

**EXHIBIT A**

**PARCEL OF LAND**

**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED WITHIN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 14630 AND ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY LS 27275, TO BEAR SOUTH 00°37'40" EAST, 2657.16 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°15'26" WEST, A DISTANCE OF 0.57 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°37'30" WEST, A DISTANCE OF 245.59 FEET;

THENCE NORTH 89°47'10" WEST, A DISTANCE OF 354.26 FEET;

THENCE NORTH 00°12'50" EAST, A DISTANCE OF 81.99 FEET, TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°58'49", AN ARC LENGTH OF 39.26 FEET, THE CHORD OF WHICH BEARS SOUTH 44°47'45" EAST, A DISTANCE OF 35.35 FEET, TO A POINT OF TANENCY;

THENCE SOUTH 89°47'10" EAST, A DISTANCE OF 329.34 FEET;

THENCE SOUTH 89°37'30" EAST, A DISTANCE OF 491.20 FEET;

THENCE SOUTH 89°56'06" EAST, A DISTANCE OF 313.03 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1012.00 FEET, A CENTRAL ANGLE OF 10°33'33", AN ARC LENGTH OF 186.50 FEET, THE CHORD OF WHICH BEARS SOUTH 84°39'19" EAST, A DISTANCE OF 186.24 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 79°22'33" EAST, A DISTANCE OF 148.12 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 898.00 FEET, A CENTRAL ANGLE OF 10°22'58", AN ARC LENGTH OF 162.73 FEET, THE CHORD OF WHICH BEARS SOUTH 84°34'02" EAST, A DISTANCE OF 162.51 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 89°45'31" EAST, A DISTANCE OF 360.48 FEET;

THENCE SOUTH 00°14'29" WEST, A DISTANCE OF 57.00 FEET;

THENCE NORTH 89°45'31" WEST, A DISTANCE OF 360.48 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 10°22'58", AN ARC LENGTH OF 173.06 FEET, THE CHORD OF WHICH BEARS NORTH 84°34'02" WEST, A DISTANCE OF 172.82 FEET TO A POINT OF TANGENCY;

THENCE NORTH 79°22'33" WEST, A DISTANCE OF 148.12 FEET, TO A POINT OF CURVATURE;



THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF  $10^{\circ}33'33''$ , AN ARC LENGTH OF 176.00 FEET, THE CHORD OF WHICH BEARS NORTH  $84^{\circ}39'19''$  WEST, A DISTANCE OF 175.75 FEET TO A POINT OF TANGENCY;

THENCE NORTH  $89^{\circ}56'06''$  WEST, A DISTANCE OF 313.18 FEET;

THENCE NORTH  $89^{\circ}37'30''$  WEST, A DISTANCE OF 245.69 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 115,068 SQUARE FEET OR 2.642 ACRES, MORE OR LESS.

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

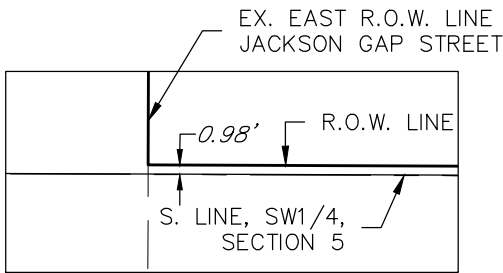
I, KEVIN J. KUCHARCZYK, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

\_\_\_\_\_  
KEVIN J. KUCHARCZYK, P.L.S. 34591  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112



