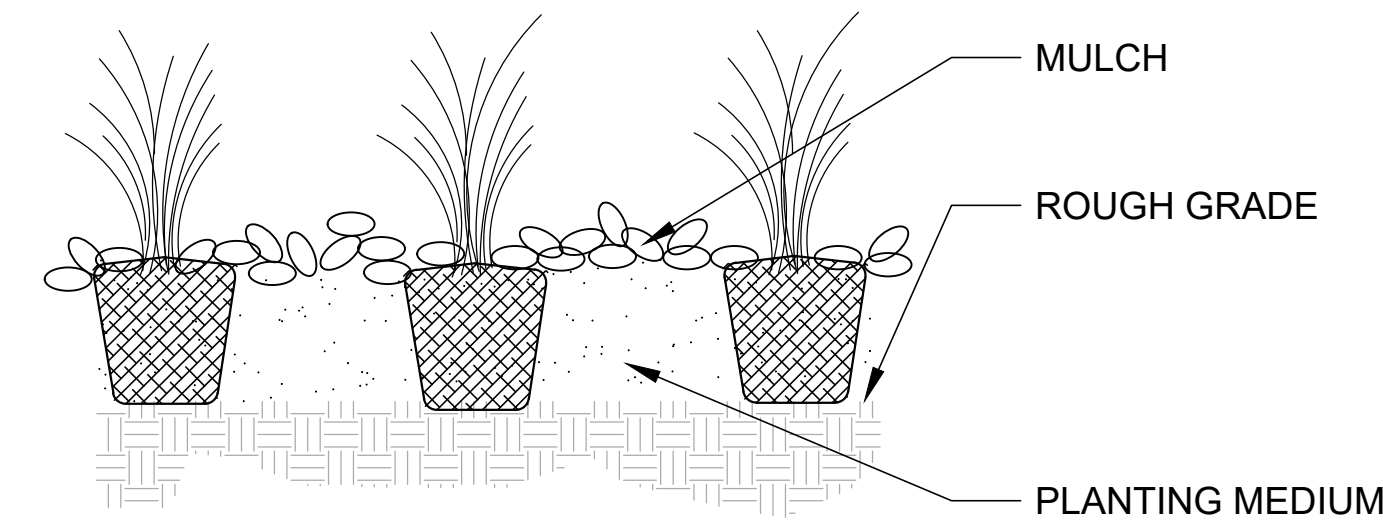
- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
- ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
- DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- NO SLOPES TO EXCEED 3:1
- ANY PROPOSED PLANTING MATERIAL PLANTED IN THE SIGHT TRIANGLES MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- STREET TREES SHALL BE LIMBED UP TO 8' ABOVE WALKS AS THEY MATURE.

CITY OF AURORA STANDARD NOTES

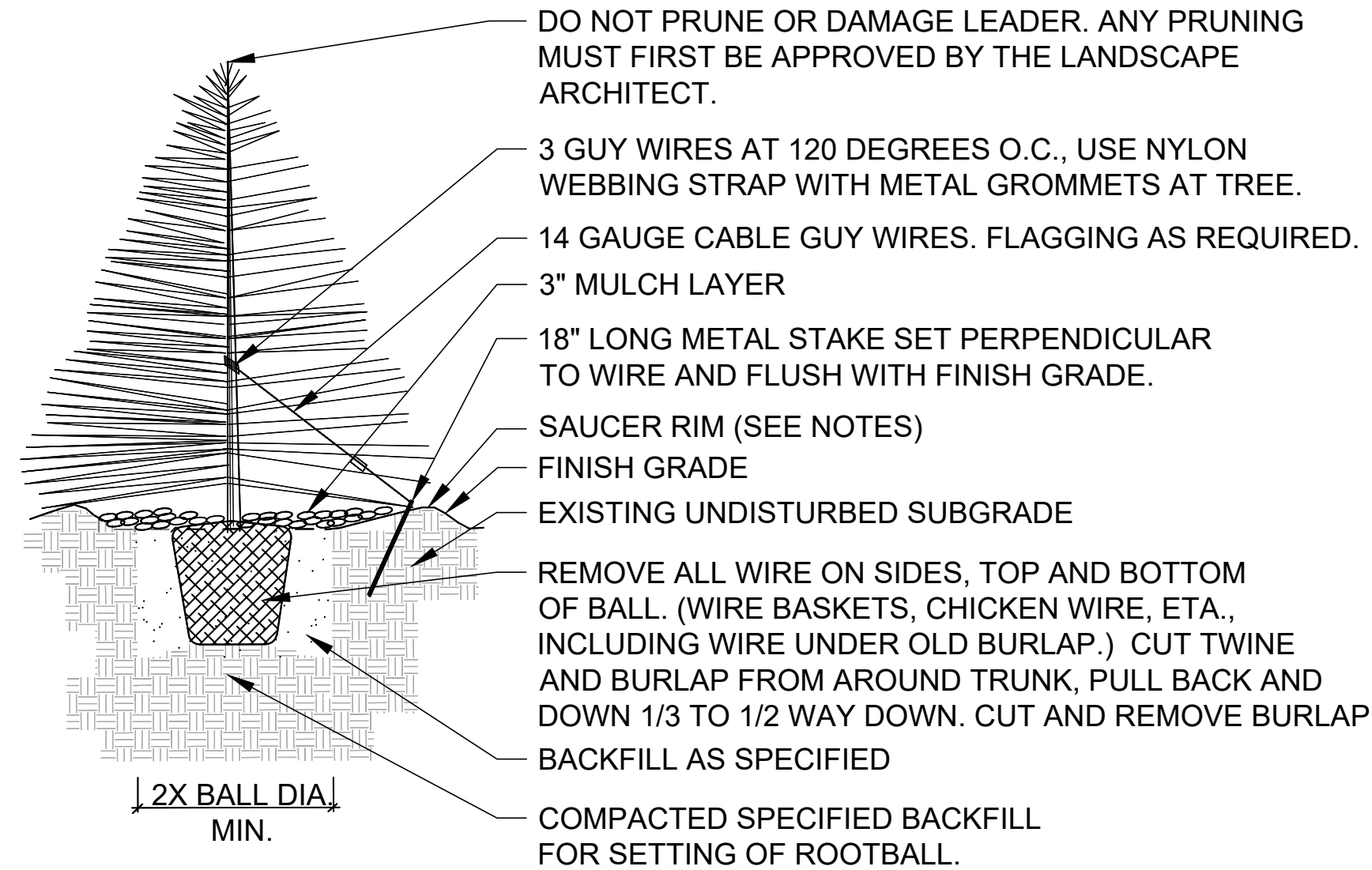
- SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
- FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING FIXTURE: TYPE 'PL1' GARDCO GULLWING DECORATIVE LUMINAIRE, THE EDGE SERIES LED PATHWAY LUMINAIRE, AND TYP 'SL2' CREE STREET LIGHTING OR APPROVED EQUAL.
- SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT. SURFACE MATERIAL AT BIKE RACKS SHALL BE CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR PRELIMINARY LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING SHALL BE INSTALLED AS DELINEATED ON PLANS. LANDSCAPING FOR DETENTION PONDS SHALL BE INSTALLED UPON COMPLETION OF POND CONSTRUCTION. LANDSCAPING FOR ALL STREETS SHALL BE INSTALLED UPON COMPLETION OF STREET CONSTRUCTION..
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR PROP. FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR PROP. FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF PROP. FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- MULCHING FOR SHRUB BEDS TO BE 1 1/2" ROCK MULCH OR APPROVED EQUAL AT MIN. 3" DEEP AND TREES TO BE GORILLA HAIR SHREDDED WOOD MULCH OR EQUAL AT MIN. 3" DEEP.



EDGER DETAIL - NATIVE AND MULCH BED
N.T.S.



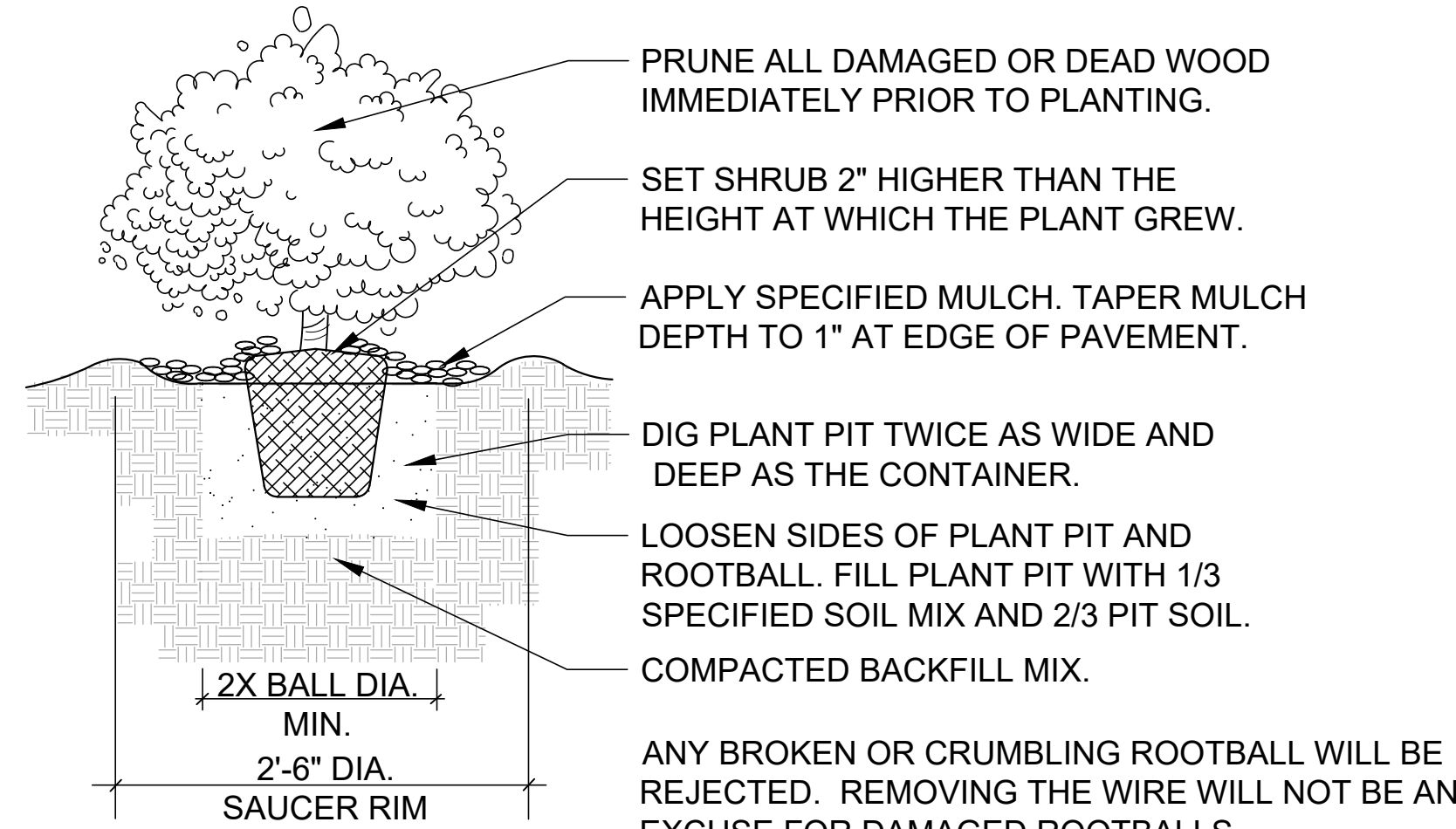
PERENNIAL PLANTING
N.T.S.



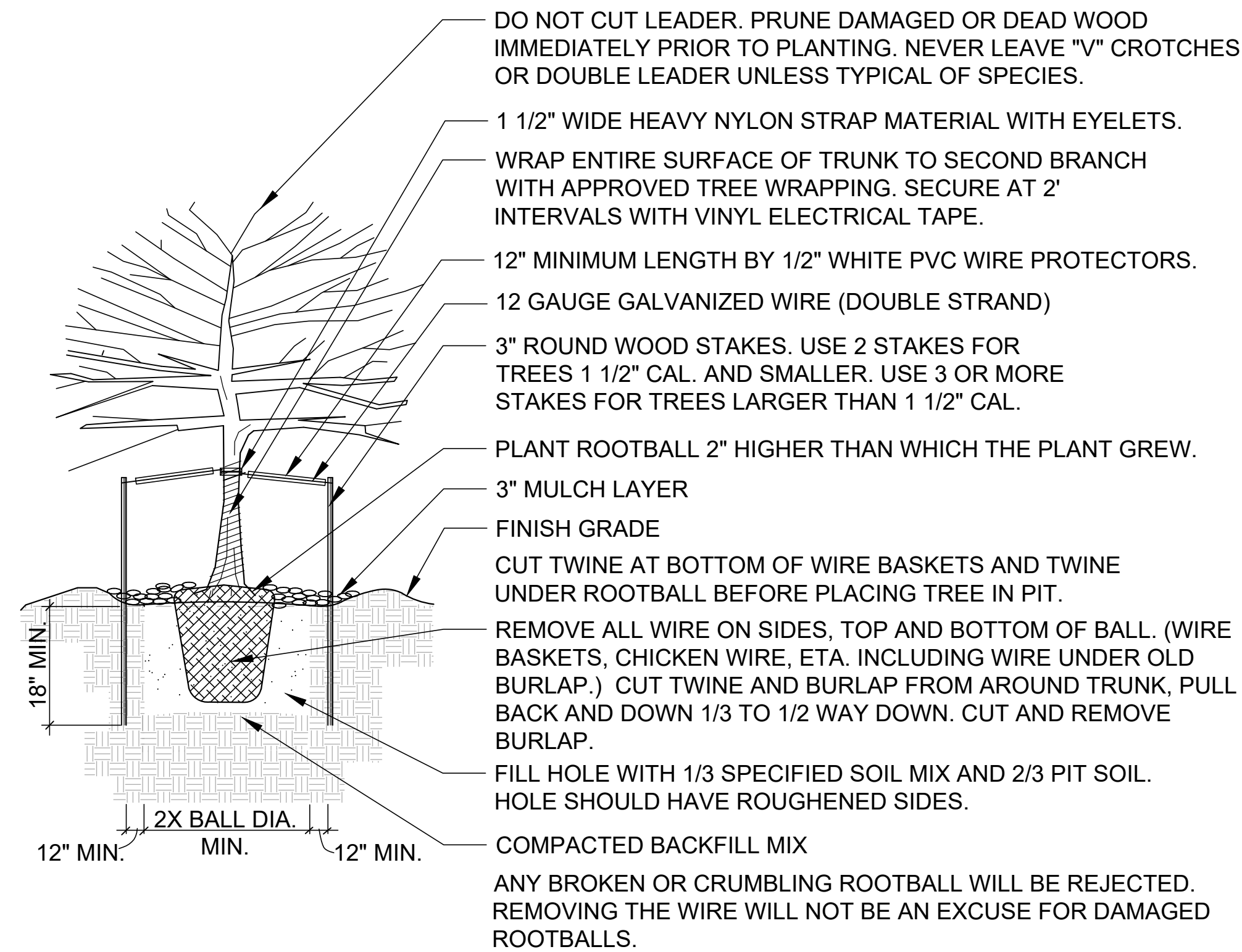
NOTES:

- TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
- WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
- SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND TREE WHEN ON LEVEL GROUND.

EVERGREEN TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

+

FOR AND ON BEHALF
OF WARE MALCOMB

AURORA ONE
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

REMARKS

NO. DATE

JOB NO.:	19-4081
PA / PM:	JG
DRAWN BY:	WP
DATE:	06-15-2022
PLOT DATE:	06-15-2022

SHEET
L12

Sheet 30 of 32

NOT FOR CONSTRUCTION

HAMRE RODRIGUEZ OSTRANDER & DINGESS
3600 S YOSEMITE ST STE 500
DENVER, CO 80237-1829



ORDER
03/26/2019 02:18 PM RF: \$573.00 DF: \$0.00
Arapahoe County Clerk, CO
Page: 1 of 113
Joan Lopez, Clerk & Recorder

D9025659

D9025659

DISTRICT COURT, ARAPAHOE COUNTY, COLORADO	
Court Address: 7325 S Potomac St, Centennial, CO, 80112	
Petitioner(s) CITY OF AURORA	DATE FILED: March 20, 2019 11:48 AM
v.	CASE NUMBER: 2017CV32886
Respondent(s) AURORA ONE REAL ESTATE LP et al.	
△ COURT USE ONLY △	
Case Number: 2017CV32886	
Division: 402 Courtroom:	
Order: Rule and Order	

The motion/proposed order attached hereto: GRANTED.

Issue Date: 3/20/2019

ELIZABETH ANN WEISHAUPL
District Court Judge

Return to:

Hamre, Rodriguez, Ostrander & Dingess, P.C.
3600 S. Yosemite Street, Suite 500
Denver, Colorado 80237-1829

DISTRICT COURT, ARAPAHOE COUNTY, COLORADO
Arapahoe County Justice Center
7325 S Potomac St #100
Centennial, CO 80112
Phone: 303-649-6355

Petitioner:

CITY OF AURORA, Colorado, a municipal
corporation of the Counties of Adams, Arapahoe and
Douglas

v.

Respondents:

AURORA ONE REAL ESTATE, L.P.; PROFESSORS FUND
V, LLC; FIRSTBANK SOUTHWEST; BISON OIL & GAS,
LLC; BISON EXPLORATION, LLC; HAROLD
ATTEBERRY; GREENSHELL ENERGY, CORP.; U.S.
WEST COMMUNICATIONS, INC.; COLORADO
INTERSTATE GAS COMPANY n/k/a KINDER MORGAN,
INC.; AMERICAN TELEPHONE AND TELEGRAPH
COMPANY; CONOCOPHILLIPS Company; SUE
SANDSTROM, in her official capacity as Treasurer of
Arapahoe County; and SU RYDEN, in her official capacity as
Public Trustee of Arapahoe County.

▲ COURT USE ONLY ▲

Case No. 2017CV32886

Division: 402

RULE AND ORDER

This matter comes before the Court pursuant to the Stipulated Motion for Entry of Rule and Order submitted by Petitioner City of Aurora and Respondent-Landowner Aurora One Real Estate, L.P. (collectively, the “Parties”). The Court having read the Stipulated Motion, reviewed the file, and being fully advised, hereby FINDS that:

1. On December 18, 2017, Petitioner filed its Petition in Condemnation to acquire the property interests identified in **Exhibits A-W** (the “Property”) to extend the 6th Avenue Parkway and for other associated improvements (the “Project”). Per this Court’s March 27, 2018 Order, Petitioner’s First Amended Petition in Condemnation was accepted for filing, which recognized that Respondent Colorado Interstate Gas Company is now owned by Kinder Morgan, Inc.

2. On February 12, 2018, the Parties stipulated to Petitioner’s immediate possession of Respondent-Landowner’s interests in the Property following the deposit of \$1,176,800 (“IP Deposit”) into the Court Registry. The Parties further stipulated that: “If there is no settlement, then the sole issue at trial will be the just compensation to be paid for the acquisition of the Property.” On February 15, 2018, this Court entered an Order approving the Parties’ stipulation.

3. On February 22, 2018, Petitioner deposited the IP Deposit thereby securing immediate possession of Respondent-Landowner’s interests in the Property.

4. Trial to determine the amount of just compensation due is set for April 1-4, 2019. Per the Stipulated Motion for Entry of Rule and Order, the Parties have stipulated that the amount of just compensation due Respondents, inclusive of all fees, costs, interest, damages to the remainder (if any), and expenses of any kind, is \$1,551,800. Accordingly, Petitioner is hereby Ordered to deposit an additional \$375,000 into the Court Registry.

5. This Court’s February 15, 2018 Order and this Court’s April 11, 2018 Order established that Petitioner has the constitutional and statutory right to condemn the Property for the Project; that there is a public need, necessity, and immediate necessity for Petitioner to acquire the Property for the Project; that the Parties have engaged in good faith negotiations to acquire the Property and there was a failure to agree regarding acquisition of the Property; and that there is a public use and purpose for Petitioner’s acquisition of the Property.

6. The Parties agree that the terms of the Agreement dated December 31, 1990 between the City of Aurora and John M. Cogswell, as Trustee for the Ringsby Land Trust, Michael D. Nevin, Sheila M. Nevin, Kathleen A. Mansfield and Gun Club Joint Venture regarding the annexation of the Aurora One Real Estate, L.P. (“Aurora One”) property and other lands into the City of Aurora are still in effect and control the future dedication and development funding requirements for the Aurora One property. The existing Steven D. Hogan Parkway did not require dedication for the ultimate 6 lane configuration or funding by Aurora One because it is an Extraordinary Public Improvement under the terms of the aforementioned Agreement. Any future expansion of the Steven D. Hogan Parkway would also be considered an Extraordinary Public Improvement and would not require dedication of land or funding by Aurora One, its

successors or assigns, regardless of whether or not the aforementioned Agreement has expired by its own terms. This does not relieve Aurora One, its successors or assigns, of local development costs such as sidewalks, traffic signals, accel/decal lanes, and any right of way dedication or easements required as a result of access points, sidewalks, traffic signals or accel/decal lanes. All funding mechanisms set forth in the aforementioned Agreement would still be available to the City.

7. The remaining Respondents, identified below, were named because the title work indicated they may have a record interest in the Property. Their status is as follows:

- a. Respondent **Professors Fund V, LLC**, through counsel for Petitioner, filed a Disclaimer of Interest on February 2, 2018. This Court approved the disclaimer per a February 8, 2018 Order and dismissed this Respondent from the case.
- b. Respondent **FirstBank Southwest**, through counsel for Petitioner, filed a Disclaimer of Interest on April 10, 2018.
- c. Respondent **Bison Oil and Gas, LLC** filed a Disclaimer of Interest on February 9, 2018.
- d. Respondent **Bison Exploration, LLC** filed a Disclaimer of Interest on January 16, 2018.
- e. Service was attempted on Respondent **Harold Atteberry**, but it was determined that he is deceased. Mr. Atteberry may have claimed an interest in the Property pursuant to a Pasture Lease as evidenced in a Deed of Trust recorded in the records of Arapahoe County on 12/29/2005 at Reception No. B5194303. That lease has expired and is no longer an interest in the property.
- f. Respondent **Greenshell Energy, Corp.**, through counsel for Petitioner, filed a Disclaimer of Interest on February 13, 2018. This Court approved the disclaimer per a February 15, 2018 Order and dismissed this Respondent from the case.
- g. Respondent **U.S. West Communications, Inc.** n/k/a Qwest Corporation d/b/a CenturyLink QC filed an Answer on January 27, 2018. Per an April 10, 2018 Stipulation Concerning CenturyLink QC's Property Interests and For Possession between Petitioners and this Respondent (approved by this Court on April 11, 2018), this Respondent consented to entry of a Rule and Order conveying the Property to Petitioner provided the terms and conditions of the Stipulation are incorporated in, and made a part of, the Court's Rule and Order. Accordingly, the Stipulation is attached hereto as

Exhibit X. The attachment to Exhibit X is attached hereto as **Exhibit Y**. Both exhibits are incorporated in, and made a part of this Rule and Order.

- h. Following Respondent **Colorado Interstate Gas Company n/k/a Kinder Morgan, Inc.**'s request to be removed from this case, Petitioner filed a Motion to Dismiss this Respondent on May 8, 2018. Per this Court's May 9, 2018 Order, this Respondent was dismissed from the case.
- i. Respondent **American Telephone and Telegraph Company** filed a Disclaimer of Interest on January 10, 2018 disclaiming any interest in this action and requesting to be dismissed from the case.
- j. Respondent **ConocoPhillips Company**, through counsel for Petitioner, filed a Disclaimer of Interest on February 16, 2018. This Court approved the disclaimer per a February 20, 2018 Order and dismissed this Respondent from the case.
- k. Respondent **Sue Sandstrom**, in her official capacity at Treasurer of Arapahoe County filed an Answer on January 16 2018 seeking \$515.51 in 2017 real property taxes, plus prorated 2018 real property taxes. This Court's Order of May 8, 2018 directed the disbursement from the Registry of the Court of the amount of \$558.11 to the Treasurer satisfying 2017 real property taxes and prorated real property taxes for 2018 to the date of possession for property acquired by Petitioner in fee.
- l. Respondent **Su Ryden**, in her official capacity as Public Trustee of Arapahoe County filed a Disclaimer on January 16, 2018.

