



2953 South Peoria Street, Suite 101  
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June 15, 2022

Ms. Aja Tibbs  
Planning Department, City of Aurora  
15151 E. Alameda Parkway  
Aurora, CO 80012

**Re: Initial 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 February 3, 2022. Comment responses are shown in *red*. Please don't hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Julie Gamec', is written over a light blue horizontal line.

Julie Gamec

THK Associates, Inc. | Senior Landscape Architect

### *First ISP Submission Review*

#### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Identify which street section types are being proposed for each street included within this ISP. If an interim section is being used for any of the streets, please clarify and provide that detailed section on sheet 2. (Planning)
- Clearly demonstrate the design and location of all enhanced paving areas on the plans. Details of the street and trail crossings should also be provided within the ISP. (Planning)
- The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved. (Public Works) *Noted*
- **Changes proposed for the area south of PA-12 has not been approved by PROS.** Per previous coordination, any work in the conservation easement needs to be addressed with a consultant of PROS approval and an understanding of how the area will be reseeded and established to a higher standard than it is today. This is echoed by Arapahoe County Open Space-easement holder. This needs to be a separate plan submittal to be underway before any approval of pond J2. Further coordination is required regarding the creek stabilization and improvements within the conservation easement. (PROS) *All PROS comments will be addressed in a separate PROS only submittal.*
- Several areas on the ISP are designated as a neighborhood park per the master plan, along with the central channel and associated trail as open space. This is not programmed as a neighborhood park. Please connect with PROS on how this can be designed. Park, open space and trail should be submitted as a separate site plan to include playground/amenity details. Remove from this ISP and submit site plan concurrently with next submittal. (PROS) *All PROS comments will be addressed in a separate PROS only submittal.*
- Please connect with PROS and the E-470 Public Highway Authority. The High Plains Trail was previously planned to be a sidewalk connector along Valdai as a means to cross Stephen D Hogan. *All PROS comments will be addressed in a separate PROS only submittal.*



- A 25' special landscape buffer is required next to parks or open space. This is measured from the property line in and may not be encroached into with any building, pavement, detention or water quality ponds per the UDO. This is no longer open space per the intent of the FDP and includes detention pond grading and infrastructure up to the property line. Buffer must be landscaped with 1 tree and 10 shrubs per 30 linear feet. Refer to the UDO for specifics. (PROS) **All PROS comments will be addressed in a separate PROS only submittal.**
- Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. (Real Property) **Noted**

MHFD does not agree with the approach to phase Coal Creek bank stabilization efforts. The Coal Creek bank upstream of the Pond J.2 spillway is susceptible to erosion and if left unprotected, could compromise Pond J.2. All Coal Creek improvements should be completed in Phase 1. (MHFD) **No coal creek improvements**

**proposed for phase 1**

Please provide the corridor width for the stream corridor on the drainage plans, and provide additional discussion in the preliminary drainage report. The report currently mentions a concept level geomorphic design based on MHFD criteria, with a reference to our previous conversations, but that is not sufficient to define the proposed design intent. (MHFD) **With no coal creek improvements proposed, no corridor width of stream shown on plans with this submittal**

## **PLANNING DEPARTMENT COMMENTS**

### **1. Community Questions, Comments and Concerns**

- 1A. Staff did not receive any public comments as a result of the application submittal notice. No neighborhood meeting will be required at this time. **Noted**

### **2. Completeness and Clarity of the Application**

- 2A. Your application submittal fee is \$37,437.50 which is due prior to second submittal. For payment, please follow the instructions outlined on the invoice that you have received by separate cover. **Noted**
- 2B. Please update the Letter of Introduction to be more specific to the submitted request. Refer to redlines for additional information. **Noted**
- 2C. Please submit documentation that Steven Nichols is a legal representative for the Aurora One, LLC (listed property owner) and can sign for the ownership authorization and mineral rights affidavit. **Noted**
- 2D. See redlines to address layout of the cover sheet, page titles, and formatting requirements. **Noted**

### 3. Zoning and Land Use Comments

- 3A. The Aurora One Master Plan indicates that Neighborhood Parks PA-3 and PA-7 are required within the first phase of development. Per PROS, neighborhood parks that are owned and maintained by the city require a separate public design and review process. A follow-up meeting to review and discuss these issues should be scheduled prior to your resubmittal. **All PROS comments will be addressed in a separate PROS only submittal.**
- 3B. The Letter of Introduction notes that the submitted ISP is intended to address public improvements for multiple PA's. Without knowing exactly which ones, it appears that there will be additional improvements needed for some of the planning areas within the PIP. Please be advised that any site plan submittal will still require all of the infrastructure outlined within the PIP for the applicable planning area. It is recommended that you carefully review the approved PIP and consider if additional infrastructure will be needed to "open-up" development of the planning areas. **Noted**

### 4. Streets and Pedestrian Issues

- 4A. Identify which street section types are being proposed for each street included within this ISP. You can either do this on the overall site plan, or by creating a separate map on the roadway sections page. Ensure that the sections shown on the plan is what will be constructed with this phase. If an interim section is being used – please clarify and provide that detailed section on sheet 2. **Street sections and street names shown on overall plan**
- 4B. Clearly label all streets /street sections with a name. This can be the actual name such as Rome St. or a temporary identifier such as Collector A or Local B, etc. These "street names" should be clearly labeled on all sheets of the ISP, and be consistent among every page of the plan. If you would like to officially name all of the proposed streets within this ISP, please connect with addressing (Phil Turner), for more information. **Streets are labeled. Street names will be updated when addressing is completed**
- 4C. On the overall site plan, identify the general location of enhanced paving areas for each of the proposed streets. Additionally, clearly define the enhanced paving detail and locations on each of the enlarged site plan and landscaping sheets. Include a detail of the enhanced paving material / pattern that will be constructed. *Note: enhanced paving material locations and size requirements are outlined within the Aurora One Master Plan.* **Specialty paving labeled and detail added**
- 4D. There are several trail/bike/ped 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. **Crosswalks to be constructed in this phase are included in this ISP**

### 5. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 5A. Update site plan note 4. Include the timing of the landscape installation for the streetscape versus the ponds and park area. **Note fixed**
- Sheet 2
- 5B. Provide a key map that identifies what streets these sections pertain to. Where is the Local Type 3 in the overall master plan, the Local Urban 2 etc.? **Keymap adjusted**
- Sheet 15
- 5C. A complete review was not possible because there were no landscape tables provided to document the landscaping that is being provided to meet code requirements. Please provide tables to document the street tree requirement, the curbside landscape requirement and the common open space/tract landscape requirement for the drainage area being treated as park/open space. **Landscape Tables added**
- 5D. No more than 40% of the total shrub count may be ornamental grasses within the curbside landscape.
- 5E. Specialty paving has been noted in many locations. If this is to occur near and/or at intersection areas,

provide an enlargement. If repeated, include details as to the pattern, the extents of it within the identified areas etc.

Dimensions and color call outs should be included. Possibly a graphic of the streets that just identifies where these areas are occurring for clarity. **Specialty paving added**

- 5F. Add the sheet number/identification to each sheet i.e. L1. Also add some street names to the Key Map for context as well. **Key map updated**
- 5G. Is the requirement that the median within Stephen D. Hogan Parkway be constructed per the city in the IGA? Is the applicant still responsible for the curb/gutter or the construction of half the median? Does this pertain only to the design, installation and future maintenance of the landscaping only? If so, please revise the note so that it addresses the landscaping only.  
**SDH Pkwy improvements are to be constructed by the City of Aurora with the exception of accel/decel lanes, sidewalk, traffic signals and access to the Aurora One site. Please reference the attached Rule and Order case number 2017CV32886.**

Sheets 16, 23, 24

5H. Label as one of the detention ponds and refer to the sheet the pond is included on. Sheet 21 **Labeled**

5I. Where are the ultimate improvements for Picadilly Road? Will this be submitted as a separate ISP? Is that not being completed as part of this ISP?  
**Picadilly improvements will be submitted as part of a second ISP submittal for improvements in the next phase.**

Sheet 25

5J. There are future streets being shown adjacent to the pond that will have sidewalks and street trees etc. Include the future streets with sidewalks and adjust the pond landscaping as needed to address the other proposed infrastructure. **Not included in phase 1**

Sheet 28

5K. While the frontage road has been included in the Public Improvement Plan, it has not been included as part of this ISP and the adjoining planning area cannot be developed until an ISP has been approved for this frontage road. **Not included in phase 1**

Sheet 30

- 5L. London Plane trees do not perform well in the city. Please select a different species. **Replaced these trees**
- 5M. There will be no certificates of occupancy as part of the detention pond or streetscape landscape installation. Please indicate that the landscaping for the ponds will be done once the ponds are constructed and the landscaping for the streets will be installed once each street is constructed. **Note added**
- 5N. Grasses being used in the curbside landscape should be five gallon. **Sizes changed**

## **6. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

6A. 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 is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file. **Addressing will be provided in third ISP submittal**

## **7. Transportation Planning** (Tom Worker-Braddock / 909-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org))

7A. Minimum 5.5' sidewalk width required on both sides of the local 1 street section. **Noted**

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **8. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 8A. The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved. **Noted**
- 8B. Label slopes. Street slopes as well as tie in grading and any proposed tract grading. Min 2% slope for all non-paved areas. Typical all grading sheets. **Slopes labeled on grading sheets**
- 8C. Min 2% slope in pond bottom, show/label 100-yr water surface elevation, indicate direction of emergency overflow. **Labels added showing 2% min. bottom**
- 8D. Maintenance access required to the top of the outlet structure **Maintenance access will be provided as design progresses to final**
- 8E. Plantings are not permitted within the functional portion of the pond. Show/label the 100-yr water surface elevation and keep trees above that elevation. **WSEL shown and labeled on detailed site plans**

**9. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

- 9A. Local road connection that is shown in the MTIS is not drawn in the site plan. **Noted**
- 9B. Show traffic signal easements. **Traffic signal easements shown**
- 9C. Show and label all traffic signs and sight triangles (refer to redlined drawings). **Traffic signs and sight triangles added and labeled**
- 9D. Show intersection laneage per the TIS on all sheets (refer to redlined drawings). **Phase 1 improvements shown on plans to distinguish phase 1 improvements**
- 9E. Verify all mature plant heights within sight triangles meet COA specification 4.04.2.10., typ. **Sight triangles shown and coordinated with landscape**

**10. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

- 10A. Label all existing and proposed fire hydrants (refer to redlined drawings). **Existing and proposed hydrants labeled**
- 10B. Please provide an overall utility sheet to assist with fire hydrant spacing. **Overall utility plan added**

**11. Aurora Water** (Daniel Pershing / 303-739-77646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red) Sheet 5:

- 11A. Label size of proposed stubs per approved MUS. TYP **Stubs labeled**
- 11B. The Public Water Main proposed in Picadilly should be 16". Please revise. **Label Revised**
- 11C. Verify if the sanitary line within Picadilly is existing or proposed. **Sanitary line labeled**
- 11D. Adjust leader to proposed storm Sheet 6: **Leader adjusted**
- 11E. Label size of all proposed connections **Labels added**
- 11F. 8" sanitary to be installed per approved MUS. Please show Sheet 8: **8" sanitary shown**
- 11G. 8" stub to be installed for future connections on Pad 5. Please include Sheet 10: **Stub added**
- 11H. Dimension separation between utilities **Utility dimensions added**
- 11I. Stub sanitary to the south for future connection to phase 2 Sheet 12: **Stub added**
- 11J. Label size of Waterline **Size of water line added**
- 11K. Label size for point of connection **Point of connection size added**
- 11L. MUS shows additional POC for waterline in this area. Please include. **Waterline in area shown**



**12. PROS** (Michelle Teller / 303-749-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple) **All PROS comments will be addressed in a separate PROS only submittal.**

**12A. Major Issues:**

Based on what's being submitted, a master plan amendment will be required. Please note that there are still several master plan issues that need to be resolved including drainage as it relates to pond J2, the conservation easement, the park ownership, maintenance and design, as well as whether land dedication will be pursued along the conservation easement property in lieu of the other open space and parks on site.

**12B. Neighborhood Parks-** Please connect with PROS on these issues prior to resubmittal.

Per the Master Plan, the neighborhood parks are proposed to be City owned and maintained. There has not yet been a pre-app process on the neighborhood parks and coordination prior to submittal needs to occur with PROS. If the parks are to be city owned and maintained (which has not been established as the Form J is not yet signed by PROS) the PROS processes for submittal and design as outlined in the PROS Dedication and Development Criteria Manual need to be followed. This includes public engagement, master plan design and master plan approval before the Parks Board, submittal of CDs which are packaged to include site plan and construction document materials with final approval by PROS.

Based on the design proposed, these parks would not be eligible for PROS ownership and maintenance. If to be privately owned and maintained, the parks need to be submitted as a separate site plan from the ISP through the typical planning processes.

**12C. Pond J2-** Please connect with PROS on the design of this pond. As shown this does not meet any open space credit and needs to be removed from Tab 9 and the form J. Since this is not open space, a 25' buffer is required per code.

**12D. Conservation Easement-** In previous discussions with PROS, it was agreed that all work would be contained on the north side of Stephen D Hogan until design of the improvements along the creek were underway. Any consultant hired to do work within the conservation easement must be in coordination with PROS and the design must be approved by both the city and Arapahoe County Open Space. You are currently showing work on this property as part of the ISP which has not been vetted out with PROS. Please connect on these issues on how we can proceed with the process previously agreed upon.

\*See all redlined comments within the Infrastructure Site Plan. Sheet 3:

12E. Further coordination is required regarding the creek stabilization and improvements within the conservation easement.

12F. This has not been approved by PROS (grade changes proposed for south of PA-12). Per previous coordination, any work in the conservation easement needs to be addressed with a consultant of PROS approval and an understanding of how the area will be reseeded and established to a higher standard than it is today. This is echoed by Arapahoe County Open Space-easement holder. This needs to be a separate plan submittal to be underway before any approval of pond J2.

12G. Improvements in this pond are showing going up to the property line. The UDO requires a 25' special landscape buffer between the open space property line and any improvements.

12H. Per the Aurora One Master Plan, the perimeter of the pond was intended to be a usable open space and trail corridor, this is no longer being shown.

Sheet 4:

12I. This infrastructure must be located within the ROW

12J. This is no longer open space, per the master plan this was supposed to have usable area and a trail corridor outside of the detention pond. This does not meet PROS criteria and needs to be updated in the

master plan.

Sheet 8:

12K. Call out width and material

Sheet 9:

12L. Detention pond slopes and infrastructure go up to the property line, this is no longer open space per PROS requirements.

12M. Verify this is within the ROW

12N. Steep grades up to the property line are not allowed, note a 25' special landscape buffer is required here. Per the UDO, this may not include any detention pond infrastructure. See landscape plan for add'l details.

12O. See previous

comment

Sheet 12:

12P. Please connect with PROS and the E470 public highway authority. the High Plains Trail was previously planned to be a sidewalk connector along Valdai as a means to cross Stephen D Hogan

Sheet 14:

12Q. This intersection acts as the regional trail crossing for pedestrians crossing Stephen D Hogan. Per the master plan, this needs to have an enhanced striped crossing E-W on the north side.

Sheet 25:

12R. Clearly delineate what areas drain in 24 hours. PROS would like to see this pond be designed as an open grass area if park of the park. Please clarify ownership/maintenance.

12S. Since pond is within the park space, please provide a perimeter walk around the pond which connects to the park trail

12T. Previous iterations of the master plan denoted this as a PROS neighborhood park. If so this plan set is not sufficient. This needs to go through public engagement, a master plan process with approval at the parks board and then a full CD package including the site/landscape plan may be submitted. If private-please remove the park area from this ISP and submit as a separate site plan. Detention pond and landscaping may be submitted with this ISP but adjacent features including enhancements to the pond should be within a separate site plan.

Sheet 26:

12U. If trail, a crossing should be provided here and trail connection on the other side.

12V. Is this the regional trail? If so call out and push internal to the open space as it should be surrounded on both sides by landscaping. Please submit as separate submittal.

12W. This is all part of the neighborhood park and is not programmed as such.

12X. This entire area is designated as a neighborhood park per the master plan with the central channel and associated trail as open space. This is not programmed as a neighborhood park. Please connect with PROS on how this can be designed. Park, open space and trail should be submitted as a separate site plan to include playground/amenity details. Remove from this ISP and submit site plan concurrently with next submittal

Sheet 27:

12Y. An open field area should not abut the collector and should be shifted internally. Separate submittal- connect with PROS.

Sheet 28:

12Z. Trails should have open space on either side, including a 2' shoulder. Note this as a 10' walk. Since there is development on the opposite site, denote the required 30' corridor with at least an additional 10' of OS on the outer side.

12AA. Coordination with E470 needs to occur on where the High Plains Trail will be located on the east side of Valdai and how this can connect.

Sheet 29:

12BB. A 25' special landscape buffer is required next to parks or open space. This is measured from the property line in and may not be encroached into with any building, pavement, detention or water quality ponds per the UDO. This is no longer open space per the intent of the FDP and includes detention pond grading and infrastructure up to the property line. Buffer must be landscaped with 1 tree and 10 shrubs per 30 linear feet. Refer to the UDO for specifics.

**13. Real Property (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

- 13A. Add the expanded label for the easements to be dedicated and released. **Labels expanded**
- 13B. Send in the closure sheet for the boundary of the ISP. Some of the bearings and distances and curve data are partially obscured by the crosshatching and lines. **Closure sheet will be submitted**
- 13C. The Title Commitment is too old and will need to be updated to be within 120 days of the approval date of this ISP. **Noted**
- 13D. All the notations about a Drainage "Tract" need to be changed to Drainage Tr "Easement". **Labels Edited**
- 13E. A Tract is inferring the conveyance of land for ownership. **Noted**
- 13F. Contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) and [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) for the easement concerns. **Noted**
- 13G. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. **Noted**
- 13H. Send in the separate documents still needed. **Separate documents submitted**
- 13I. Some of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less importance to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics. **Noted**

**14. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

- 14A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for 32nd Avenue at The Aurora Highlands. For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo will need 10-foot-wide utility easements abutting all roadways for natural gas and electric distribution facilities, particularly feeder lines.
- 14B. Please be aware PSCo owns and operates existing underground electric distribution facilities along the north side of Stephen D. Hogan Parkway between Picadilly Road and Rome Street; and, existing overhead electric distribution facilities in several areas along Picadilly Road. As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).
- 14C. Please note that the Section number listed on the plan set appears to be incorrect.
- 14D. No resubmittals necessary. Please refer to the attached comment letter for contact and review details.

**15. Mile High Flood Control District (Mark Shutte / 303-455-6277 / [mschutte@mhfd.org](mailto:mschutte@mhfd.org))**

- 15A. MHFD does not agree with the approach to phase Coal Creek bank stabilization efforts. The Coal Creek bank upstream of the Pond J.2 spillway is susceptible to erosion and if left unprotected, could compromise Pond J.2. All Coal Creek improvements should be completed in Phase 1. **No coal creek improvements proposed for phase 1**
- 15B. On page 13, the PDR states "As part of the Aurora One development, Coal Creek bank stabilization will be provided by pulling back bank slopes to 4:1, providing erosion control blankets, and riprap as necessary to stabilize the banks of Coal Creek adjacent to the development." MHFD's understanding is that, because channel improvements are not being pursued, that all portions of the Coal Creek bank that must be regraded

- to 4:1 would be protected with riprap and erosion control blanket. **See Response 1**
- 15C. On page 31, the PDR states “Coal Creek and locations of existing unstable slopes are located within an Arapahoe County Open Space Conservation Easement adjacent to the property limits of the Aurora One project. Coordination with the City of Aurora, Arapahoe County, and Mile High Flood District will be required to determine the appropriate stabilization efforts for Coal Creek and participation of Aurora One as an adjacent development. The stabilization efforts will be completed with the ultimate conditions of EURV Pond J.2.” The stabilization efforts required have been determined. Please state them. **Coordination with all entities mentioned will occur as stabilization design moves forward**
- 15D. Please provide the corridor width for the stream corridor on the drainage plans, and provide additional discussion in the preliminary drainage report. The report currently mentions a concept level geomorphic design based on MHFD criteria, with a reference to our previous conversations, but that is not sufficient to define the proposed design intent. **With no coal creek improvements proposed, no corridor width of stream shown on plans with this submittal**
- 15E. Refer to the attached comment letter for full referral review details. **Noted**

**16. Denver International Airport - Planning** (Lisa Nguyen / 303-342-4105 / [lisa.nguyen@flydenver.com](mailto:lisa.nguyen@flydenver.com))

- 19A. DEN Planning + Design have no comments at this time. Thank you for the continued opportunity to review and provide comments. **Noted**

**17. Arapahoe County Planning Division** (Terri Maulik / 720-874-6650 / [referrals@arapahogov.com](mailto:referrals@arapahogov.com))

- 17A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments. **Noted**

**18. Buckley Space Force Base** (Porter Ingram / 720-847-6295 / [robert.ingrum@spaceforce.mil](mailto:robert.ingrum@spaceforce.mil))

- 18A. Buckley Space Force Base has had the opportunity to review the development application for the Aurora One-Site Plan, DA-2241-01. The installation has no issues with the project, however, we request the following attached procedures be used for crane use during construction (60 day notice prior to use). Thank you for the opportunity to review this project. **Noted**

**19. RTD** (Scott Woodruff / 303-299-2943 / [clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com))

- 19A. The RTD has no comment on this project. **Noted**



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**Right of Way & Permits**

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3284  
donna.l.george@xcelenergy.c  
om

February 25, 2022

City of Aurora Planning and Development  
Services 15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Deborah Bickmire

**Re: 32nd Avenue at The Aurora Highlands, Case # DA-2062-27**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **32nd Avenue at The Aurora Highlands**. For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo will need 10-foot-wide utility easements abutting all roadways for natural gas and electric distribution facilities, particularly feederlines.

Please be aware PSCo owns and operates existing underground electric distribution facilities along the north side of Stephen D. Hogan Parkway between Picadilly Road and Rome Street; and, existing overhead electric distribution facilities in several areas along Picadilly Road. As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

Please note that the Section number listed on the plan set appears to be incorrect. No resubmittals necessary.

Donna George  
Right of Way and Permits



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Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)



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2480 W. 26th Ave Suite 156-B | Denver, CO 80211  
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**MAINTENANCE ELIGIBILITY PROGRAM (MEP)**  
**MHFD Referral Review Comments**

| For Internal MHFD Use Only. |                     |
|-----------------------------|---------------------|
| MEP ID:                     | 107828              |
| Submittal ID:               | 10008125 & 10008135 |
| MEP Phase:                  | Referral            |

**Date:** February 18, 2022  
**To:** **Aja Tibbs and Rifka Wine**  
*Via email*  
**RE:** MHFD Referral Review Comments

|                      |  |
|----------------------|--|
| <b>Project Name:</b> | Aurora One – Phase 1 ISP (RSN 1589783 and 1605613) |
| <b>Drainageway:</b>  | Coal Creek   |

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:

MHFD does not agree with the approach to phase Coal Creek bank stabilization efforts. The CoalCreek bank upstream of the Pond J.2 spillway is susceptible to erosion and if left unprotected, could compromise Pond J.2. All Coal Creek improvements should be completed in Phase 1. **No coal creek improvements proposed for phase 1**

- 1) On page 13, the PDR states “As part of the Aurora One development, Coal Creek bank stabilization will be provided by pulling back bank slopes to 4:1, providing erosion control blankets, and riprap as necessary to stabilize the banks of Coal Creek adjacent to the development.” MHFD’s understanding is that, because channel improvements are not being pursued, that all portions of the Coal Creek bank that must be regraded to 4:1 would be protected with riprap and erosion control blanket. **See response 1**
- 2) On page 31, the PDR states “Coal Creek and locations of existing unstable slopes are located within an Arapahoe County Open Space Conservation Easement adjacent to the property limits of the Aurora One project. Coordination with the City of Aurora, Arapahoe County, and Mile High Flood District will be required to determine the appropriate stabilization efforts for Coal Creek and participation of Aurora One as an adjacent development. The stabilization efforts will be completed with the ultimate conditions of EURV Pond J.2.” The stabilization efforts required have been determined. Please state them. **Coordination with all entities mentioned will occur as stabilization design moves forward**

Please provide the corridor width for the stream corridor on the drainage plans, and provide additional discussion in market research planning landscape architecture golf feasibility/valuation



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Aurora, Colorado 80014  
303.770.7201 / fax 303.770.7132  
www.thkassoc.com

the preliminary drainage report. The report currently mentions a conceptlevel geomorphic design based on MHFD criteria, with a reference to our previous conversations, but that is not sufficient to define the proposed design intent. **With no coal creek improvements proposed, no corridor width of stream shown on plans with this submittal**

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

**Protecting People, Property and Our Environment.**





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**Project Name:** Aurora One – Phase 1  
**MEP ID:** 107828/10008125 &  
10008135  
**Date:** 2/18/22

**Mile High Flood Control District (MHFD)**  
MEP Referral Review Comments

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Schutte', is written over a light blue horizontal line.