# ILLUSTRATION FOR EXHIBIT A

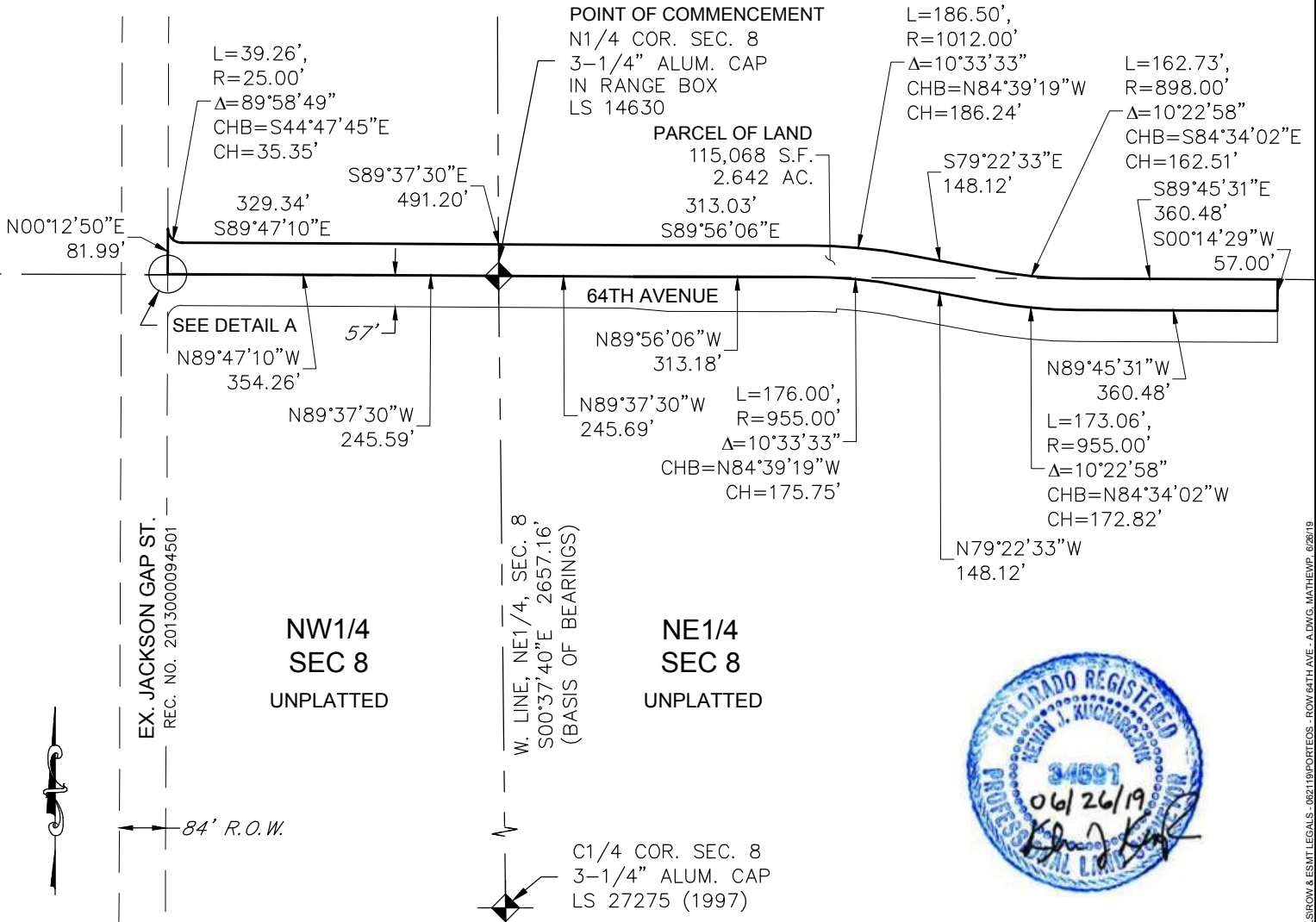
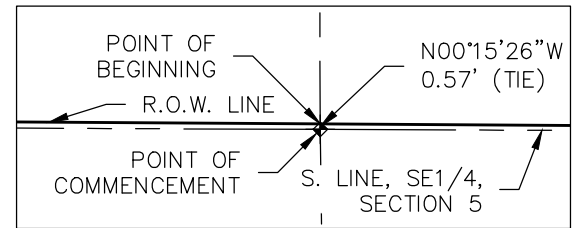
DETAIL AT S1/4 CORNER



DETAIL A

UNPLATTED

SE1/4  
SEC 5



OWNER:  
ACP DIA 1287 INVESTORS, LLC.  
C/O A&C PROPERTIES  
4530 E. SHEA BOULEVARD, SUITE 100  
PHOENIX, AZ 85028  
PROPERTY ADDRESS: VACANT LAND

300 150 0 300 600

SCALE: 1" = 300'

THE ABOVE DESCRIBED PARCEL CONTAINS 115,068 SQUARE FEET OR (2.642 ACRES) MORE OR LESS.

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

A PARCEL OF LAND, SITUATED IN THE SOUTH HALF OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO.