THEREFORE, it is hereby ORDERED that:

1. The Property has been duly and lawfully taken and condemned by Petitioner pursuant to the statutes and the Constitution of the State of Colorado. Except as described above, title to the Property has been acquired by Petitioner free and clear of any and all claims, rights, title, interests, easements, liens, encumbrances, reversionary interests, and rights of entry of the Respondents.

2. The amount of just compensation represents the full and final satisfaction and payment of the total just compensation to be paid to the Respondents, inclusive, without limitation, of all fees, costs, interest damages to the remainder (if any), and expenses of any kind. The total just compensation to be paid for the Property is \$1,551,800.

3. Petitioner has already deposited \$1,176,800 in to the Court Registry. Therefore, within 45 days of entry of this Rule and Order, Petitioner shall deposit the remaining \$375,000 into the Court Registry. Upon Petitioner's deposit of \$375,000 into the Court Registry, the Clerk

of the District Court, without further orders of this Court, shall forthwith disburse this sum to Aurora One by making a check payable to "Aurora One Real Estate, L.P." and mailing the check to counsel for Aurora One: Douglas S. Widlund, Widlund Law, L.L.C., 7200 South Alton Way, Suite A220, Centennial, Colorado 80112.

4. A certified copy of this Rule and Order may be recorded and indexed in the office of the Clerk and Recorder of the County of Arapahoe, Colorado, in the like manner and with like effect as if it were a deed of conveyance from Respondent-Landowner to Petitioner of the Property.

5. The trial set for April 1-4, 2019 is vacated. Counsel for Petitioner will notify the Commissioners of the case settling and will file a Unopposed Motion to Pay the Commissioners for the time they spent at the Voir Dire of Commissioners.

6. The recording of this Rule and Order will release the *Lis Pendens* recorded on January 12, 2018, at Reception No. D8004500.

DONE THIS ____ day of _____, 2019.

BY THE COURT

District Judge

SLOPE EASEMENT
6th Avenue Parkway Extension Project
Parcels SE-101, SE-104A Rev1, SE-104C Rev1, SE-104D, SE-104E,
SE-104F, SE-104G, SE-105, SE-106

The undersigned owner, hereinafter referred to as "Grantor", hereby acknowledges receipt from **THE CITY OF AURORA, COLORADO**, a municipal corporation of the Counties of Adams, Arapahoe, and Douglas, State of Colorado, hereinafter referred to as "Grantee", of the sum of One Hundred Forty-four Thousand Four Hundred Fifty-nine and no\100 dollar(s) (\$144,459.00) and other good and valuable consideration, in consideration of which Grantor hereby grants to the City of Aurora, Colorado, a slope easement for the purpose including, but not limited to, surveying, constructing, reconstructing, paving, and maintaining an inclined graded area, extending from the natural and undisturbed surface of the ground. Said easement lying in, over, along, and across the following described parcels of land, situated in the County of Arapahoe, State of Colorado, to wit:

See Exhibit A, B, C, D, E, F, G, H and I wherein the descriptions are more fully set forth. Said Exhibits A, B, C, D, E, F, G, H and I are attached hereto and incorporated herein by reference.

Together with the right of ingress and egress over said premises and to remove objects or structures therefrom. The Grantor shall not excavate within nor remove any earth from the easement or stockpile any materials on the easement herein granted.

The Grantor of the above-described parcels of land, its successors or assigns, reserves the right to remove such slopes or portions thereof at such time as alternate adequate lateral support is provided by the Grantor. The design and proposed construction of such alternate lateral support shall first be approved by the City of Aurora Engineer.

Exhibit A to Rule and Order
Page 2 of 2

EXHIBIT " A "

**CITY OF AURORA
SLOPE EASEMENT
TO BE ACQUIRED
FROM**

Slope Easement No. SE-101

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " A "

PROJECT NUMBER: 14046
SLOPE EASEMENT: SE-101
DATE: FEBRUARY 26, 2016

DESCRIPTION

A Slope Easement No. SE-101 of the City of Aurora, Project No. 14046 containing 0.034 acres, more or less, being a portion of that parcel of land recorded at Reception No. B7157824 in the Arapahoe County Clerk and Recorder's Office; located in the Northeast Quarter of Section 12, Township 4 South, Range 66 West of the Sixth Principal Meridian; County of Arapahoe, State of Colorado; said slope easement being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 12; Thence along the west line of the Northeast Quarter of said Section 12, North 00°25'30" West, a distance of 475.83 feet to the north right-of-way line of 6th Parkway as dedicated by and depicted on the plat of E-470 Administrative Center Subdivision Filing No. 1 recorded at Reception No. A8034466 (Plat Book 146 at Page 77) in the Arapahoe County Clerk and Recorder's Office and the POINT OF BEGINNING;

1. Thence along the west line of the Northeast Quarter of said Section 12, North 00°25'30" West, a distance of 10.91 feet;
2. Thence North 88°27'31" East, a distance of 84.70 feet;
3. Thence South 80°45'34" East, a distance of 76.96 feet to the north right-of-way line of said 6th Parkway;
4. Thence along said north right-of-way line, South 89°42'07" West, a distance of 160.54 feet to THE POINT OF BEGINNING.

The above described slope easement contains 1,486 sq. ft. (0.034 Ac), more or less.

The purpose of the above described slope easement is for the construction and maintenance of roadway slope areas.

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838



ILLUSTRATION FOR
EXHIBIT A
SHEET 1 OF 1



Aurora One Real Estate Lp
Rec. No. B7157824

Aurora One
Real Estate Lp
Rec. No. B7157824

PARCEL SE-101
1,486 SF
0.034 AC

N00°25'30"W
10.91'
N00°25'30"W 2,644.71'
1/4 LINE, NE 1/4, SEC. 12
N00°25'30"W
475.83'

N88°27'31"E
84.70'

S80°45'34"E
76.96'

S89°42'07"W
160.54'

POINT OF
BEGINNING

NE 1/4
SEC 12

E. 6TH PARKWAY
Rec. No. A8034466
Plat Bk 146 Pg 77

POINT OF
COMMENCEMENT
C 1/4 COR., SEC. 12
FND. 2" ALUM. CAP
PLS 28649, 1994

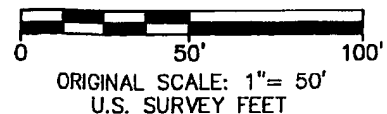


OWNER:
AURORA ONE REAL ESTATE LP
6003 TUSCANY VILLAGE
AMARILLO, TX 79119-6554

PARCEL CONTAINS 1,486 SQ. FT. (0.034 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

GRAPHIC SCALE



CITY OF AURORA

DRAWN BY: AGW	SCALE: 1"=50'	R.O.W. FILE NUMBER
CHECKED BY: KB	DATE: 06/22/16	C.O.A. PROJECT NO. 14046

SLOPE EASEMENT

PARCEL SE-101
6TH AVENUE EXTENSION
NE 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM
ARAPAHOE COUNTY, COLORADO

EXHIBIT " B "

**CITY OF AURORA
SLOPE EASEMENT
TO BE ACQUIRED
FROM**

Slope Easement No. SE-104A REV 1

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " B "

PROJECT NUMBER: 14046
RIGHT-OF-WAY: SE-104A Rev 1
DATE: JUNE 15, 2017

DESCRIPTION

A Slope Easement No. SE-104A REV 1 of the City of Aurora, Project No. 14046 containing 0.806 acres, more or less, being a portion of that parcel of land recorded at Reception No. B7157824 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said slope easement being more particularly described as follows:

Commencing at the Northwest corner of said Section 12, Thence South 75°56'55" East, a distance of 17.77 feet to the south right-of-way line of 6th Avenue, as described in field notes for Arapahoe County Road No. 73, and the POINT OF BEGINNING;

1. Thence along said south right-of-way line, North 89°17'35" East, a distance of 18.00 feet;
2. Thence South 00°28'45" East, a distance of 170.85 feet;
3. Thence South 39°24'52" East, a distance of 22.10 feet;
4. Thence South 89°51'09" East, a distance of 407.30 feet;
5. Thence Easterly on the arc of a non-tangent curve to the right, having a radius of 1,047.00 feet and a central angle of 24°09'35", an arc distance of 441.48 feet (the chord of said curve bears South 78°11'41" East, a distance of 438.22 feet);
6. Thence South 57°00'13" East, a distance of 85.97 feet;
7. Thence North 32°27'09" East, a distance of 70.68 feet;
8. Thence Northerly on the arc of a tangent curve to the left, having a radius of 355.00 feet and a central angle of 33°09'33", an arc distance of 205.45 feet (the chord of said curve bears North 15°52'22" East, a distance of 202.60 feet);
9. Thence North 00°42'11" West, a distance of 28.05 feet;
10. Thence South 89°17'35" West, a distance of 20.00 feet;

EXHIBIT " B "

PROJECT NUMBER: 14046
RIGHT-OF-WAY: SE-104A Rev 1
DATE: JUNE 15, 2017

DESCRIPTION

11. Thence North $00^{\circ}42'25''$ West, a distance of 55.42 feet to the south right-of-way line of said 6th Avenue,
12. Thence along said south right-of-way line, North $89^{\circ}17'35''$ East, a distance of 50.00 feet;
13. Thence South $00^{\circ}42'25''$ East, a distance of 83.47 feet;
14. Thence Southerly on the arc of a tangent curve to the right, having a radius of 385.00 feet and a central angle of $33^{\circ}09'33''$, an arc distance of 222.81 feet (the chord of said curve bears South $15^{\circ}52'22''$ West, a distance of 219.72 feet);
15. Thence South $32^{\circ}27'09''$ West, a distance of 55.19 feet;
16. Thence Westerly on the arc of a tangent curve to the right, having a radius of 25.00 feet and a central angle of $86^{\circ}27'27''$, an arc distance of 37.72 feet (the chord of said curve bears South $75^{\circ}40'52''$ West, a distance of 34.25 feet);
17. Thence Westerly on the arc of a reverse curve to the left, having a radius of 1027.00 feet and a central angle of $29^{\circ}11'04''$, an arc distance of 523.12 feet (the chord of said curve bears North $75^{\circ}40'56''$ West, a distance of 517.48 feet);
18. Thence South $89^{\circ}43'32''$ West, a distance of 414.18 feet;
19. Thence Northwesterly on the arc of a tangent curve to the right, having a radius of 25.00 feet and a central angle of $89^{\circ}47'43''$, an arc distance of 39.18 feet (the chord of said curve bears North $45^{\circ}22'37''$ West, a distance of 35.29 feet);
20. Thence North $00^{\circ}28'45''$ West, a distance of 185.95 feet to the POINT OF BEGINNING.

The above described slope easement contains 35,124 sq. ft. (0.806 Ac), more or less.

The purpose of the above described slope easement is for the construction and maintenance of roadway slope areas.

EXHIBIT " B "

PROJECT NUMBER: 14046
RIGHT-OF-WAY: SE-104A Rev 1
DATE: JUNE 15, 2017

DESCRIPTION

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838



ILLUSTRATION FOR EXHIBIT B

SHEET 1 OF 2

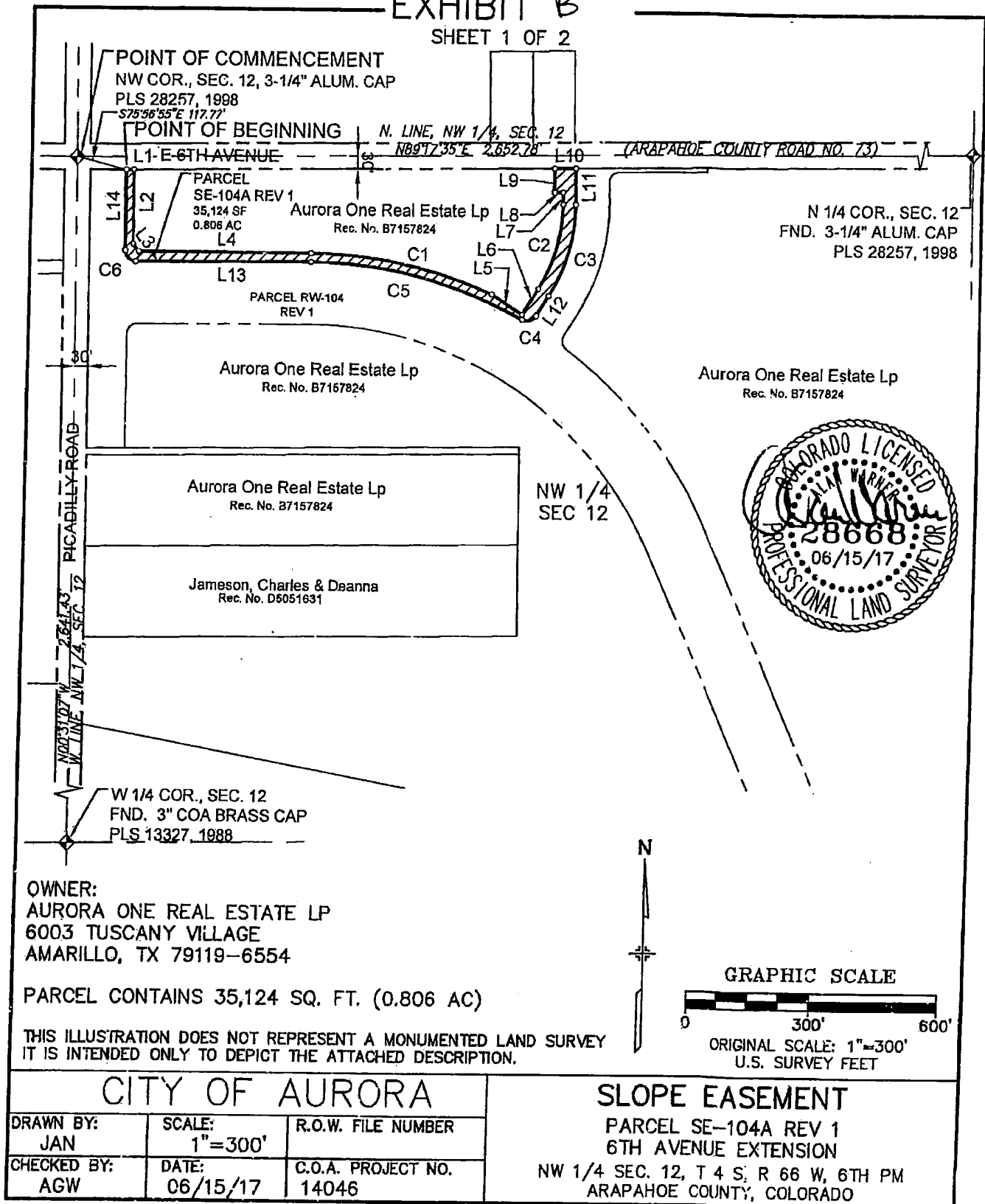


ILLUSTRATION FOR
EXHIBIT B
SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°17'35"E	18.00'
L2	S00°28'45"E	170.85'
L3	S39°24'52"E	22.10'
L4	S89°51'09"E	407.30'
L5	S57°00'13"E	85.97'
L6	N32°27'09"E	70.68'
L7	N00°42'11"W	28.05'
L8	S89°17'35"W	20.00'
L9	N00°42'25"W	55.42'
L10	N89°17'35"E	50.00'
L11	S00°42'25"E	83.47'
L12	S32°27'09"W	55.19'
L13	S89°43'32"W	414.18'
L14	N00°28'45"W	185.95'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	441.48'	1047.00'	24°09'35"	S78° 11' 41"E	438.22'
C2	205.45'	355.00'	33°09'33"	N15° 52' 22"E	202.60'
C3	222.81'	385.00'	33°09'33"	S15° 52' 22"W	219.72'
C4	37.72'	25.00'	86°27'27"	S75° 40' 52"W	34.25'
C5	523.12'	1027.00'	29°11'04"	N75° 40' 56"W	517.48'
C6	39.18'	25.00'	89°47'43"	N45° 22' 37"W	35.29'

OWNER:
AURORA ONE REAL ESTATE LP
6003 TUSCANY VILLAGE
AMARILLO, TX 79119-6554

PARCEL CONTAINS 35,124 SQ. FT. (0.806 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA			SLOPE EASEMENT	
DRAWN BY: JAN	SCALE: 1"=300'	R.O.W. FILE NUMBER	PARCEL SE-104A REV 1	
CHECKED BY: AGW	DATE: 06/15/17	C.O.A. PROJECT NO. 14046	6TH AVENUE EXTENSION	
			NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM	
			ARAPAHOE COUNTY, COLORADO	

EXHIBIT " C "

**CITY OF AURORA
SLOPE EASEMENT
TO BE ACQUIRED
FROM**

Slope Easement No. SE-104C REV 1

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " C "

PROJECT NUMBER: 14046
SLOPE EASEMENT: SE-104C REV 1
DATE: JUNE 15, 2017

DESCRIPTION

A Slope Easement No. SE-104C REV 1 of the City of Aurora, Project No. 14046 containing 0.567 acres, more or less, being a portion of that parcel of land recorded at Reception No B7157824 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said slope easement being more particularly described as follows:

Commencing at the Northwest corner of said Section 12, Thence South 59°36'37" East, a distance of 1,760.55 feet to the POINT OF BEGINNING;

1. Thence North 24°47'17" West, a distance of 62.65 feet;
2. Thence Northwesterly on the arc of a tangent curve to the left, having a radius of 1027.00 feet and a central angle of 29°13'02", an arc distance of 523.70 feet (the chord of said curve bears North 39°23'48" West, a distance of 518.05 feet);
3. Thence Northerly on the arc of a reverse curve to the right, having a radius of 25.00 feet and a central angle of 86°27'27", an arc distance of 37.72 feet (the chord of said curve bears North 10°46'35" West, a distance of 34.25 feet);
4. Thence North 32°27'09" East, a distance of 55.19 feet;
5. Thence Northerly on the arc of a tangent curve to the left, having a radius of 465.00 feet and a central angle of 33°09'33", an arc distance of 269.11 feet (the chord of said curve bears North 15°52'22" East, a distance of 265.37 feet);
6. Thence North 00°42'25" West, a distance of 53.47 feet;
7. Thence Northeasterly on the arc of a tangent curve to the right, having a radius of 20.00 feet and a central angle of 90°00'00", an arc distance of 31.42 feet (the chord of said curve bears North 44°17'35" East, a distance of 28.28 feet);
8. Thence North 89°17'35" East, a distance of 210.28 feet;
9. Thence South 00°42'25" East, a distance of 20.00 feet;

EXHIBIT " C "

PROJECT NUMBER: 14046
SLOPE EASEMENT: SE-104C REV 1
DATE: JUNE 15, 2017

DESCRIPTION

10. Thence South 89°17'35"West, a distance of 180.28 feet;
11. Thence Southwesterly on the arc of a tangent curve to the left, having a radius of 20.00 feet and a central angle of 90°00'00", an arc distance of 31.42 feet (the chord of said curve bears South 44°17'35"West, a distance of 28.28 feet);
12. Thence South 00°42'25"East, a distance of 33.47 feet;
13. Thence Southerly on the arc of a tangent curve to the right, having a radius of 495.00 feet and a central angle of 33°09'33", an arc distance of 286.47 feet (the chord of said curve bears South 15°52'22"West, a distance of 282.49 feet);
14. Thence South 32°27'09"West, a distance of 71.15 feet;
15. Thence South 63°15'04"East, a distance of 113.76 feet;
16. Thence South 41°42'53" East, a distance of 55.61 feet;
17. Thence South 27°04'57" East, a distance of 87.63 feet;
18. Thence Southeasterly on the arc of a non-tangent curve to the right, having a radius of 1,034.00 feet and a central angle of 15°11'02", an arc distance of 274.02 feet (the chord of said curve bears South 32°22'48" East, a distance of 273.22 feet);
19. Thence South 24°47'17" East, a distance of 62.58 feet;
20. Thence South 64°40'53" West, a distance of 7.00 feet to the POINT OF BEGINNING.

The above described slope easement contains 24,685 sq. ft. (0.567 Ac), more or less.

The purpose of the above described slope easement is for the construction and maintenance of roadway slope areas.

EXHIBIT " C "

PROJECT NUMBER: 14046
SLOPE EASEMENT: SE-104C REV 1
DATE: JUNE 15, 2017

DESCRIPTION

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838



ILLUSTRATION FOR EXHIBIT C

SHEET 1 OF 2

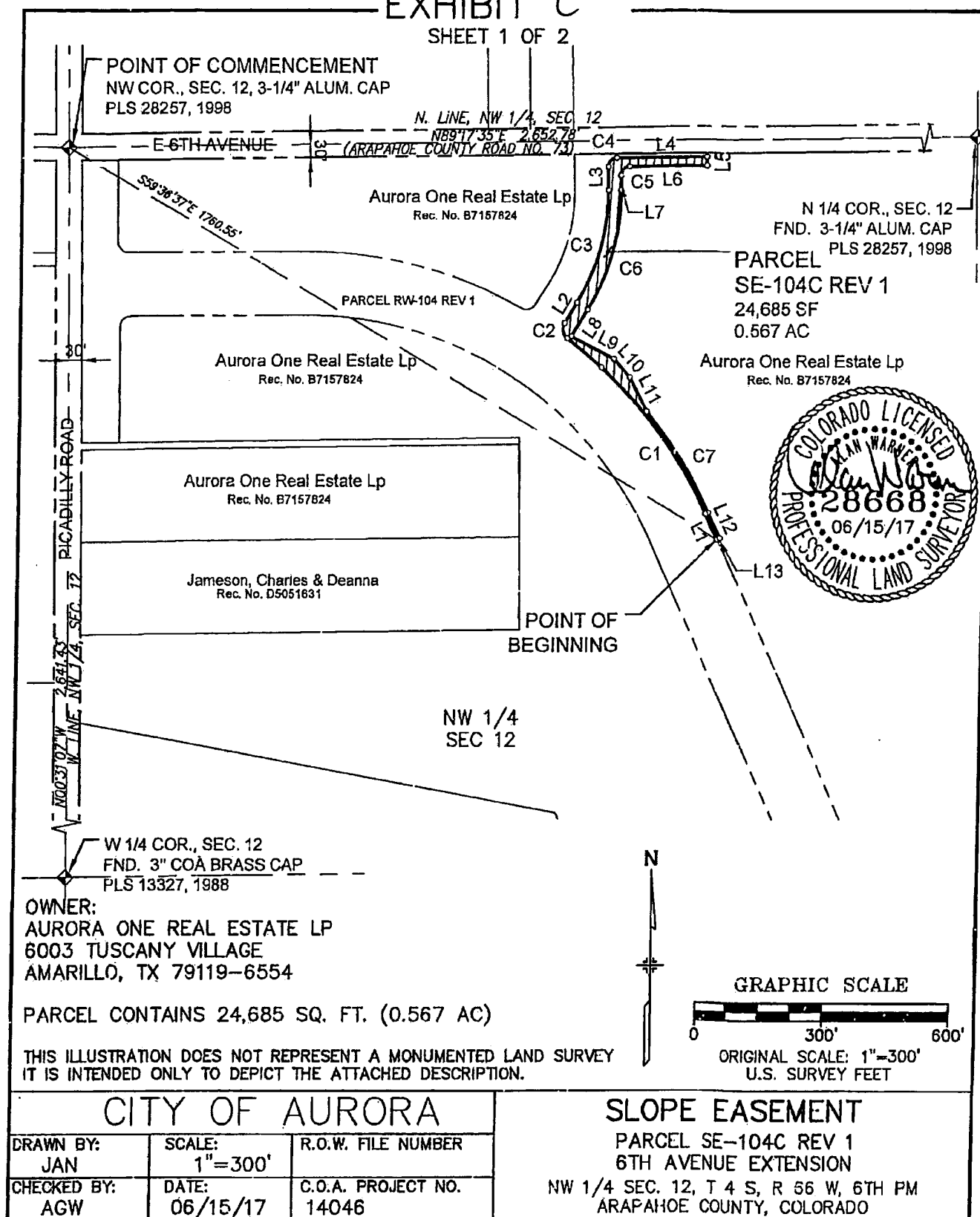


ILLUSTRATION FOR
EXHIBIT C
SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	N24°47'17"W	62.65'
L2	N32°27'09"E	55.19'
L3	N00°42'25"W	53.47'
L4	N89°17'35"E	210.28'
L5	S00°42'25"E	20.00'
L6	S89°17'35"W	180.28'
L7	S00°42'25"E	33.47'
L8	S32°27'09"W	71.15'
L9	S63°15'04"E	113.76'
L10	S41°42'53"E	55.61'
L11	S27°04'57"E	87.63'
L12	S24°47'17"E	62.58'
L13	S64°40'53"W	7.00'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	523.70'	1027.00'	29°13'02"	N39° 23' 48"W	518.05'
C2	37.72'	25.00'	86°27'27"	N10° 46' 35"W	34.25'
C3	269.11'	465.00'	33°09'33"	N15° 52' 22"E	265.37'
C4	31.42'	20.00'	90°00'00"	N44° 17' 35"E	28.28'
C5	31.42'	20.00'	90°00'00"	S44° 17' 35"W	28.28'
C6	286.47'	495.00'	33°09'33"	S15° 52' 22"W	282.49'
C7	274.02'	1034.00'	15°11'02"	S32° 22' 48"E	273.22'