Mark Schutte, P.E., CFM  
Project Manager, Sand  
CreekMile High Flood  
District



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Aurora, Colorado 80014  
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Page 2 of 2



## **Warning this process can take up to 60 days, no exception**

### **CRANES/BOOM EQUIPMENT Off Airfield**

Lawrence Aragon (L.A.), Airfield Manager: 720-847-9731, [lawrence.aragon.1@us.af.mil](mailto:lawrence.aragon.1@us.af.mil)

Pete Mendoza, Asst. Airfield Manager: 720-847-6352, [peter.mendoza.2@us.af.mil](mailto:peter.mendoza.2@us.af.mil)

#### **Mandatory steps:**

- Inform Airfield Management of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure Representative for evaluation. This part of the process will general take approx. 5 business days.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.

### **CRANES/BOOM EQUIPMENT On Airfield**

#### **Mandatory steps:**

- A temporary construction waiver (TCW) will need to be initiated IAW UFC 3-260-01 Appendix B Section 1 para. B1-2.1.4 prior to construction to ensure full routing and approval from the Buckley Garrison Commander before the start; may take 60 days (Mike Mont-Eton will assist with the process).
- Inform the Airfield Manager of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure representative for evaluation.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document and must be submitted with TCW Package for approval. NOTE: The sooner



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Airfield Management is notified the more we can help without delaying your construction.

- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.
- If need to drive on the airfield, contact Pete Mendoza at x6352, [peter.mendoza.2@us.af.mil](mailto:peter.mendoza.2@us.af.mil)

## Example of Map in Relation to Runway with Required Data



**55ft max height  
crane/boom East side  
Hangar 801  
1 June – 31 July  
2019 Mon-Fri 7am-  
5pm**

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

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**  
**6<sup>th</sup> 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 "

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

Slope Easement No. SE-101

Aurora One Real Estate LP

**FOR**

Project No. 14046  
6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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

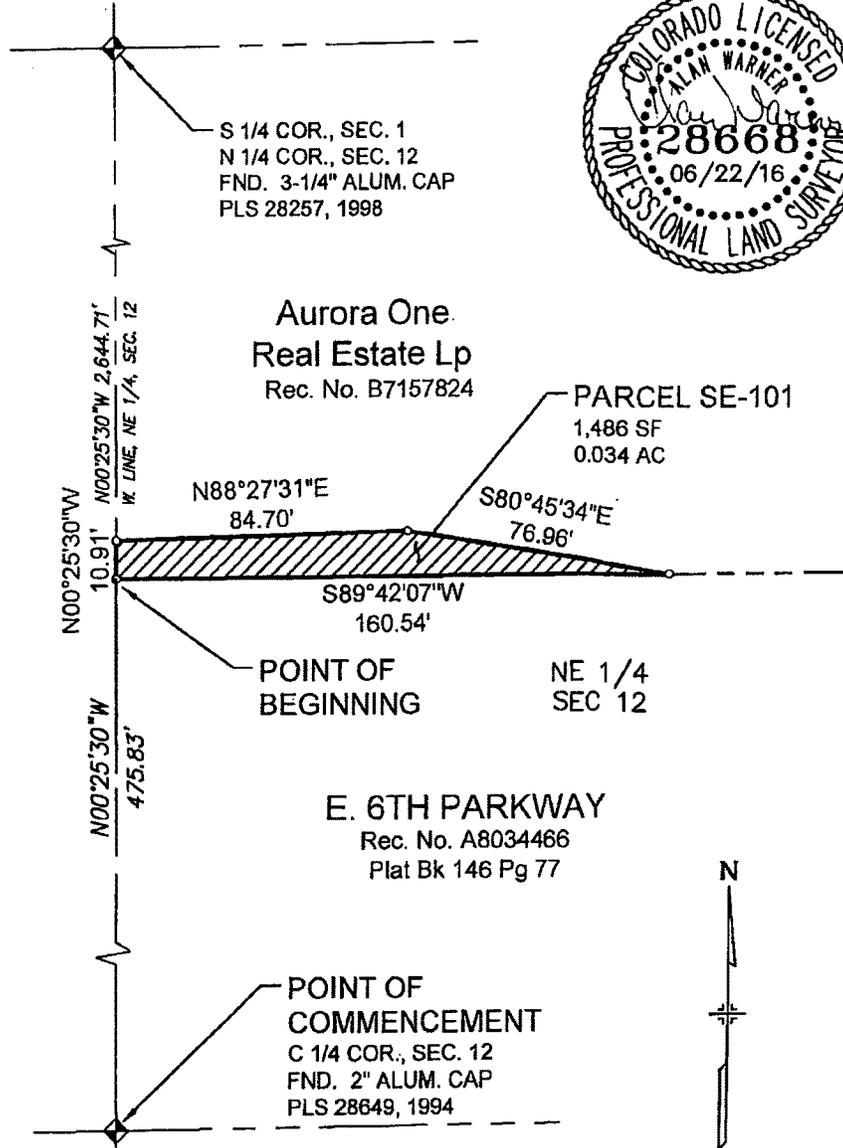
Alan Warner, PLS No. 28668  
Farnsworth Group, Inc.  
5613 DTC Pkwy, Suite 1100  
Greenwood Village, CO 80111  
303-692-8838



ILLUSTRATION FOR  
**EXHIBIT A**  
SHEET 1 OF 1



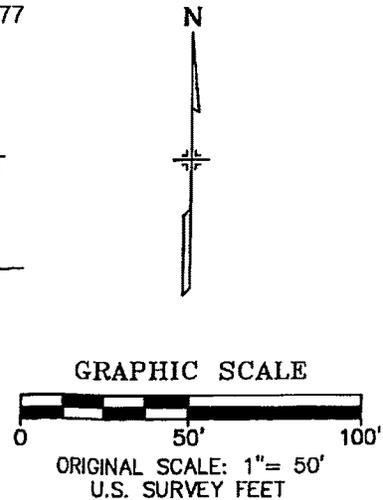
Aurora One Real Estate Lp  
Rec. No. B7157824



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.



**CITY OF AURORA**

|                   |                   |                             |
|-------------------|-------------------|-----------------------------|
| DRAWN BY:<br>AGW  | SCALE:<br>1"=50'  | R.O.W. FILE NUMBER          |
| CHECKED BY:<br>KB | DATE:<br>06/22/16 | C.O.A. PROJECT NO.<br>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  
6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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.

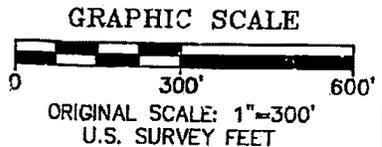
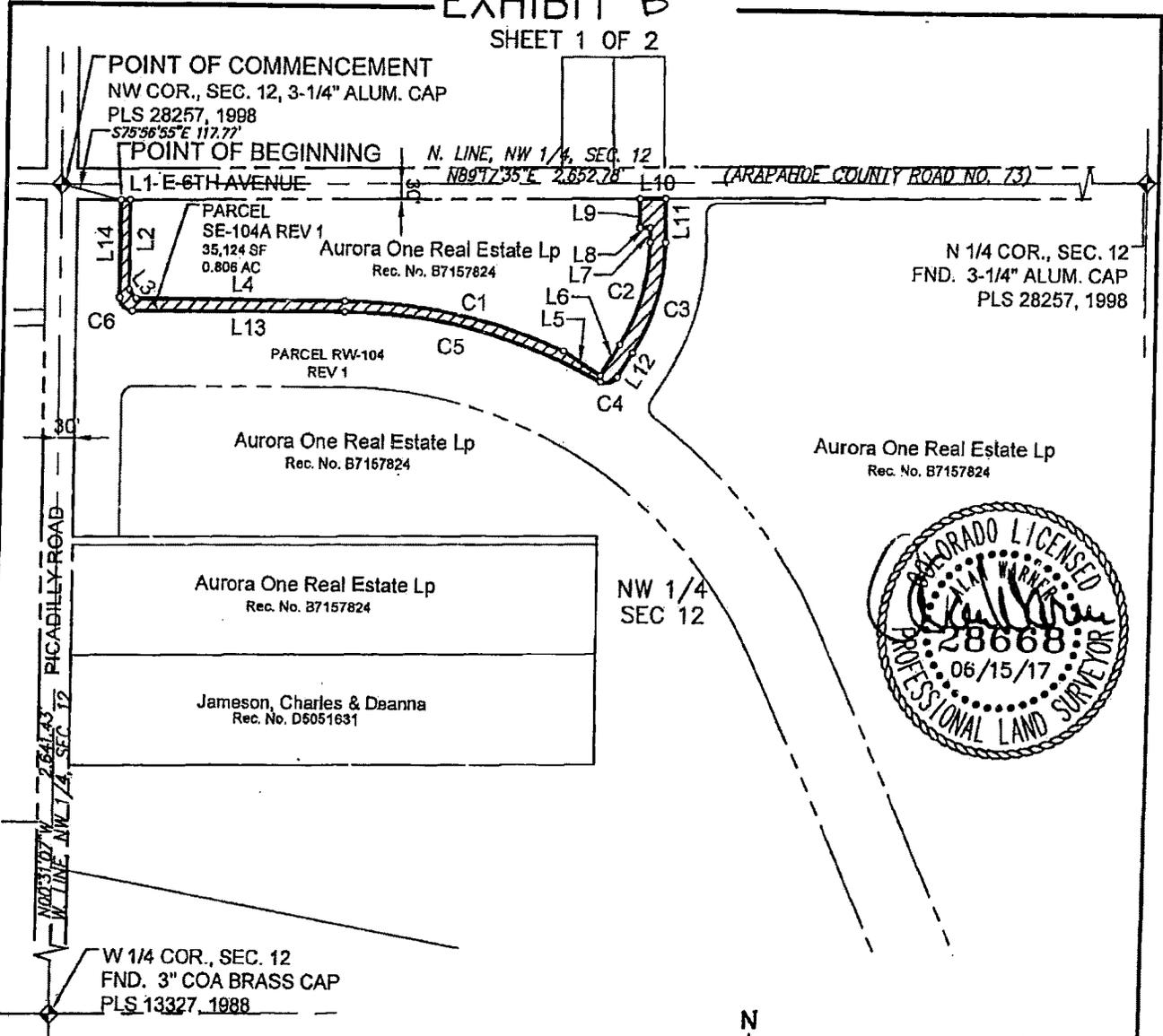
Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped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



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**

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

**SLOPE EASEMENT**

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

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.

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

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  
6<sup>th</sup> 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 6<sup>th</sup> 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 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.

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

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  
6<sup>th</sup> Avenue Extension Project

## EXHIBIT " D "

PROJECT NUMBER: 14046  
SLOPE EASEMENT: SF-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 6<sup>th</sup> 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.

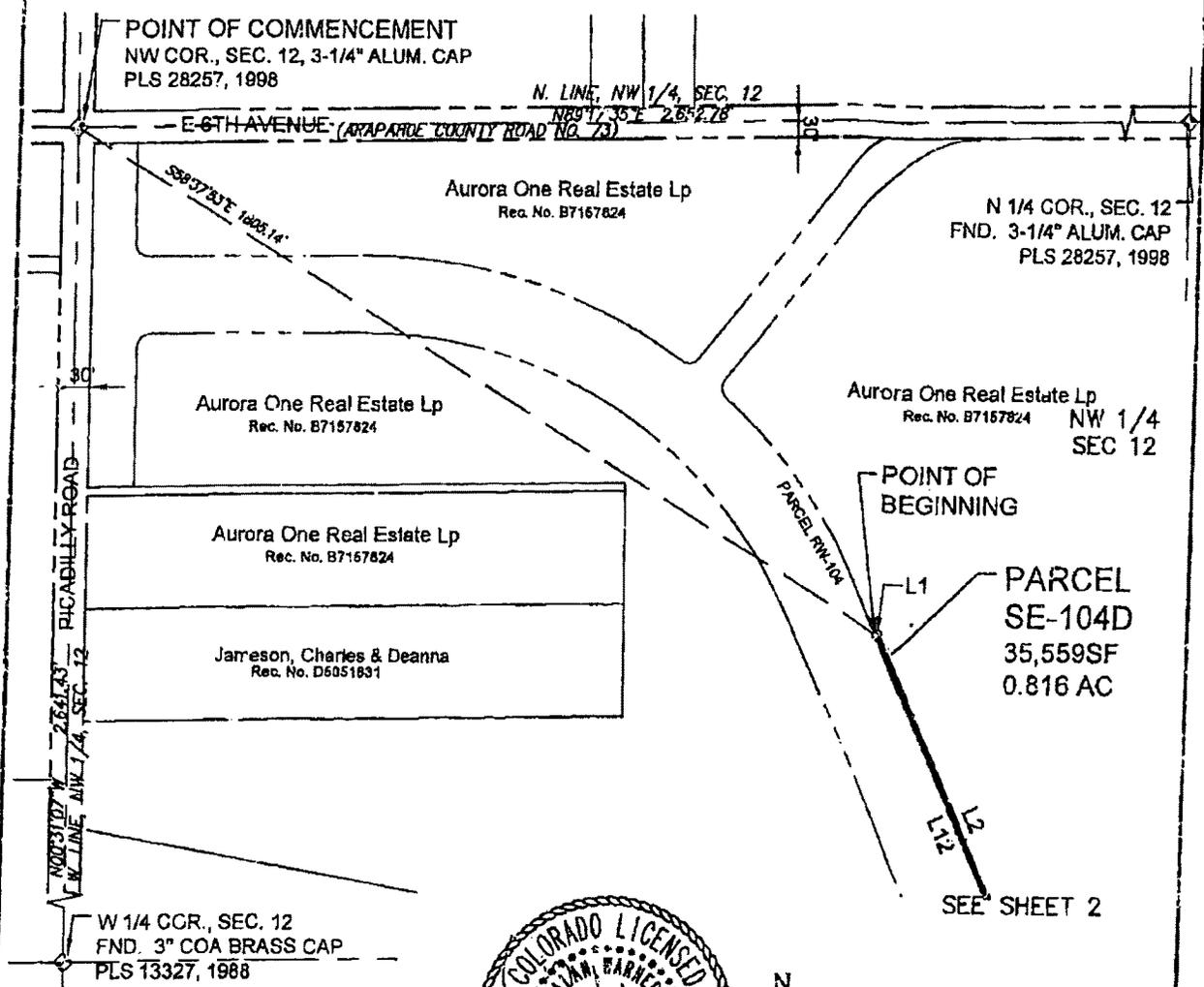
Prepared for and on behalf of the  
City of Aurora

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

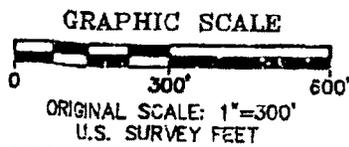
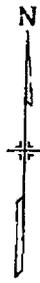


ILLUSTRATION FOR  
**EXHIBIT D**

SHEET 1 OF 3



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



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

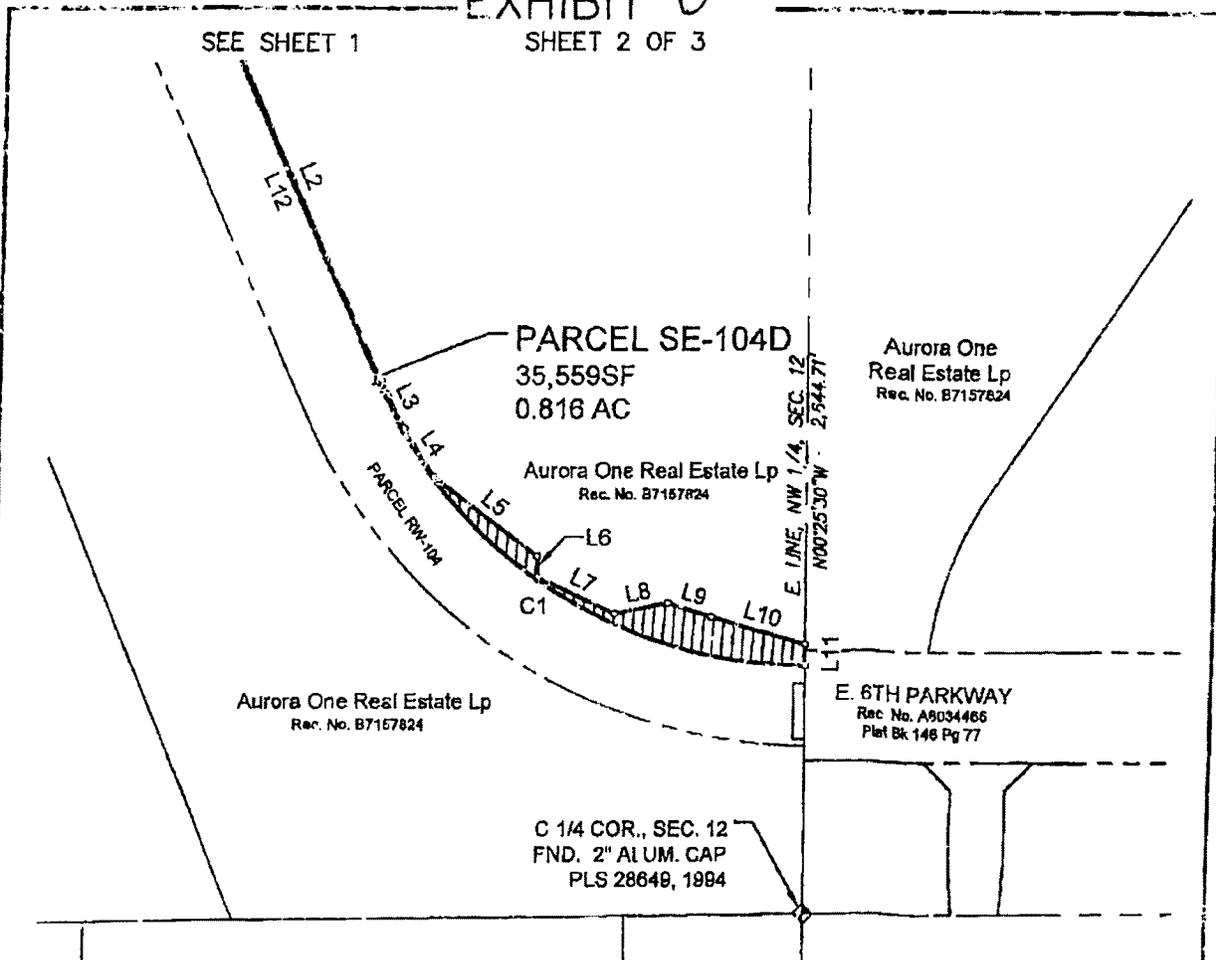
THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

| CITY OF AURORA     |                   |                             |
|--------------------|-------------------|-----------------------------|
| DRAWN BY:<br>JAN   | SCALE:<br>1"=300' | R.O.W. FILE NUMBER          |
| CHECKED BY:<br>AGW | DATE:<br>06/30/16 | C.O.A. PROJECT NO.<br>14046 |

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

ILLUSTRATION FOR  
**EXHIBIT D**

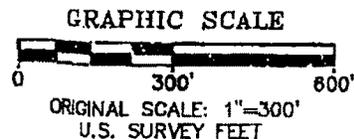
SHEET 2 OF 3



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

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

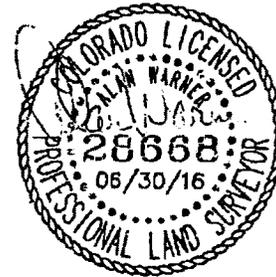
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IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



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

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 | 66.02'  |
| 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.

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

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  
6<sup>th</sup> 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 6<sup>th</sup> 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

E 6TH AVENUE

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

N89°17'35"E 2,832.78'

(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

S57°25'03"E  
1,680.02'

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

PICADILLY ROAD

W 1/4 COR., SEC. 12

L12

PARCEL SE-104E  
66,142 SF  
1.518 AC

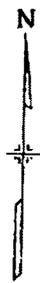
NW 1/4  
SEC 12

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 79119-6554



GRAPHIC SCALE



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

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

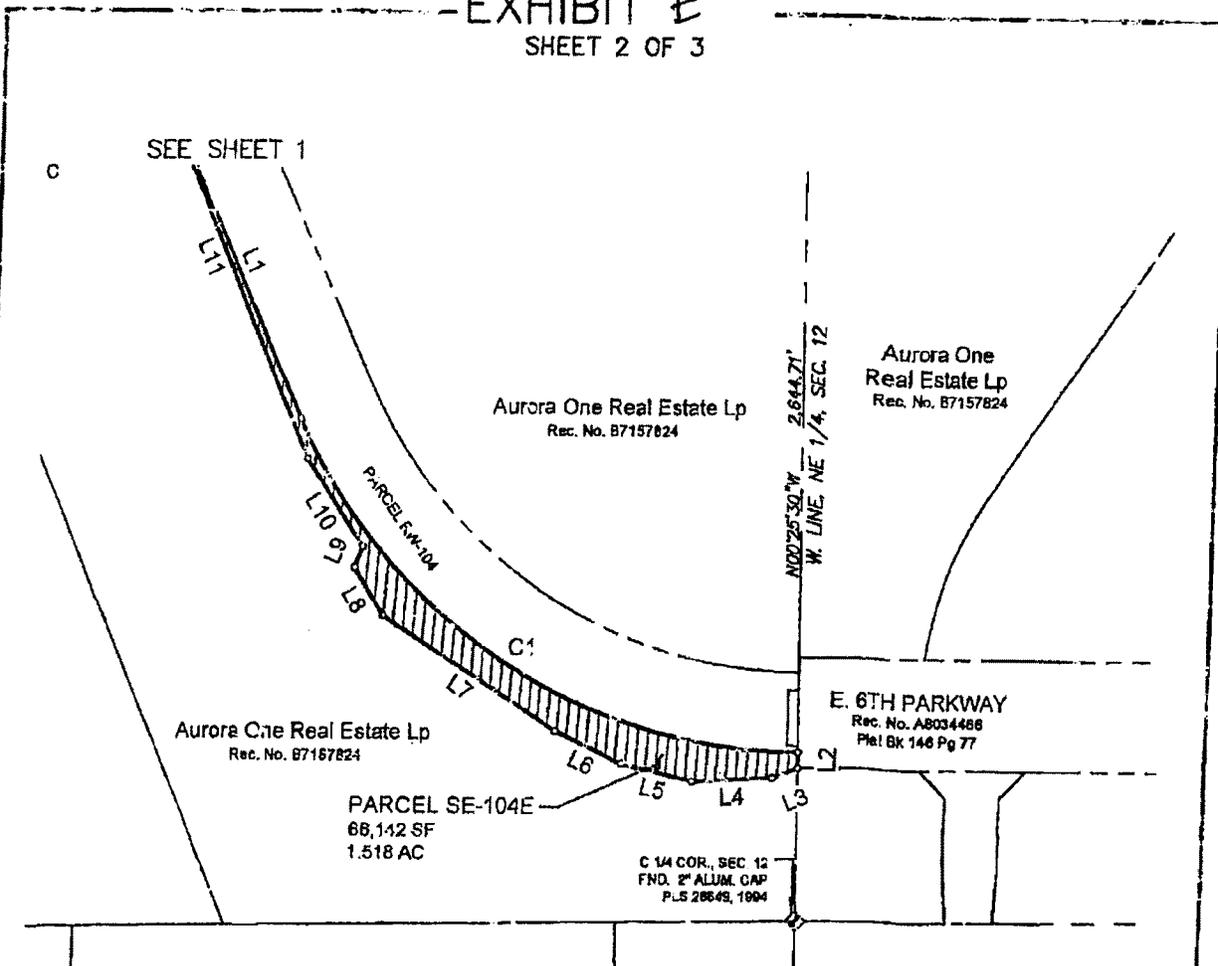
## SLOPE EASEMENT

|                    |                   |                             |
|--------------------|-------------------|-----------------------------|
| DRAWN BY:<br>JAN   | SCALE:<br>1"=300' | R.O.W. FILE NUMBER          |
| CHECKED BY:<br>AGW | DATE:<br>06/30/16 | C.O.A. PROJECT NO.<br>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 Rules and Order

ILLUSTRATION FOR  
**EXHIBIT E**  
SHEET 2 OF 3

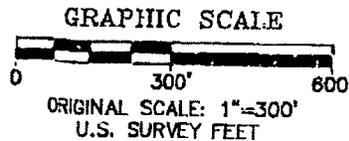
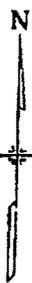


OWNER:  
AURORA ONE REAL ESTATE LP  
6003 TUSCANY VILLAGE  
AMARILLO, TX 79119-6554



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**

**SLOPE EASEMENT**

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

PARCEL SE--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 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 | 138.63' |
| 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°48'24"E | 4.78'   |



| 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.