BY: MJP	SCALE: 1" = 300'	R.O.W.
CK'D: WFH	DATE: 6/21/2019	JOB NO. 30249702

**EXHIBIT D**

**UTILITY EASEMENT**

**LEGAL DESCRIPTION**

A UTILITY EASEMENT SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, BEING MONUMENTED ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 AND ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607, TO BEAR NORTH 00°19'54" WEST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°19'54" WEST, A DISTANCE OF 14.00 FEET;

THENCE NORTH 89°40'06" EAST, A DISTANCE OF 210.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°19'54" WEST, A DISTANCE OF 16.00 FEET;

THENCE NORTH 89°59'31" EAST, A DISTANCE OF 71.09 FEET;

THENCE SOUTH 00°00'14" EAST, A DISTANCE OF 16.00 FEET;

THENCE SOUTH 89°59'34" WEST, A DISTANCE OF 71.00 FEET;

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 1,137 SQUARE FEET OR 0.026 ACRES, MORE OR LESS.

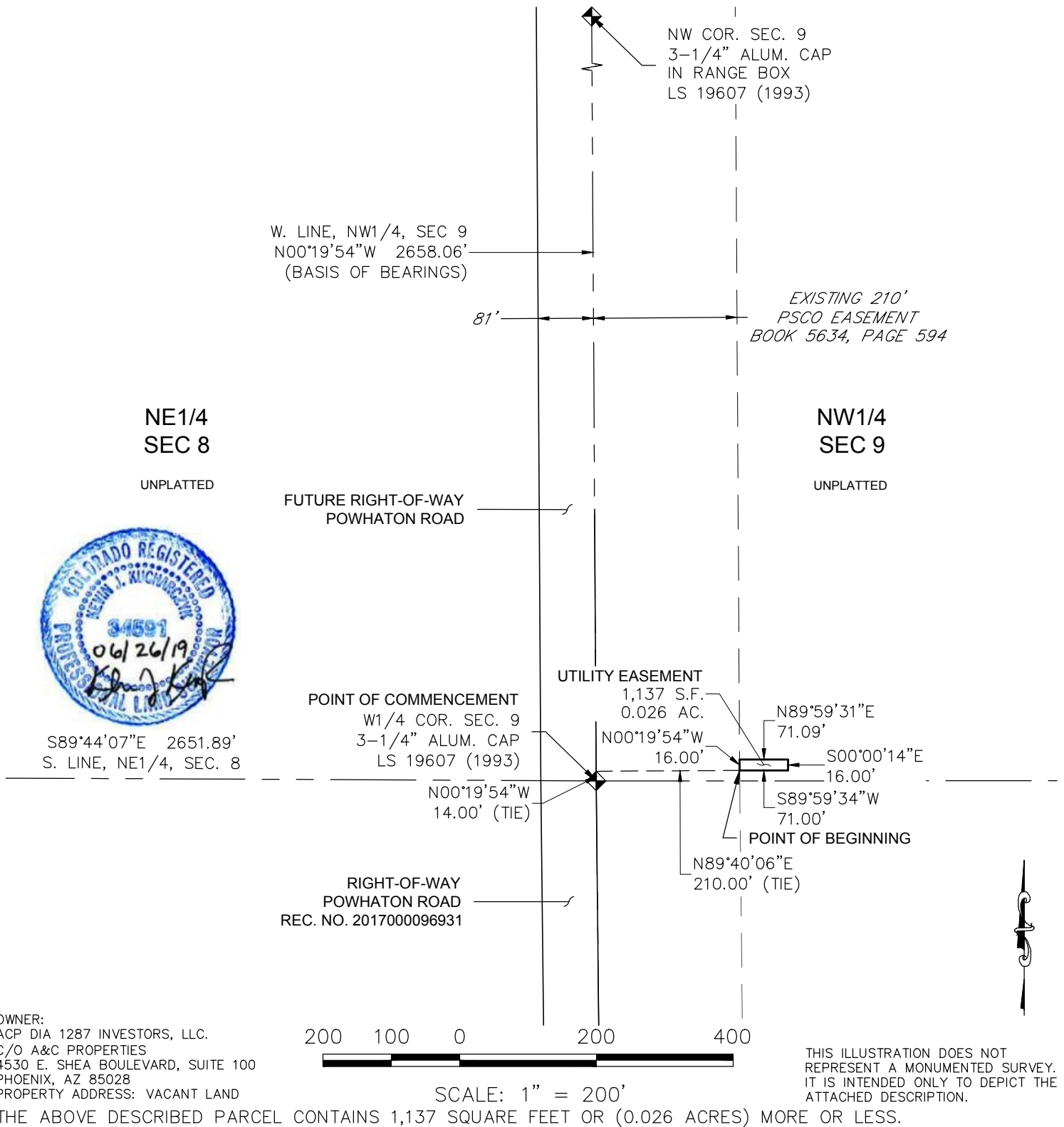
THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

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

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KEVIN J. KUCHARCZYK, P.L.S. 34591  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112



# ILLUSTRATION FOR EXHIBIT D



CITY OF AURORA, COLORADO

A UTILITY EASEMENT SITUATED IN THE  
NORTHWEST QUARTER OF SECTION 9, TOWNSHIP  
3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, COLORADO.