OWNER:
AURORA ONE REAL ESTATE LP
6003 TUSCANY VILLAGE
AMARILLO, TX 79119--6554

PARCEL CONTAINS 24,685 SQ. FT. (0.567 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA			SLOPE EASEMENT	
DRAWN BY: JAN	SCALE: 1"=200'	R.O.W. FILE NUMBER	PARCEL SE-104C REV 1 6TH AVENUE EXTENSION	
CHECKED BY: AGW	DATE: 06/15/17	C.O.A. PROJECT NO. 14046	NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM ARAPAHOE COUNTY, COLORADO	

EXHIBIT " D "

**CITY OF AURORA
SLOPE EASEMENT
TO BE ACQUIRED
FROM**

Slope Easement No. SE-104D

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " D "

PROJECT NUMBER: 14046
SLOPE EASEMENT: SE-104D
DATE: APRIL 22, 2016

DESCRIPTION

A Slope Easement No. SE-104D of the City of Aurora, Project No. 14046 containing 0.816 acres, more or less, being a portion of that parcel of land recorded at Reception No. B6094917 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said slope easement being more particularly described as follows:

Commencing at the Northwest corner of said Section 12, Thence South 58°37'53" East, a distance of 1,805.14 feet to the POINT OF BEGINNING;

1. Thence North 64°40'53" East, a distance of 7.00 feet;
2. Thence South 24°47'17" East, a distance of 783.83 feet;
3. Thence South 26°46'56" East, a distance of 98.81 feet;
4. Thence South 33°00'56" East, a distance of 103.27 feet;
5. Thence South 53°29'54" East, a distance of 241.11 feet;
6. Thence South 02°43'42" East, a distance of 37.30 feet;
7. Thence South 64°46'10" East, a distance of 156.07 feet;
8. Thence North 78°48'01" East, a distance of 100.48 feet;
9. Thence South 72°59'49" East, a distance of 86.02 feet;
10. Thence South 74°12'36" East, a distance of 180.75 feet to a point on the east line of said Northwest Quarter of Section 12 whence the Center Quarter Corner of said Section 12 bears South 00°25'30" East, a distance of 486.74 feet;
11. Thence along said east line, South 00°25'30" East, a distance of 38.88 feet;
12. Thence Northwesterly on the arc of a non-tangent curve to the right, having a radius of 883.00 feet and a central angle of 65°02'17", an arc distance of 1,002.32 feet (the chord of said curve bears North 57°18'26" West, a distance of 949.37 feet);

Page 1 of 2

EXHIBIT " D "

PROJECT NUMBER: 14046
SLOPE EASEMENT: SE-104D
DATE: APRIL 22, 2016

DESCRIPTION

13. Thence North 24°47'17" West, a distance of 783.77 feet to the POINT OF BEGINNING.

The above described slope easement contains 35,559 sq. ft. (0.816 Ac), more or less.

The purpose of the above described slope easement is for the construction and maintenance of roadway slope areas.

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838



ILLUSTRATION FOR EXHIBIT D

SHEET 1 OF 3

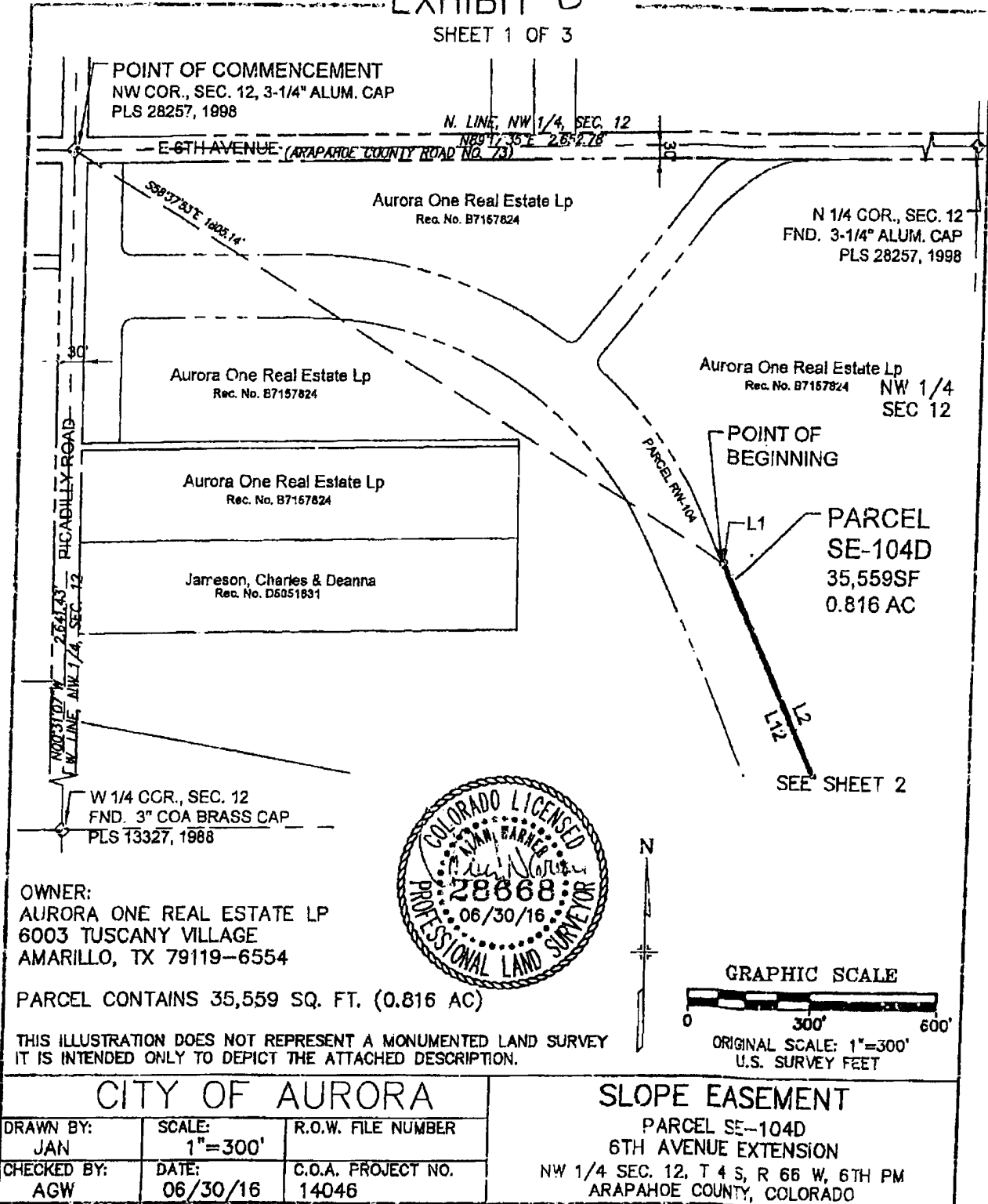


ILLUSTRATION FOR
EXHIBIT D

SHEET 2 OF 3

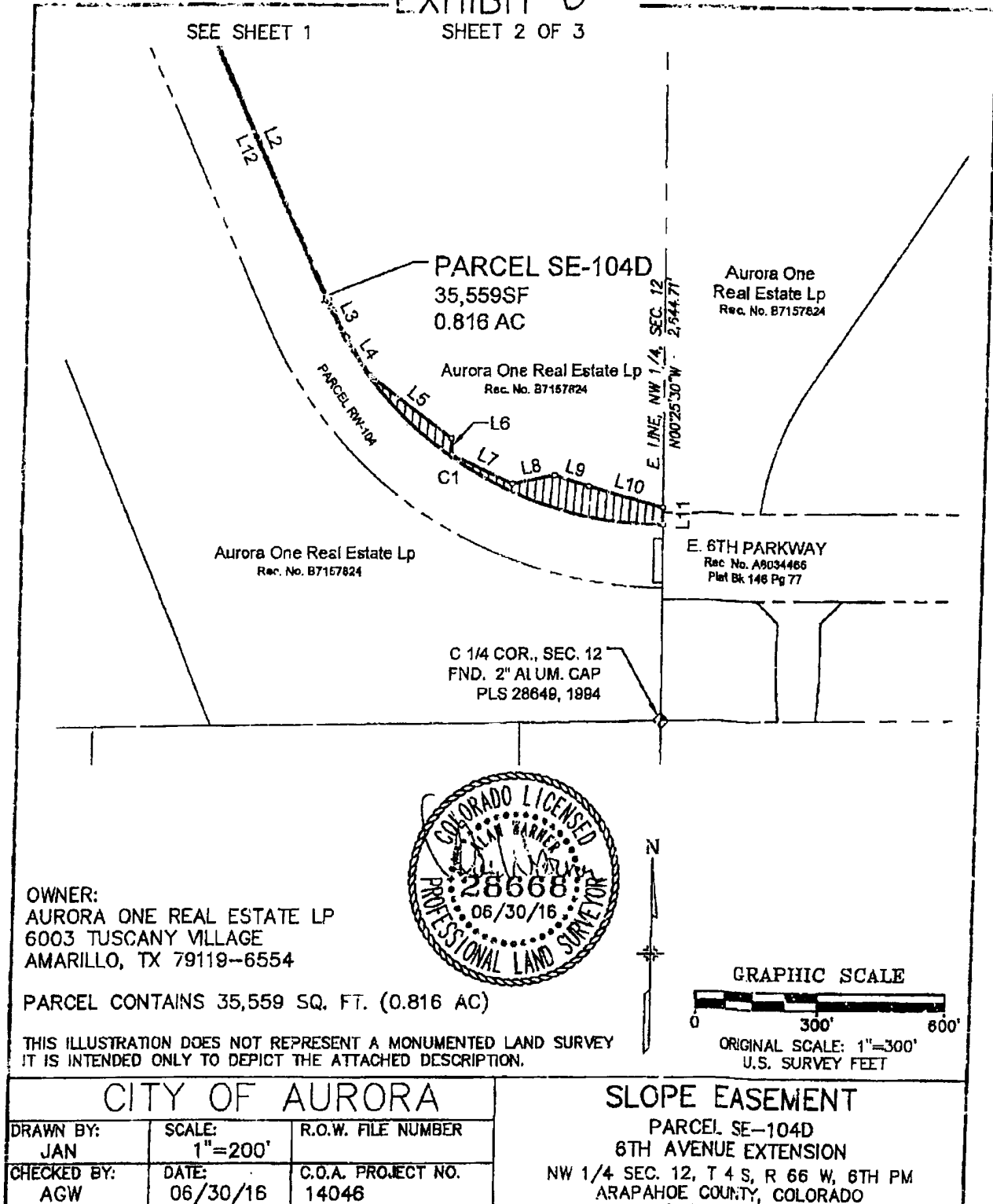


Exhibit E to Rule and Order
Page 5 of 6

ILLUSTRATION FOR
EXHIBIT D
 SHEET 3 OF 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	N64°40'53"E	7.00'
L2	S24°47'17"E	783.83'
L3	S26°46'56"E	98.81'
L4	S33°00'56"E	103.27'
L5	S63°29'54"E	241.11'
L6	S02°43'42"E	37.30'
L7	S64°46'10"E	156.07'
L8	N78°48'01"E	100.48'
L9	S72°59'49"E	86.02'
L10	S74°12'36"E	180.75'
L11	S00°25'30"E	38.88'
L12	N24°47'17"W	783.77'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	1002.32'	883.00'	65°02'17"	N57°18'36"W	949.37'

OWNER:
 AURORA ONE REAL ESTATE LP
 6003 TUSCANY VILLAGE
 AMARILLO, TX 79119-6554

PARCEL CONTAINS 35,559 SQ. FT. (0.816 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA			SLOPE EASEMENT	
DRAWN BY: JAN	SCALE: 1"=200'	R.O.W. FILE NUMBER	PARCEL SE-104D	
CHECKED BY: AGW	DATE: 06/30/16	C.O.A. PROJECT NO. 14046	6TH AVENUE EXTENSION	
			NW 1/4 SEC. 12, T 4 S, R 68 W, 6TH PM	
			ARAPAHOE COUNTY, COLORADO	

EXHIBIT " E "

CITY OF AURORA
SLOPE EASEMENT
TO BE ACQUIRED
FROM

Slope Easement No. SE-104E

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " E "

PROJECT NUMBER: 14046
SLOPE EASEMENT: SE-104E
DATE: APRIL 22, 2016

DESCRIPTION

A Slope Easement No. SE-104E of the City of Aurora, Project No. 14046 containing 1.518 acres, more or less, being a portion of that parcel of land recorded at Reception No. B7157824 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said slope easement being more particularly described as follows:

Commencing at the Northwest corner of said Section 12, Thence South 51°53'03" East, a distance of 1,891.02 feet to the POINT OF BEGINNING;

1. Thence South 24°47'17" East, a distance of 599.59 feet;
2. Thence Southeasterly on the arc of a tangent curve to the left, having a radius of 1,027.00 feet and a central angle of 65°07'19", an arc distance of 1,167.28 feet (the chord of said curve bears South 57°20'57" East, a distance of 1,105.46 feet) to a point on the east line of said Northwest Quarter of Section 12 whence the Center Quarter Corner of said Section 12 bears South 00°25'30" East, a distance of 303.86 feet;
3. Thence along said east line, South 00°25'30" East, a distance of 28.03 feet;
4. Thence South 68°47'39" West, a distance of 50.25 feet;
5. Thence South 87°14'56" West, a distance of 148.80 feet;
6. Thence North 76°41'49" West, a distance of 134.04 feet;
7. Thence North 64°48'57" West, a distance of 136.63 feet;
8. Thence North 57°20'41" West, a distance of 382.72 feet;
9. Thence North 31°37'46" West, a distance of 101.83 feet;
10. Thence North 20°45'20" East, a distance of 39.92 feet;
11. Thence North 33°37'57" West, a distance of 189.81 feet;
12. Thence North 23°42'50" West, a distance of 669.32 feet;

13. Thence North $38^{\circ}48'24''$ East, a distance of 4.78 feet to the POINT OF BEGINNING.

The above described slope easement contains 66,142 sq. ft. (1.518 Ac), more or less.

The purpose of the above described slope easement is for the construction and maintenance of roadway slope areas.

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N $89^{\circ}43'32''$ E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838

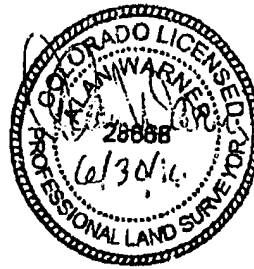


ILLUSTRATION FOR
EXHIBIT E

SHEET 1 OF 3

POINT OF COMMENCEMENT
NW COR., SEC. 12, 3-1/4" ALUM. CAP
PLS 28257, 1998

N. LINE, NW 1/4, SEC. 12

N89°17'35"E 2,852.78'

E 6TH AVENUE

(ARAPAHOE COUNTY ROAD NO. 73)

Aurora One Real Estate Lp
Rec. No. B7157824

N 1/4 COR., SEC. 12
FND. 3-1/4" ALUM. CAP
PLS 28257, 1998

Aurora One Real Estate Lp
Rec. No. B7157824

Aurora One Real Estate Lp
Rec. No. B7157824

Aurora One Real Estate Lp
Rec. No. B7157824

Jameson, Charles & Deanna
Rec. No. D5051881

PARCEL SE-104E
66,142 SF
1.518 AC

NW 1/4
SEC 12

POINT OF
BEGINNING

SEE SHEET 2

W 1/4 COR., SEC. 12
FND. 3" COA BRASS CAP
PLS 13327, 1988

OWNER:
AURORA ONE REAL ESTATE LP
6003 TUSCANY VILLAGE
AMARILLO, TX 79119-8554

PARCEL CONTAINS 66,142 SQ. FT. (1.518 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



N

GRAPHIC SCALE



ORIGINAL SCALE: 1"=300'
U.S. SURVEY FEET

CITY OF AURORA

SLOPE EASEMENT

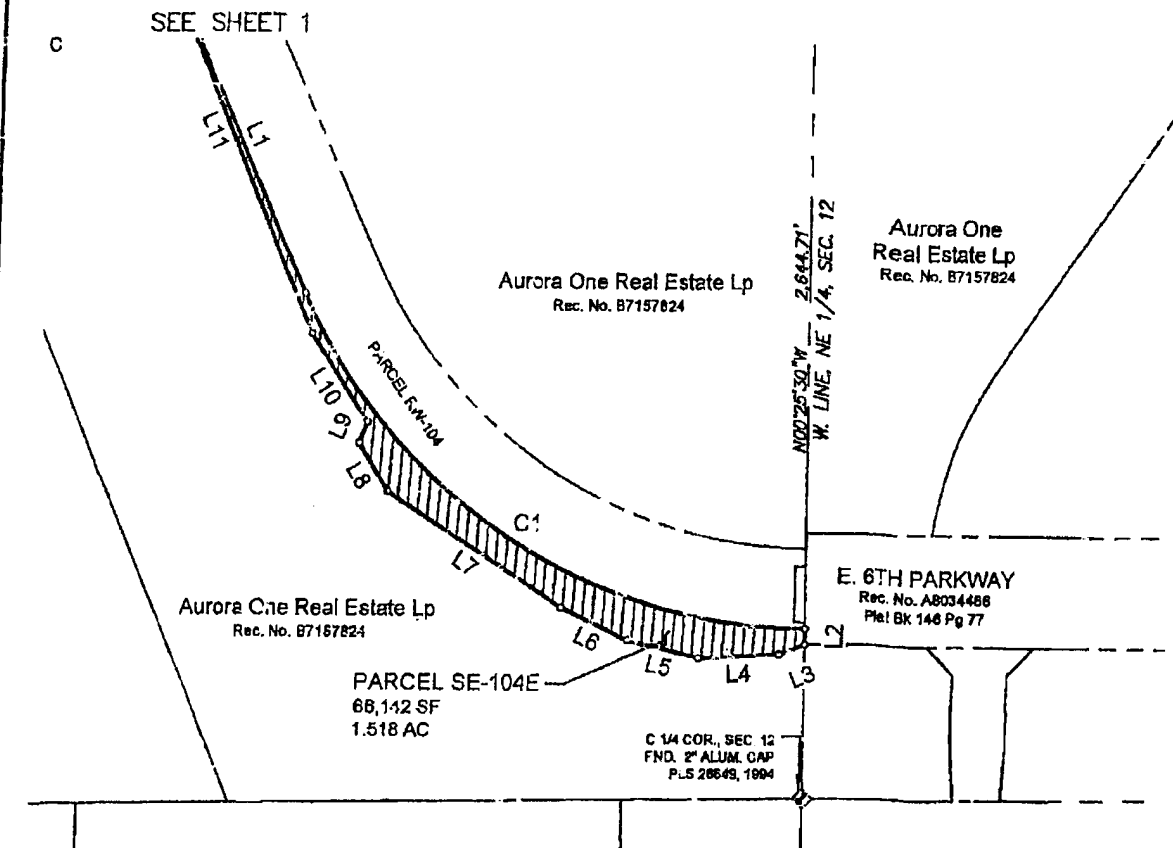
DRAWN BY: JAN	SCALE: 1"=300'	R.O.W. FILE NUMBER
CHECKED BY: AGW	DATE: 06/30/16	C.O.A. PROJECT NO. 14046

PARCEL SE-104E
6TH AVENUE EXTENSION
NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM
ARAPAHOE COUNTY, COLORADO

Exhibit F to Rule and Order

Page 4 of 6

ILLUSTRATION FOR
EXHIBIT E
SHEET 2 OF 3



OWNER:
AURORA ONE REAL ESTATE LP
6003 TUSCANY VILLAGE
AMARILLO, TX 79119-6554

PARCEL CONTAINS 66,142 SQ. FT. (1.518 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA

DRAWN BY: JAN	SCALE: 1"=300'	R.O.W. FILE NUMBER
CHECKED BY: AGW	DATE: 06/30/16	C.O.A. PROJECT NO. 14046

SLOPE EASEMENT

PARCEL SE-104E
6TH AVENUE EXTENSION
NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM
ARAPAHOE COUNTY, COLORADO

Exhibit F to Rule and Order
Page 5 of 6

ILLUSTRATION FOR
EXHIBIT E
SHEET 3 OF 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	S24°47'17"E	599.59'
L2	S00°25'30"E	28.03'
L3	S68°47'39"W	50.25'
L4	S87°14'56"W	148.80'
L5	N76°41'49"W	134.04'
L6	N84°48'57"W	136.63'
L7	N57°20'41"W	382.72'
L8	N31°37'46"W	101.83'
L9	N20°45'20"E	39.92'
L10	N33°37'57"W	189.81'
L11	N23°42'50"W	660.32'
L12	N38°46'24"E	4.76'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	1167.28'	1027.00'	65°07'19"	S57° 20' 57"E	1105.46'

OWNER:
AURORA ONE REAL ESTATE LP
6003 TUSCANY VILLAGE
AMARILLO, TX 79119-6554

PARCEL CONTAINS 66,142 SQ. FT. (1.518 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA			SLOPE EASEMENT	
DRAWN BY: JAN	SCALE: 1"=300'	R.O.W. FILE NUMBER	PARCEL SE-104E 6TH AVENUE EXTENSION	
CHECKED BY: AGW	DATE: 06/30/16	C.O.A. PROJECT NO. 14046	NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM ARAPAHOE COUNTY, COLORADO	

EXHIBIT " F "

**CITY OF AURORA
SLOPE EASEMENT
TO BE ACQUIRED
FROM**

Slope Easement No. SE-104F

Aurora One Real Estate L.P

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " F "

PROJECT NUMBER: 14046
SLOPE EASEMENT: SE-104F
DATE: APRIL 22, 2016

DESCRIPTION

A Slope Easement No. SE-104F of the City of Aurora, Project No. 14046 containing 0.215 acres, more or less, being a portion of that parcel of land recorded at Reception No. B6094917 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said slope easement being more particularly described as follows:

Commencing at the Northwest corner of said Section 12, Thence South 63°28'31" East, a distance of 1,122.73 feet to the POINT OF BEGINNING;

1. Thence Southeasterly on the arc of curve to the right, having a radius of 883.00 feet and a central angle of 34°59'01", an arc distance of 539.14 feet (the chord of said curve bears South 42°16'48" East, a distance of 530.81 feet);
2. Thence South 24°47'17" East, a distance of 13.88 feet;
3. Thence South 61°33'01" West, a distance of 0.65 feet;
4. Thence North 36°31'35" West, a distance of 187.70 feet;
5. Thence North 41°19'29" West, a distance of 257.68 feet;
6. Thence North 61°54'01" West, a distance of 98.66 feet;
7. Thence North 23°49'16" East, a distance of 16.21 feet to the POINT OF BEGINNING.

The above described slope easement contains 9,355 sq. ft. (0.215 Ac), more or less.