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

EXHIBIT " F " "

CITY OF AURORA  
SLOPE EASEMENT  
TO BE ACQUIRED  
FROM

Slope Easement No. SE-104F

Aurora One Real Estate LP

FOR

Project No. 14046  
6<sup>th</sup> 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 6<sup>th</sup> 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.

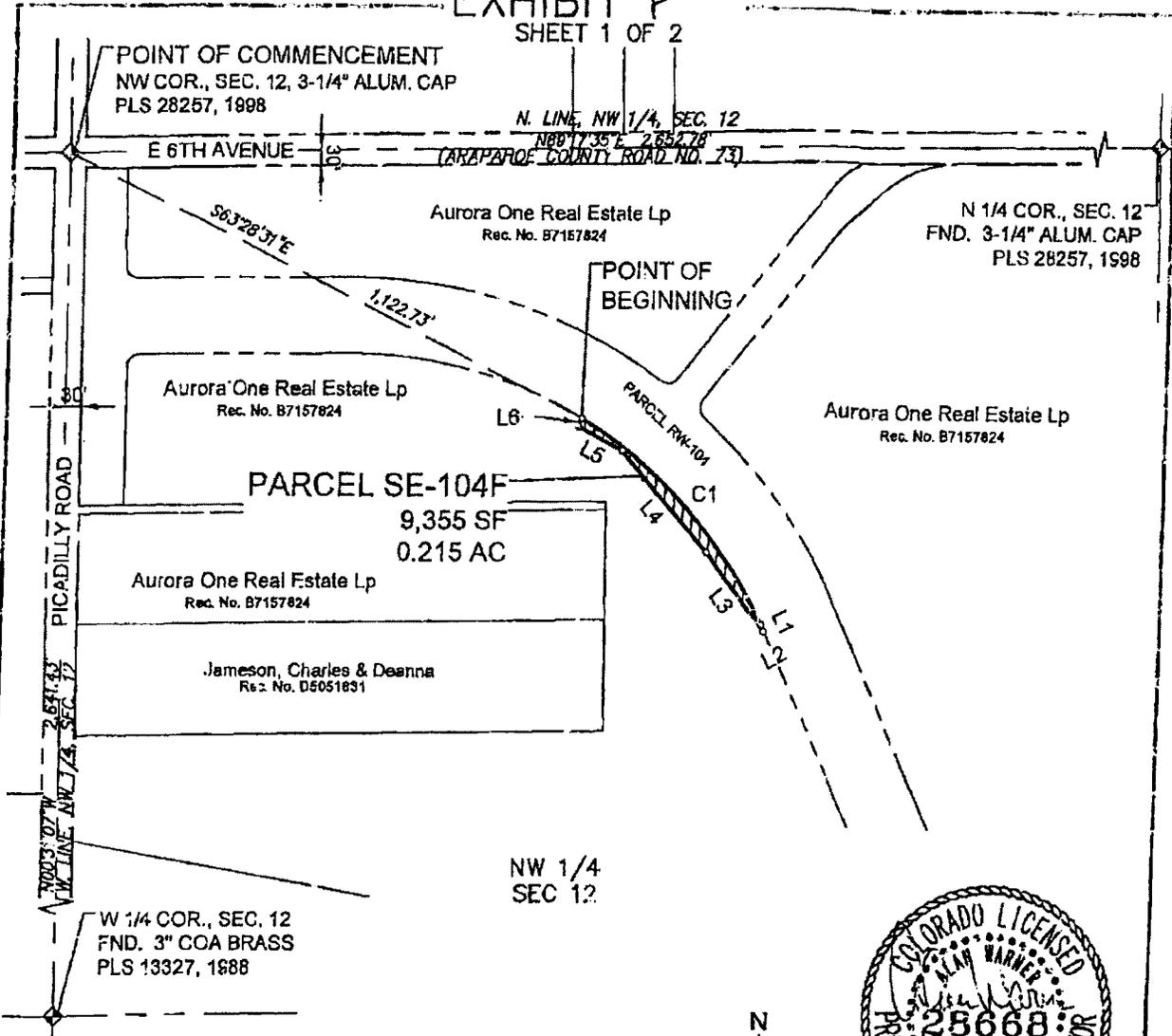
Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped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



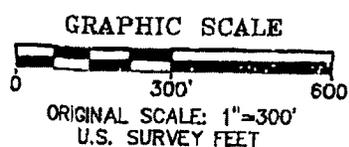
ILLUSTRATION FOR  
**EXHIBIT F**  
SHEET 1 OF 2



OWNER:  
AURORA ONE REAL ESTATE 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.



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

ILLUSTRATION FOR  
**EXHIBIT F**  
 SHEET 2 OF 2

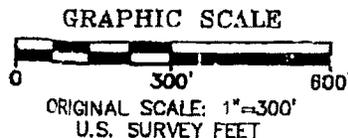
| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | S24°47'17"E | 13.88'  |
| L2         | S61°33'01"W | 0.65'   |
| L3         | N36°31'35"W | 187.70' |
| L4         | N41°19'29"W | 267.68' |
| L5         | N61°54'01"W | 98.86'  |
| L6         | N23°49'16"E | 16.21'  |

| CURVE TABLE |         |         |           |               |            |
|-------------|---------|---------|-----------|---------------|------------|
| CURVE       | LENGTH  | RADIUS  | DELTA     | CHORD BEARING | CHORD DIST |
| C1          | 639.14' | 883.00' | 34°53'01" | S42°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.



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

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  
5<sup>th</sup> Avenue Extension Project

## EXHIBIT " E "

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 6<sup>th</sup> 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 easment 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.

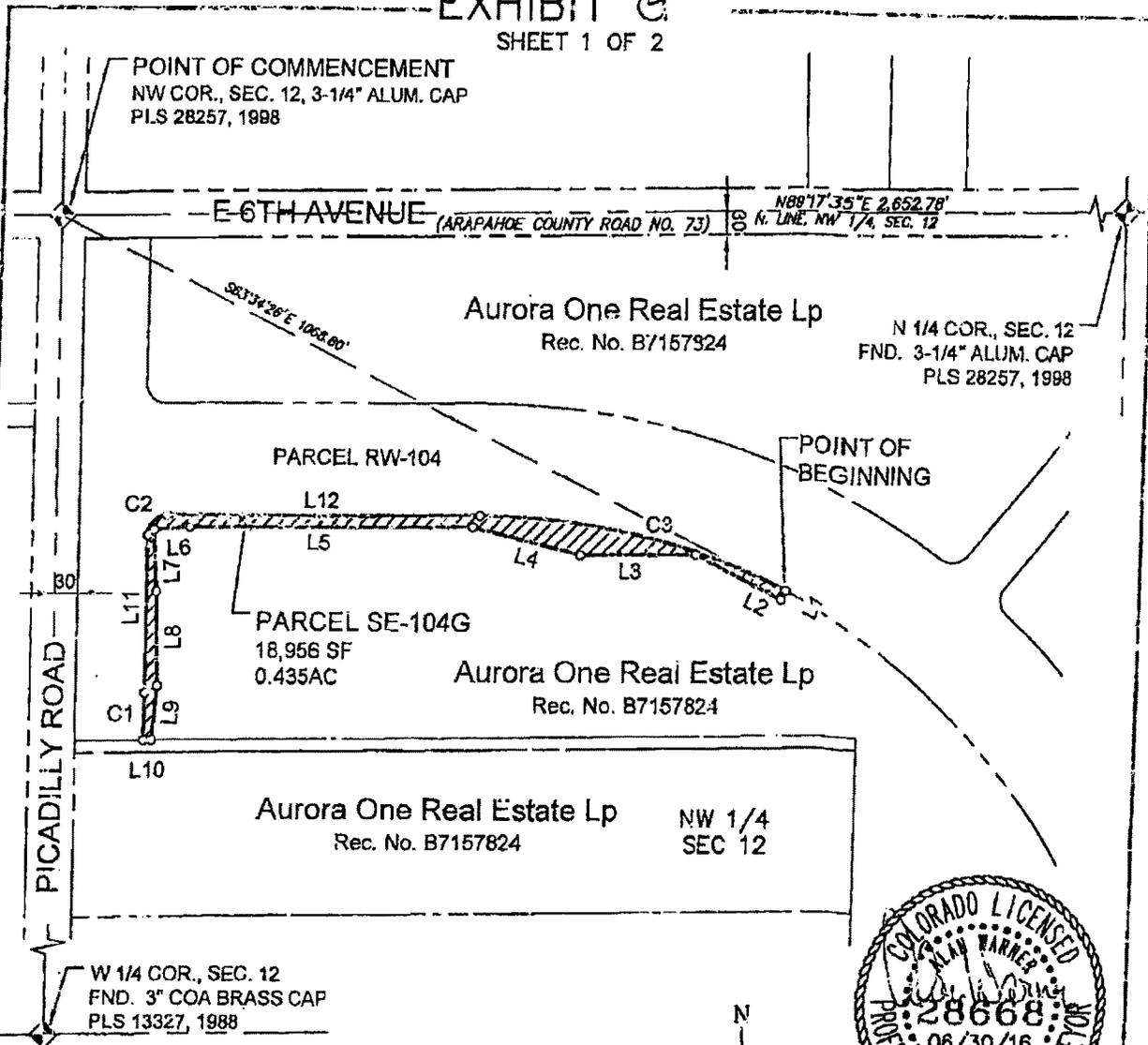
Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N  $89^{\circ}43'32''$  E to Point No. 1115, a 3" MK Centennial aluminum cap,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



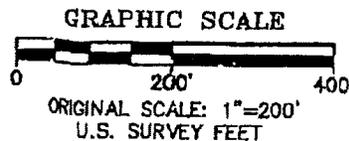
ILLUSTRATION FOR  
**EXHIBIT G**  
SHEET 1 OF 2



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

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**

|                    |                   |                             |
|--------------------|-------------------|-----------------------------|
| DRAWN BY:<br>JAN   | SCALE:<br>1"=200' | R.O.W. FILE NUMBER          |
| CHECKED BY:<br>AGW | DATE:<br>06/30/16 | C.O.A. PROJECT NO.<br>14046 |

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

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 | 69.86'  |
| L10        | S89°17'35"W | 10.75'  |
| L11        | N00°28'45"W | 201.65' |
| L12        | N89°43'32"E | 408.48' |



| 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          | 416.11' | 883.06'  | 27°00'01" | S76°46'27"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                        |  |  |
| DRAWN BY:<br>JAN   | SCALE:<br>1"=200' | R.O.W. FILE NUMBER          | PARCEL SE-104G                        |  |  |
| CHECKED BY:<br>CCP | DATE:<br>06/30/16 | C.O.A. PROJECT NO.<br>14046 | 6TH AVENUE EXTENSION                  |  |  |
|                    |                   |                             | NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM |  |  |
|                    |                   |                             | ARAPAHOE COUNTY, COLORADO             |  |  |

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  
6<sup>th</sup> 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 6<sup>th</sup> 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.

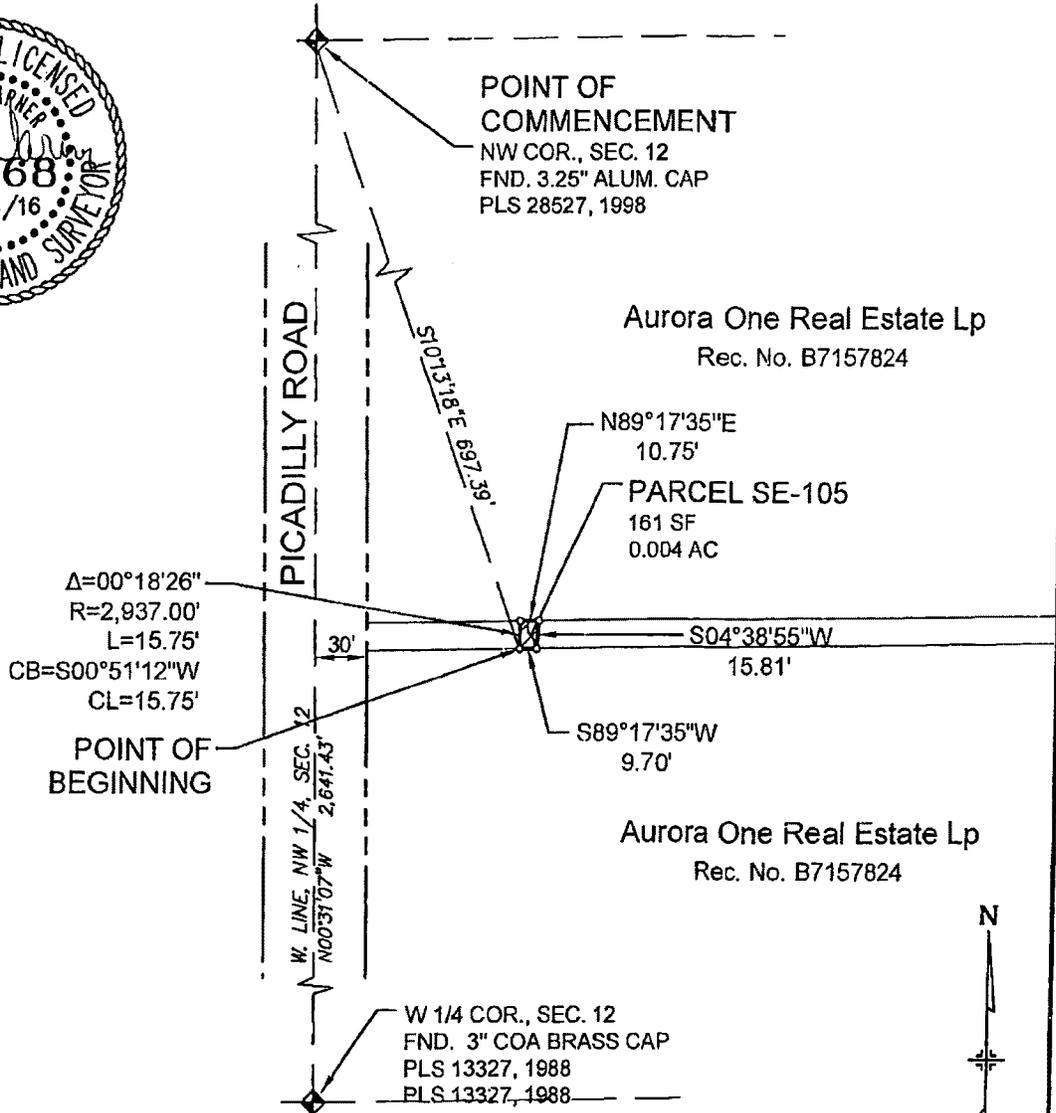
All lineal distances are represented in U.S. Survey Feet.

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



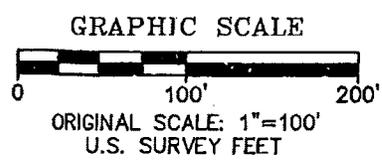
ILLUSTRATION FOR  
**EXHIBIT H**  
SHEET 1 OF 1



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.



|                       |                   |                             |  |
|-----------------------|-------------------|-----------------------------|--|
| <b>CITY OF AURORA</b> |                   |                             | <b>SLOPE EASEMENT</b><br>PARCEL SE-105<br>6TH AVENUE EXTENSION<br>NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM<br>ARAPAHOE COUNTY, COLORADO |
| DRAWN BY:<br>CCP      | SCALE:<br>1"=100' | R.O.W. FILE NUMBER          |  |
| CHECKED BY:<br>AGW    | DATE:<br>06/23/16 | C.O.A. PROJECT NO.<br>14046 |  |

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  
6<sup>th</sup> 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 6<sup>th</sup> 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 North 89°17'35" East, a distance of 9.70 feet;
2. Thence South 04°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°17'35" West, a distance of 3.10 feet;
4. Thence North 03°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°49'18", an arc distance of 144.64 feet (the chord of said curve bears North 02°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.

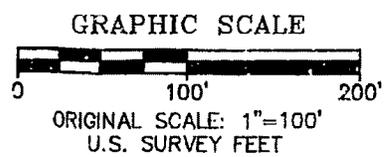
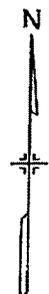
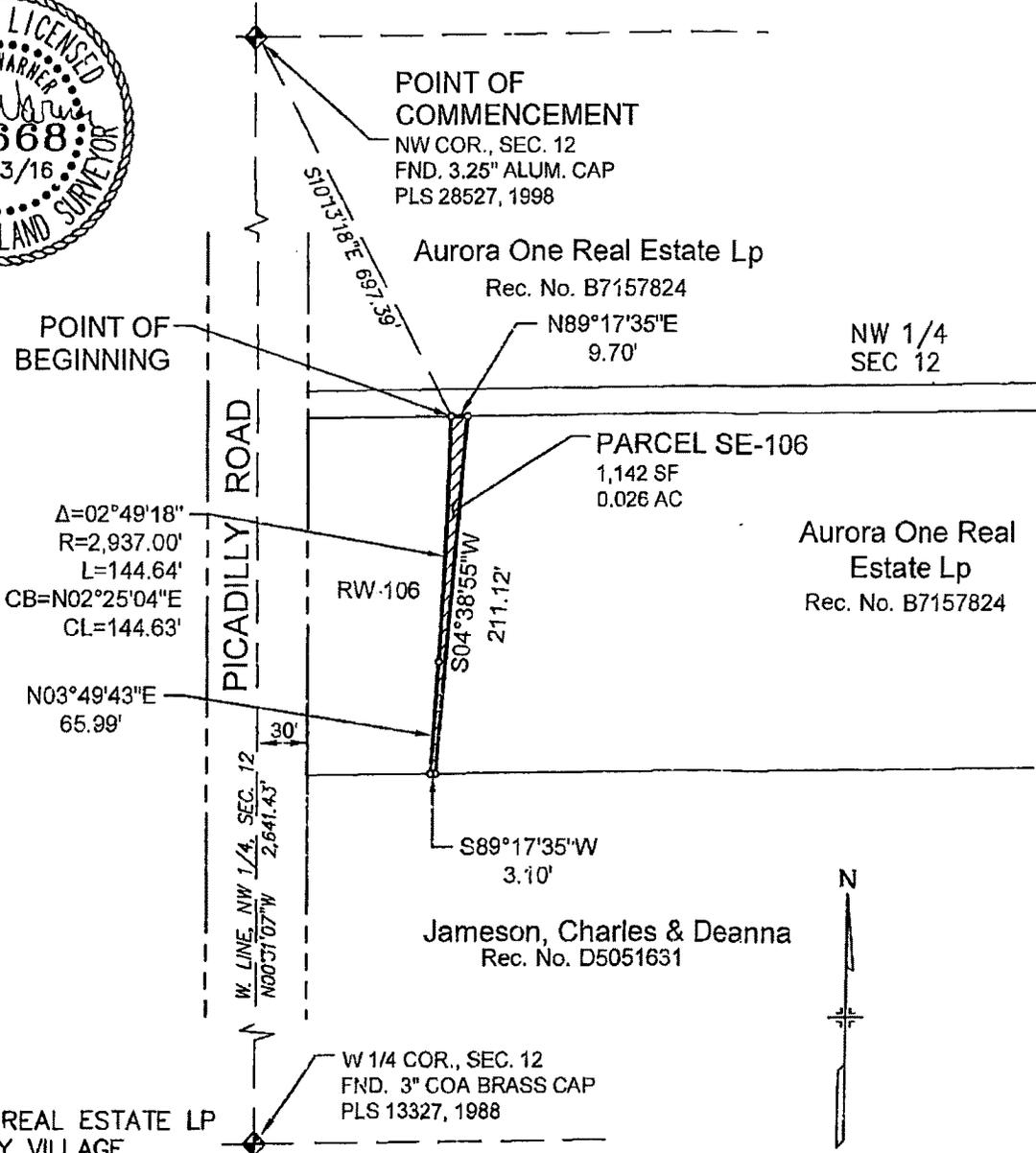
Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped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



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.

|                           |                          |                                    |  |  |
|---------------------------|--------------------------|------------------------------------|--|--|
| <b>CITY OF AURORA</b>     |                          |                                    | <b>SLOPE EASEMENT</b>  |  |
| <b>DRAWN BY:</b><br>CCP   | <b>SCALE:</b><br>1"=100' | <b>R.O.W. FILE NUMBER</b>          | PARCEL SE-106  |  |
| <b>CHECKED BY:</b><br>AGW | <b>DATE:</b><br>06/23/16 | <b>C.O.A. PROJECT NO.</b><br>14046 | 6TH AVENUE EXTENSION   |  |
|                           |                          |                                    | NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM<br>ARAPAHOE COUNTY, COLORADO |  |

**DRAINAGE AND UTILITY EASEMENT**  
**6<sup>th</sup> 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]



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  
6<sup>th</sup> 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 6<sup>th</sup> 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.

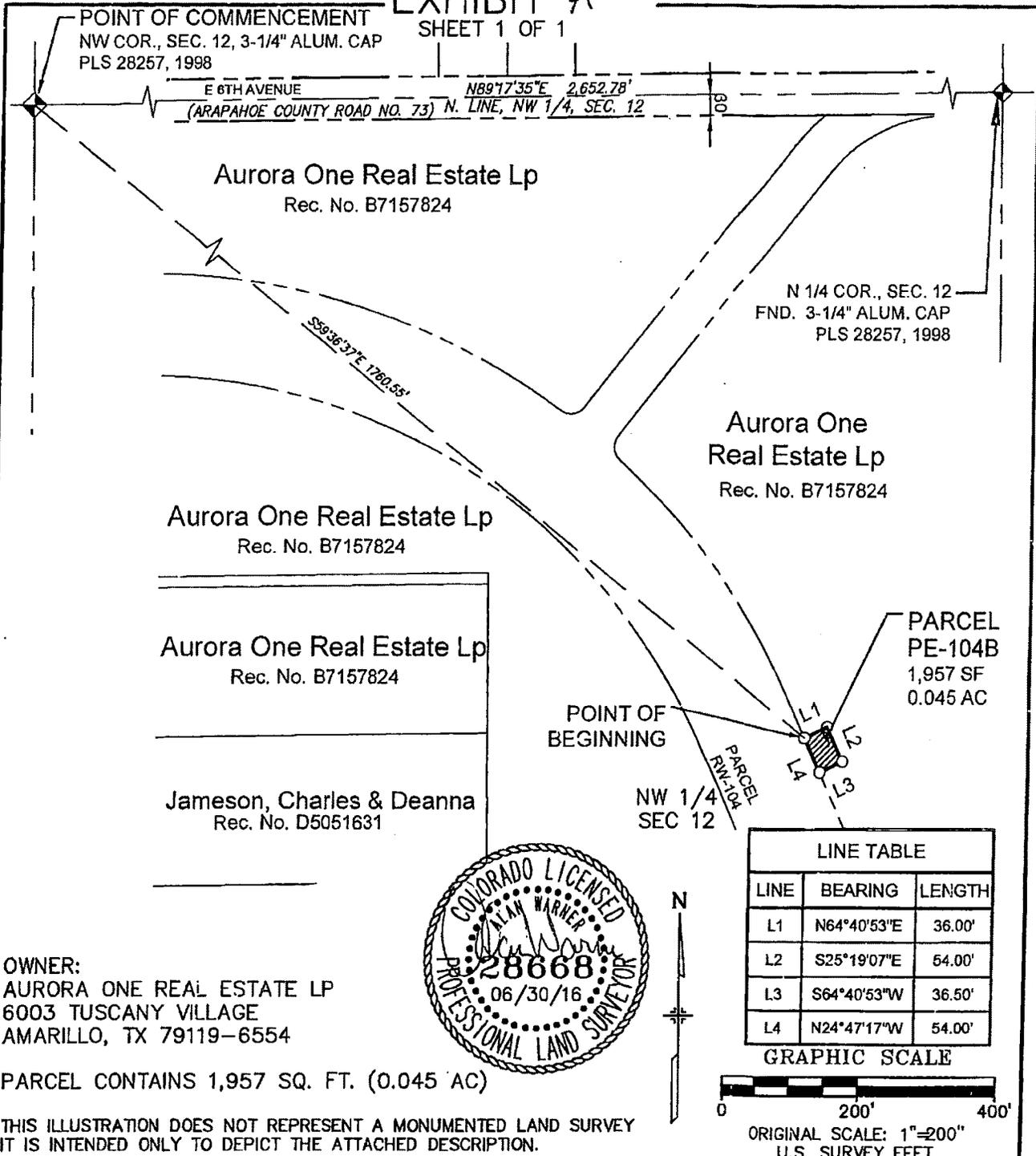
All lineal distances are represented in U.S. Survey Feet.