BY: MJP	SCALE: 1" = 200'	R.O.W.
CK'D: WFH	DATE: 6/24/2019	JOB NO. 30249702

N:\PROJECTS\PORTFOLIO\ADAMS\LEGAL SIROW & ESMT LEGALS - 062119\PORTFOLIO - UTILITY EASEMENT NW9 - D.DWG. MATHEWP. 6/24/19

**EXHIBIT C**

**UTILITY EASEMENT**

**LEGAL DESCRIPTION**

A UTILITY EASEMENT SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, BEING MONUMENTED ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 AND ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607, TO BEAR NORTH 00°19'54" WEST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°19'54" WEST, A DISTANCE OF 15.19 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°19'54" WEST, A DISTANCE OF 16.00 FEET;

THENCE NORTH 89°59'34" EAST, A DISTANCE OF 210.00 FEET;

THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 16.00 FEET;

THENCE SOUTH 89°59'34" WEST, A DISTANCE OF 210.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 3,360 SQUARE FEET OR 0.077 ACRES, MORE OR LESS.

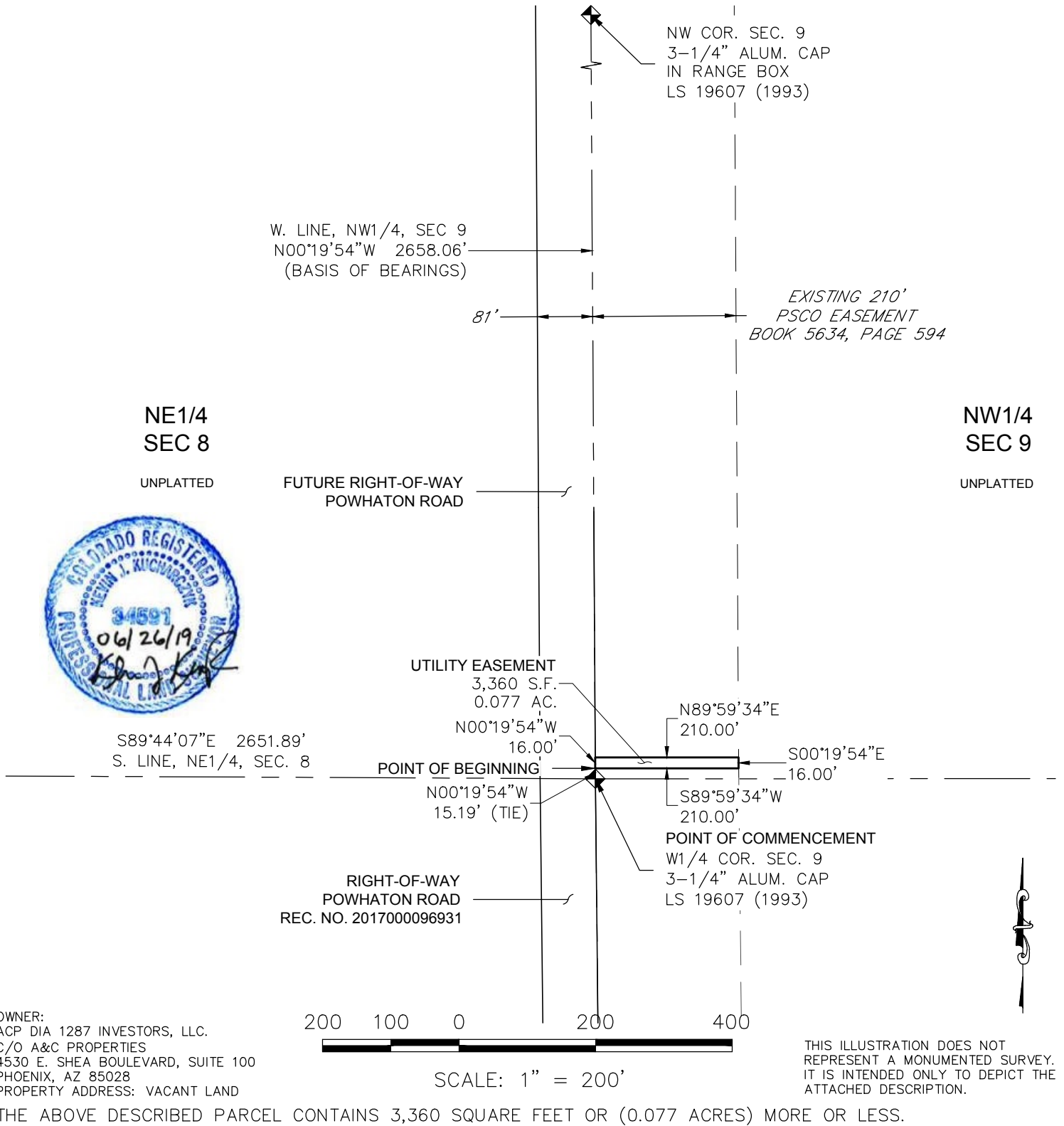
THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