The purpose of the above described slope easement is for the construction and maintenance of roadway slope areas.

All lineal distances are represented in U.S. Survey Feet.

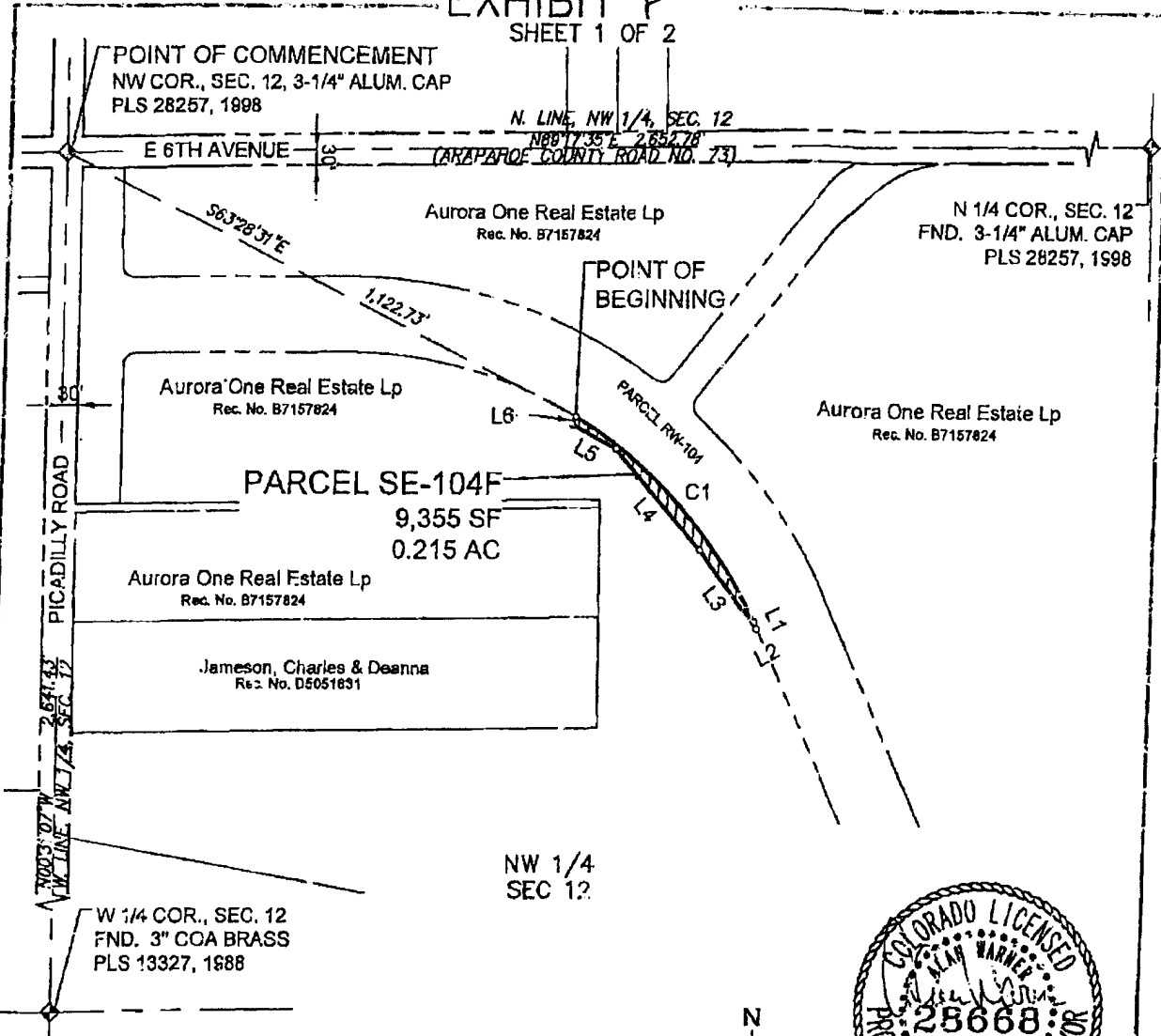
Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838



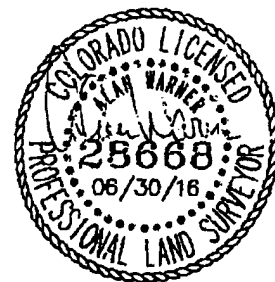
ILLUSTRATION FOR
EXHIBIT F
SHEET 1 OF 2



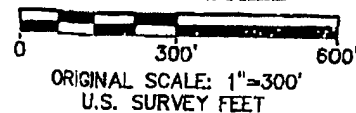
OWNER:
AURORA ONE REAL ESTATE L.P.
6003 TUSCANY VILLAGE
AMARILLO, TX 79119-6554

PARCEL CONTAINS 9,355 SQ. FT. (0.215 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



GRAPHIC SCALE



CITY OF AURORA

SLOPE EASEMENT

DRAWN BY: JAN	SCALE: 1"=300'	R.O.W. FILE NUMBER
CHECKED BY: AGW	DATE: 06/30/18	C.O.A. PROJECT NO. 14046

PARCEL SE-104F
6TH AVENUE EXTENSION
NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM
ARAPAHOE COUNTY, COLORADO

ILLUSTRATION FOR
EXHIBIT F
 SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	S24°47'17"E	13.88'
L2	S61°33'01"W	0.65'
L3	N36°31'35"W	187.70'
L4	N41°19'29"W	257.68'
L5	N61°54'01"W	98.86'
L6	N23°49'16"E	16.21'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	539.14'	883.00'	34°52'01"	342°16'48"E	550.81'

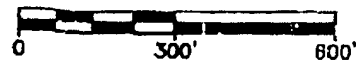
OWNER:
 AURORA ONE REAL ESTATE LP
 6003 TUSCANY VILLAGE
 AMARILLO, TX 79119-6554

PARCEL CONTAINS 9,355 SQ. FT. (0.215 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



GRAPHIC SCALE



ORIGINAL SCALE: 1"=300'
 U.S. SURVEY FEET

CITY OF AURORA			SLOPE EASEMENT	
DRAWN BY: JAN	SCALE: 1"=300'	R.O.W. FILE NUMBER	PARCEL SE-104F	
CHECKED BY: AGW	DATE: 06/30/16	C.O.A. PROJECT NO. 14046	6TH AVENUE EXTENSION	
			NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM	
			ARAPAHOE COUNTY, COLORADO	

EXHIBIT " G "

**CITY OF AURORA
SLOPE EASEMENT
TO BE ACQUIRED
FROM**

Slope Easement No. SE-104G

Aurora One Real Estate LP

FOR

Project No. 14046
5th Avenue Extension Project

EXHIBIT " C "

PROJECT NUMBER: 14046
SLOPE EASEMENT: SE-104G
DATE: APRIL 22, 2016

DESCRIPTION

A Slope Easement No. SE-104G of the City of Aurora, Project No. 14046 containing 0.432 acres, more or less, being a portion of that parcel of land recorded at Reception No. B7157824 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said slope easement being more particularly described as follows:

Commencing at the Northwest corner of said Section 12, Thence South 63°34'26" East, a distance of 1,068.80 feet to the POINT OF BEGINNING;

1. Thence South 26°30'40" West, a distance of 13.13 feet;
2. Thence North 63°01'27" West, a distance of 125.98 feet;
3. Thence South 89°32'22" West, a distance of 151.17 feet;
4. Thence North 75°55'12" West, a distance of 145.21 feet;
5. Thence South 89°41'35" West, a distance of 370.37 feet;
6. Thence South 86°20'05" West, a distance of 46.19 feet;
7. Thence South 03°55'13" East, a distance of 80.14 feet;
8. Thence South 02°05'59" East, a distance of 120.05 feet;
9. Thence South 04°38'55" West, a distance of 69.66 feet;
10. Thence South 89°17'35" West, a distance of 10.75 feet;
11. Thence Northerly on the arc of a non-tangent curve to the left, having a radius of 2,937.00 feet and a central angle of 01°10'44", an arc distance of 60.43 feet (the chord of said curve bears North 00°06'37" East, a distance of 60.42 feet);
12. Thence North 00°28'45" West, a distance of 201.65 feet;

EXHIBIT " G "

PROJECT NUMBER: 14046
SLOPE EASEMENT: SE-104G
DATE: APRIL 22, 2016

DESCRIPTION

13. Thence Northeasterly on the arc of a non-tangent curve to the right, having a radius of 25.00 feet and a central angle of $90^{\circ}12'17''$, an arc distance of 39.36 feet (the chord of said curve bears North $44^{\circ}37'23''$ East, a distance of 35.42 feet);
14. Thence North $89^{\circ}43'32''$ East, a distance of 408.49 feet;
15. Thence Easterly on the arc of a tangent curve to the right, having a radius of 883.00 feet and a central angle of $27^{\circ}00'01''$, an arc distance of 416.11 feet (the chord of said curve bears South $76^{\circ}46'27''$ East, a distance of 412.27 feet) to the POINT OF BEGINNING.

The above described slope easement contains 18,956 sq. ft. (0.435 Ac), more or less.

The purpose of the above described slope easement is for the construction and maintenance of roadway slope areas.

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N $89^{\circ}43'32''$ E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838



ILLUSTRATION FOR
EXHIBIT C
SHEET 1 OF 2

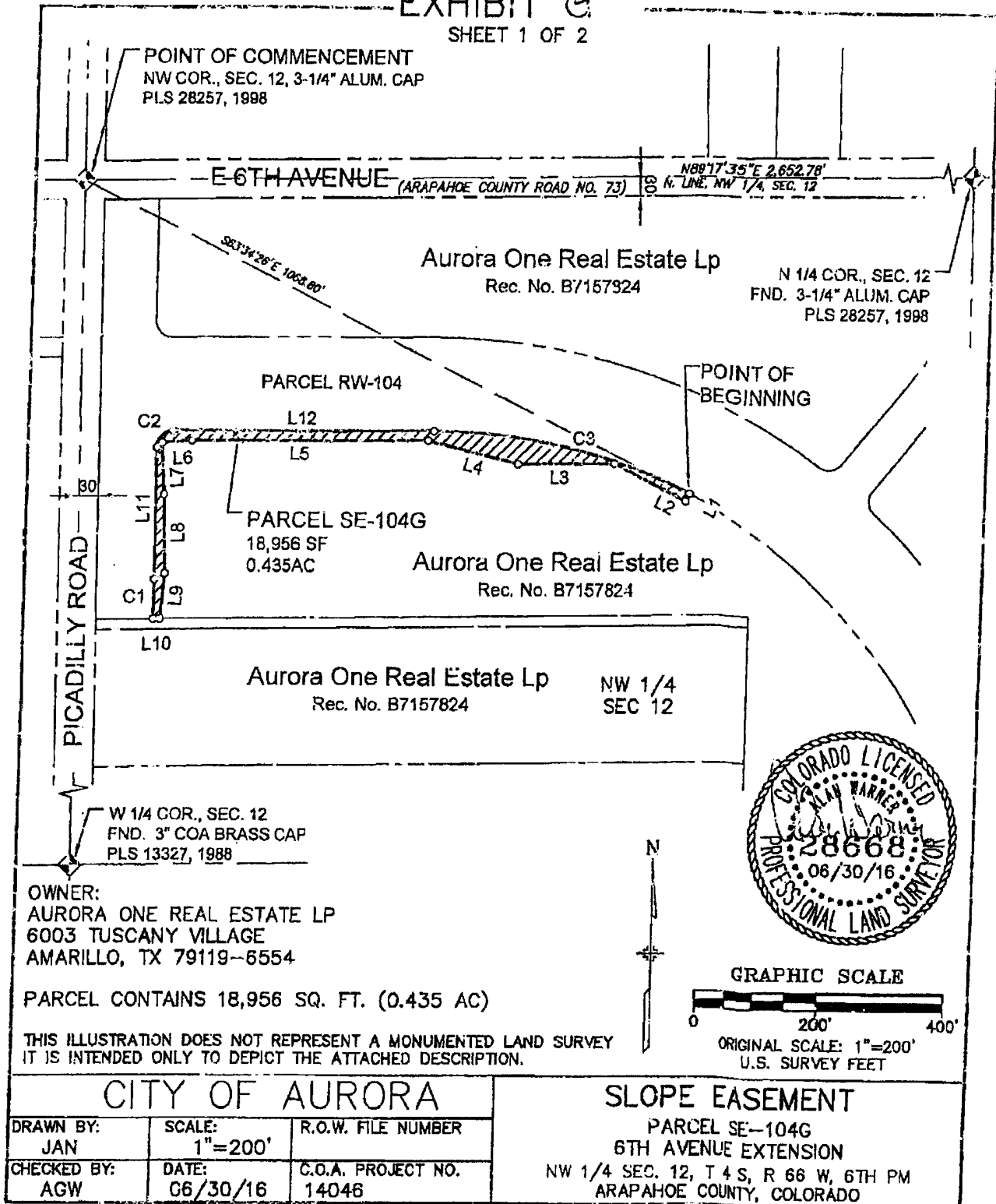


ILLUSTRATION FOR
EXHIBIT G
 SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	S26°30'40"W	13.13'
L2	N63°01'27"W	125.98'
L3	S89°32'22"W	151.17'
L4	N75°56'12"W	145.21'
L5	S89°41'35"W	370.37'
L6	S86°20'05"W	46.19'
L7	S03°55'13"E	80.14'
L8	S02°05'59"E	120.05'
L9	S04°38'55"W	69.66'
L10	S89°17'35"W	10.75'
L11	N00°28'45"W	201.65'
L12	N89°43'32"E	408.49'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	60.43'	2937.00'	1°10'44"	N00°08'37"E	60.42'
C2	39.36'	25.00'	90°12'17"	N44°37'24"E	35.42'
C3	418.11'	883.06'	27°00'01"	S76°48'27"E	412.27'

OWNER:
 AURORA ONE REAL ESTATE LP
 6003 TUSCANY VILLAGE
 AMARILLO, TX 79119-6554

PARCEL CONTAINS 18,956 SQ. FT. (0.435 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA			SLOPE EASEMENT PARCEL SE-104G 6TH AVENUE EXTENSION NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM ARAPAHOE COUNTY, COLORADO
DRAWN BY:	SCALE:	R.O.W. FILE NUMBER	
JAN	1"=200'		
CHECKED BY:	DATE:	C.O.A. PROJECT NO.	
CCP	06/30/16	14046	

EXHIBIT " H "

**CITY OF AURORA
SLOPE EASEMENT
TO BE ACQUIRED
FROM**

Slope Easement No. SE-105

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " H "

PROJECT NUMBER: 14046
SLOPE EASEMENT: SE-105
DATE: FEBRUARY 26, 2016

DESCRIPTION

A Slope Easement No. SE-105 of the City of Aurora, Project No. 14046 containing 0.004 acres, more or less, being a portion of that parcel of land recorded at Reception No B7157824 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian; County of Arapahoe, State of Colorado; said slope easement being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 12; Thence South 10°13'18" East, a distance of 697.39 feet to the POINT OF BEGINNING;

1. Thence Northerly an the arc of a curve to the left, having a radius of 2,937.00 feet and a central angle of 00°18'26", an arc distance of 15.75 feet (the chord of said curve bears North 00°51'12" East, a distance of 15.75 feet);
2. Thence North 89°17'35" East, a distance of 10.75 feet;
3. Thence South 04°38'55" West, a distance of 15.81 feet;
4. Thence South 89°17'35" West, a distance of 9.70 feet; to THE POINT OF BEGINNING.

The above described slope easement contains 161 sq. ft. (0.004 Ac), more or less.

The purpose of the above described slope easement is for the construction and maintenance of roadway slope areas.

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora
Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838

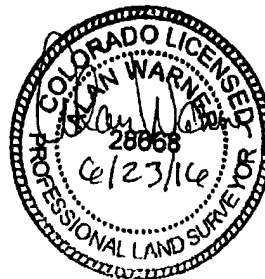
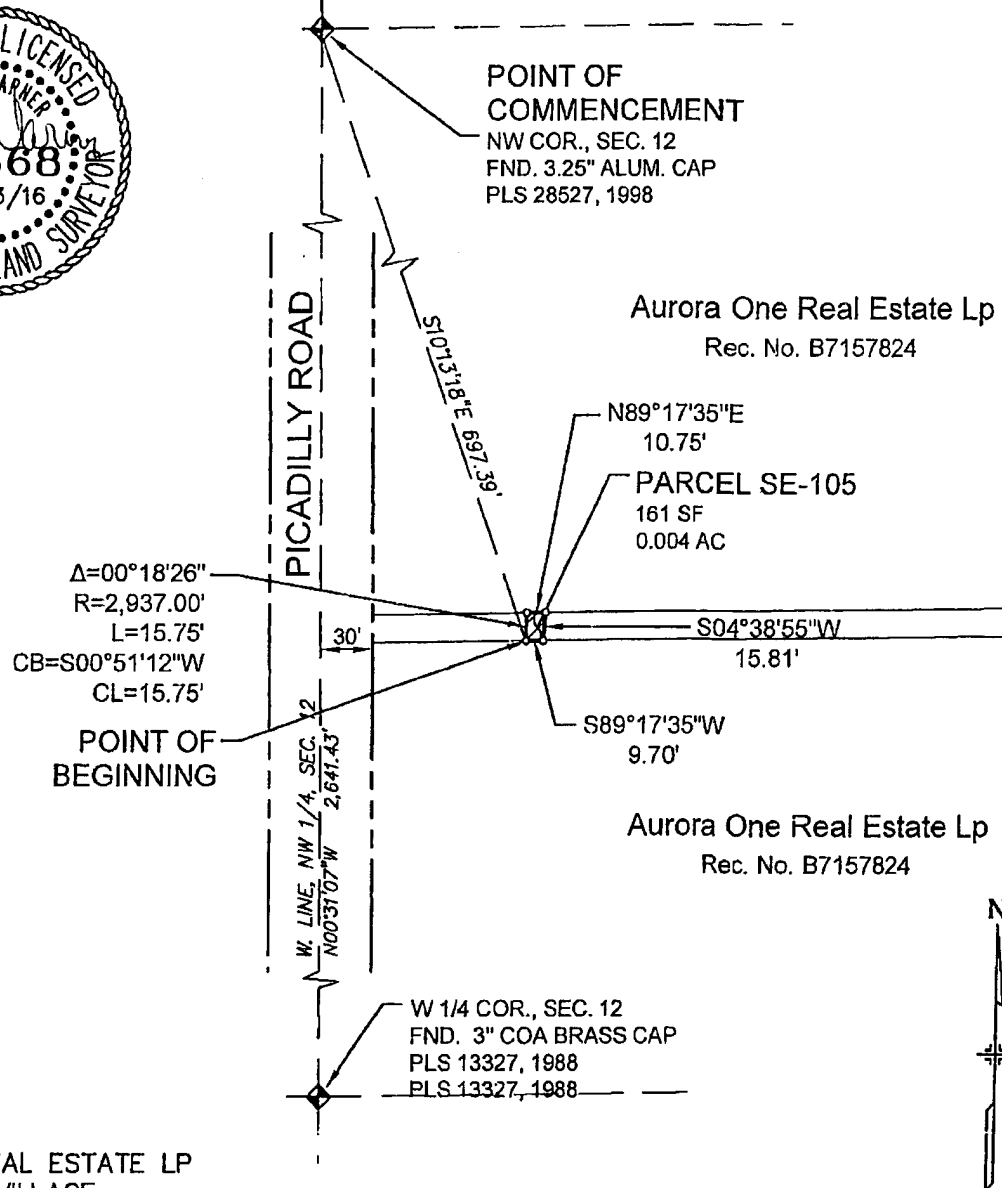


ILLUSTRATION FOR
EXHIBIT H
SHEET 1 OF 1



OWNER:
AURORA ONE REAL ESTATE LP
6003 TUSCANY VILLAGE
AMARILLO, TX 79119-6554

PARCEL CONTAINS 161 SQ. FT. (0.004 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA

DRAWN BY: CCP	SCALE: 1"=100'	R.O.W. FILE NUMBER
CHECKED BY: AGW	DATE: 06/23/16	C.O.A. PROJECT NO. 14046

SLOPE EASEMENT

PARCEL SE-105
6TH AVENUE EXTENSION
NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM
ARAPAHOE COUNTY, COLORADO

EXHIBIT " I "

**CITY OF AURORA
SLOPE EASEMENT
TO BE ACQUIRED
FROM**

Slope Easement No. SE-106

Aurora One Real Estate LP.

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " I "

PROJECT NUMBER: 14046
SLOPE EASEMENT: SE-106
DATE: FEBRUARY 26, 2016

DESCRIPTION

A Slope Easement No. SE-106 of the City of Aurora, Project No. 14046 containing 0.026 acres, more or less, being a portion of that parcel of land recorded at Reception No B7157824 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian; County of Arapahoe, State of Colorado; said slope easement being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 12; Thence South $10^{\circ}13'18''$ East, a distance of 697.39 feet to the POINT OF BEGINNING;

1. Thence North $89^{\circ}17'35''$ East, a distance of 9.70 feet;
2. Thence South $04^{\circ}38'55''$ West, a distance of 211.12 feet to a line of said parcel also being the northerly line of that parcel of land described at Reception No. D5051631 in the Arapahoe County Clerk and Recorder's Office;
3. Thence along said line, South $89^{\circ}17'35''$ West, a distance of 3.10 feet;
4. Thence North $03^{\circ}49'43''$ East, a distance of 65.99 feet;
5. Thence Northerly on the arc of a tangent curve to the left, having a radius of 2,937.00 feet and a central angle of $02^{\circ}49'18''$, an arc distance of 144.64 feet (the chord of said curve bears North $02^{\circ}25'04''$ East, a distance of 144.63 feet) to THE POINT OF BEGINNING.

The above described slope easement contains 1,142 sq. ft. (0.026 Ac), more or less.

The purpose of the above described slope easement is for the construction and maintenance of roadway slope areas.

All lineal distances are represented in U.S. Survey Feet.