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



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



PARCEL CONTAINS 1,957 SQ. FT. (0.045 AC)

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

**CITY OF AURORA**

**PERMANENT EASEMENT**

|                    |                   |                             |
|--------------------|-------------------|-----------------------------|
| DRAWN BY:<br>JAN   | SCALE:<br>1"=100' | R.O.W. FILE NUMBER          |
| CHECKED BY:<br>AGW | DATE:<br>06/30/16 | C.O.A. PROJECT NO.<br>14046 |

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

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  
6<sup>th</sup> 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 6<sup>th</sup> 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

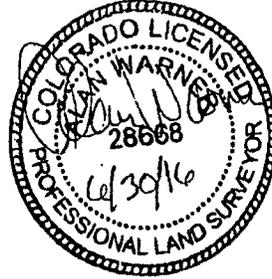
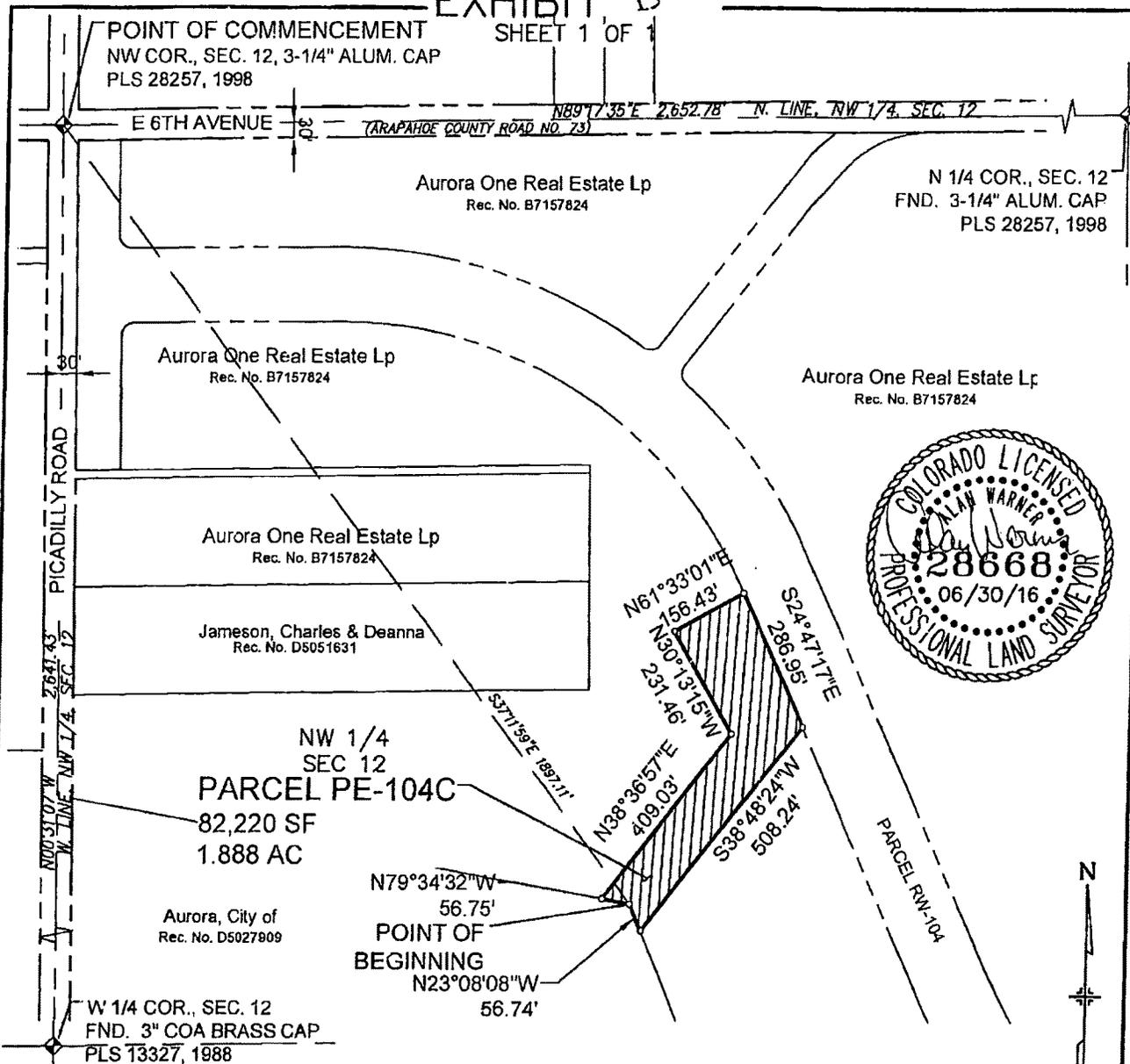


ILLUSTRATION FOR EXHIBIT B SHEET 1 OF 1



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:<br>JAN   | SCALE:<br>1"=300' | R.O.W. FILE NUMBER          |
| CHECKED BY:<br>AGW | DATE:<br>06/30/16 | C.O.A. PROJECT NO.<br>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  
6<sup>th</sup> 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 6<sup>th</sup> 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.

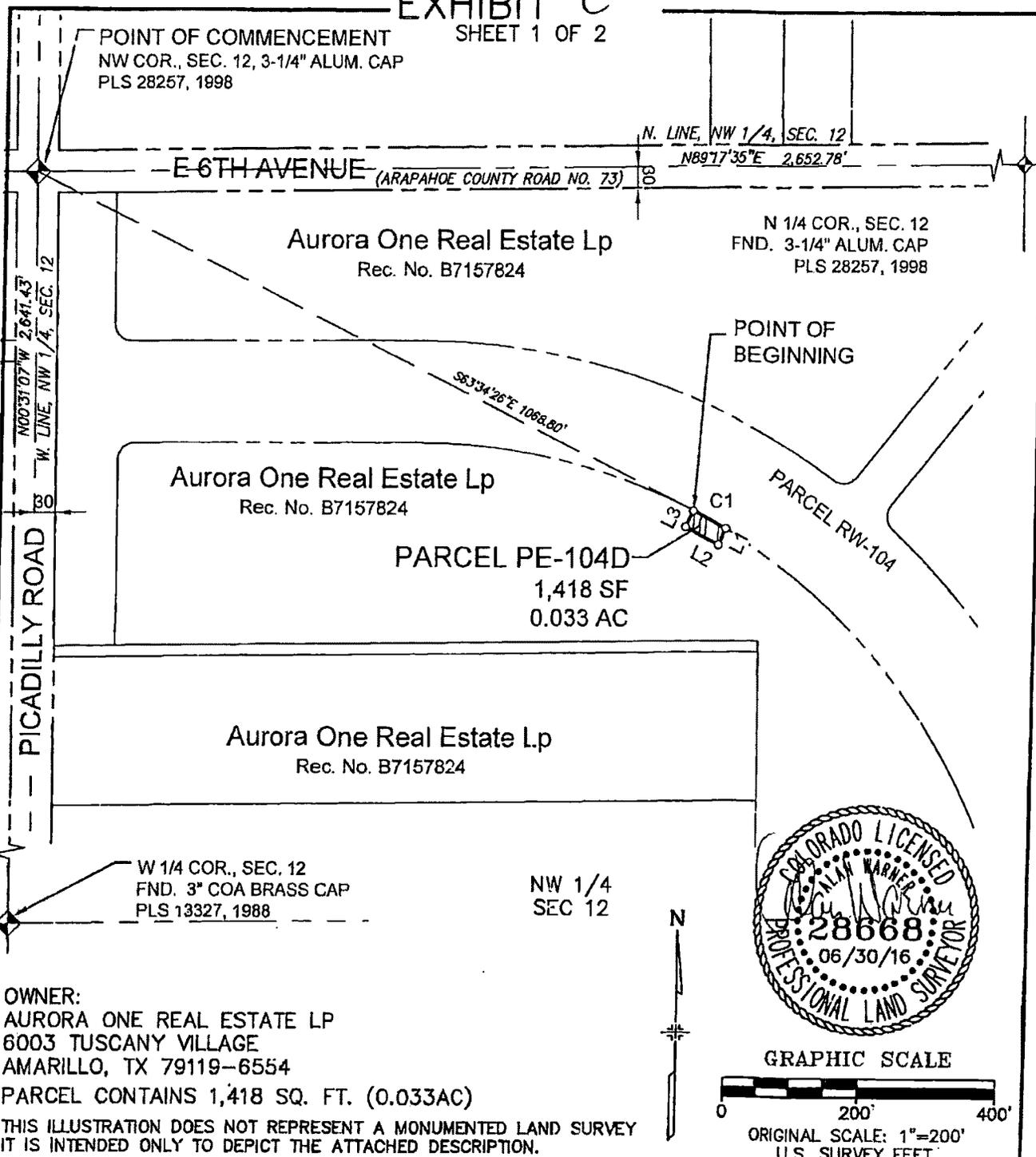
Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped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



**CITY OF AURORA**

**PERMANENT EASEMENT**

|                    |                   |                             |
|--------------------|-------------------|-----------------------------|
| DRAWN BY:<br>JAN   | SCALE:<br>1"=200' | R.O.W. FILE NUMBER          |
| CHECKED BY:<br>AGW | DATE:<br>06/30/16 | C.O.A. PROJECT NO.<br>14046 |

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

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.

GRAPHIC SCALE  
0 200' 400'  
ORIGINAL SCALE: 1"=200'  
U.S. SURVEY FEET

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

**TEMPORARY CONSTRUCTION EASEMENT**  
**6<sup>th</sup> 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 " A "

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

Temporary Easement No. TE-104A

Aurora One Real Estate LP

**FOR**

Project No. 14046  
6<sup>th</sup> 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 6<sup>th</sup> 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

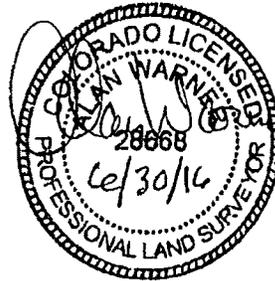
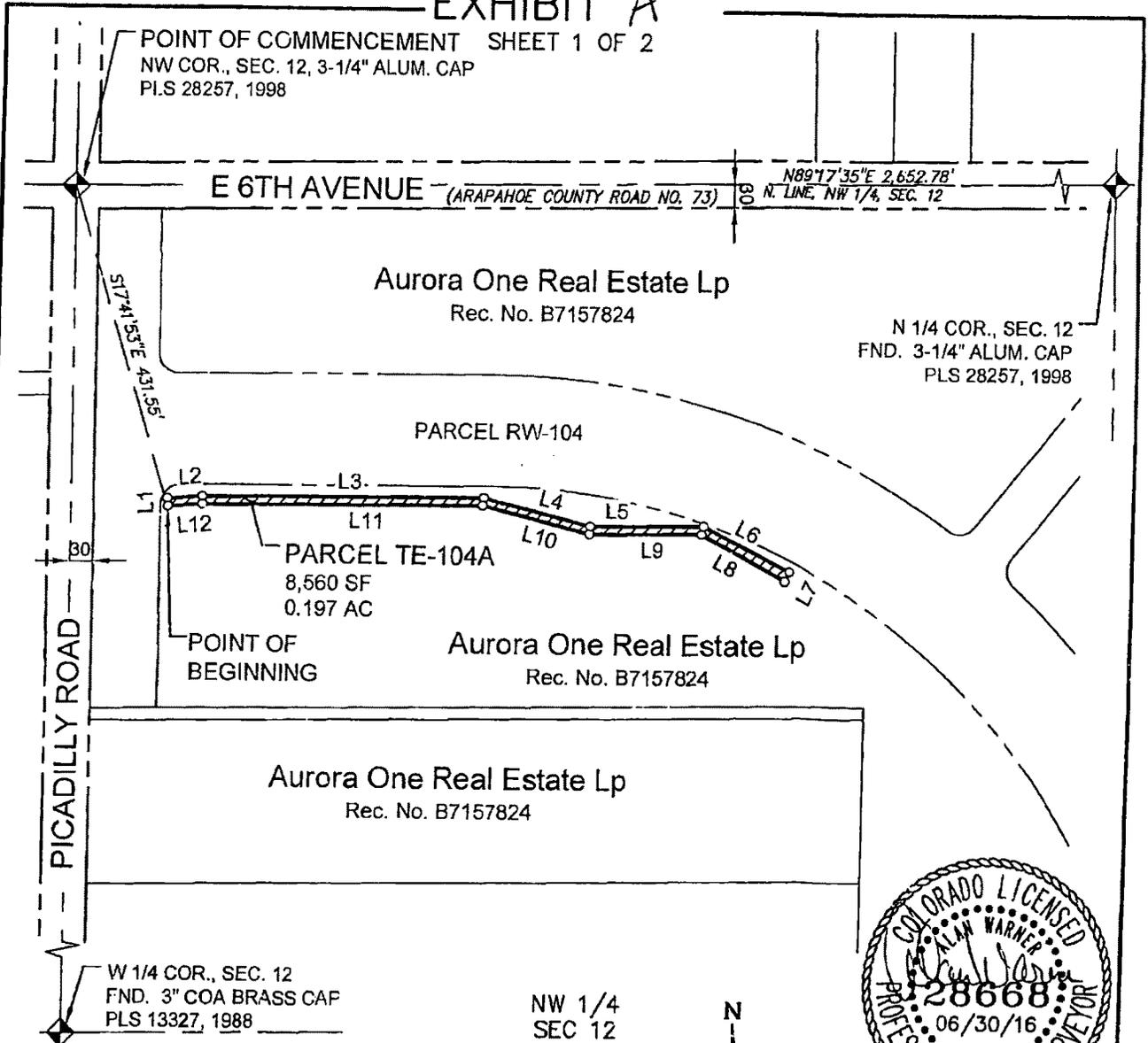


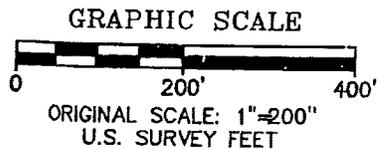
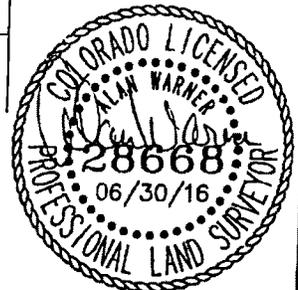
ILLUSTRATION FOR  
**EXHIBIT A**



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:<br>JAN   | SCALE:<br>1"=200' | R.O.W. FILE NUMBER          |
| CHECKED BY:<br>AGW | DATE:<br>06/30/16 | C.O.A. PROJECT NO.<br>14046 |

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

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 | 45.86'  |



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.

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

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  
6<sup>th</sup> 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 6<sup>th</sup> 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.

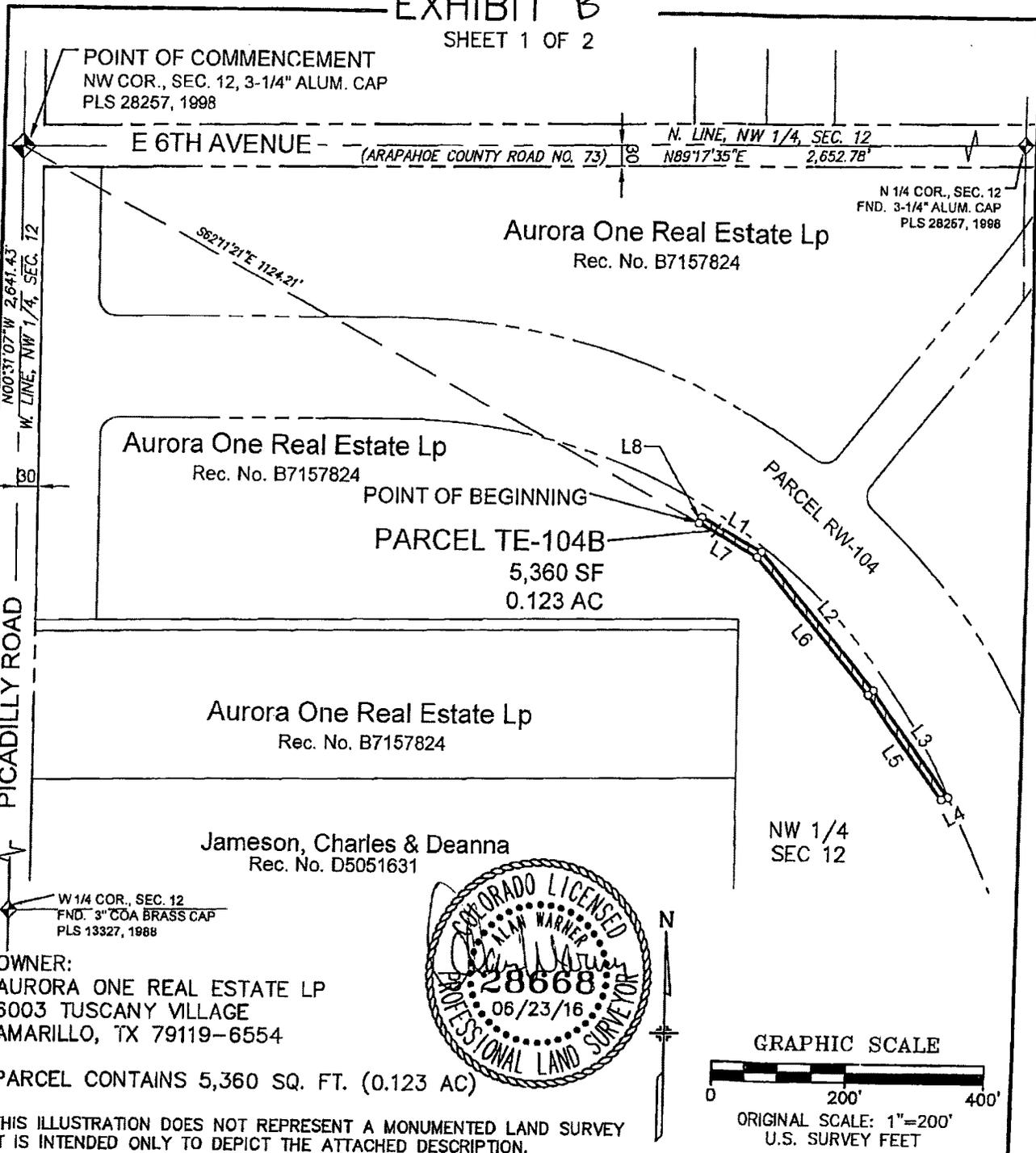
Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped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



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**

|                    |                   |                             |
|--------------------|-------------------|-----------------------------|
| DRAWN BY:<br>JAN   | SCALE:<br>1"=200' | R.O.W. FILE NUMBER          |
| CHECKED BY:<br>AGW | DATE:<br>06/15/16 | C.D.A. PROJECT NO.<br>14046 |

**TEMPORARY EASEMENT**

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

ILLUSTRATION FOR  
**EXHIBIT B**  
 SHEET 2 OF 2

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | S61°54'01"E | 98.66'  |
| 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.