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

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KEVIN J. KUCHARCZYK, P.L.S. 34591  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112



# ILLUSTRATION FOR EXHIBIT C



CITY OF AURORA, COLORADO

A UTILITY EASEMENT SITUATED IN THE  
NORTHWEST QUARTER OF SECTION 9, TOWNSHIP  
3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, COLORADO.

BY: MJP	SCALE: 1" = 200'	R.O.W.
CK'D: WFH	DATE: 6/24/2019	JOB NO. 30249702

N:\PROJECTS\PORTFOLIO\ADAMS\LEGAL\SURVEY\LEGAL\SURVEY - UTILITY EASEMENT NW1/4 - C.DWG. MATHEWP. 6/24/19



**EXHIBIT B**  
**UTILITY EASEMENT**

**LEGAL DESCRIPTION**

A UTILITY EASEMENT SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, BEING MONUMENTED ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 AND ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607, TO BEAR NORTH 00°19'54" WEST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°19'54" WEST, A DISTANCE OF 398.35 FEET;

THENCE NORTH 89°40'06" EAST, A DISTANCE OF 210.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°19'54" WEST, A DISTANCE OF 16.00 FEET;

THENCE NORTH 89°36'25" EAST, A DISTANCE OF 91.27 FEET;

THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 16.00 FEET;

THENCE SOUTH 89°36'25" WEST, A DISTANCE OF 91.27 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 1,460 SQUARE FEET OR 0.034 ACRES, MORE OR LESS.

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

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CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112





# ILLUSTRATION FOR EXHIBIT B



NE1/4  
SEC 8

UNPLATTED

W. LINE, NW1/4, SEC 9  
N00°19'54"W 2658.06'  
(BASIS OF BEARINGS)

81'

NW COR. SEC. 9  
3-1/4" ALUM. CAP  
IN RANGE BOX  
LS 19607 (1993)

EXISTING 210'  
PSCO EASEMENT  
BOOK 5634, PAGE 594

UTILITY EASEMENT  
1,460 S.F.  
0.034 AC.

N00°19'54"W  
16.00'

N89°40'06"E  
210.00' (TIE)

N00°19'54"W  
398.35' (TIE)

N89°36'25"E  
91.27'

S00°19'54"E  
16.00'

S89°36'25"W  
91.27'

POINT OF BEGINNING

FUTURE RIGHT-OF-WAY  
POWHATON ROAD

S89°44'07"E 2651.89'  
S. LINE, NE1/4, SEC. 8

RIGHT-OF-WAY  
POWHATON ROAD  
REC. NO. 2017000096931

POINT OF COMMENCEMENT  
W1/4 COR. SEC. 9  
3-1/4" ALUM. CAP  
LS 19607 (1993)



SCALE: 1" = 200'

OWNER:  
ACP DIA 1287 INVESTORS, LLC.  
C/O A&C PROPERTIES  
4530 E. SHEA BOULEVARD, SUITE 100  
PHOENIX, AZ 85028  
PROPERTY ADDRESS: VACANT LAND

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

THE ABOVE DESCRIBED PARCEL CONTAINS 1,460 SQUARE FEET OR (0.034 ACRES) MORE OR LESS.

CITY OF AURORA, COLORADO

A UTILITY EASEMENT SITUATED IN THE  
NORTHWEST QUARTER OF SECTION 9, TOWNSHIP  
3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, COLORADO.