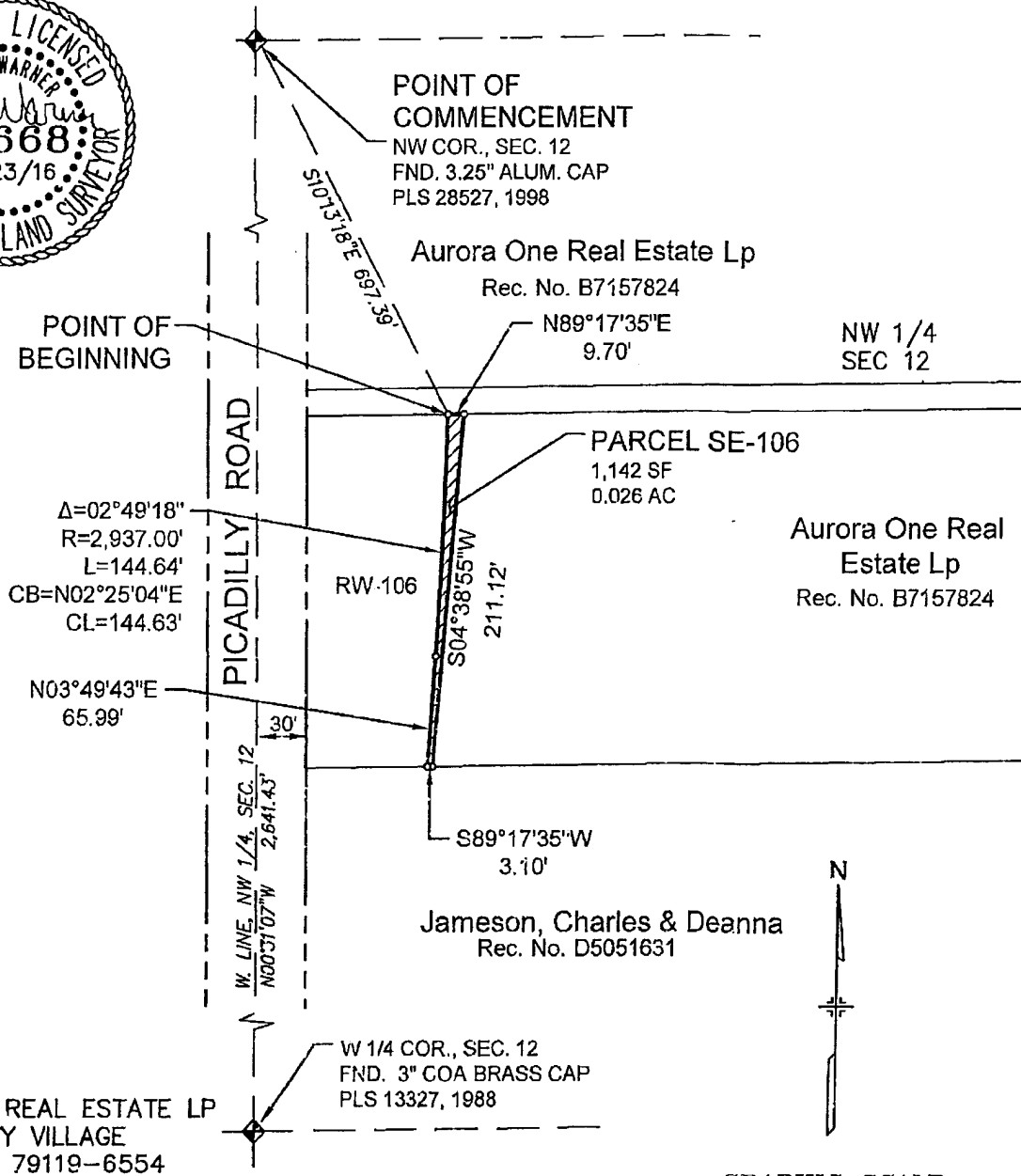
Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N $89^{\circ}43'32''$ E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838



ILLUSTRATION FOR
EXHIBIT I
SHEET 1 OF 1

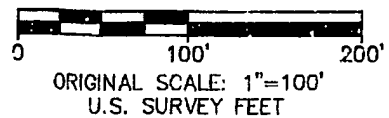


OWNER:
AURORA ONE REAL ESTATE LP
6003 TUSCANY VILLAGE
AMARILLO, TX 79119-6554

PARCEL CONTAINS 1,142 SQ. FT. (0.026 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

GRAPHIC SCALE



CITY OF AURORA

SLOPE EASEMENT

DRAWN BY: CCP	SCALE: 1"=100'	R.O.W. FILE NUMBER
CHECKED BY: AGW	DATE: 06/23/16	C.O.A. PROJECT NO. 14046

PARCEL SE-106
6TH AVENUE EXTENSION
NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM
ARAPAHOE COUNTY, COLORADO

DRAINAGE AND UTILITY EASEMENT
6th Avenue Parkway Extension Project
Parcels PE-104B, PE-104C, PE-104D

The undersigned owner, hereinafter referred to as "Grantor", hereby acknowledges receipt from **THE CITY OF AURORA**, a municipal corporation of the Counties of Adams, Arapahoe and Douglas, State of Colorado, and hereinafter called "Grantee," of the sum of Ninety-six Thousand Two Hundred Ninety-five and no/100 dollar(s) (\$96,295.00) and other good and valuable consideration, in consideration of which Grantor hereby grants unto said Grantee, its successors and assigns, a drainage and utility easement together with the right, privilege and authority to construct, reconstruct, operate and maintain its water, sewer and storm drainage transmission mains, lines and facilities, and all fixtures, devises and structures, and grading, whatsoever necessary or useful in the operation of said transmission mains, lines and facilities, and drainage, in, over, through, along and across the following lots or parcels of land situated in the County of Arapahoe, State of Colorado, and more particularly described as follows: to wit:

See Exhibits A, B and C wherein the descriptions are more fully set forth. Said Exhibits A, B and C are attached hereto and incorporated herein by reference.

Together with the right of ingress and egress over said premises, to survey, construct, reconstruct, maintain, operate, control and use said mains, lines and facilities and to remove objects or structures therefrom, except the Grantee shall not interfere with any structures existing in any previously dedicated portion of the above described easement. The Grantor shall not remove any dirt from the surface of the right-of-way or stockpile dirt on the right-of-way herein granted.

If Grantee has not chosen to put transmission lines, mains and facilities above ground, then the Grantor reserves the right to cultivate and use said premises for any purpose consistent with the rights and privileges herein granted and which will not interfere with or endanger the Grantee's facilities therein, or interfere with how use of any of the rights herein granted. Such reservation by the Grantor shall include the right to dedicate and use the land for public or private road, for cultivation, grazing and other agricultural purposes, and as yard area for structure, provided no permanent structures or fences are placed on said easement, and any other lawful use which will not interfere with Grantee's facilities.

In the case of permanent abandonment of said easement and right-of-way by Grantee, Grantee shall give written notice to Grantor of its intent to abandon said easement, and Grantee shall have six (6) months thereafter in which to remove all facilities, pipe, structures and all property placed on said easement; and for these purposes, all property placed by Grantee within said easement shall be deemed to have remained personal property; and upon the failure of Grantee to remove all of said property within said six month period, then all of said property shall become the sole and separate property of the

Grantor its heirs, successors and assigns, and the Grantor its heirs, successors and assigns, shall thereupon be restored to first and former estate, free and clear of any grant of easement herein contained or any right or privilege attaching to the herein described grant of easement.

[SIGNATURES APPEARING ON FOLLOWING PAGE]

Exhibit K to Rule and Order
Page 3 of 4

Pursuant to Sec. 39-13-104, C.R.S. as amended, consideration paid for this conveyance is \$96,295.00

6th Avenue Parkway Extension Project
Parcel PE-104B, PE-104C, PE-104D

EXHIBIT " A "

**CITY OF AURORA
PERMANENT EASEMENT
TO BE ACQUIRED
FROM**

Permanent Easement No. PE-104B

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " A "

PROJECT NUMBER: 14046
PERMANENT EASEMENT: PE-104B
DATE: APRIL 22, 2016

DESCRIPTION

A Permanent Easement No. PE-104B of the City of Aurora, Project No. 14046 containing 0.045 acres, more or less, being a portion of that parcel of land recorded at Reception No. B7157824 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said permanent easement being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 12; Thence South 59°36'37" East, a distance of 1,760.55 feet to the POINT OF BEGINNING;

1. Thence North 64°40'53" East, a distance of 36.00 feet;
2. Thence South 25°19'07" East, a distance of 54.00 feet;
3. Thence South 64°40'53" West, a distance of 36.50 feet;
4. Thence North 24°47'17" West, a distance of 54.00 feet to the POINT OF BEGINNING.

The above described permanent easement contains 1,957 sq. ft. (0.045 Ac), more or less.

The purpose for the above described permanent easement is for the construction and maintenance of storm sewer facilities and roadway slope areas.

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora
Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838

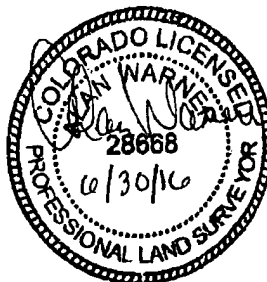


ILLUSTRATION FOR
EXHIBIT A
SHEET 1 OF 1

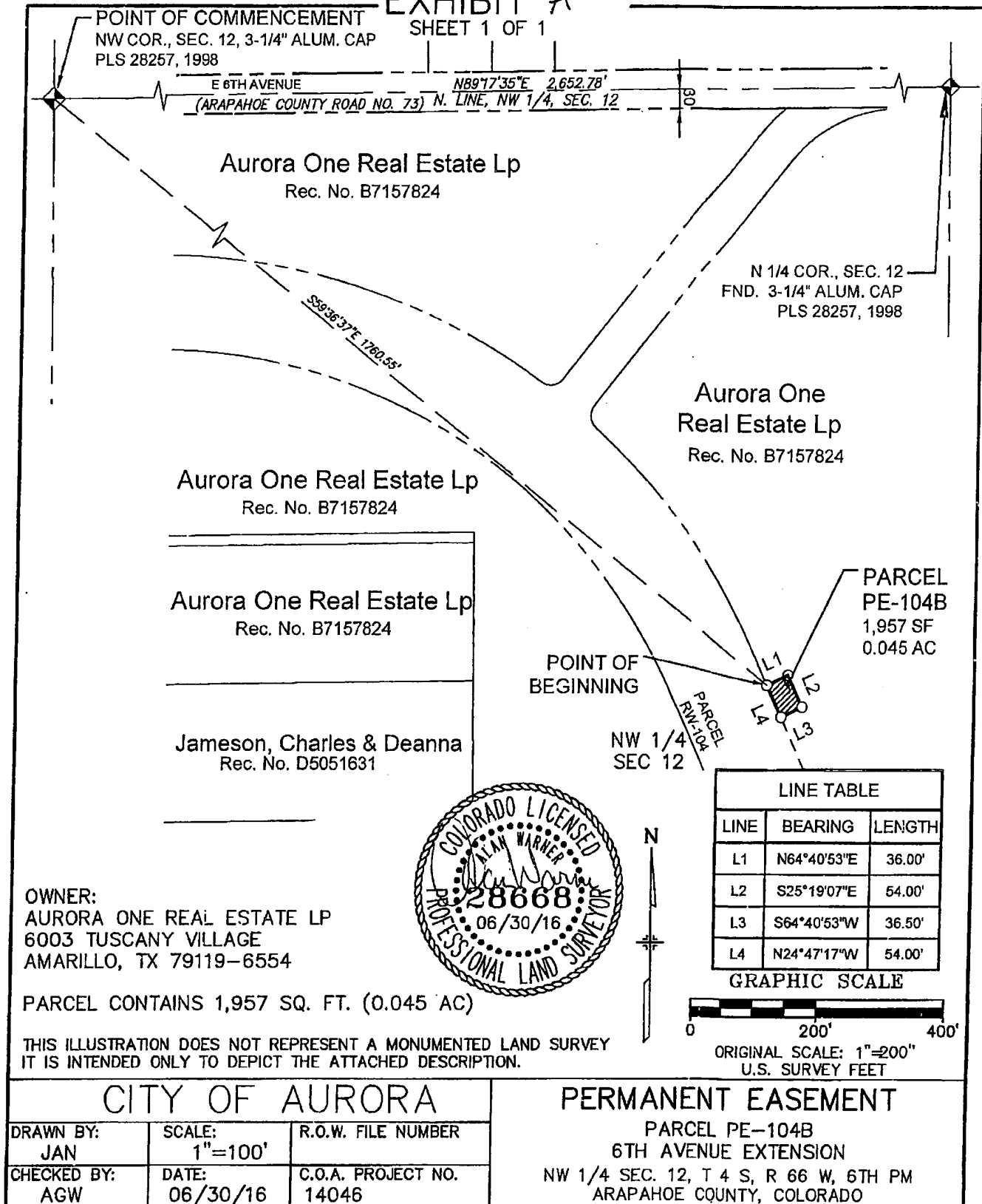


EXHIBIT " B "

**CITY OF AURORA
PERMANENT EASEMENT
TO BE ACQUIRED
FROM**

Permanent Easement No. PE-104C

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " B "

PROJECT NUMBER: 14046
PERMANENT EASEMENT: PE-104C
DATE: FEBRUARY 26, 2016

DESCRIPTION

A Permanent Easement No. PE-104C of the City of Aurora, Project No. 14046 containing 1.888 acres, more or less, being a portion of that parcel of land recorded at Reception No. B7157824 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said permanent easement being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 12; Thence South 37°11'59" East, a distance of 1,897.11 feet to an angle point in the southeasterly line of said parcel, said point being the POINT OF BEGINNING;

1. Thence North 79°34'32" West, a distance of 56.75 feet;
2. Thence North 38°36'57" East, a distance of 409.03 feet;
3. Thence North 30°13'15" West, a distance of 231.46 feet;
4. Thence North 61°33'01" East, a distance of 156.43 feet;
5. Thence South 24°47'17" East, a distance of 286.95 feet;
6. Thence South 38°48'24" West, a distance of 508.24 feet;
7. Thence North 23°08'08" West, a distance of 56.74 feet to the POINT OF BEGINNING.

The above described permanent easement contains 82,220 sq. ft. (1.888 Ac), more or less.

The purpose for the above described permanent easement is for the construction and maintenance of storm sewer facilities and roadway slope areas.

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838

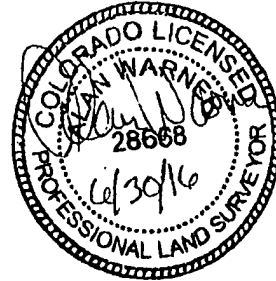
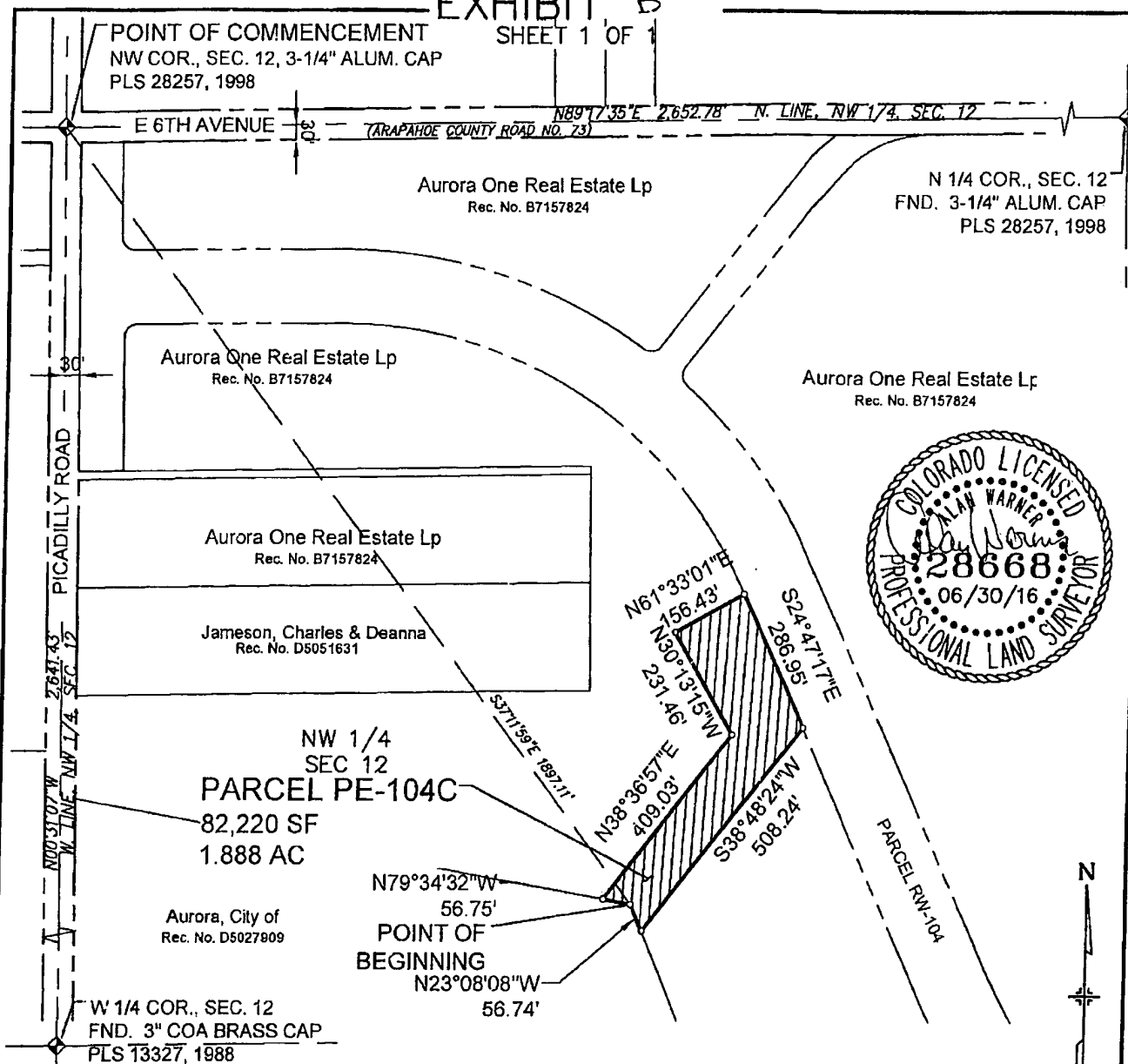


ILLUSTRATION FOR
EXHIBIT B

SHEET 1 OF 1

POINT OF COMMENCEMENT
NW COR., SEC. 12, 3-1/4" ALUM. CAP
PLS 28257, 1998



OWNER:

AURORA ONE REAL ESTATE LP
6003 TUSCANY VILLAGE
AMARILLO, TX 79119-6554

PARCEL CONTAINS 82,220 SQ. FT. (1.888 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA

DRAWN BY: JAN	SCALE: 1"=300'	R.O.W. FILE NUMBER
CHECKED BY: AGW	DATE: 06/30/16	C.O.A. PROJECT NO. 14046

PERMANENT EASEMENT

PARCEL PE-104C
6TH AVENUE EXTENSION
NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM
ARAPAHOE COUNTY, COLORADO

EXHIBIT “ C ”

**CITY OF AURORA
PERMANENT EASEMENT
TO BE ACQUIRED
FROM**

Permanent Easement No. PE-104D

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " C "

PROJECT NUMBER: 14046
PERMANENT EASEMENT: PE-104D
DATE: APRIL 22, 2016

DESCRIPTION

A Permanent Easement No. PE-104D of the City of Aurora, Project No. 14046 containing 0.033 acres, more or less, being a portion of that parcel of land recorded at Reception No. B7157824 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said permanent easement being more particularly described as follows:

Commencing at the Northwest corner of said Section 12; Thence South 63°34'26" East, a distance of 1,068.80 feet to the POINT OF BEGINNING;

1. Thence Southeasterly on the arc of curve to the right, having a radius of 883.00 feet and a central angle of 03°30'08", an arc distance of 53.97 feet (the chord of said curve bears South 61°31'23" East, a distance of 53.97 feet);
2. Thence South 23°49'16" West, a distance of 25.26 feet;
3. Thence North 62°38'03" West, a distance of 55.13 feet;
4. Thence North 26°30'40" East, a distance of 26.26 feet to the POINT OF BEGINNING.

The above described permanent easement contains 1,418 sq. ft. (0.033 Ac), more or less.

The purpose for the above described permanent easement is for the construction and maintenance of storm sewer facilities and roadway slope areas.

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838



ILLUSTRATION FOR
EXHIBIT C
SHEET 1 OF 2

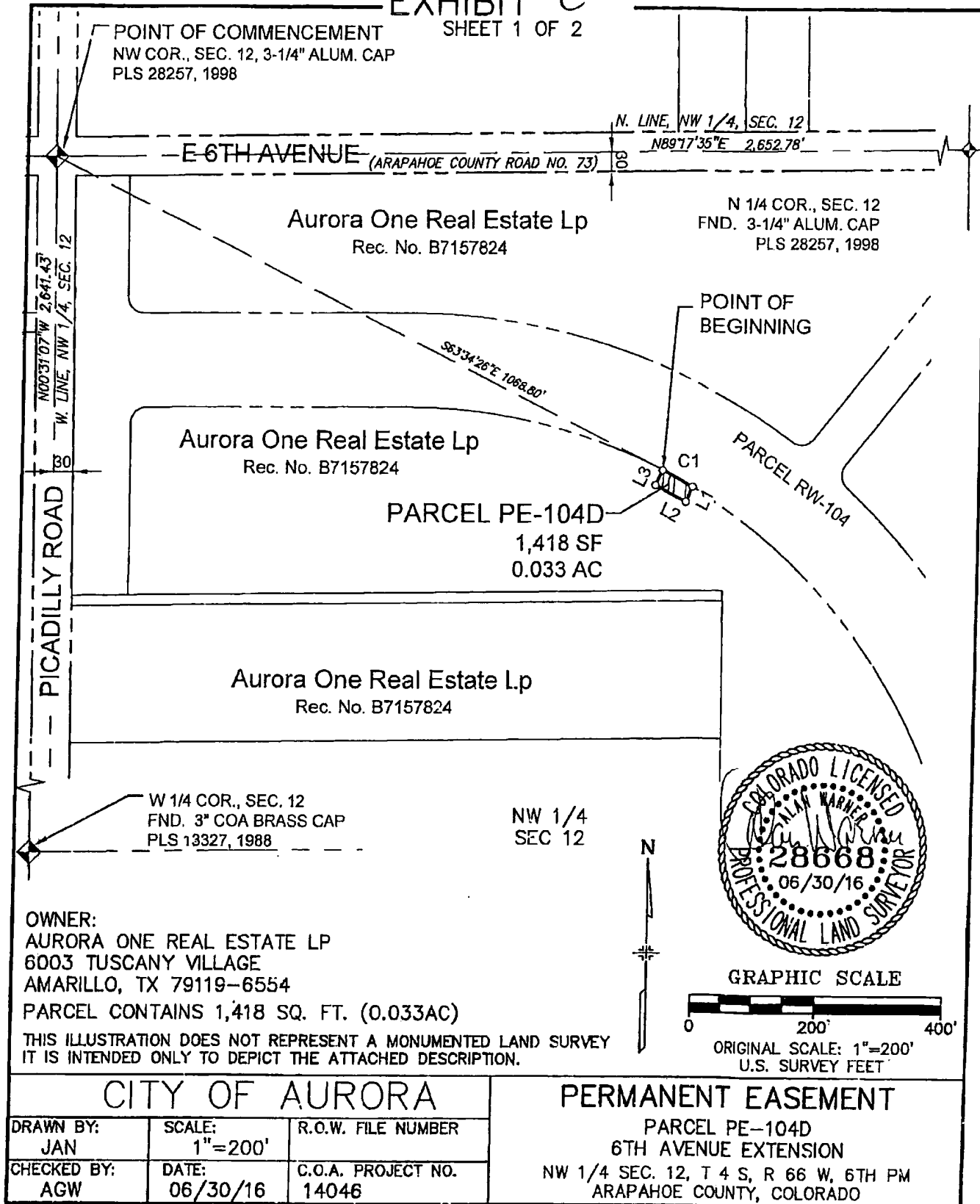


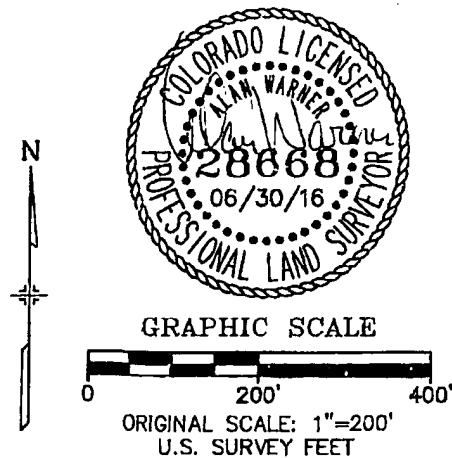
ILLUSTRATION FOR
EXHIBIT C
 SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°49'16"W	25.26'
L2	N62°38'03"W	55.13'
L3	N26°30'40"E	26.26'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	53.97'	883.00'	3°30'08"	S61°31'23"E	53.97'

OWNER:
 AURORA ONE REAL ESTATE LP
 6003 TUSCANY VILLAGE
 AMARILLO, TX 79119-6554
 PARCEL CONTAINS 1,418 SQ. FT. (0.033AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



CITY OF AURORA

DRAWN BY: JAN	SCALE: 1"=200'	R.O.W. FILE NUMBER
CHECKED BY: CCP	DATE: 06/30/16	C.O.A. PROJECT NO. 14046

PERMANENT EASEMENT

PARCEL PE-104D
 6TH AVENUE EXTENSION
 NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM
 ARAPAHOE COUNTY, COLORADO

TEMPORARY CONSTRUCTION EASEMENT
6th Avenue Parkway Extension Project
Parcels TE-104A, TE-104B, TE-104C, TE-104D, TE-104E

The undersigned owner, hereinafter referred to as Grantor, hereby acknowledges receipt from **THE CITY OF AURORA, COLORADO**, a municipal corporation, of the Counties of Adams, Arapahoe, and Douglas, State of Colorado, hereinafter referred to as "Grantee," of the sum of Fifteen Thousand Five Hundred Sixty-six and 00/100 Dollars(s) (\$15,566.00) and other good and valuable consideration, in consideration of which Grantor hereby grants unto said Grantee, its successors and assigns, a construction easement in, over, through, along, and across the following described parcel of land, situated in the County of Arapahoe, State of Colorado, to wit:

See Exhibits A, B, C, D and E wherein the descriptions are more fully set forth. Said Exhibits A, B, C, D and E are attached hereto and incorporated herein by reference.