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

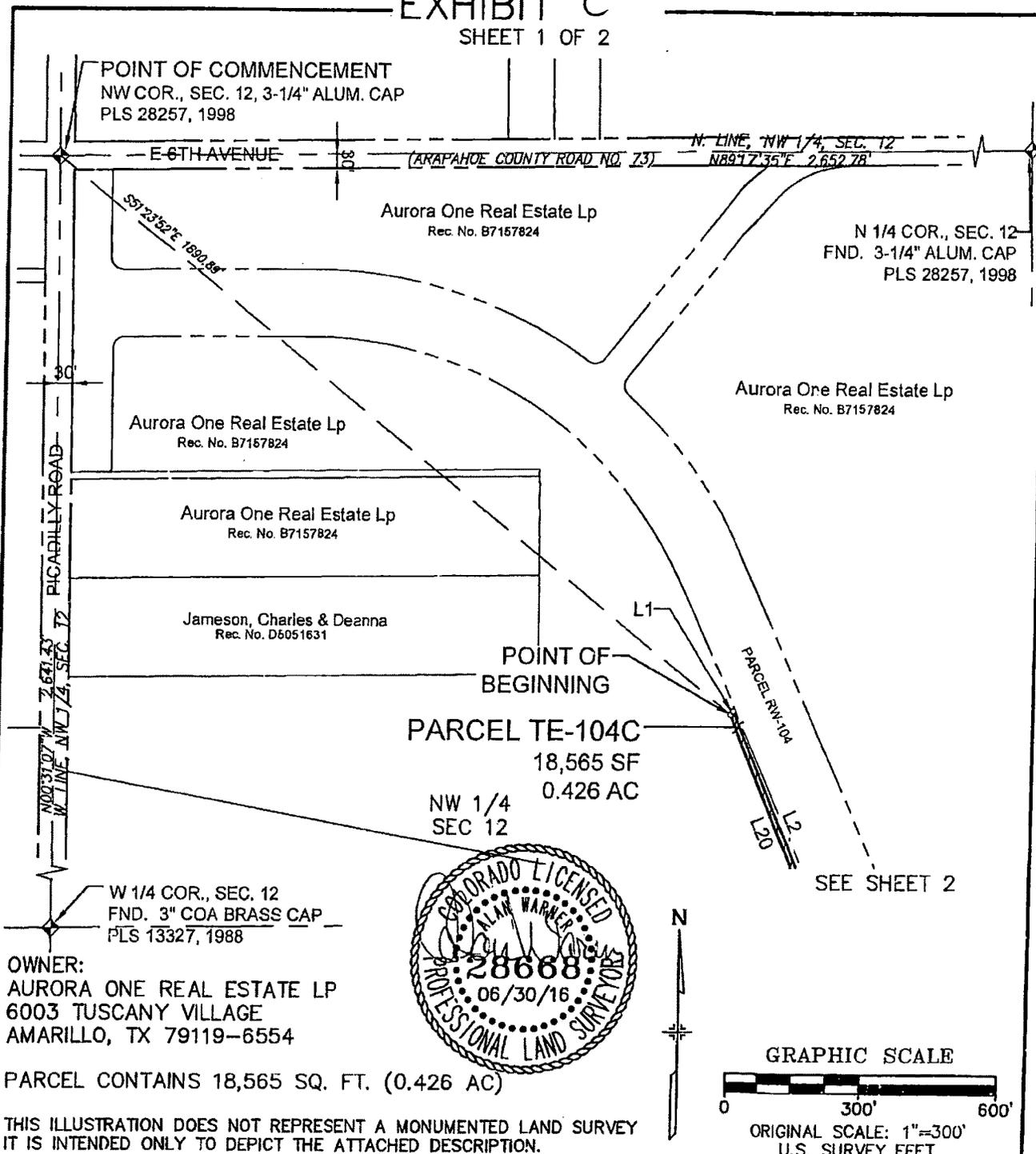
Basis of Bearings: Bearings are based on a grid bearing from Point No. 1114, a 3" City of Aurora brass cap stamped PLS 16419, 1991, being the North Quarter corner of Section 11, Township 4 South, Range 66 West of the 6th P.M., N 89°43'32" E to Point No. 1115, a 3" MK Centennial aluminum cap, stamped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



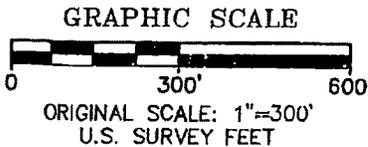
ILLUSTRATION FOR  
**EXHIBIT C**  
SHEET 1 OF 2



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

PARCEL CONTAINS 18,565 SQ. FT. (0.426 AC)

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



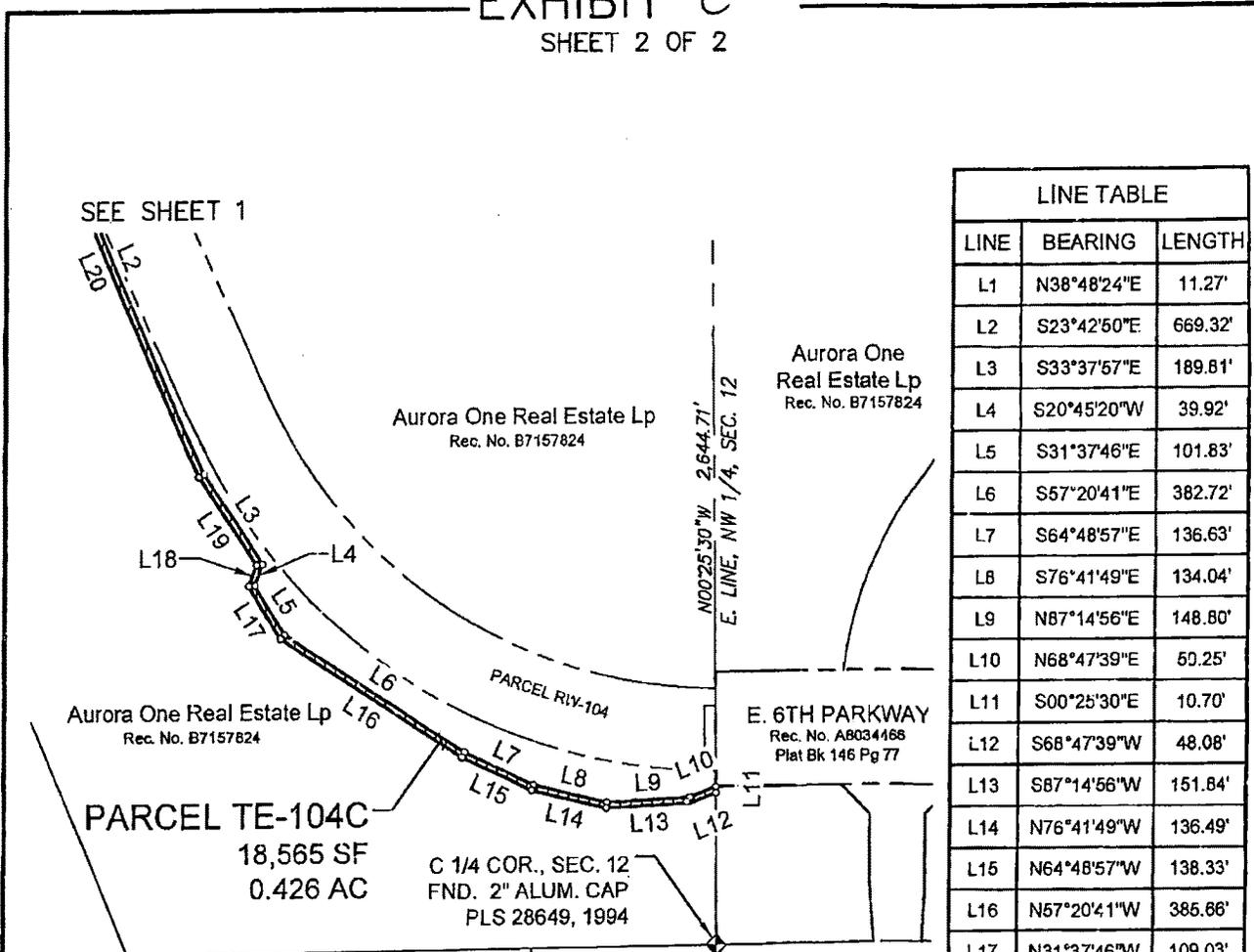
**CITY OF AURORA**

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

**TEMPORARY EASEMENT**

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

ILLUSTRATION FOR  
**EXHIBIT C**  
SHEET 2 OF 2



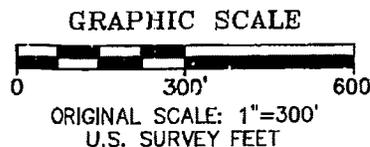
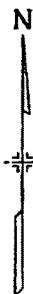
| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | N38°48'24"E | 11.27'  |
| L2         | S23°42'50"E | 669.32' |
| L3         | S33°37'57"E | 189.81' |
| L4         | S20°45'20"W | 39.92'  |
| L5         | S31°37'46"E | 101.83' |
| L6         | S57°20'41"E | 382.72' |
| L7         | S64°48'57"E | 136.63' |
| L8         | S76°41'49"E | 134.04' |
| L9         | N87°14'56"E | 148.80' |
| L10        | N68°47'39"E | 50.25'  |
| L11        | S00°25'30"E | 10.70'  |
| L12        | S68°47'39"W | 48.08'  |
| L13        | S87°14'56"W | 151.84' |
| L14        | N76°41'49"W | 136.49' |
| L15        | N64°48'57"W | 138.33' |
| L16        | N57°20'41"W | 385.86' |
| L17        | N31°37'46"W | 109.03' |
| L18        | N20°45'20"E | 39.70'  |
| L19        | N33°37'57"W | 185.54' |
| L20        | N23°42'50"W | 664.99' |

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



PARCEL CONTAINS 18,565 SQ. FT. (0.426 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:<br>JAN   | SCALE:<br>1"=300' | R.O.W. FILE NUMBER          | PARCEL TE-104C                        |  |  |
| CHECKED BY:<br>AGW | DATE:<br>06/30/16 | C.O.A. PROJECT NO.<br>14046 | 6TH AVENUE EXTENSION                  |  |  |
|                    |                   |                             | NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM |  |  |
|                    |                   |                             | ARAPAHOE COUNTY, COLORADO             |  |  |

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  
6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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.

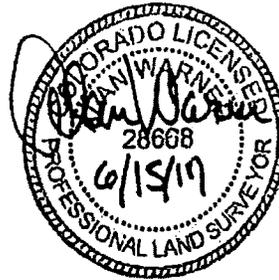
The purpose of the above described temporary easement is for construction purposes.

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.

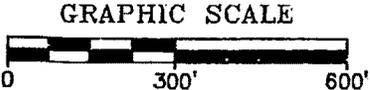
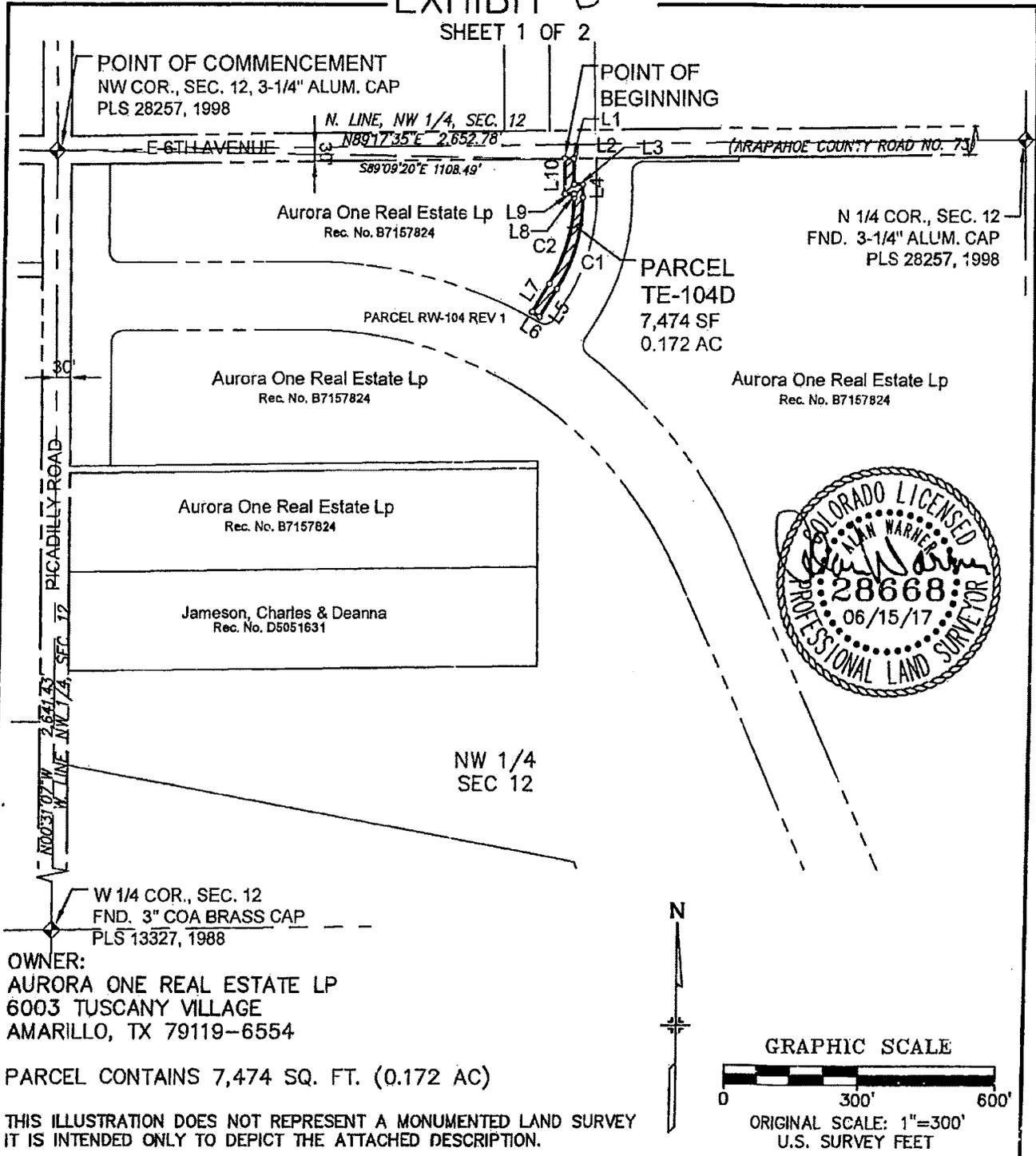
Prepared for and on behalf of the  
City of Aurora

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



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

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

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

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

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.

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

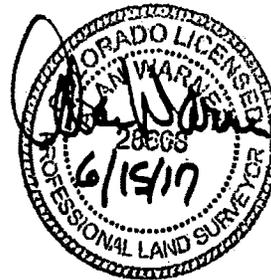
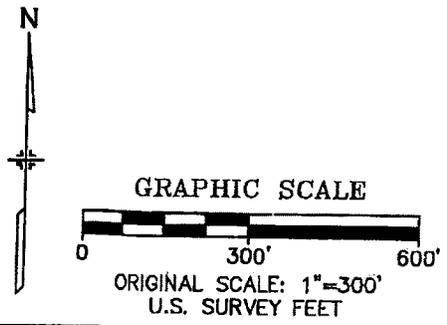
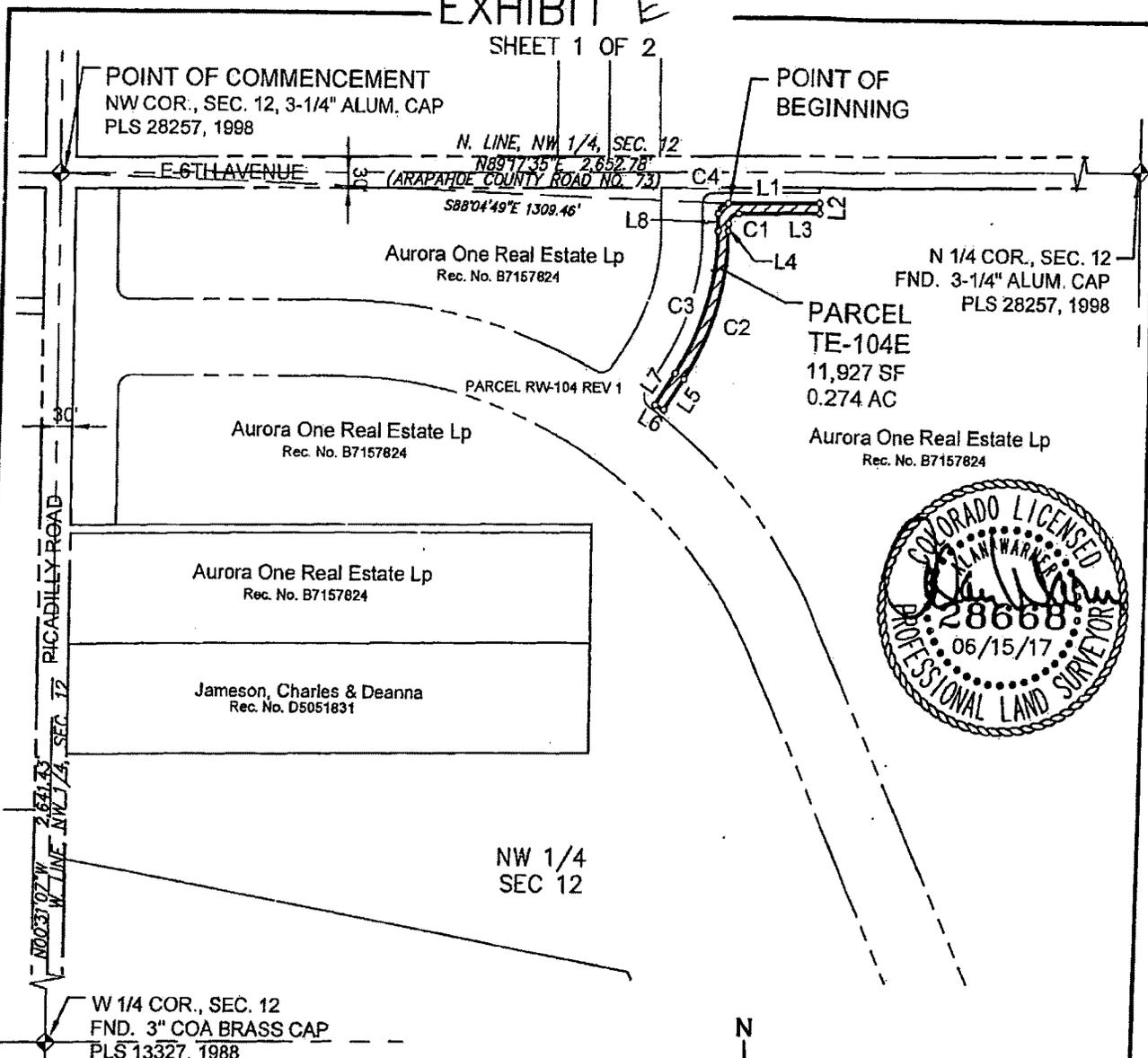


ILLUSTRATION FOR  
**EXHIBIT E**

SHEET 1 OF 2



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.

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

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:<br>JAN   | SCALE:<br>1"=200' | R.O.W. FILE NUMBER          |
| CHECKED BY:<br>AGW | DATE:<br>06/15/17 | C.O.A. PROJECT NO.<br>14046 |

PARCEL TE-104E  
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  
6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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  $00^{\circ}28'45''$  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  $01^{\circ}10'44''$ , an arc distance of 60.43 feet (the chord of said curve bears South  $00^{\circ}06'37''$  West, a distance of 60.42 feet);
33. Thence South  $89^{\circ}17'35''$  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  $00^{\circ}31'07''$  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  $89^{\circ}43'32''$  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.

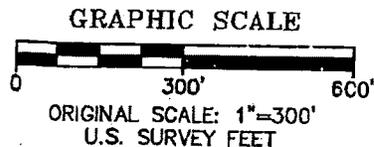
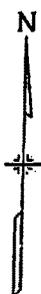
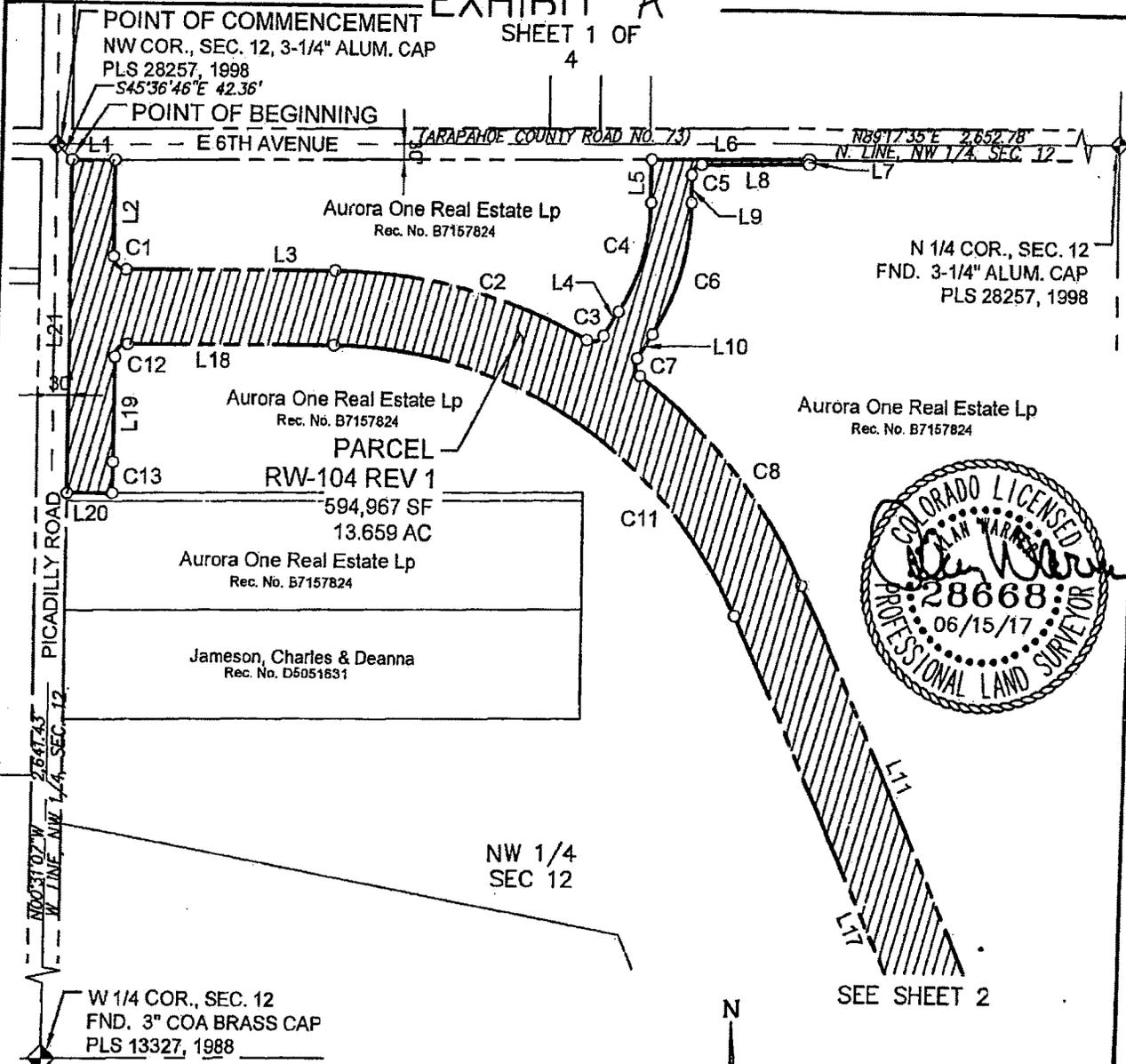
Prepared for and on behalf of the  
 City of Aurora

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



# ILLUSTRATION FOR EXHIBIT A

SHEET 1 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.