BY: MJP	SCALE: 1" = 200'	R.O.W.
CK'D: WFH	DATE: 6/24/2019	JOB NO. 30249702

N:\PROJECTS\PORTCO\SURVEY\LEGAL SIOW & ESMT LEGALS - 062119\PORTCO'S - UTILITY EASEMENT NW9 - B.DWG. MATHEVP. 6/24/19

**EXHIBIT A**  
**UTILITY EASEMENT**

**LEGAL DESCRIPTION**

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THENCE NORTH 00°19'54" WEST, A DISTANCE OF 398.35 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°19'54" WEST, A DISTANCE OF 16.00 FEET;

THENCE NORTH 89°36'25" EAST, A DISTANCE OF 210.00 FEET;

THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 16.00 FEET;

THENCE SOUTH 89°36'25" WEST, A DISTANCE OF 210.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 3,360 SQUARE FEET OR 0.077 ACRES, MORE OR LESS.

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

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KEVIN J. KUCHARCZYK, P.L.S. 34591  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112



# ILLUSTRATION FOR EXHIBIT A

W. LINE, NW1/4, SEC 9  
N00°19'54"W 2658.06'  
(BASIS OF BEARINGS)

NW COR. SEC. 9  
3-1/4" ALUM. CAP  
IN RANGE BOX  
LS 19607 (1993)

EXISTING 210'  
PSCO EASEMENT  
BOOK 5634, PAGE 594

NE1/4  
SEC 8

UNPLATTED

NW1/4  
SEC 9

UNPLATTED



POINT OF BEGINNING  
UTILITY EASEMENT  
3,360 S.F.  
0.077 AC.

FUTURE RIGHT-OF-WAY  
POWHATON ROAD

S89°44'07"E 2651.89'  
S. LINE, NE1/4, SEC. 8

RIGHT-OF-WAY  
POWHATON ROAD  
REC. NO. 2017000096931

POINT OF COMMENCEMENT  
W1/4 COR. SEC. 9  
3-1/4" ALUM. CAP  
LS 19607 (1993)



SCALE: 1" = 200'

OWNER:  
ACP DIA 1287 INVESTORS, LLC.  
C/O A&C PROPERTIES  
4530 E. SHEA BOULEVARD, SUITE 100  
PHOENIX, AZ 85028  
PROPERTY ADDRESS: VACANT LAND

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

THE ABOVE DESCRIBED PARCEL CONTAINS 3,360 SQUARE FEET OR (0.077 ACRES) MORE OR LESS.

CITY OF AURORA, COLORADO

A UTILITY EASEMENT SITUATED IN THE  
NORTHWEST QUARTER OF SECTION 9, TOWNSHIP  
3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, COLORADO.

BY: MJP	SCALE: 1" = 200'	R.O.W.
CK'D: WFH	DATE: 6/24/2019	JOB NO. 30249702

**EXHIBIT B**

**SLOPE EASEMENT**

**LEGAL DESCRIPTION**

A SLOPE EASEMENT SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 AND ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607, TO BEAR SOUTH 00°19'54" EAST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 168.30 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°40'06" EAST, A DISTANCE OF 27.05 FEET;

THENCE SOUTH 02°35'10" EAST, A DISTANCE OF 441.29 FEET;

THENCE SOUTH 00°41'18" EAST, A DISTANCE OF 783.13 FEET;

THENCE SOUTH 00°57'30" WEST, A DISTANCE OF 868.69 FEET;

THENCE SOUTH 89°56'59" WEST, A DISTANCE OF 29.74 FEET;

THENCE NORTH 00°19'54" WEST, A DISTANCE OF 2092.39 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 86,762 SQUARE FEET OR 1.992 ACRES, MORE OR LESS.

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

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

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KEVIN J. KUCHARCZYK, P.L.S. 34591  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112



# ILLUSTRATION FOR EXHIBIT B

POINT OF COMMENCEMENT  
NW COR. SEC. 9  
3-1/4" ALUM. CAP  
IN RANGE BOX  
LS 19607 (1993)

N. LINE, NE1/4, SEC. 8  
S89°45'31"E 2665.63'

S00°19'54"E  
168.30' (TIE)

N89°40'06"E  
27.05'

POINT OF BEGINNING

FUTURE 64TH AVENUE

FUTURE RIGHT-OF-WAY  
POWHATON ROAD

SLOPE EASEMENT  
86,762 S.F.  
1.992 AC.

FUTURE  
POWHATON RD.