Together with the right of ingress and egress over said premises, to survey, construct, reconstruct, and remove objects or structures therefrom.

The term of the grant of said temporary construction easement shall be for a period of 24 months, commencing on the first day of construction. Before the commencement of the designated period, the Grantor hereby also grants unto said Grantee, its successors and assigns, access and entry to such property. Such access and entry will be granted for the purposes including, but not limited to, surveying, delivering of construction materials, or any other activity reasonably necessitated by the construction contemplated by this easement.

Grantee shall be allowed, commencing with the date of the notarization of the signature, to have reasonable access to and/or entry upon the property at reasonable intervals to conduct the aforementioned activities.

Upon the lapse of said term, the temporary easement, together with the right, privilege and authority to construct, reconstruct, operate or maintain fixtures, devices or structures upon the hereinabove described property, herein granted is terminated, and the Grantor, its heirs, successors and assigns shall thereupon be restored to its first and former estate, free and clear of any grant or easement herein contained or any right or privilege attaching to the herein-described grant of easement. In any event, the herein-described grant of easement shall expire no later than December 31, 2019 after this date, all covenants contained within the herein-described grant of easement are released and the property shall be considered free and clear of any restriction or any right or privilege attaching to the herein-described grant of easement.

[SIGNATURES APPEARING ON FOLLOWING PAGE]

Exhibit O to Rule and Order
Page 2 of 2

EXHIBIT " A "

**CITY OF AURORA
TEMPORARY EASEMENT
TO BE ACQUIRED
FROM**

Temporary Easement No. TE-104A

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " A "

PROJECT NUMBER: 14046
TEMPORARY EASEMENT: TE-104A
DATE: FEBRUARY 26, 2016

DESCRIPTION

A Temporary Easement No. TE-104A of the City of Aurora, Project No. 14046 containing 0.197 acres, more or less, being a portion of that parcel of land recorded at Reception No. B6094917 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said temporary easement being more particularly described as follows:

Commencing at the Northwest corner of said Section 12, Thence South 17°41'53" East, a distance of 431.55 feet to the POINT OF BEGINNING;

1. Thence North 03°55'13" West, a distance of 10.04 feet;
2. Thence North 86°20'05" East, a distance of 46.19 feet;
3. Thence North 89°41'35" East, a distance of 370.37 feet;
4. Thence South 75°55'12" East, a distance of 145.21 feet;
5. Thence North 89°32'22" East, a distance of 151.17 feet;
6. Thence South 63°01'27" East, a distance of 125.98 feet;
7. Thence South 26°30'40" West, a distance of 13.13 feet;
8. Thence North 61°36'03" West, a distance of 123.79 feet;
9. Thence South 89°32'22" West, a distance of 149.88 feet;
10. Thence North 75°55'12" West, a distance of 145.22 feet;
11. Thence South 89°41'35" West, a distance of 368.82 feet;
12. Thence South 86°16'45" West, a distance of 45.86 feet to the POINT OF BEGINNING.

EXHIBIT " A "

PROJECT NUMBER: 14046
TEMPORARY EASEMENT: TE-104A
DATE: FEBRUARY 26, 2016

DESCRIPTION

The above described temporary easement contains 8,560 sq. ft. (0.197 Ac), more or less.

The purpose of the above described temporary easement is for construction purposes.

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838

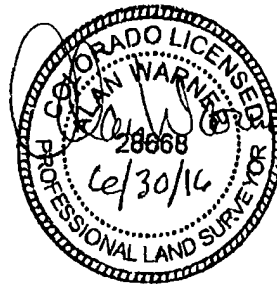


ILLUSTRATION FOR
EXHIBIT A

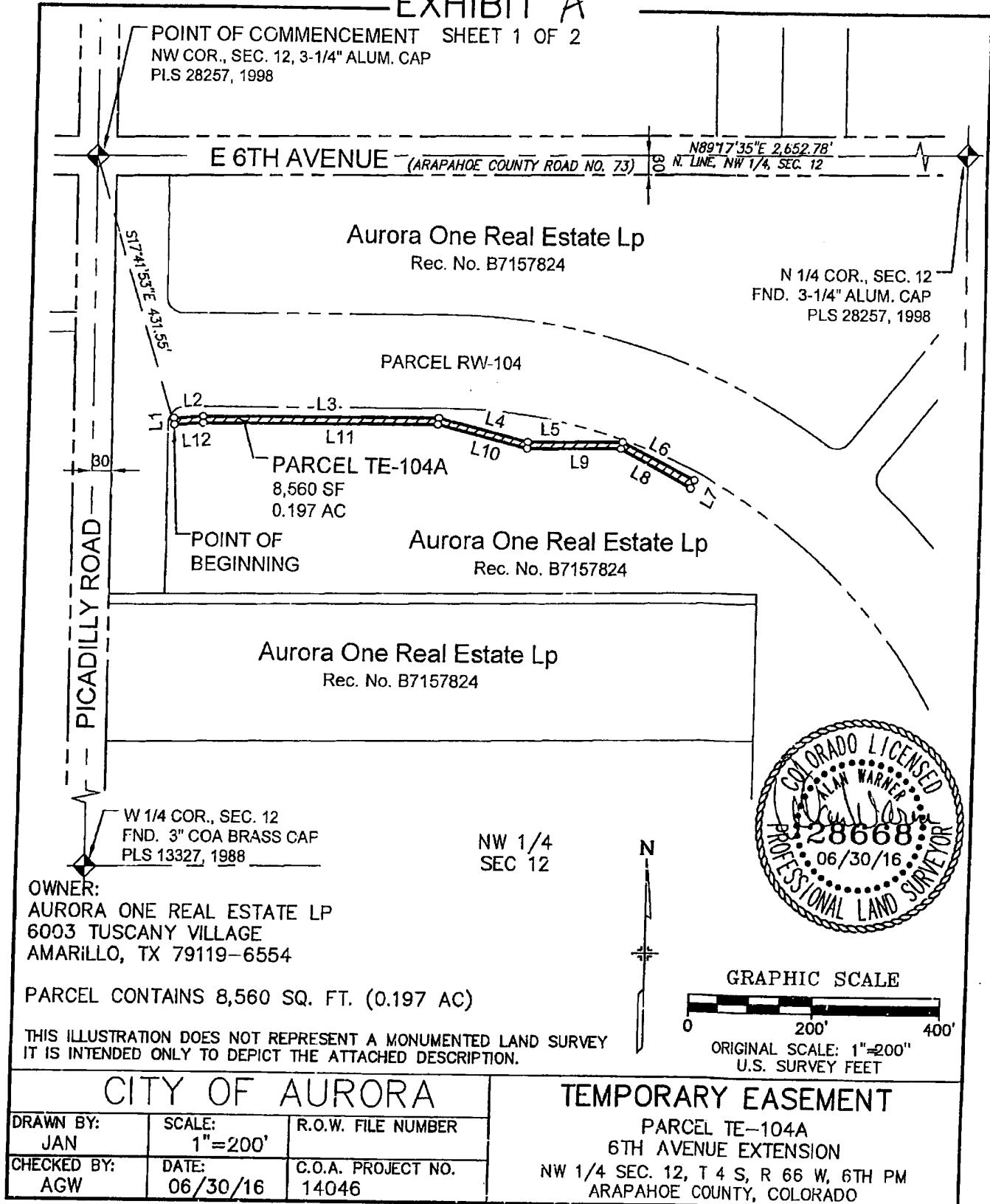


ILLUSTRATION FOR
EXHIBIT A
 SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	N03°55'13"W	10.04'
L2	N86°20'05"E	46.19'
L3	N89°41'35"E	370.37'
L4	S75°55'12"E	145.21'
L5	N89°32'22"E	151.17'
L6	S63°01'27"E	125.98'
L7	S26°30'40"W	13.13'
L8	N61°36'03"W	123.79'
L9	S89°32'22"W	149.88'
L10	N75°55'12"W	145.22'
L11	S89°41'35"W	368.82'
L12	S86°16'45"W	45.88'



OWNER:
 AURORA ONE REAL ESTATE LP
 6003 TUSCANY VILLAGE
 AMARILLO, TX 79119-6554

PARCEL CONTAINS 8,560 SQ. FT. (0.197 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA			TEMPORARY EASEMENT	
DRAWN BY: JAN	SCALE: 1"=200'	R.O.W. FILE NUMBER	PARCEL TE-104A	
CHECKED BY: AGW	DATE: 06/30/16	C.O.A. PROJECT NO. 14046	6TH AVENUE EXTENSION	
			NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM	
			ARAPAHOE COUNTY, COLORADO	

EXHIBIT " B "

**CITY OF AURORA
TEMPORARY EASEMENT
TO BE ACQUIRED
FROM**

Temporary Easement No. TE-104B

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " B "

PROJECT NUMBER: 14046
TEMPORARY EASEMENT: TE-104B
DATE: FEBRUARY 26, 2016

DESCRIPTION

A Temporary Easement No. TE-104B of the City of Aurora, Project No. 14046 containing 0.123 acres, more or less, being a portion of that parcel of land recorded at Reception No. B7157824 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said temporary easement being more particularly described as follows:

Commencing at the Northwest corner of said Section 12, Thence South 62°11'21" East, a distance of 1,124.21 feet to the POINT OF BEGINNING;

1. Thence South 61°54'01" East, a distance of 98.66 feet;
2. Thence South 41°19'29" East, a distance of 257.68 feet;
3. Thence South 36°31'35" East, a distance of 187.70 feet;
4. Thence South 61°33'01" West, a distance of 10.10 feet;
5. Thence North 36°31'35" West, a distance of 185.86 feet;
6. Thence North 41°19'29" West, a distance of 255.46 feet;
7. Thence North 61°19'20" West, a distance of 96.15 feet;
8. Thence North 23°49'16" East, a distance of 9.05 feet to the POINT OF BEGINNING.

The above described temporary easement contains 5,360 sq. ft. (0.123 Ac), more or less.

The purpose of the above described temporary easement is for construction purposes.

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838

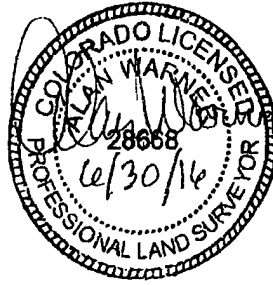


ILLUSTRATION FOR
EXHIBIT B
SHEET 1 OF 2

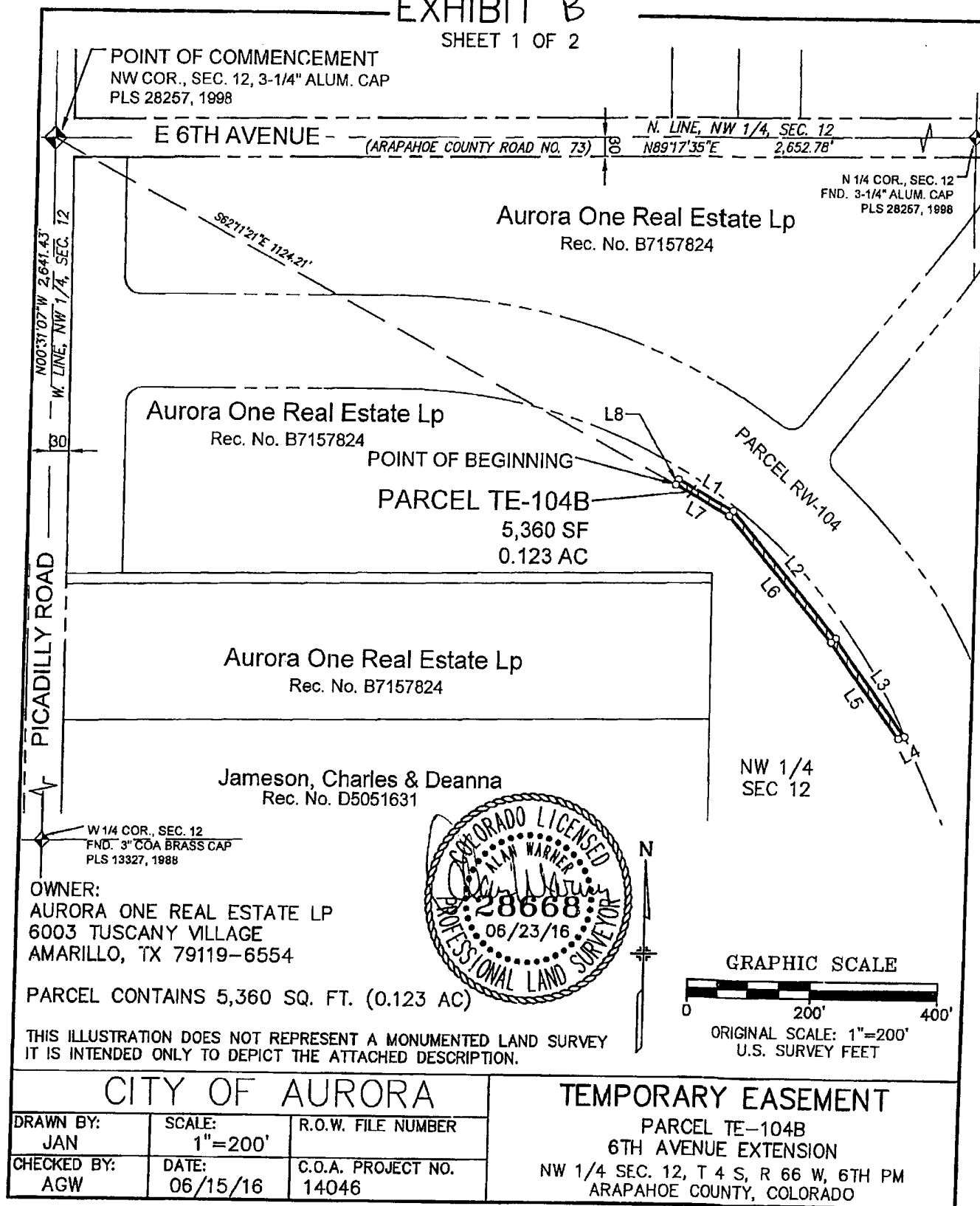


ILLUSTRATION FOR
EXHIBIT B
 SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	S61°54'01"E	98.65'
L2	S41°19'29"E	257.68'
L3	S36°31'35"E	187.70'
L4	S61°33'01"W	10.10'
L5	N36°31'35"W	185.86'
L6	N41°19'29"W	255.46'
L7	N61°19'20"W	96.15'
L8	N23°49'16"E	9.05'

OWNER:
 AURORA ONE REAL ESTATE LP
 6003 TUSCANY VILLAGE
 AMARILLO, TX 79119-6554

PARCEL CONTAINS 5,360 SQ. FT. (0.123 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



CITY OF AURORA			TEMPORARY EASEMENT PARCEL TE-104B 6TH AVENUE EXTENSION NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM ARAPAHOE COUNTY, COLORADO
DRAWN BY: JAN	SCALE: 1"=200'	R.O.W. FILE NUMBER	
CHECKED BY: AGW	DATE: 06/15/16	C.O.A. PROJECT NO. 14046	

EXHIBIT “ C ”

**CITY OF AURORA
TEMPORARY EASEMENT
TO BE ACQUIRED
FROM**

Temporary Easement No. TE-104C

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " C "

PROJECT NUMBER: 14046
TEMPORARY EASEMENT: TE-104C
DATE: FEBRUARY 26, 2016

DESCRIPTION

A Temporary Easement No. TE-104C of the City of Aurora, Project No. 14046 containing 0.426 acres, more or less, being a portion of that parcel of land recorded at Reception No. B6094917 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said temporary easement being more particularly described as follows:

Commencing at the Northwest corner of said Section 12, Thence South 51°23'52" East, a distance of 1,890.89 feet to the POINT OF BEGINNING;

1. Thence North 38°48'24" East, a distance of 11.27 feet;
2. Thence South 23°42'50" East, a distance of 669.32 feet;
3. Thence South 33°37'57" East, a distance of 189.81 feet;
4. Thence South 20°45'20" West, a distance of 39.92 feet;
5. Thence South 31°37'46" East, a distance of 101.83 feet;
6. Thence South 57°20'41" East, a distance of 382.72 feet;
7. Thence South 64°48'57" East, a distance of 136.63 feet;
8. Thence South 76°41'49" East, a distance of 134.04 feet;
9. Thence North 87°14'56" East, a distance of 148.80 feet;
10. Thence North 68°47'39" East, a distance of 50.25 feet;
11. Thence South 00°25'30" East, a distance of 10.70 feet;
12. Thence South 68°47'39" West, a distance of 48.08 feet;
13. Thence South 87°14'56" West, a distance of 151.84 feet;
14. Thence North 76°41'49" West, a distance of 136.49 feet;

Page 1 of 2

EXHIBIT " C "

PROJECT NUMBER: 14046
TEMPORARY EASEMENT: TE-104C
DATE: FEBRUARY 26, 2016

DESCRIPTION

15. Thence North 64°48'57" West, a distance of 138.33 feet;
16. Thence North 57°20'41" West, a distance of 385.66 feet;
17. Thence North 31°37'46" West, a distance of 109.03 feet;
18. Thence North 20°45'20" East, a distance of 39.70 feet;
19. Thence North 33°37'57" West, a distance of 185.54 feet;
20. Thence North 23°42'50" West, a distance of 664.99 feet to the POINT OF BEGINNING.

The above described temporary easement parcel contains 18,565 sq. ft. (0.426 Ac), more or less.

The purpose of the above described temporary easement is for construction purposes.

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838



ILLUSTRATION FOR
EXHIBIT C
SHEET 1 OF 2

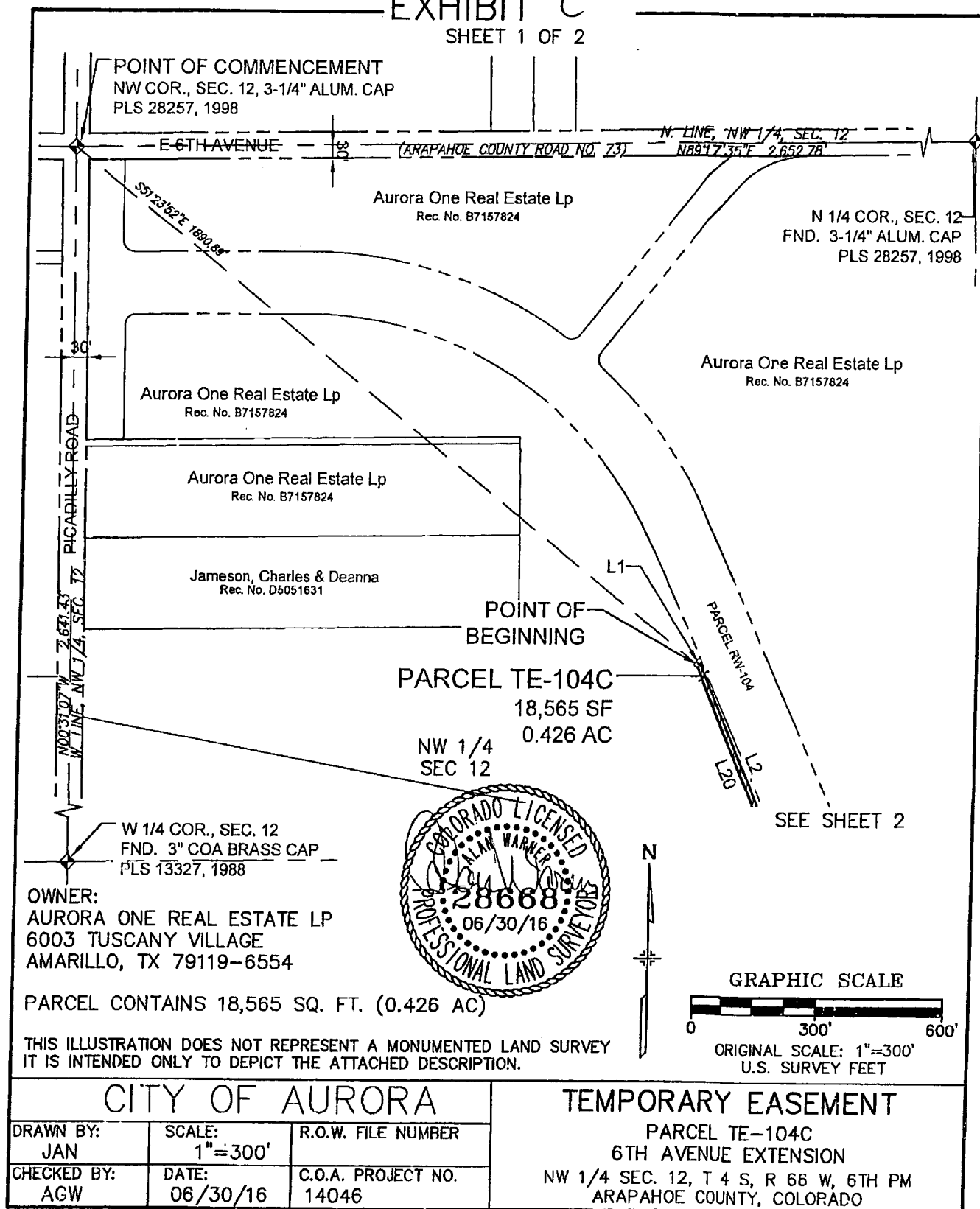


ILLUSTRATION FOR
EXHIBIT C
SHEET 2 OF 2

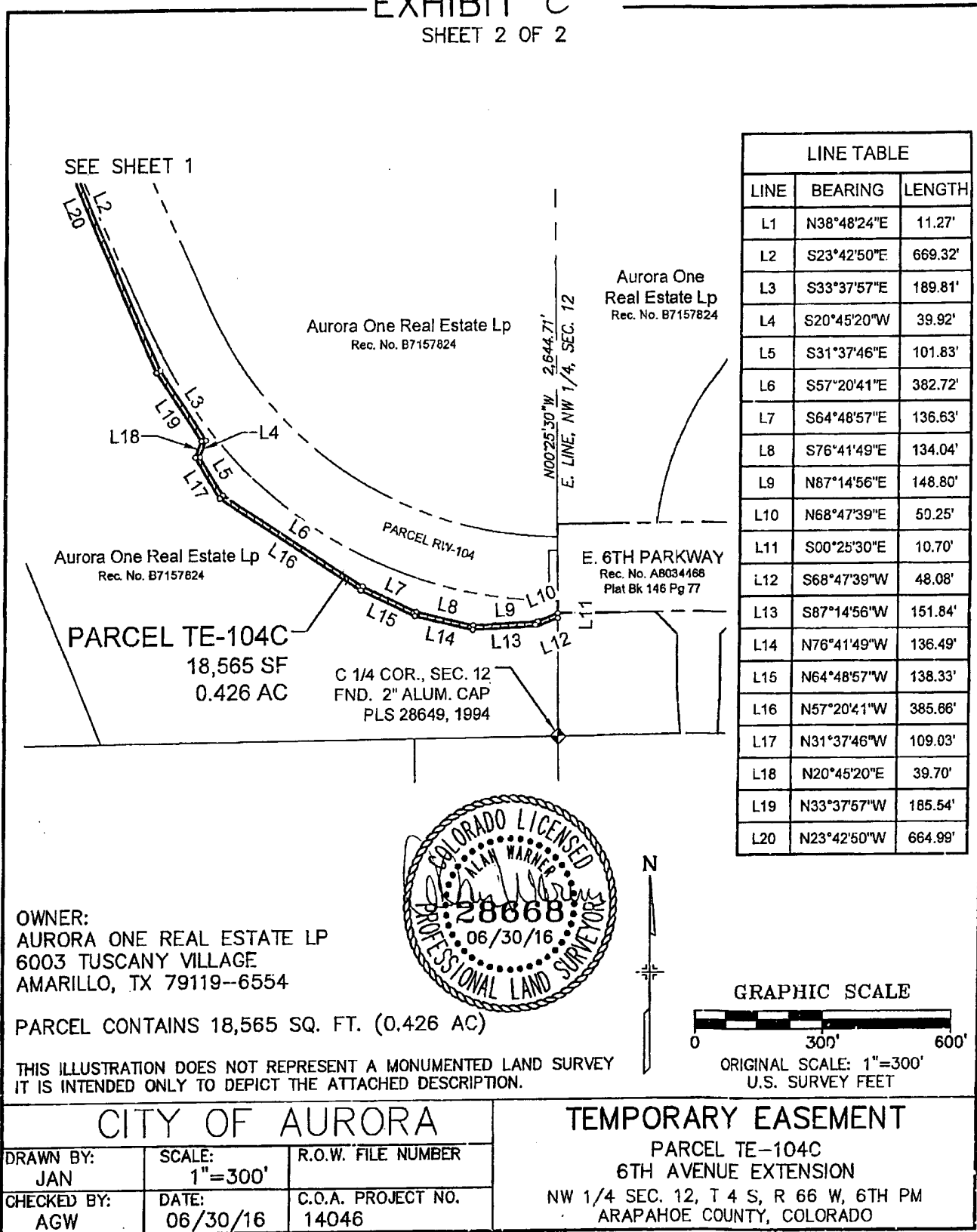


EXHIBIT “ D ”

**CITY OF AURORA
TEMPORARY EASEMENT
TO BE ACQUIRED
FROM**

Temporary Easement No. TE-104D

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " D "

PROJECT NUMBER: 14046
TEMPORARY EASEMENT: TE-104D
DATE: JUNE 15, 2017

DESCRIPTION

A Temporary Easement No. TE-104D of the City of Aurora, Project No. 14046 containing 0.172 acres, more or less, being a portion of that parcel of land recorded at Reception No. B7157824 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said temporary easement being more particularly described as follows:

Commencing at the Northwest corner of said Section 12, Thence South 89°09'20" East, a distance of 1,108.49 feet to the south right-of-way line of 6th Avenue, as described in field notes for Arapahoe County Road No. 73, and the POINT OF BEGINNING;

1. Thence along said south right-of-way line, North 89°17'35" East, a distance of 20.00 feet;
2. Thence South 00°42'25" East, a distance of 55.42 feet;
3. Thence North 89°17'35" East, a distance of 20.00 feet;
4. Thence South 00°42'11" East, a distance of 28.05 feet;
5. Thence Southerly on the arc of a tangent curve to the right, having a radius of 355.00 feet and a central angle of 33°09'33", an arc distance of 205.45 feet (the chord of said curve bears South 15°52'22" West, a distance of 202.60 feet);
6. Thence South 32°27'09" West, a distance of 70.68 feet;
7. Thence North 57°00'13" West, a distance of 20.00 feet;
8. Thence North 32°27'09" East, a distance of 70.49 feet;
9. Thence Northerly on the arc of a tangent curve to the left, having a radius of 335.00 feet and a central angle of 33°09'33", an arc distance of 193.88 feet (the chord of said curve bears North 15°52'22" East, a distance of 191.18 feet);
10. Thence North 00°42'25" West, a distance of 8.05 feet;
11. Thence South 89°17'35" West, a distance of 20.00 feet;

EXHIBIT " D "

PROJECT NUMBER: 14046
TEMPORARY EASEMENT: TE-104D
DATE: JUNE 15, 2017

DESCRIPTION

12. Thence North 00°42'25" West, a distance of 75.42 feet to THE POINT OF BEGINNING.

The above described temporary easement contains 7,474 sq. ft. (0.172 Ac), more or less.