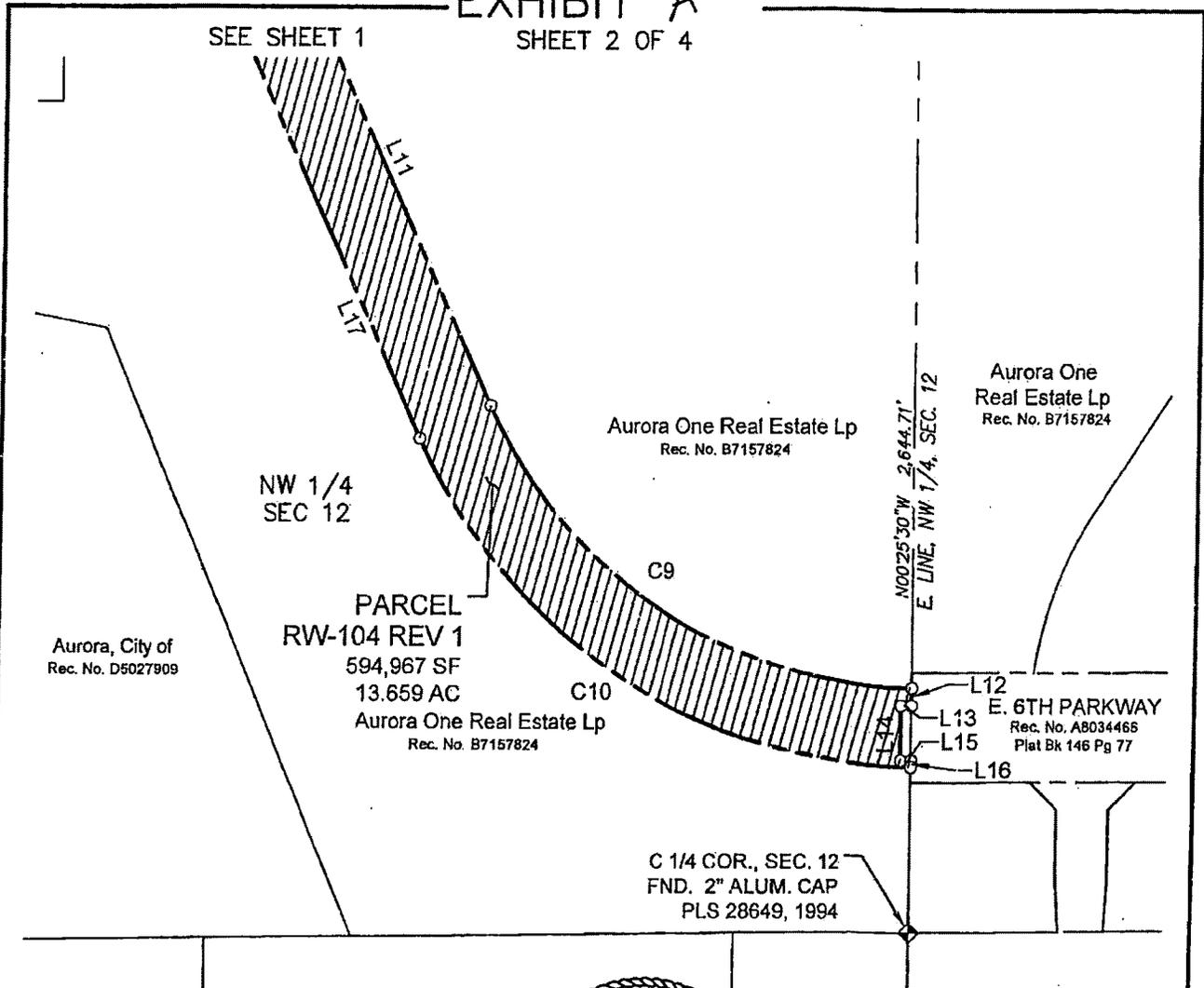
## CITY OF AURORA

## RIGHT-OF-WAY

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

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 2 OF 4



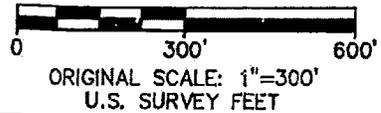
OWNER:  
AURORA ONE REAL ESTATE LP  
6003 TUSCANY VILLAGE  
AMARILLO, TX 79119-6554

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



**CITY OF AURORA**

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

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

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.

|                       |                   |                             |  |
|-----------------------|-------------------|-----------------------------|--|
| <b>CITY OF AURORA</b> |                   |                             | <b>RIGHT-OF-WAY</b><br>PARCEL RW-104 REV 1<br>6TH AVENUE EXTENSION<br>NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM<br>ARAPAHOE COUNTY, COLORADO |
| DRAWN BY:<br>JAN      | SCALE:<br>1"=300' | R.O.W. FILE NUMBER          |  |
| CHECKED BY:<br>AGW    | DATE:<br>06/15/17 | C.O.A. PROJECT NO.<br>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  
6<sup>th</sup> 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 6<sup>th</sup> 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  $03^{\circ}00'59''$  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  $00^{\circ}31'07''$  West, a distance of 15.74 feet;
2. Thence North  $89^{\circ}17'35''$  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  $00^{\circ}18'26''$ , an arc distance of 15.75 feet (the chord of said curve bears South  $00^{\circ}51'12''$  West, a distance of 15.75 feet);
4. Thence South  $89^{\circ}17'35''$  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



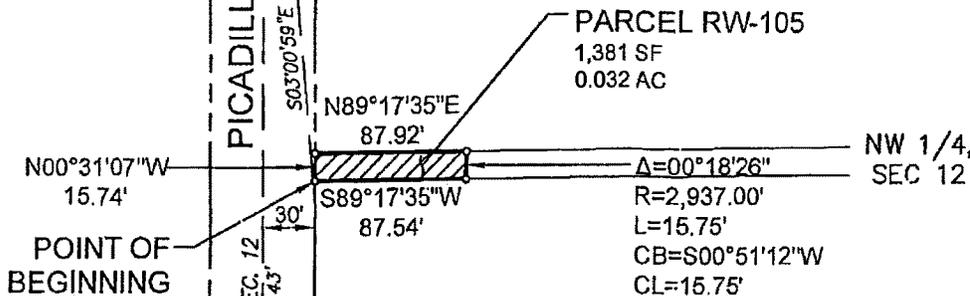
ILLUSTRATION FOR  
**EXHIBIT B**  
SHEET 1 OF 1



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

Aurora One Real Estate Lp  
Rec. No. B7157824

PICADILLY ROAD



Aurora One Real Estate Lp  
Rec. No. B7157824

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



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:<br>CCP   | SCALE:<br>1"=100' | R.O.W. FILE NUMBER          |
| CHECKED BY:<br>AGW | DATE:<br>06/23/16 | C.O.A. PROJECT NO.<br>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  
6<sup>th</sup> 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 6<sup>th</sup> 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

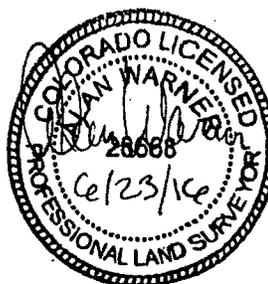
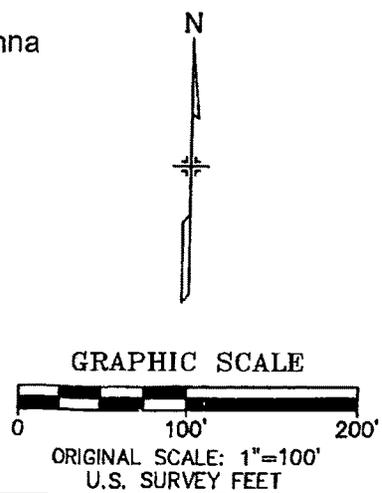
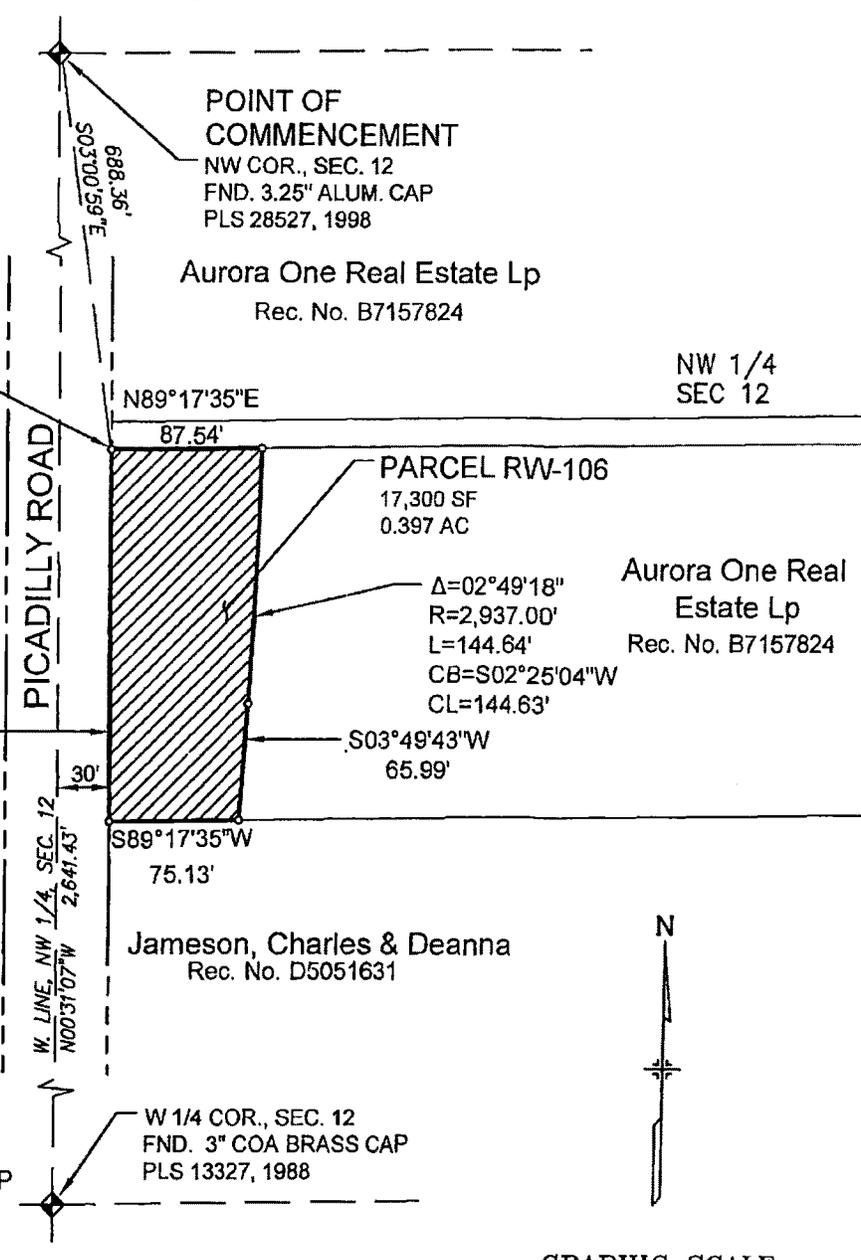


ILLUSTRATION FOR  
**EXHIBIT C**  
SHEET 1 OF 1



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.

|                       |                   |                             |   |  |
|-----------------------|-------------------|-----------------------------|---|--|
| <b>CITY OF AURORA</b> |                   |                             | <b>RIGHT OF WAY</b>   |  |
| DRAWN BY:<br>CCP      | SCALE:<br>1"=100' | R.O.W. FILE NUMBER          | PARCEL RW-106<br>6TH AVENUE EXTENSION<br>NW 1/4 SEC. 12, T 4 S, R 66 W, 6TH PM<br>ARAPAHOE COUNTY, COLORADO |  |
| CHECKED BY:<br>AGW    | DATE:<br>06/23/16 | C.O.A. PROJECT NO.<br>14046 |   |  |

# 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

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

WM RESPONSE: ACKNOWLEDGED.

### 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 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 100.00 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;

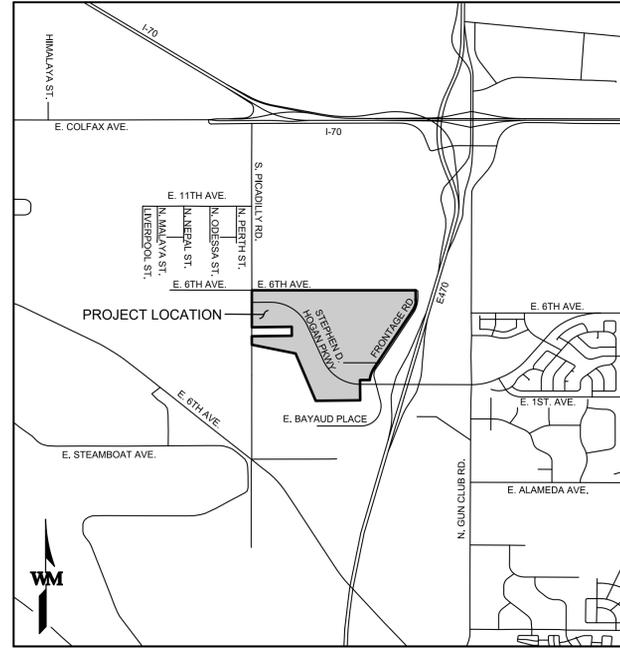
THENCE N 00°31'13" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 868.00 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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 DEEMS 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 ENGINEER'S SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, SURFACE 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 THE CITY ENGINEER.
- ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, PORCHES, 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 RIGHTS-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.
- NEATS REFRESH (2018) IDENTIFIES A FUTURE TYPE 1 MOBILITY HUB IN THE VICINITY OF THE 38TH AVENUE AND PICADILLY ROAD INTERSECTION TO SUPPORT FUTURE HIGH FREQUENCY TRANSIT ROUTES ALONG BOTH PICADILLY ROAD AND 38TH AVENUE. NOTES ON PROJECT DOCUMENTS SHOULD SPECIFICALLY MENTION THAT PICADILLY ROAD AND 38TH AVENUE WILL HAVE TRANSIT STOPS IN FUTURE. SPECIFIC LOCATIONS TO BE DETERMINED WITH FUTURE COORDINATION WITH RTD. THESE NOTES SHOULD ALSO ACKNOWLEDGE THAT A MOBILITY HUB WILL BE LOCATED IN THE VICINITY OF THE PICADILLY ROAD AND 38TH INTERSECTION, AND THAT CIRCULATION WILL SUPPORT WALKING AND BIKING TO THE MOBILITY HUB. MOBILITY HUBS WOULD INCORPORATE A COMBINATION OF AREAS ON THE FAR SIDE OF THE INTERSECTIONS RESERVED FOR TRANSIT STOPS, LONG TERM BIKE PARKING SUCH AS BIKE LOCKERS, PARKING LOCATIONS FOR DOCKED OR DOCKLESS SHARED MOBILITY VEHICLES (I.E. BIKE SHARE OR E-SCOOTER SHARE), INFORMATION KIOSKS, AND PARKING SPACES RESERVED FOR PUBLICLY-AVAILABLE ELECTRIC VEHICLE CHARGING, AND CAR SHARING.



VICINITY MAP SCALE: 1"=2000'

### Sheet List Table

| Sheet Number | Sheet Title                    |
|--------------|--------------------------------|
| 1            | COVER SHEET                    |
| 2            | ROADWAY SECTIONS               |
| 3            | OVERALL SITE PLAN WITH GRADING |
| 4            | OVERALL SITE PLAN              |
| 5            | SITE PLAN                      |
| 6            | SITE PLAN                      |
| 7            | SITE PLAN                      |
| 8            | SITE PLAN                      |
| 9            | SITE PLAN                      |
| 10           | SITE PLAN                      |
| 11           | SITE PLAN                      |
| 12           | SITE PLAN                      |
| 13           | SITE PLAN                      |
| 14           | SITE PLAN                      |
| 15           | LANDSCAPE PLAN                 |
| 16           | LANDSCAPE PLAN                 |
| 17           | LANDSCAPE PLAN                 |
| 18           | LANDSCAPE PLAN                 |
| 19           | LANDSCAPE PLAN                 |
| 20           | LANDSCAPE PLAN                 |
| 21           | LANDSCAPE PLAN                 |
| 22           | LANDSCAPE PLAN                 |
| 23           | LANDSCAPE PLAN                 |
| 24           | LANDSCAPE PLAN                 |
| 25           | LANDSCAPE PLAN                 |
| 26           | LANDSCAPE PLAN                 |
| 27           | LANDSCAPE PLAN                 |
| 28           | LANDSCAPE PLAN                 |
| 29           | LANDSCAPE PLAN                 |
| 30           | LANDSCAPE DETAILS              |
| 31           | LANDSCAPE DETAILS              |
| 32           | LANDSCAPE DETAILS              |

Fix Alignment  
WM RESPONSE: ALIGNMENT REVISED.

Sheets should be titled Site Plan, Enlargement, and numbered with sheet legend.

WM RESPONSE: SHEET TITLES REVISED, SHEET LEGENDS ADDED TO THE OVERALL SHEETS.

WM RESPONSE: CLOSURE SHEET SUBMITTED.

send in a closure sheet for the description

### AGENCY CONTACT LIST

#### OWNERS

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

#### ENGINEER

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

#### LANDSCAPE ARCHITECT

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

#### MILE HIGH FLOOD DISTRICT

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

#### E-470 PUBLIC HIGHWAY AUTHORITY

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

Re-arrange page to provide a large, empty box titled for future amendments in the lower right hand corner.

WM RESPONSE: AMENDMENTS BOX ADDED.

APPROVED FOR ONE YEAR FROM THIS DATE

|                                   |      |
|-----------------------------------|------|
| CITY ENGINEER                     | DATE |
| PARKS, RECREATION, AND OPEN SPACE | DATE |
| WATER DEPARTMENT                  | DATE |
| FIRE DEPARTMENT                   | DATE |
| TRAFFIC MANAGER                   | DATE |

### BENCHMARK

3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 456612E001, 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 #456612E001

WARE MALCOMB LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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

FOR AND ON BEHALF OF WARE MALCOMB

AURORA ONE PHASE 1 INFRASTRUCTURE SITE PLAN COVER SHEET

REMARKS

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

SHEET CV01 1 of 32

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.

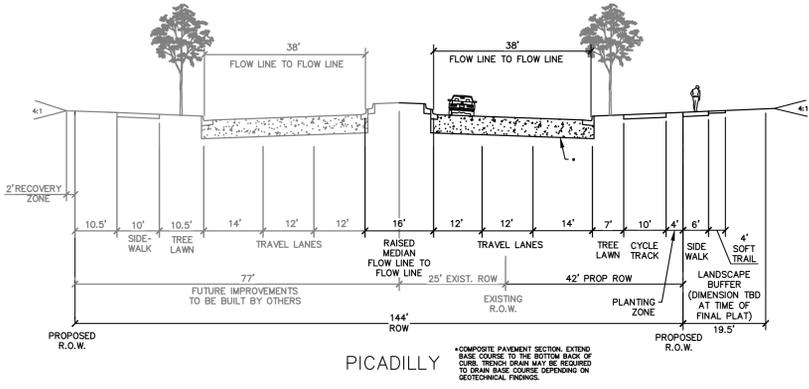
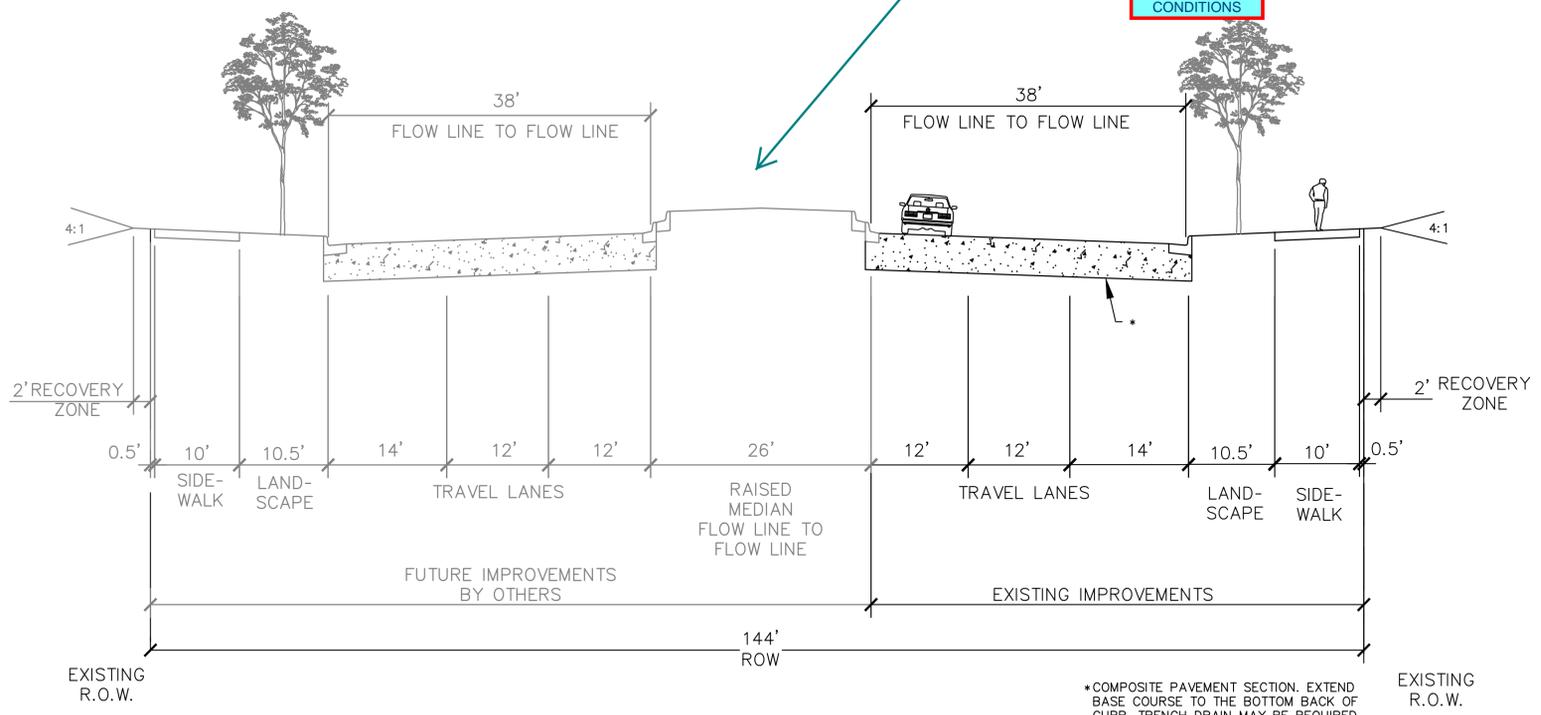
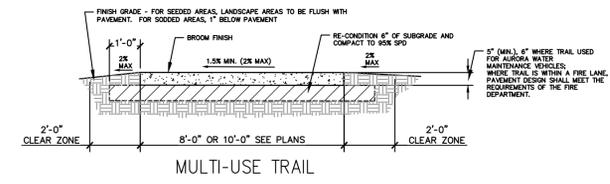
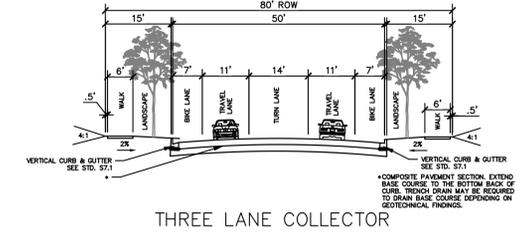
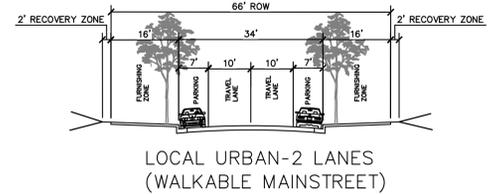
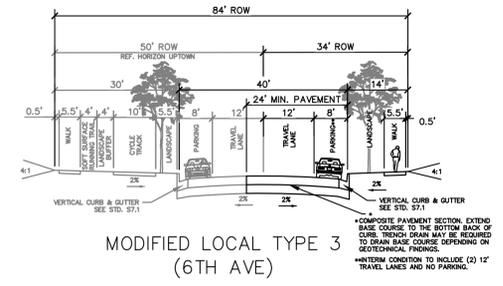
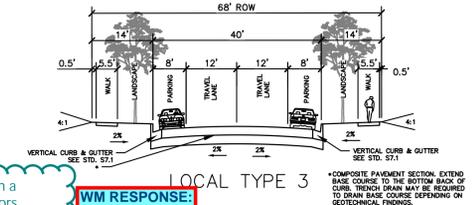
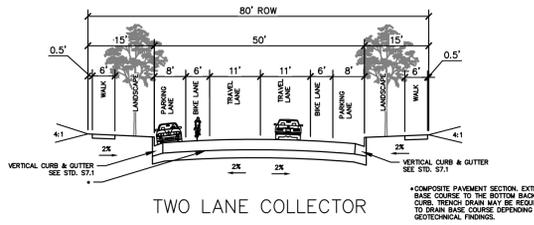
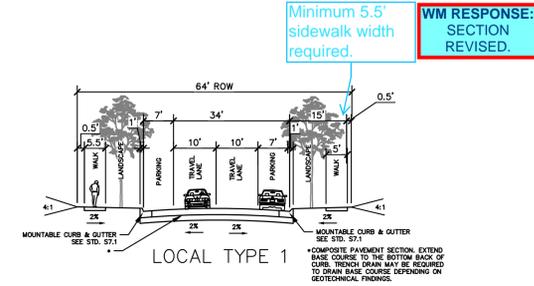
NOT FOR CONSTRUCTION

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

NO. DATE REMARKS

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

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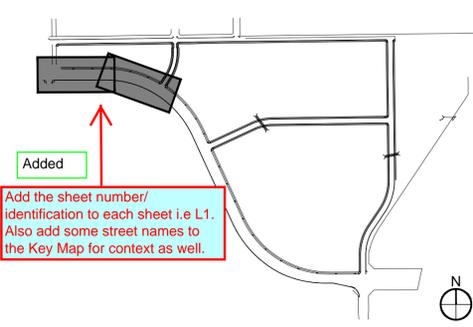






# AURORA ONE INFRASTRUCTURE SITE PLAN

## KEY MAP



## 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
- [Pattern] POURED-IN-PLACE PLAYGROUND SURFACING
- [Symbol] DECIDUOUS SHADE TREES
- [Symbol] DECIDUOUS SHRUBS
- [Symbol] PERENNIALS & ORNAMENTAL GRASSES
- [Symbol] STREET LIGHT
- [Symbol] BENCH
- [Symbol] TRASH RECEPTACLE
- [Symbol] BIKE RACK
- SS SANITARY SEWER
- OH OVERHEAD ELECTRIC
- SD STORM LINE
- T TELEPHONE LINE
- E ELECTRICAL LINE
- WM WATER LINE
- FO FIBER OPTIC LINE

## 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 LANDINGS 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.**
6. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

Is this per the IGA? Is the applicant still responsible for the curb/gutter or the construction of half the median? Does this pertain only to the design, installation and future maintenance of the landscaping only? If so, please revise the note so that it addresses the landscaping only.

**Please Note:**  
A complete review was not possible because there were no landscape tables provided to document the landscaping that is being provided to meet code requirements. Please provide tables to document the street tree requirement, the curbside landscape requirement and the common open space/tract landscape requirement for the drainage area being treated as park/open space. No more than 40% of the total shrub count may be ornamental grasses within the curbside landscape.

**Specialty Paving added.**  
Specialty paving has been noted in many locations. If this is to occur near and/or at intersection areas, provide an enlargement if it will be repeated that details what this will look like, the extents of it within the identified areas etc. Dimensions and color call out etc. should be included. Possibly a generic graphic of the streets that just identifies where these areas are occurring for clarity.