NE1/4  
SEC 8  
UNPLATTED

NW1/4  
SEC 9  
UNPLATTED

W. LINE, NW1/4, SEC 9  
S00°19'54"E 2658.06'  
(BASIS OF BEARINGS)



81'

S00°41'18"E 783.13'

N00°19'54"W 2092.39'

S00°57'30"W 868.69'

EXISTING 210'  
PSCO EASEMENT  
BOOK 5634, PAGE 594

FUTURE RIGHT-OF-WAY  
POWHATON ROAD

S89°56'59"W  
29.74'

S89°44'07"E 2651.89'  
S. LINE, NE1/4, SEC. 8

RIGHT-OF-WAY  
POWHATON ROAD  
REC. NO. 2017000096931

W1/4 COR. SEC. 9  
3-1/4" ALUM. CAP  
LS 19607 (1993)

OWNER:  
ACP DIA 1287 INVESTORS, LLC.  
C/O A&C PROPERTIES  
4530 E. SHEA BOULEVARD, SUITE 100  
PHOENIX, AZ 85028  
PROPERTY ADDRESS: VACANT LAND

400 200 0 400 800

SCALE: 1" = 400'

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

THE ABOVE DESCRIBED PARCEL CONTAINS 86,762 SQUARE FEET OR (1.992 ACRES) MORE OR LESS.

CITY OF AURORA, COLORADO

A SLOPE EASEMENT SITUATED IN THE  
NORTHWEST QUARTER OF SECTION 9, TOWNSHIP  
3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, COLORADO.

BY: MJP	SCALE: 1" = 400'	R.O.W.
CK'D: WFH	DATE: 6/24/2019	JOB NO. 30249702

N:\PROJECTS\PORTFOLIO\LEGAL\SURVEY\LEGAL\SURVEY & ESMT LEGALS - 062119\PORTFOLIO - SLOPE EASEMENT - B.DWG. MATHEWP. 6/24/19

**EXHIBIT A**

**SLOPE EASEMENT**

**LEGAL DESCRIPTION**

A SLOPE EASEMENT SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 AND ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607, TO BEAR SOUTH 00°19'54" EAST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 28°35'37" WEST, A DISTANCE OF 192.28 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 288.53 FEET;

THENCE SOUTH 05°05'43" EAST, A DISTANCE OF 144.50 FEET;

THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 1659.46 FEET;

THENCE SOUTH 89°56'59" WEST, A DISTANCE OF 0.88 FEET;

THENCE NORTH 02°51'00" WEST, A DISTANCE OF 1077.20 FEET;

THENCE NORTH 01°22'28" EAST, A DISTANCE OF 125.03 FEET;

THENCE NORTH 03°53'22" EAST, A DISTANCE OF 350.95 FEET;

THENCE NORTH 05°53'41" WEST, A DISTANCE OF 253.54 FEET;

THENCE NORTH 00°55'32" WEST, A DISTANCE OF 67.86 FEET;

THENCE NORTH 05°34'57" EAST, A DISTANCE OF 221.84 FEET;

THENCE NORTH 89°40'06" EAST, A DISTANCE OF 9.09 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 56,888 SQUARE FEET OR 1.306 ACRES, MORE OR LESS.

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

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

KEVIN J. KUCHARCZYK, P.L.S. 34591  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112



# ILLUSTRATION FOR EXHIBIT A

POINT OF COMMENCEMENT  
NE COR. SEC. 8  
3-1/4" ALUM. CAP  
IN RANGE BOX  
LS 19607 (1993)

N. LINE, NE1/4, SEC. 8  
S89°45'31"E 2665.63'

FUTURE 64TH AVENUE

N89°40'06"E  
9.09'

S28°35'37"W  
192.28' (TIE)

POINT OF BEGINNING

N05°34'57"E  
221.84'

S00°19'54"E  
288.53'

N00°55'32"W  
67.86'

S05°05'43"E  
144.50'

N05°53'41"W  
253.54'

N03°53'22"E  
350.95'

FUTURE  
POWHATON RD.

N01°22'28"E  
125.03'

SLOPE EASEMENT  
56,888 S.F.  
1.306 AC.

NW1/4  
SEC 9  
UNPLATTED

NE1/4  
SEC 8  
UNPLATTED

N02°51'01"W 1077.20'

S00°19'54"E 1659.46'

E. LINE, NE1/4, SEC 8  
S00°19'54"E 2658.06'  
(BASIS OF BEARINGS)



EXISTING 210'  
PSCO EASEMENT  
BOOK 5634, PAGE 594

S89°56'59"W  
0.88'

FUTURE RIGHT-OF-WAY  
POWHATON ROAD

S89°44'07"E 2651.89'  
S. LINE, NE1/4, SEC. 8

E1/4 COR. SEC. 8  
3-1/4" ALUM. CAP  
LS 19607 (1993)

RIGHT-OF-WAY  
POWHATON ROAD  
REC. NO. 2017000096931

400 200 0 400 800



SCALE: 1" = 400'

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

OWNER:  
ACP DIA 1287 INVESTORS, LLC.  
C/O A&C PROPERTIES  
4530 E. SHEA BOULEVARD, SUITE 100  
PHOENIX, AZ 85028  
PROPERTY ADDRESS: VACANT LAND

THE ABOVE DESCRIBED PARCEL CONTAINS 56,888 SQUARE FEET OR (1.306 ACRES) MORE OR LESS.