The purpose of the above described temporary easement is for construction purposes.

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838

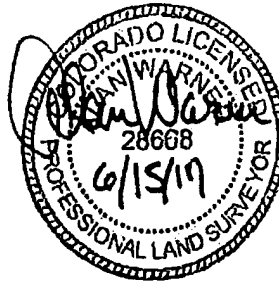
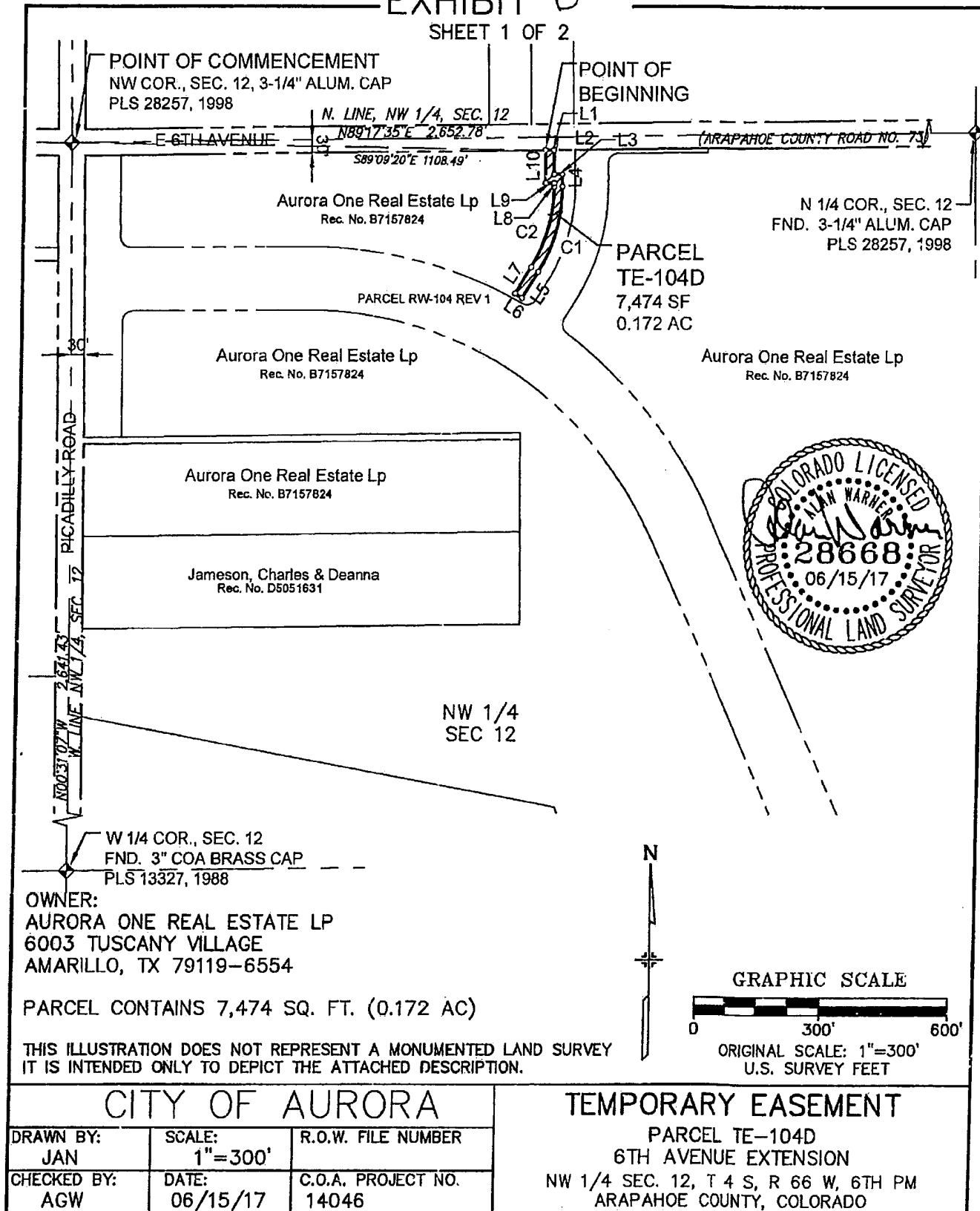


ILLUSTRATION FOR
EXHIBIT D

SHEET 1 OF 2



N

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

+

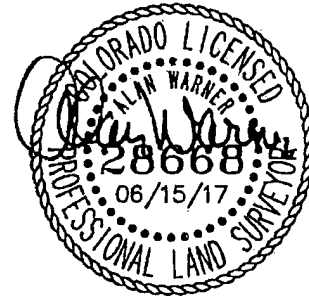
+

+

+

ILLUSTRATION FOR
EXHIBIT O
SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°17'35"E	20.00'
L2	S00°42'25"E	55.42'
L3	N89°17'35"E	20.00'
L4	S00°42'11"E	28.05'
L5	S32°27'09"W	70.68'
L6	N57°00'13"W	20.00'
L7	N32°27'09"E	70.49'
L8	N00°42'25"W	8.05'
L9	S89°17'35"W	20.00'
L10	N00°42'25"W	75.42'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	205.45'	355.00'	33°09'33"	S15° 52' 22"W	202.60'
C2	193.88'	335.00'	33°09'33"	N15° 52' 22"E	191.18'

OWNER:
AURORA ONE REAL ESTATE LP
6003 TUSCANY VILLAGE
AMARILLO, TX 79119-6554

PARCEL CONTAINS 7,474 SQ. FT. (0.172 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA			TEMPORARY EASEMENT PARCEL TE-104D 6TH AVENUE EXTENSION NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM ARAPAHOE COUNTY, COLORADO
DRAWN BY: JAN	SCALE: 1"=200'	R.O.W. FILE NUMBER	
CHECKED BY: AGW	DATE: 06/15/17	C.O.A. PROJECT NO. 14046	

EXHIBIT " E "

**CITY OF AURORA
TEMPORARY EASEMENT
TO BE ACQUIRED
FROM**

Temporary Easement No. TE-104E

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " E "

PROJECT NUMBER: 14046
TEMPORARY EASEMENT: TE-104E
DATE: JUNE 15, 2017

DESCRIPTION

A Temporary Easement No. TE-104E of the City of Aurora, Project No. 14046 containing 0.274 acres, more or less, being a portion of that parcel of land recorded at Reception No. B7157824 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said temporary easement being more particularly described as follows:

Commencing at the Northwest corner of said Section 12, Thence South 88°04'49" East, a distance of 1,309.46 feet to the POINT OF BEGINNING;

1. Thence North 89°17'35" East, a distance of 180.28 feet;
2. Thence South 00°42'25" East, a distance of 20.00 feet;
3. Thence South 89°17'35" West, a distance of 160.28 feet;
4. Thence Southwesterly on the arc of a tangent curve to the left, having a radius of 20.00 feet and a central angle of 90°00'00", an arc distance of 31.42 feet (the chord of said curve bears South 44°17'35" West, a distance of 28.28 feet);
5. Thence South 00°42'25" East, a distance of 13.47 feet;
6. Thence Southerly on the arc of a tangent curve to the right, having a radius of 515.00 feet and a central angle of 33°09'33", an arc distance of 298.05 feet (the chord of said curve bears South 15°52'22" West, a distance of 293.91 feet);
7. Thence South 32°27'09" West, a distance of 69.56 feet;
8. Thence North 62°06'38" West, a distance of 20.06 feet;
9. Thence North 32°27'09" East, a distance of 71.15 feet;
10. Thence Northerly on the arc of a tangent curve to the left, having a radius of 495.00 feet and a central angle of 33°09'33", an arc distance of 286.47 feet (the chord of said curve bears North 15°52'22" East, a distance of 282.49 feet);
11. Thence North 00°42'25" West, a distance of 33.47 feet;

Page 1 of 2

EXHIBIT " E "

PROJECT NUMBER: 14046
TEMPORARY EASEMENT: TE-104E
DATE: JUNE 15, 2017

DESCRIPTION

12. Thence Northeasterly on the arc of a tangent curve to the right, having a radius of 20.00 feet and a central angle of 90°00'00", an arc distance of 31.42 feet (the chord of said curve bears North 44°17'35" East, a distance of 28.28 feet) to THE POINT OF BEGINNING.

The above described temporary easement contains 11,927 sq. ft. (0.274 Ac), more or less.

The purpose of the above described temporary easement is for construction purposes.

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

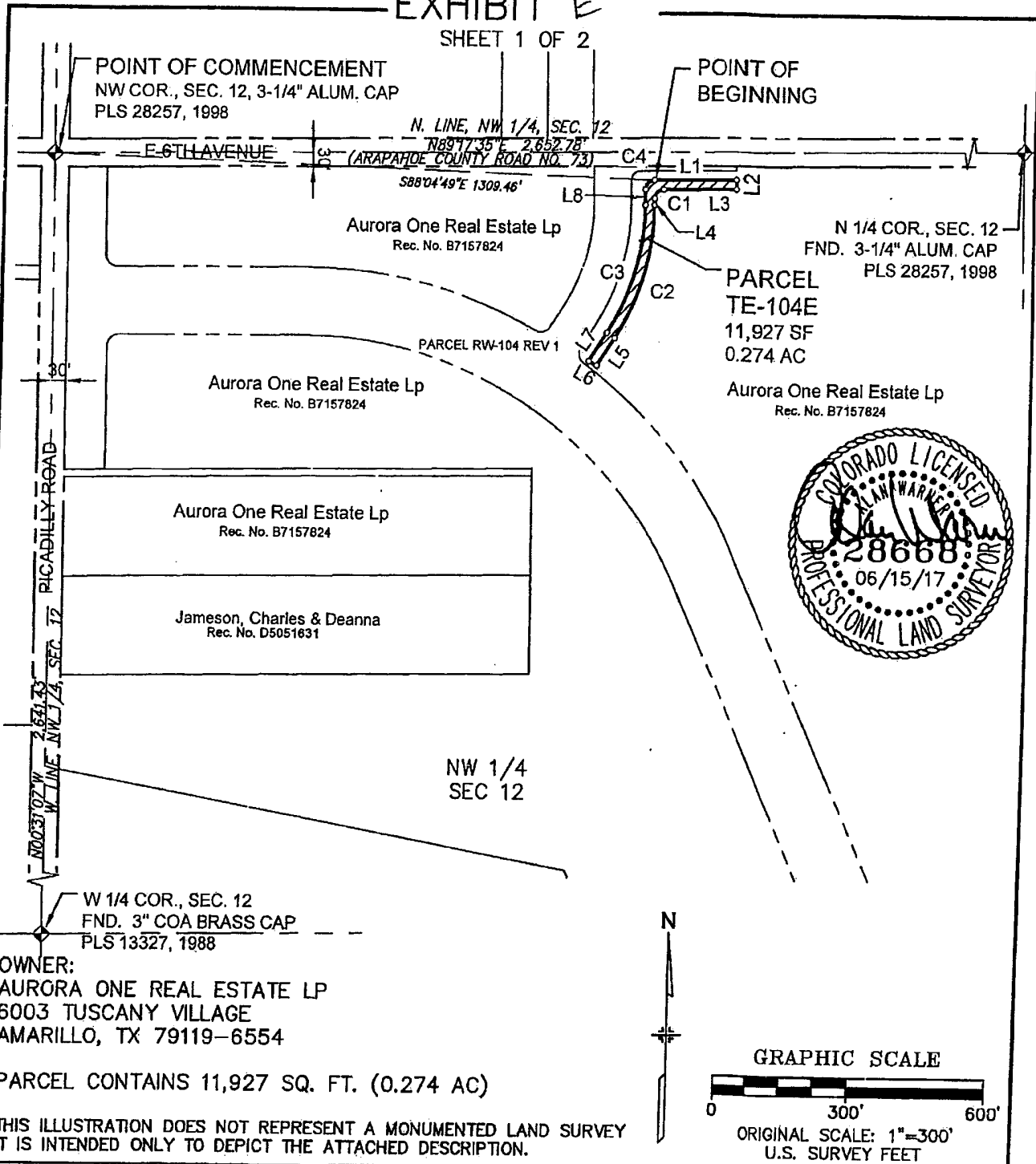
Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838



ILLUSTRATION FOR EXHIBIT E

SHEET 1 OF 2



CITY OF AURORA

TEMPORARY EASEMENT

DRAWN BY: JAN	SCALE: 1"=300'	R.O.W. FILE NUMBER
CHECKED BY: AGW	DATE: 06/15/17	C.O.A. PROJECT NO. 14046

PARCEL TE-104E
6TH AVENUE EXTENSION
NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM
ARAPAHOE COUNTY, COLORADO

ILLUSTRATION FOR
EXHIBIT E
 SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°17'35"E	180.28'
L2	S00°42'25"E	20.00'
L3	S89°17'35"W	160.28'
L4	S00°42'25"E	13.47'
L5	S32°27'09"W	69.56'
L6	N62°06'38"W	20.06'
L7	N32°27'09"E	71.15'
L8	N00°42'25"W	33.47'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	31.42'	20.00'	90°00'00"	S44° 17' 35"W	28.28'
C2	298.05'	515.00'	33°09'33"	S15° 52' 22"W	293.91'
C3	286.47'	495.00'	33°09'33"	N15° 52' 22"E	282.49'
C4	31.42'	20.00'	90°00'00"	N44° 17' 35"E	28.28'

OWNER:
 AURORA ONE REAL ESTATE LP
 6003 TUSCANY VILLAGE
 AMARILLO, TX 79119-6554

PARCEL CONTAINS 11,927 SQ. FT. (0.274 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA			TEMPORARY EASEMENT	
DRAWN BY: JAN	SCALE: 1"=200'	R.O.W. FILE NUMBER	PARCEL TE-104E	
CHECKED BY: AGW	DATE: 06/15/17	C.O.A. PROJECT NO. 14046	6TH AVENUE EXTENSION	
			NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM	
			ARAPAHOE COUNTY, COLORADO	

EXHIBIT " *A* "

**CITY OF AURORA
RIGHT-OF-WAY
TO BE ACQUIRED
FROM**

Parcel No. RW-104 Rev 1

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " A "

PROJECT NUMBER: 14046
RIGHT-OF-WAY: RW-104 Rev 1
DATE: JUNE 15, 2017

DESCRIPTION

A tract or parcel of land No. RW-104 Rev 1 of the City of Aurora, Project No. 14046 containing 13.659 acres, more or less, being a portion of that parcel of land recorded at Reception No. B7157424 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said tract or parcel of land being more particularly described as follows:

Commencing at the Northwest corner of said Section 12; Thence South 45°36'46" East, a distance of 42.36 feet to the intersection of the south right-of-way line of 6th Avenue as described in field notes for Arapahoe County Road No. 73 and the east right-of-way line of Picadilly Road, being 30.00 feet distant easterly by perpendicular measurement from the west line of the Northwest Quarter of said Section 12, said point being THE POINT OF BEGINNING;

1. Thence along the south right-of-way line of said 6th Avenue, North 89°17'35" East, a distance of 83.98 feet;
2. Thence South 00°28'45" East, a distance of 185.95 feet;
3. Thence Southeasterly on the arc of a tangent curve to the left, having a radius of 25.00 feet and a central angle of 89°47'43", an arc distance of 39.18 feet (the chord of said curve bears South 45°22'37" East, a distance of 35.29 feet);
4. Thence North 89°43'32" East, a distance of 414.18 feet;
5. Thence Easterly on the arc of a tangent curve to the right, having a radius of 1027.00 feet and a central angle of 29°11'04", an arc distance of 523.12 feet (the chord of said curve bears South 75°40'56" East, a distance of 517.48 feet);
6. Thence Easterly on the arc of a reverse curve to the left, having a radius of 25.00 feet and a central angle of 86°27'27", an arc distance of 37.72 feet (the chord of said curve bears North 75°40'52" East, a distance of 34.25 feet);
7. Thence North 32°27'09" East, a distance of 55.19 feet;

EXHIBIT " A "

PROJECT NUMBER: 14046
RIGHT-OF-WAY: RW-104 Rev 1
DATE: JUNE 15, 2017

DESCRIPTION

8. Thence Northerly on the arc of a tangent curve to the left, having a radius of 385.00 feet and a central angle of $33^{\circ}09'33''$, an arc distance of 222.81 feet (the chord of said curve bears North $15^{\circ}52'22''$ East, a distance of 219.72 feet);
9. Thence North $00^{\circ}42'25''$ West, a distance of 83.47 feet to the south right-of-way line of said 6th Avenue;
10. Thence along said south right-of-way line, North $89^{\circ}17'35''$ East, a distance of 310.28 feet;
11. Thence South $00^{\circ}42'25''$ East, a distance of 10.00 feet;
12. Thence South $89^{\circ}17'35''$ West, a distance of 210.28 feet;
13. Thence Southwesterly on the arc of a tangent curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$, an arc distance of 31.42 feet (the chord of said curve bears South $44^{\circ}17'35''$ West, a distance of 28.28 feet);
14. Thence South $00^{\circ}42'25''$ East, a distance of 53.47 feet;
15. Thence Southerly on the arc of a tangent curve to the right, having a radius of 465.00 feet and a central angle of $33^{\circ}09'33''$, an arc distance of 269.11 feet (the chord of said curve bears South $15^{\circ}52'22''$ West, a distance of 265.37 feet);
16. Thence South $32^{\circ}27'09''$ West, a distance of 55.19 feet;
17. Thence Southerly on the arc of a tangent curve to the left, having a radius of 25.00 feet and a central angle of $86^{\circ}27'27''$, an arc distance of 37.72 feet (the chord of said curve bears South $10^{\circ}46'35''$ East, a distance of 34.25 feet);
18. Thence Southeasterly on the arc of a reverse curve to the right, having a radius of 1027.00 feet and a central angle of $29^{\circ}13'02''$, an arc distance of 523.70 feet (the chord of said curve bears South $39^{\circ}23'48''$ East, a distance of 518.05 feet);
19. Thence South $24^{\circ}47'17''$ East, a distance of 900.42 feet;

EXHIBIT " A "

PROJECT NUMBER: 14046
RIGHT-OF-WAY: RW-104 Rev 1
DATE: JUNE 15, 2017

DESCRIPTION

20. Thence Southeasterly on the arc of a tangent curve to the left, having a radius of 883.00 feet and a central angle of $65^{\circ}02'17''$, an arc distance of 1,002.32 feet (the chord of said curve bears South $57^{\circ}18'26''$ East, a distance of 949.37 feet) to a point on the east line of the Northwest Quarter of said Section 12 whence the Center Quarter Corner of said Section 12 bears South $00^{\circ}25'30''$ East, a distance of 447.86 feet;
21. Thence along said east line, South $00^{\circ}25'30''$ East, a distance of 32.03 feet to the northeast corner of that parcel of land described at Reception No. A8173498 in the Arapahoe County Clerk and Recorder's Office;
22. Thence along the northerly line of said parcel, South $89^{\circ}42'18''$ West, a distance of 20.00 feet;
23. Thence along the westerly line of said parcel, South $00^{\circ}25'30''$ East, a distance of 100.00 feet;
24. Thence along the southerly line of said parcel, North $89^{\circ}42'18''$ East, a distance of 20.00 feet to the east line of the Northwest Quarter of said Section 12;
25. Thence along said east line, South $00^{\circ}25'30''$ East, a distance of 11.97 feet;
26. Thence Northwesterly on the arc of a non-tangent curve to the right, having a radius of 1,027.00 feet and a central angle of $65^{\circ}07'19''$, an arc distance of 1,167.28 feet (the chord of said curve bears North $57^{\circ}20'57''$ West, a distance of 1,105.46 feet);
27. Thence North $24^{\circ}47'17''$ West, a distance of 900.42 feet;
28. Thence Northwesterly on the arc of a tangent curve to the left, having a radius of 883.00 feet and a central angle of $65^{\circ}29'11''$, an arc distance of 1,009.23 feet (the chord of said curve bears North $57^{\circ}31'53''$ West, a distance of 955.18 feet);
29. Thence South $89^{\circ}43'32''$ West, a distance of 408.49 feet;
30. Thence Southwesterly on the arc of a tangent curve to the left, having a radius of 25.00 feet and a central angle of $90^{\circ}12'17''$, an arc distance of 39.36 feet (the chord of said curve bears South $44^{\circ}37'23''$ West, a distance of 35.42 feet);

EXHIBIT " A "

PROJECT NUMBER: 14046
RIGHT-OF-WAY: RW-104 Rev 1
DATE: JUNE 15, 2017

DESCRIPTION

31. Thence South 00°28'45" East, a distance of 201.65 feet;
32. Thence Southerly on the arc of a tangent curve to the right, having a radius of 2,937.00 feet and a central angle of 01°10'44", an arc distance of 60.43 feet (the chord of said curve bears South 00°06'37" West, a distance of 60.42 feet);
33. Thence South 89°17'35" West, a distance of 87.92 feet to the east right-of-way line of Picadilly Road;
34. Thence along said east right-of-way line, North 00°31'07" West, a distance of 642.06 feet to the POINT OF BEGINNING.