**Added**  
Show and label all fire hydrants on landscaping sheets.

**Fixed**  
Please make the edge of the sidewalk both sides darker.

**Fixed**  
Darken the utilities in the plan and legend. Too hard to find/see on the plan.

**Fixed**  
Be consistent with the titles. Either add the same title to all sheets (preferred) or rely on the side bar title. The cover

**Duplicate notes.**

SDH Pkwy improvements are to be constructed by the City of Aurora with the exception of accel/decel lanes, sidewalk, traffic signals, and access into the Aurora One site. Please reference case number 2017CV32886 attached to comment responses.



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FOR AND ON BEHALF OF WARE MALCOMB

**AURORA ONE  
INFRASTRUCTURE SITE PLAN  
LANDSCAPE PLAN**

| NO. | DATE | REMARKS |
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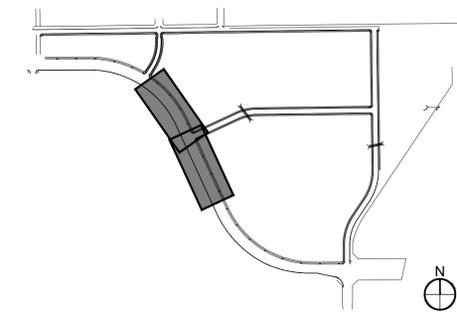
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| JOB NO.:   | 19-4081    |
| PA / PM:   | JG         |
| DRAWN BY:  | WP         |
| DATE:      | 02-02-2022 |
| PLOT DATE: | 02-02-2022 |

SHEET  
**L1**  
Sheet 15 of 32

NOT FOR CONSTRUCTION

# AURORA ONE INFRASTRUCTURE SITE PLAN

## KEY MAP

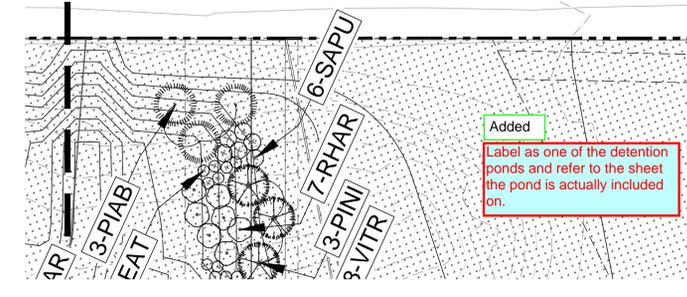
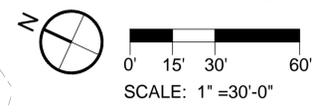
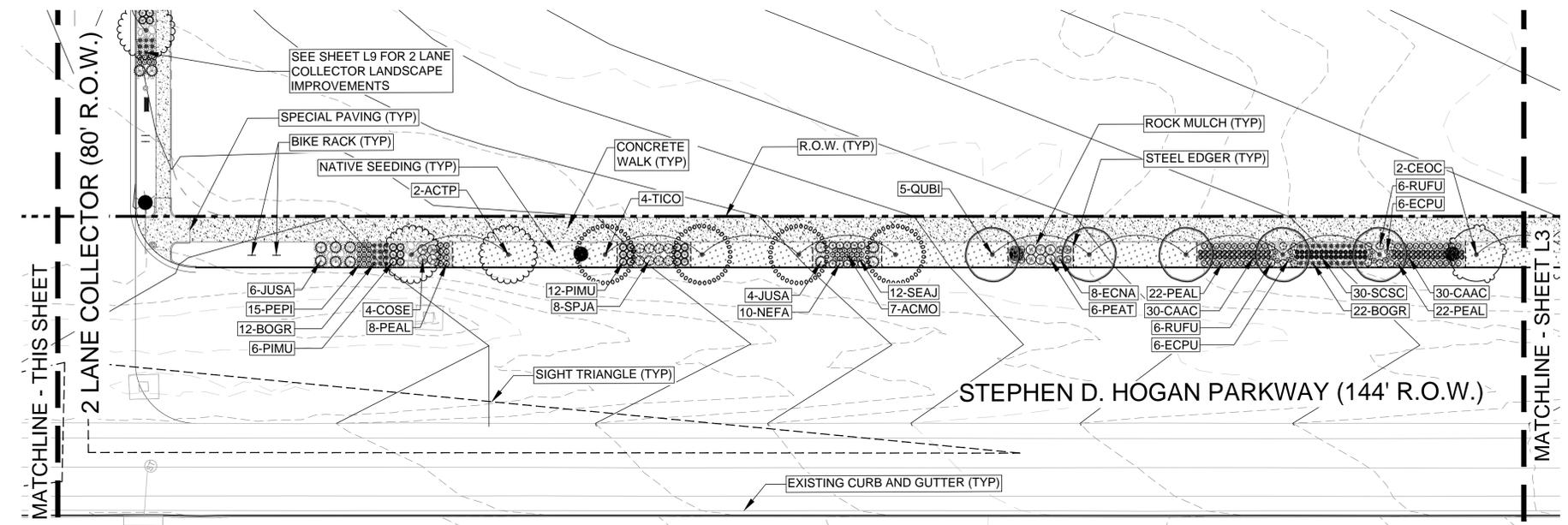
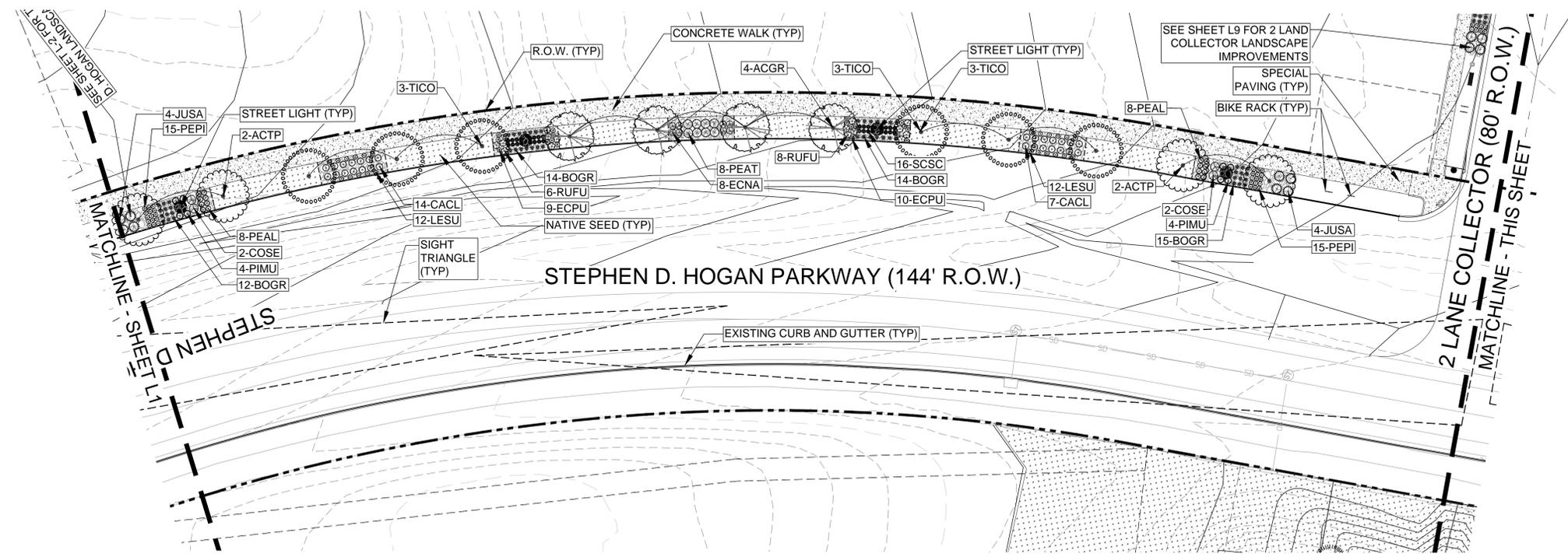


### NOTE:

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### LEGEND

- R.O.W.
- - - EASEMENT
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- [Pattern] SOD - RTF SOD
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INFRASTRUCTURE SITE PLAN  
LANDSCAPE PLAN**

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SHEET  
**L2**  
Sheet 16 of 32

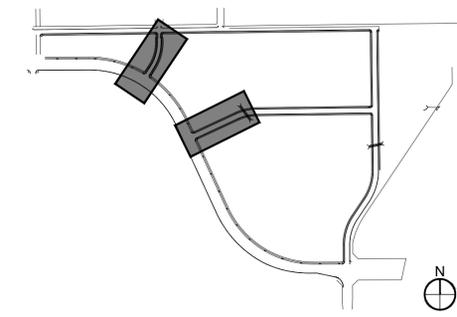


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# AURORA ONE INFRASTRUCTURE SITE PLAN

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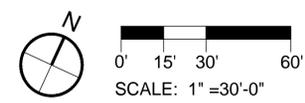
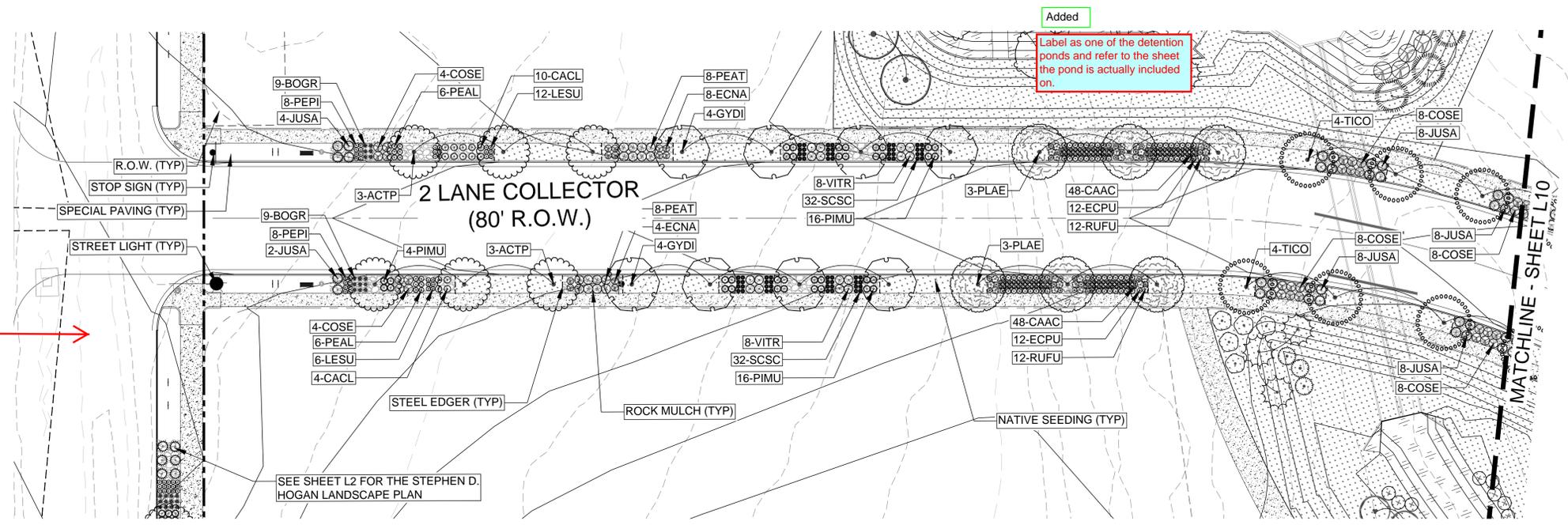
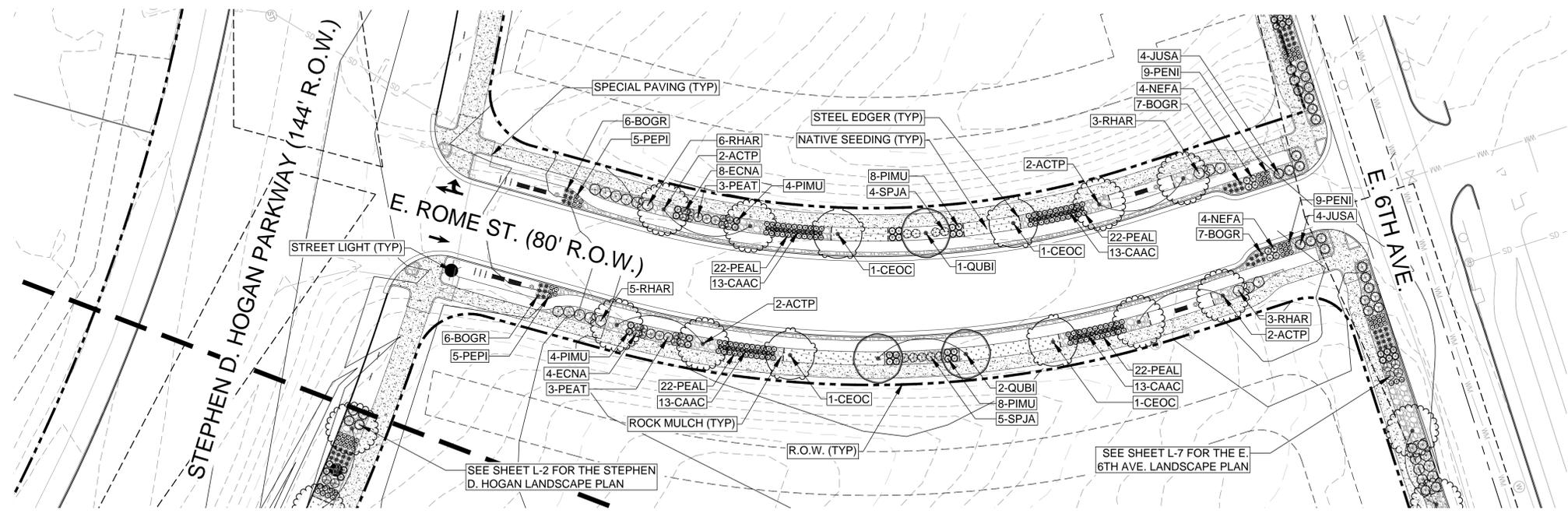


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Added Label Stephen D. Hogan Parkway.

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LANDSCAPE PLAN**

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SHEET  
**L9**  
Sheet 23 of 32

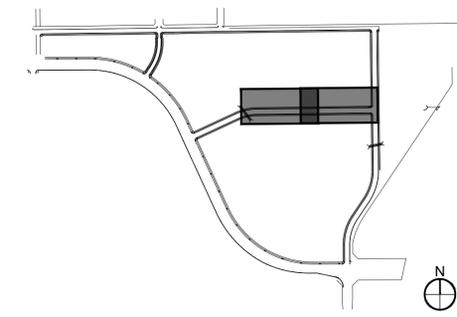


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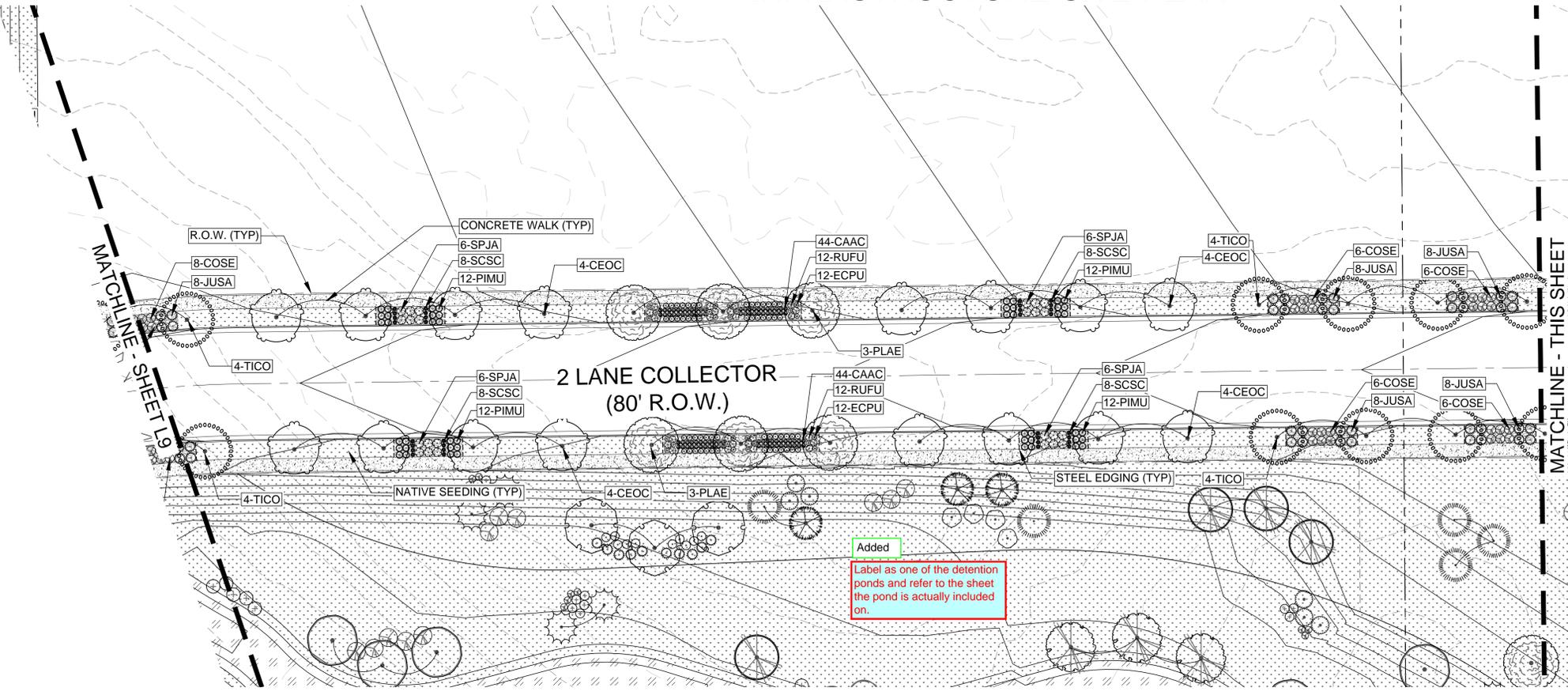
# AURORA ONE INFRASTRUCTURE SITE PLAN

## KEY MAP



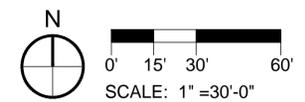
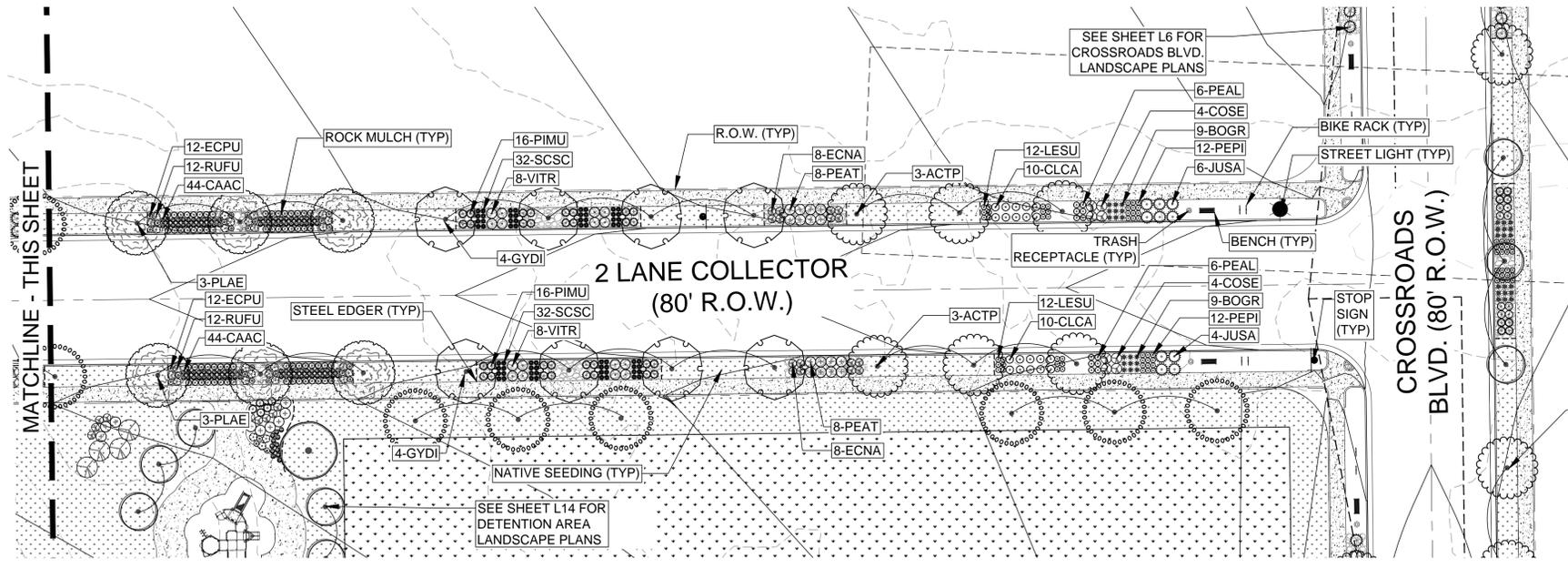
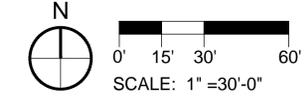
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FOR AND ON BEHALF  
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INFRASTRUCTURE SITE PLAN  
LANDSCAPE PLAN**

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SHEET  
**L10**  
Sheet 24 of 32



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# AURORA ONE STRUCTURE SITE PLAN

Entire sheet will be in the future PROS summittal

Previous iterations of the master plan denoted this as a PROS neighborhood park. If so this plan set is not sufficient. This needs to go through public engagement, a master plan process with approval at the parks board and then a full CD package including the site/landscape plan may be submitted. If private please remove the park area from this ISP and submit as a separate site plan. Detention pond and landscaping may be submitted with this ISP but adjacent features including enhancements to the pond should be within a separate site plan.