CITY OF AURORA, COLORADO

A SLOPE EASEMENT SITUATED IN THE  
NORTHEAST QUARTER OF SECTION 8, TOWNSHIP  
3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, COLORADO.

BY: MJP	SCALE: 1" = 400'	R.O.W.
CK'D: WFH	DATE: 6/24/2019	JOB NO. 30249702

N:\PROJECTS\PORTFOLIO\CAD\SURVEY\LEGAL SIOW & ESMT\LEGALS - 062119\PORTFOLIO - SLOPE EASEMENT - A.DWG. MATHEWP. 6/24/19



**EXHIBIT B**

**PARCEL OF LAND**

**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 AND ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607, TO BEAR SOUTH 00°19'54" EAST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 168.30 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 2092.39 FEET;

THENCE SOUTH 89°56'59" WEST, A DISTANCE OF 81.00 FEET;

THENCE NORTH 00°19'54" WEST, A DISTANCE OF 1659.46 FEET;

THENCE NORTH 05°05'43" WEST, A DISTANCE OF 144.50 FEET;

THENCE NORTH 00°19'54" WEST, A DISTANCE OF 288.53 FEET;

THENCE NORTH 89°40'06" EAST, A DISTANCE OF 93.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 115,068 SQUARE FEET OR 2.642 ACRES, MORE OR LESS.

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

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

\_\_\_\_\_  
KEVIN J. KUCHARCZYK, P.L.S. 34591  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112



# ILLUSTRATION FOR EXHIBIT B

POINT OF COMMENCEMENT  
NE COR. SEC. 8  
3-1/4" ALUM. CAP  
IN RANGE BOX  
LS 19607 (1993)

N. LINE, NE1/4, SEC. 8  
S89°45'31"E 2665.63'

FUTURE 64TH AVENUE

N89°40'06"E  
93.00'

S00°19'54"E  
168.30' (TIE)

POINT OF BEGINNING

N00°19'54"W  
288.53'

N05°05'43"W  
144.50'

PARCEL OF LAND  
173,794 S.F.  
3.990 AC.

POWHATON RD.

NE1/4  
SEC 8  
UNPLATTED

NW1/4  
SEC 9  
UNPLATTED



N00°19'54"W 1659.46'

S00°19'54"E 2092.39'

E. LINE, NE1/4, SEC 8  
S00°19'54"E 2658.06'  
(BASIS OF BEARINGS)  
N00°19'54"W 2092.19'  
(CENTERLINE)

81'

EXISTING 210'  
PSCO EASEMENT  
BOOK 5634, PAGE 594

S89°56'59"W  
81.00'

FUTURE RIGHT-OF-WAY  
POWHATON ROAD

S89°44'07"E 2651.89'  
S. LINE, NE1/4, SEC. 8

RIGHT-OF-WAY  
POWHATON ROAD  
REC. NO. 2017000096931

E1/4 COR. SEC. 8  
3-1/4" ALUM. CAP  
LS 19607 (1993)

OWNER:  
ACP DIA 1287 INVESTORS, LLC.  
C/O A&C PROPERTIES  
4530 E. SHEA BOULEVARD, SUITE 100  
PHOENIX, AZ 85028  
PROPERTY ADDRESS: VACANT LAND

400 200 0 400 800

SCALE: 1" = 400'

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

THE ABOVE DESCRIBED PARCEL CONTAINS 173,794 SQUARE FEET OR (3.990 ACRES) MORE OR LESS.

CITY OF AURORA, COLORADO

A PARCEL OF LAND SITUATED IN THE  
NORTHEAST QUARTER OF SECTION 8, TOWNSHIP  
3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, COLORADO.

BY: MJP	SCALE: 1" = 400'	R.O.W.
CK'D: WFH	DATE: 6/24/2019	JOB NO. 30249702

N:\PROJECTS\PORTFOLIO\LEGAL\SURVEY\LEGAL\SURVEY - ROW POWHATON - B.DWG, MATHEW, 6/26/19