The above described tract or parcel of land contains 594,967 sq. ft. (13.659 Ao), more or less.

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838



ILLUSTRATION FOR EXHIBIT A

SHEET 1 OF
4

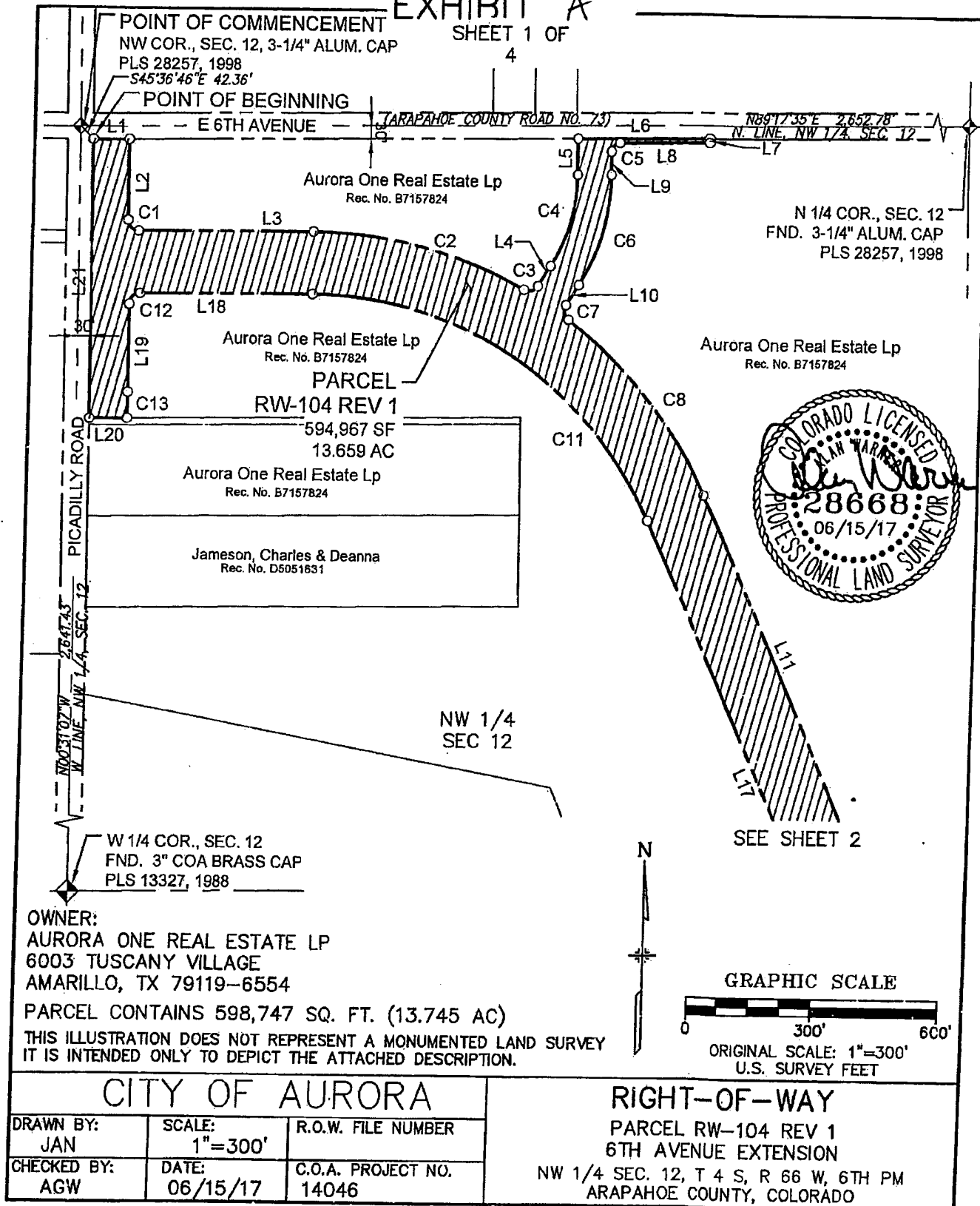
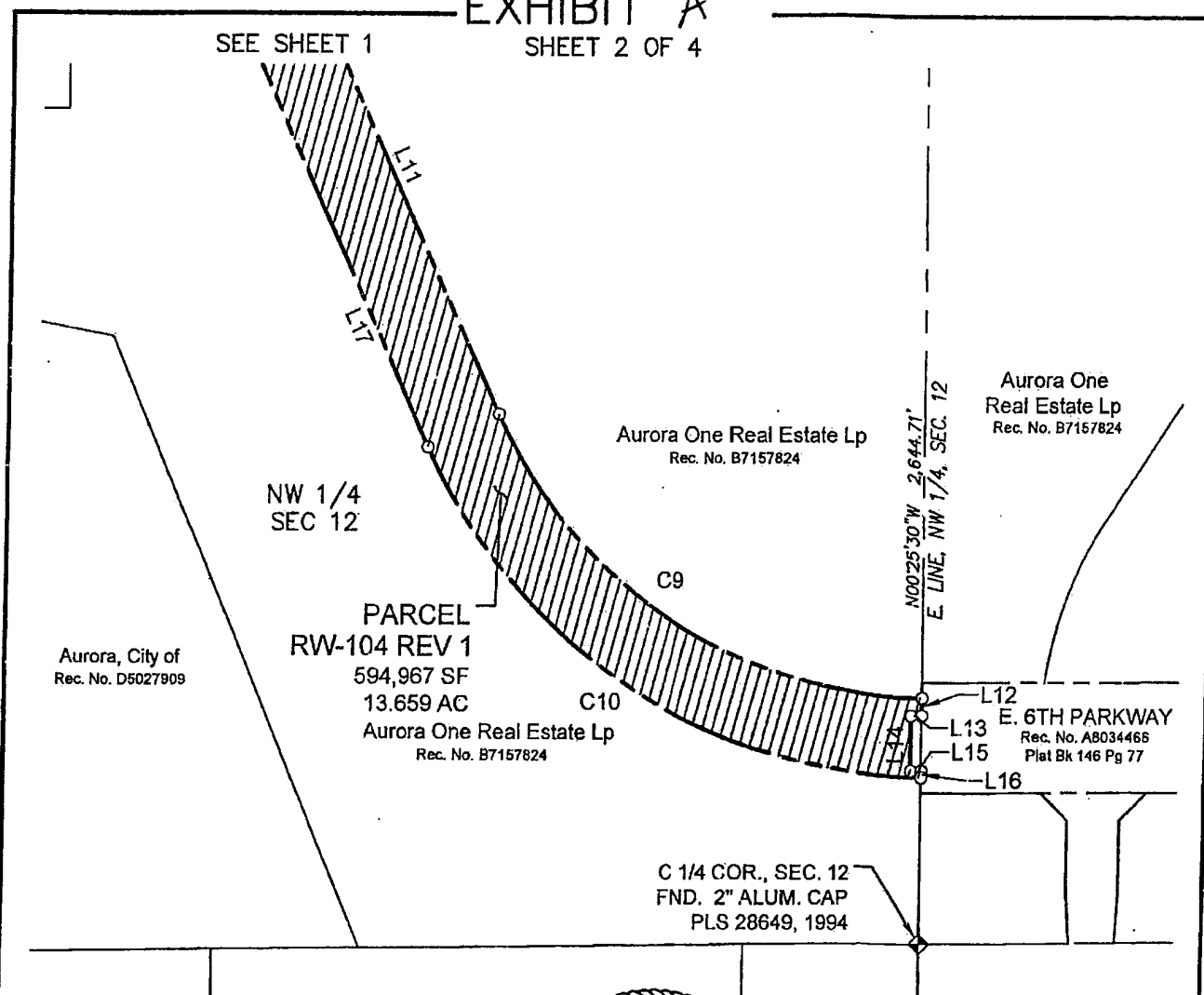


ILLUSTRATION FOR
EXHIBIT A
SHEET 2 OF 4



OWNER:
AURORA ONE REAL ESTATE LP
6003 TUSCANY VILLAGE
AMARILLO, TX 79119-6554

PARCEL CONTAINS 598,747 SQ. FT. (13.745 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



GRAPHIC SCALE



ORIGINAL SCALE: 1"=300'
U.S. SURVEY FEET

CITY OF AURORA

DRAWN BY: JAN	SCALE: 1"=300'	R.O.W. FILE NUMBER
CHECKED BY: AGW	DATE: 06/15/17	C.O.A. PROJECT NO. 14046

RIGHT-OF-WAY

PARCEL RW-104 REV 1
6TH AVENUE EXTENSION
NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM
ARAPAHOE COUNTY, COLORADO

ILLUSTRATION FOR
EXHIBIT A
SHEET 3 OF 4

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°17'35"E	83.98'
L2	S00°28'45"E	185.95'
L3	N89°43'32"E	414.18'
L4	N32°27'09"E	55.19'
L5	N00°42'25"W	83.47'
L6	N89°17'35"E	310.28'
L7	S00°42'25"E	10.00'
L8	S89°17'35"W	210.28'
L9	S00°42'25"E	53.47'
L10	S32°27'09"W	55.19'
L11	S24°47'17"E	900.42'

LINE TABLE		
LINE	BEARING	LENGTH
L12	S00°25'30"E	32.03'
L13	S89°42'18"W	20.00'
L14	S00°25'30"E	100.00'
L15	N89°42'18"E	20.00'
L16	S00°25'30"E	11.97'
L17	N24°47'17"W	900.42'
L18	S89°43'32"W	408.49'
L19	S00°28'45"E	201.66'
L20	S89°17'35"W	87.92'
L21	N00°31'07"W	642.06'



OWNER:
AURORA ONE REAL ESTATE LP
6003 TUSCANY VILLAGE
AMARILLO, TX 79119-6554

PARCEL CONTAINS 598,747 SQ. FT. (13.745 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA

DRAWN BY: JAN	SCALE: 1"=300'	R.O.W. FILE NUMBER
CHECKED BY: AGW	DATE: 06/15/17	C.O.A. PROJECT NO. 14046

RIGHT-OF-WAY

PARCEL RW-104 REV 1
6TH AVENUE EXTENSION
NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM
ARAPAHOE COUNTY, COLORADO

ILLUSTRATION FOR
EXHIBIT A
 SHEET 4 OF 4

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	39.18'	25.00'	89°47'43"	S45° 22' 37"E	35.29'
C2	523.12'	1027.00'	29°11'04"	S75° 40' 56"E	517.48'
C3	37.72'	25.00'	86°27'27"	N75° 40' 52"E	34.25'
C4	222.81'	385.00'	33°09'33"	N15° 52' 22"E	219.72'
C5	31.42'	20.00'	90°00'00"	S44° 17' 35"W	28.28'
C6	269.11'	465.00'	33°09'33"	S15° 52' 22"W	265.37'
C7	37.72'	25.00'	86°27'27"	S10° 46' 35"E	34.25'
C8	523.70'	1027.00'	29°13'02"	S39° 23' 48"E	518.05'
C9	1002.32'	883.00'	65°02'17"	S57° 18' 26"E	949.37'
C10	1167.28'	1027.00'	65°07'19"	N57° 20' 57"W	1105.46'
C11	1009.23'	883.00'	65°29'11"	N57° 31' 53"W	955.18'
C12	39.36'	25.00'	90°12'17"	S44° 37' 23"W	35.42'
C13	60.43'	2937.00'	1°10'44"	S00° 06' 37"W	80.42'



OWNER:
 AURORA ONE REAL ESTATE LP
 6003 TUSCANY VILLAGE
 AMARILLO, TX 79119-6554

PARCEL CONTAINS 598,747 SQ. FT. (13.745 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA			RIGHT-OF-WAY PARCEL RW-104 REV 1 6TH AVENUE EXTENSION NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM ARAPAHOE COUNTY, COLORADO
DRAWN BY: JAN	SCALE: 1"=300'	R.O.W. FILE NUMBER	
CHECKED BY: AGW	DATE: 06/15/17	C.O.A. PROJECT NO. 14046	

EXHIBIT " B "

**CITY OF AURORA
RIGHT-OF-WAY
TO BE ACQUIRED
FROM**

Parcel No. RW-105

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " B "**PROJECT NUMBER: 14046****RIGHT-OF-WAY: RW-105****DATE: FEBRUARY 26, 2016****DESCRIPTION**

A tract or parcel of land No. RW-105 of the City of Aurora, Project No. 14046 containing 0.032 acres, more or less, being a portion of that parcel of land recorded at Reception No. B7157824 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said tract or parcel of land being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 12; Thence South 03°00'59" East, a distance of 688.36 feet to a point on the east right-of-way line of Picadilly Road being 30.00 feet distant easterly by perpendicular measurement from the west line of the Northwest Quarter of said Section 12, said point being the POINT OF BEGINNING;

1. Thence along the east right-of-way line of Picadilly Road and parallel with the west line of the Northwest Quarter of said Section 12, North 00°31'07" West, a distance of 15.74 feet;
2. Thence North 89°17'35" East, a distance of 87.92 feet;
3. Thence Southerly on the arc of a non-tangent curve to the right, having a radius of 2,937.00 feet and a central angle of 00°18'26", an arc distance of 15.75 feet (the chord of said curve bears South 00°51'12" West, a distance of 15.75 feet);
4. Thence South 89°17'35" West, a distance of 87.54 feet to THE POINT OF BEGINNING.

The above described tract or parcel of land contains 1,381 sq. ft. (0.032 Ac), more or less.

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838



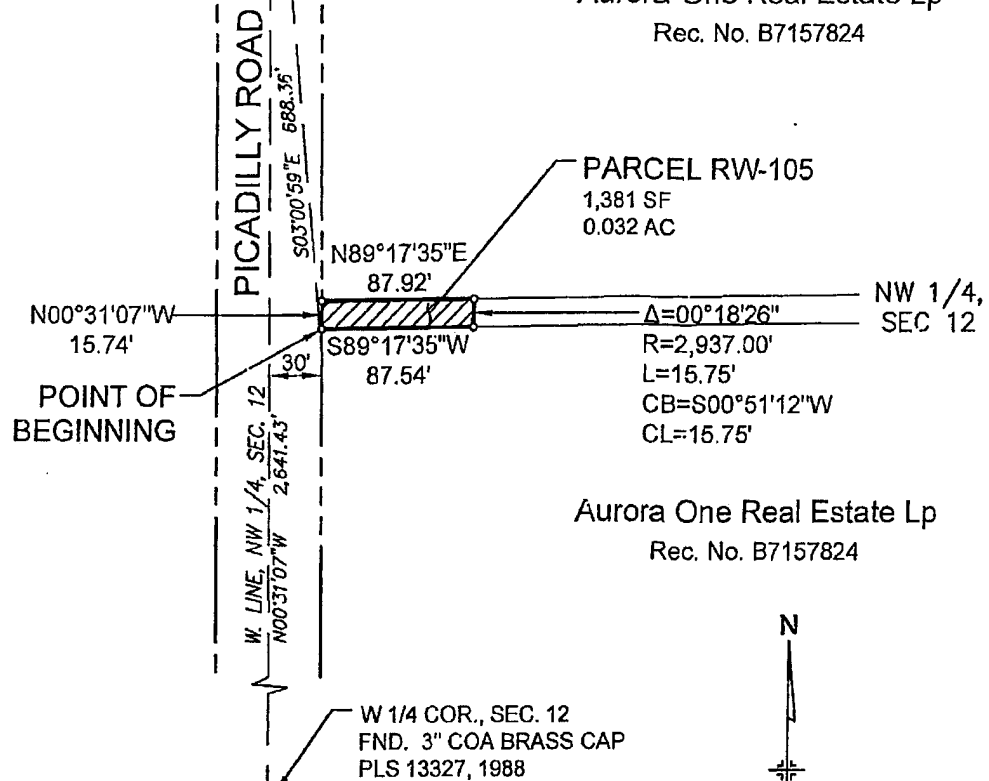
ILLUSTRATION FOR
EXHIBIT B
SHEET 1 OF 1



POINT OF
COMMENCEMENT

NW COR., SEC. 12
FND. 3.25" ALUM. CAP
PLS 28527, 1998

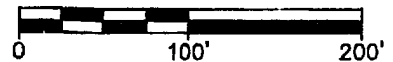
Aurora One Real Estate Lp
Rec. No. B7157824



Aurora One Real Estate Lp
Rec. No. B7157824



GRAPHIC SCALE



ORIGINAL SCALE: 1"=100'
U.S. SURVEY FEET

OWNER:
AURORA ONE REAL ESTATE LP
6003 TUSCANY VILLAGE
AMARILLO, TX 79119-6554

PARCEL CONTAINS 1,381 SQ. FT. (0.032AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA

RIGHT OF WAY

DRAWN BY: CCP	SCALE: 1"=100'	R.O.W. FILE NUMBER
CHECKED BY: AGW	DATE: 06/23/16	C.O.A. PROJECT NO. 14046

PARCEL RW-105
6TH AVENUE EXTENSION
NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM
ARAPAHOE COUNTY, COLORADO

EXHIBIT " C "

**CITY OF AURORA
RIGHT-OF-WAY
TO BE ACQUIRED
FROM**

Parcel No. RW-106

Aurora One Real Estate LP

FOR

Project No. 14046
6th Avenue Extension Project

EXHIBIT " C "**PROJECT NUMBER: 14046****RIGHT-OF-WAY: RW-106****DATE: FEBRUARY 26, 2016****DESCRIPTION**

A tract or parcel of land No. RW-106 of the City of Aurora, Project No. 14046 containing 0.397 acres, more or less, being a portion of that parcel of land recorded at Reception No. B7157824 in the Arapahoe County Clerk and Recorder's Office, located in the Northwest Quarter of Section 12, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado; said tract or parcel of land being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 12; Thence South 03°00'59" East, a distance of 688.36 feet to a point on the east right-of-way line of Picadilly Road being 30.00 feet distant easterly by perpendicular measurement from the west line of the Northwest Quarter of said Section 12, said point being the POINT OF BEGINNING;

1. Thence North 89°17'35" East, a distance of 87.54 feet;
2. Thence Southerly on the arc of a non-tangent curve to the right, having a radius of 2,937.00 feet and a central angle of 02°49'18", an arc distance of 144.64 feet (the chord of said curve bears South 02°25'04" West, a distance of 144.63 feet);
3. Thence South 03°49'43" West, a distance of 65.99 feet to a line of said parcel also being the northerly line of that parcel of land described at Reception No. D5051631 in the Arapahoe County Clerk and Recorder's Office;
4. Thence along said line, South 89°17'35" West, a distance of 75.13 feet to the east right-of-way line of Picadilly Road;
5. Thence along the east right-of-way line of Picadilly Road and parallel with the west line of the Northwest Quarter of said Section 12, North 00°31'07" West, a distance of 210.20 feet to THE POINT OF BEGINNING.

The above described tract or parcel of land contains 17,300 sq. ft. (0.397 Ac), more or less.

All lineal distances are represented in U.S. Survey Feet.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped PLS 28257, 1998, being the Northeast corner of Section 11, Township 4 South, Range 66 West of the 6th P.M.

Prepared for and on behalf of the
City of Aurora

Alan Warner, PLS No. 28668
Farnsworth Group, Inc.
5613 DTC Pkwy, Suite 1100
Greenwood Village, CO 80111
303-692-8838

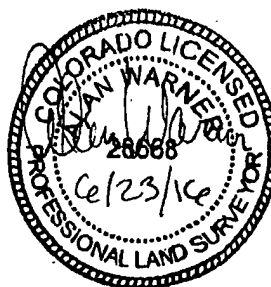
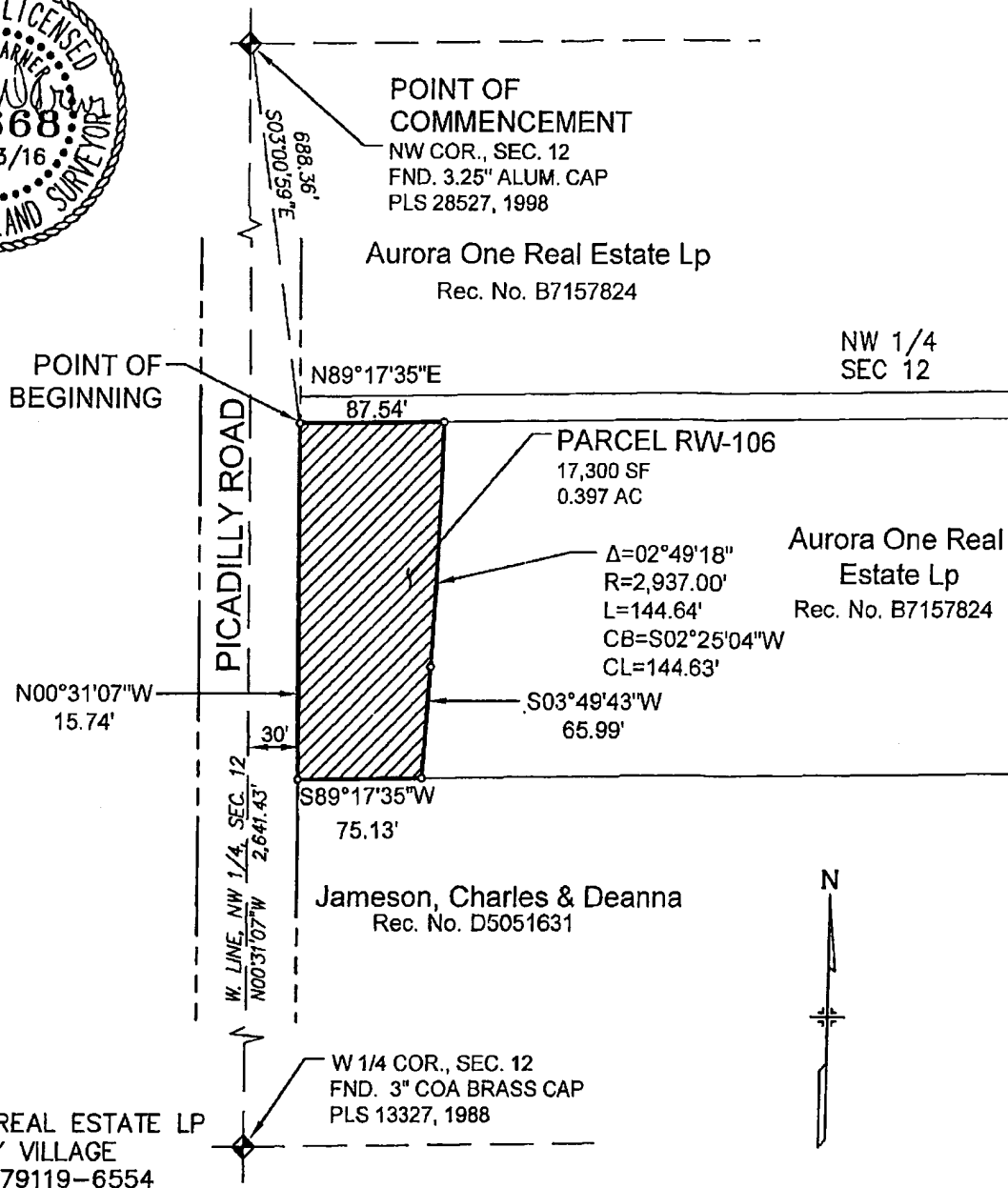


ILLUSTRATION FOR
EXHIBIT C
SHEET 1 OF 1



PARCEL CONTAINS 17,300 SQ. FT. (0.397 AC)

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA

DRAWN BY: CCP	SCALE: 1"=100'	R.O.W. FILE NUMBER
CHECKED BY: AGW	DATE: 06/23/16	C.O.A. PROJECT NO. 14046

RIGHT OF WAY

PARCEL RW-106
6TH AVENUE EXTENSION
NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM
ARAPAHOE COUNTY, COLORADO