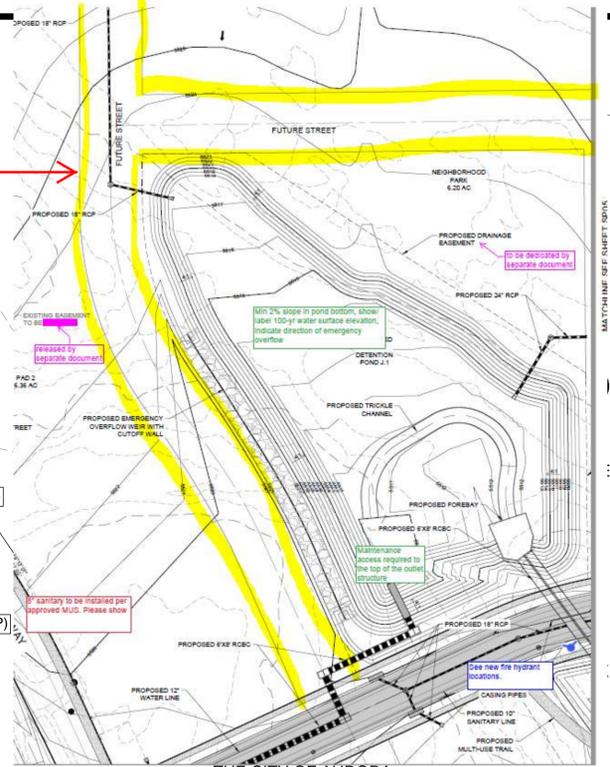
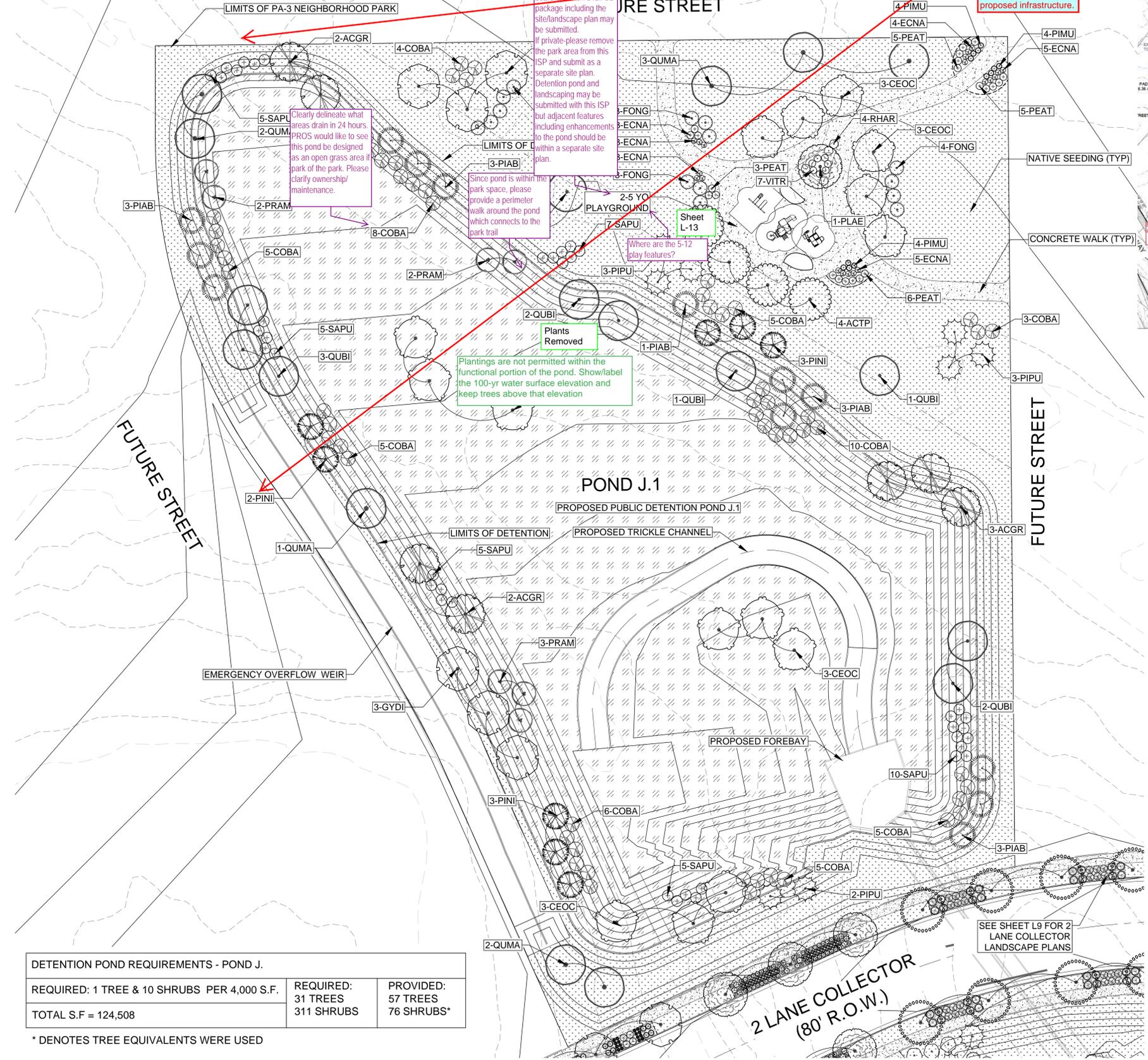
Future streets in this area will be included in a future ISP. Not included in this ISP. being shown adjacent to the pond that will have sidewalks and street trees etc. Include the future streets with sidewalks etc. shown and adjust the pond landscaping as needed to address the other proposed infrastructure.

Clearly delineate what areas drain in 24 hours. PROS would like to see this pond be designed as an open grass area if park of the park. Please clarify ownership/maintenance.

Since pond is within the park space, please provide a perimeter walk around the pond which connects to the park trail.

Plantings are not permitted within the functional portion of the pond. Show/label the 100-yr water surface elevation and keep trees above that elevation

Where are the 5-12 play features?



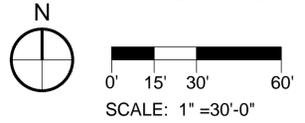
THE CITY OF AURORA.  
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| DETENTION POND REQUIREMENTS - POND J.       |                                  |                                  |
|---|----------------------------------|----------------------------------|
| REQUIRED: 1 TREE & 10 SHRUBS PER 4,000 S.F. | REQUIRED: 31 TREES<br>311 SHRUBS | PROVIDED: 57 TREES<br>76 SHRUBS* |
| TOTAL S.F = 124,508                         |                                  |                                  |

\* DENOTES TREE EQUIVALENTS WERE USED



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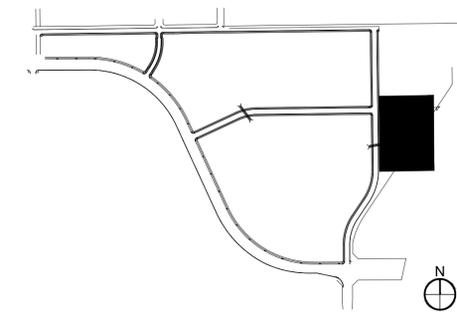
SHEET  
**L11**  
Sheet 25 of 32

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# AURORA ONE INFRASTRUCTURE SITE PLAN

## KEY MAP

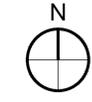


## NOTE:

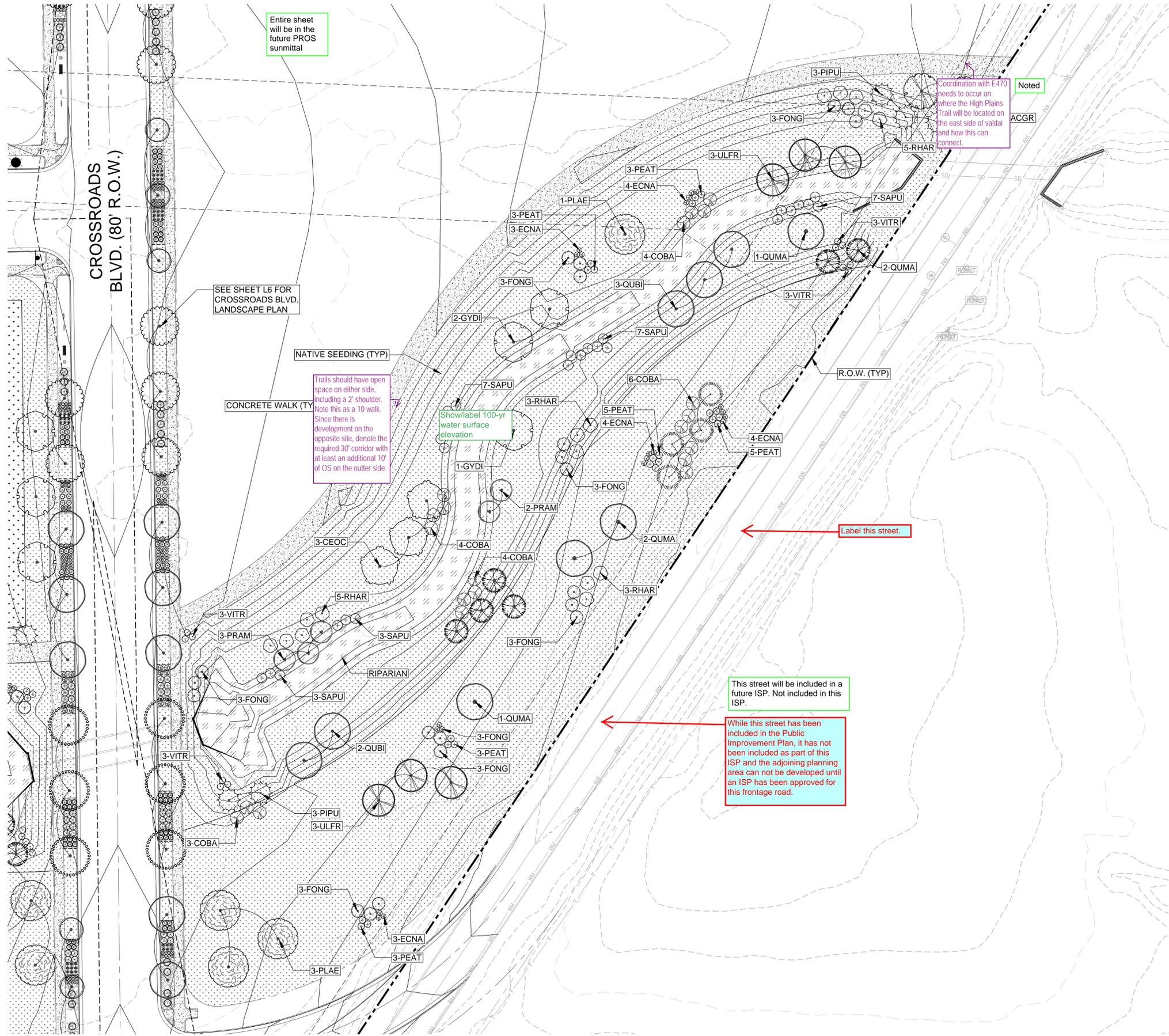
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- ELECTRICAL LINE
- WATER LINE
- FIBER OPTIC LINE



0' 15' 30' 60'  
SCALE: 1" = 30'-0"



Entire sheet will be in the future PROS summital

Coordination with E-470 needs to occur on where the High Plains trail will be located on the east side of valdai and how this can connect.

Trails should have open space on either side, including a 2' shoulder. Note this as a 10' walk. Since there is development on the opposite site, denote the required 30' corridor with at least an additional 10' of OS on the outer side.

Label this street.

This street will be included in a future ISP. Not included in this ISP.

While this street has been included in the Public Improvement Plan, it has not been included as part of this ISP and the adjoining planning area can not be developed until an ISP has been approved for this frontage road.

SEE SHEET L6 FOR CROSSROADS BLVD. LANDSCAPE PLAN

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## AURORA ONE INFRASTRUCTURE SITE PLAN LANDSCAPE PLAN

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SHEET  
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# AURORA ONE INFRASTRUCTURE SITE PLAN

PLANT SCHEDULE

| DECIDUOUS TREES    |       |          |   |                               |              |
|--------------------|-------|----------|---|-------------------------------|--------------|
| Symbol             | Count | PLANT ID | BOTANICAL NAME                                    | COMMON NAME                   | SIZE TYPE    |
| ⊙                  | 54    | ACGR     | <i>Acer grandidentatum</i> 'Mesa Glow'            | BIGTOOTH NOTED                | 2.5" CAL B&B |
| ⊙                  | 83    | ACTP     | <i>Acer truncatum x platanoides</i>               | CRIMSON SUNSET MAPLE          | 2.5" CAL B&B |
| ⊙                  | 91    | CEOC     | <i>Celtis occidentalis</i> 'Chicagoland'          | COMMON HACKBERRY              | 2.5" CAL B&B |
| ⊙                  | 94    | GYDI     | <i>Gymnocladus dioica</i> 'Espresso'              | ESPRESSO KENTUCKY COFFEE TREE | 2.5" CAL B&B |
| ⊙                  | 72    | PLAE     | <i>Platanus acerifolia</i> 'Morton Circle'        | EXCLAMATION! LONDON PLANETREE | 2.5" CAL B&B |
| ⊙                  | 27    | PRAM     | <i>Prunus americana</i>                           | AMERICAN PLUM                 | 6" CLUMP B&B |
| ⊙                  | 67    | QUBI     | <i>Quercus bicolor</i>                            | SWAMP WHITE OAK               | 2.5" CAL B&B |
| ⊙                  | 25    | QUMA     | <i>Quercus macrocarpa</i>                         | BUR OAK                       | 2.5" CAL B&B |
| ⊙                  | 13    | QURA     | <i>Quercus robur x alba</i>                       | STREETSPIRE OAK               | 2.5" CAL B&B |
| ⊙                  | 75    | TICO     | <i>Tilia cordata</i> 'Greenspire'                 | GREENSPIRE LITTLELEAF LINDEN  | 2.5" CAL B&B |
| ⊙                  | 41    | ULFR     | <i>Ulmus</i> 'Frontier'                           | FRONTIER ELM                  | 2.5" CAL B&B |
| EVERGREEN TREES    |       |          |   |                               |              |
| Symbol             | Count | PLANT ID | BOTANICAL NAME                                    | COMMON NAME                   | SIZE TYPE    |
| ⊙                  | 69    | PIAB     | <i>Picea abies</i>                                | NORWAY SPRUCE                 | 8' HT. B&B   |
| ⊙                  | 49    | PIPU     | <i>Picea pungens</i>                              | COLORADO SPRUCE               | 8' HT. B&B   |
| ⊙                  | 56    | PINI     | <i>Pinus nigra</i>                                | AUSTRIAN PINE                 | 8' HT. B&B   |
| SHRUBS             |       |          |   |                               |              |
| Symbol             | Count | PLANT ID | BOTANICAL NAME                                    | COMMON NAME                   | SIZE TYPE    |
| ⊙                  | 158   | CACL     | <i>Caryopteris x clandonensis</i>                 | BLUE MIST SPIREA              | 5 GAL CONT.  |
| ⊙                  | 240   | COBA     | <i>Cornus sericea</i> 'Bailey'                    | BAILEY REDTWIG DOGWOOD        | 5 GAL CONT.  |
| ⊙                  | 138   | COSE     | <i>Cornus sericea</i> 'Arctic Fire'               | ARCTIC FIRE DOGWOOD           | 5 GAL CONT.  |
| ⊙                  | 419   | ECNA     | <i>Ecimaeria nauseosa</i> ssp. <i>nauseosa</i>    | DWARF BLUE RABBITBRUSH        | 5 GAL CONT.  |
| ⊙                  | 176   | FONG     | <i>Forsythia</i> 'Northern Gold'                  | NORTHERN GOLD FORSYTHIA       | 5 GAL CONT.  |
| ⊙                  | 263   | JUSA     | <i>Juniperus sabinia</i> 'Arcadia'                | ARCADIA JUNIPER               | 5 GAL CONT.  |
| ⊙                  | 106   | NEFA     | <i>Nepeta x faassenii</i> 'Walker's Low'          | WALKER'S LOW CATMINT          | 5 GAL CONT.  |
| ⊙                  | 349   | PEAT     | <i>Perovskia atriplicifolia</i>                   | RUSSIAN SAGE                  | 5 GAL CONT.  |
| ⊙                  | 430   | PIMU     | <i>Pinus mugo</i> 'Mops'                          | MOPS DWARF MUGO PINE          | 5 GAL CONT.  |
| ⊙                  | 149   | RHAR     | <i>Rhus aromatica</i> 'Gro-Low'                   | 'GRO-LOW' FRAGRANT SUMAC      | 5 GAL CONT.  |
| ⊙                  | 112   | RHGL     | <i>Rhus glabra</i>                                | SMOOTH SUMAC                  | 5 GAL CONT.  |
| ⊙                  | 177   | SAPU     | <i>Salix purpurea</i> 'Nana'                      | BASKET WILLOW                 | 5 GAL CONT.  |
| ⊙                  | 145   | SPJA     | <i>Spirea japonica</i> 'Anthony Waterer'          | ANTHONY WATERER SPIREA        | 5 GAL CONT.  |
| ⊙                  | 244   | VITR     | <i>Viburnum trilobum</i> 'Bailey Compact'         | CRANBERRYBUSH                 | 5 GAL CONT.  |
| PERENNIALS         |       |          |   |                               |              |
| Symbol             | Count | PLANT ID | BOTANICAL NAME                                    | COMMON NAME                   | SIZE TYPE    |
| ⊙                  | 59    | ACMO     | <i>Achillea</i> 'Moonshine'                       | MOONSHINE YARROW              | 1 GAL CONT.  |
| ⊙                  | 175   | ECPU     | <i>Echinacea purpurea</i> 'Magnus'                | MAGNUS CONEFLOWER             | 1 GAL CONT.  |
| ⊙                  | 232   | LESU     | <i>Leucanthemum x superbum</i>                    | SHASTA DAISY                  | 1 GAL CONT.  |
| ⊙                  | 312   | PEPI     | <i>Penstemon piniifolius</i>                      | PINELEAF PENSTEMON            | 1 GAL CONT.  |
| ⊙                  | 165   | RUFU     | <i>Rudbeckia fulgida</i> var. <i>fulgida</i>      | BLACK EYED SUSAN              | 1 GAL CONT.  |
| ⊙                  | 106   | SEAJ     | <i>Sedum</i> 'Autumn Joy'                         | AUTUMN JOY SEDUM              | 1 GAL CONT.  |
| ORNAMENTAL GRASSES |       |          |   |                               |              |
| Symbol             | Count | PLANT ID | BOTANICAL NAME                                    | COMMON NAME                   | SIZE TYPE    |
| •                  | 403   | BOGR     | <i>Bouteloua gracilis</i> 'Blonde Ambition'       | BLUE GRAMA GRASS              | 1 GAL CONT.  |
| •                  | 841   | CAAC     | <i>Calamagrostis x acutiflora</i> 'Karl Foerster' | FEATHER REED GRASS            | 1 GAL CONT.  |
| •                  | 758   | PEAL     | <i>Pennisetum alopecuroides</i> 'Piglet'          | PIGLET FOUNTAIN GRASS         | 1 GAL CONT.  |
| •                  | 372   | SCSC     | <i>Schizacharium scoparium</i>                    | LITTLE BLUESTEM               | 1 GAL CONT.  |

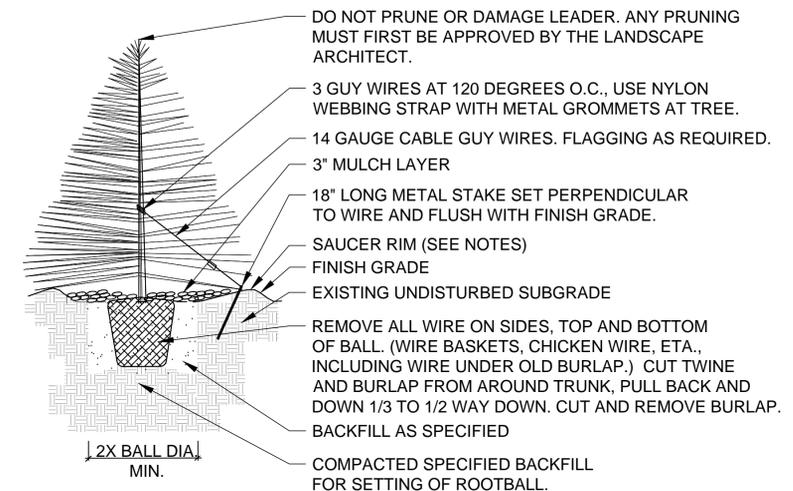
Grasses being used in the curbside landscape should be 5 gallon .  
Updated

GENERAL NOTES

1. THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
2. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
3. 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.
4. NO SLOPES TO EXCEED 3:1
5. ANY PROPOSED PLANTING MATERIAL PLANTED IN THE SIGHT TRIANGLES MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
6. STREET TREES SHALL BE LIMBED UP TO 8' ABOVE WALKS AS THEY MATURE.

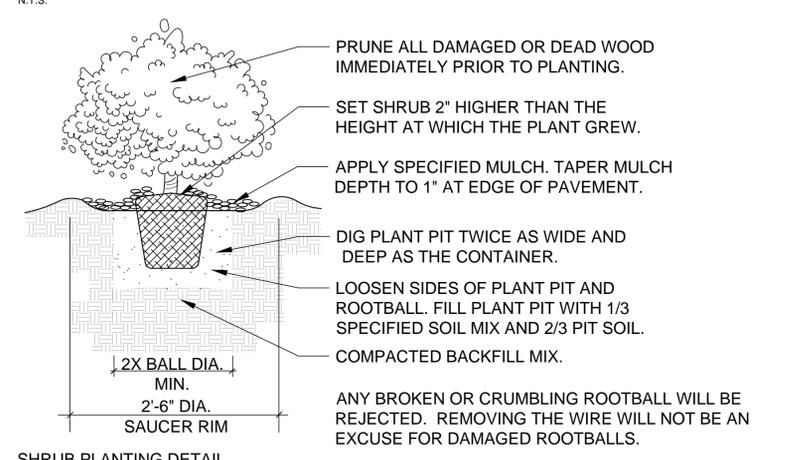
CITY OF AURORA STANDARD NOTES

1. SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
2. 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 LIGHT. *There will be no certificates of occupancy as part of the detention pond or streetscape landscape installation. Please indicate that the landscaping material of vehicular drives and parking for the ponds will be done once the ponds are constructed and the landscaping for the streets will be installed once each street is constructed.*
3. SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE AS SHOWN. *Erase Green highlight and replace with landscaping...*
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOCCUPIED.
5. 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. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6. 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.
7. 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.
8. A 5 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF PROP. FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. 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.

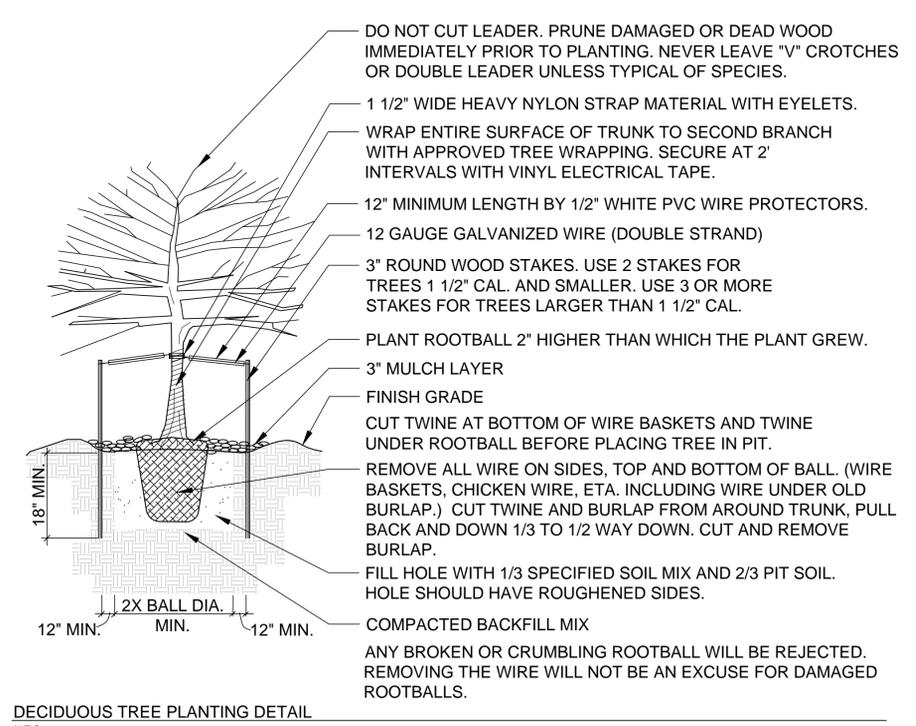


- NOTES:
1. TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
  2. WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
  3. SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL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

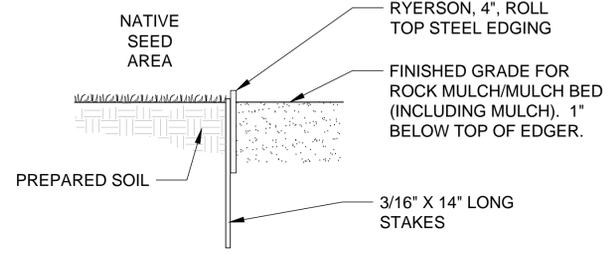
EVERGREEN TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

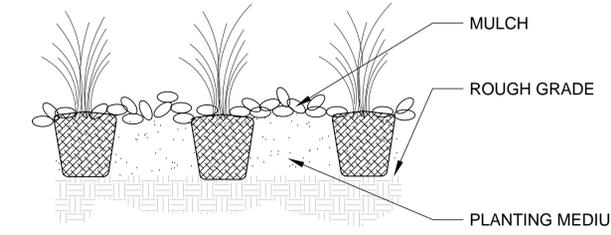


DECIDUOUS TREE PLANTING DETAIL



EDGER DETAIL - NATIVE AND MULCH BED

N.T.S.



PERENNIAL PLANTING

N.T.S.

**WARE MALCOMB**  
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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:      | 02-02-2022 |
| PLOT DATE: | 02-02-2022 |

SHEET  
**L16**

NOT FOR CONSTRUCTION

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