

# EXHIBIT A

SHEET 1 OF 2

## LEGAL DESCRIPTION

A TEN (10) FOOT DRAINAGE EASEMENT SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SECTION 26, AND CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 26 TO BEAR SOUTH 00°01'09" WEST BETWEEN MONUMENTATION SHOWN HEREON, WITH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE SOUTH 06°47'27" EAST A DISTANCE OF 954.38 FEET TO A POINT ON THE SOUTHERLY LINE OF MAJESTIC COMMERCENTER SUBDIVISION FILING NO. 11 AND THE **POINT OF BEGINNING**;

THENCE NORTH 88°56'54" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 10.00 FEET;  
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 11.85 FEET;  
THENCE SOUTH 88°56'54" WEST A DISTANCE OF 10.00 FEET;  
THENCE NORTH 00°00'00" EAST A DISTANCE OF 11.85 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 119 SQUARE FEET, OR 0.003 ACRES, MORE OR LESS.

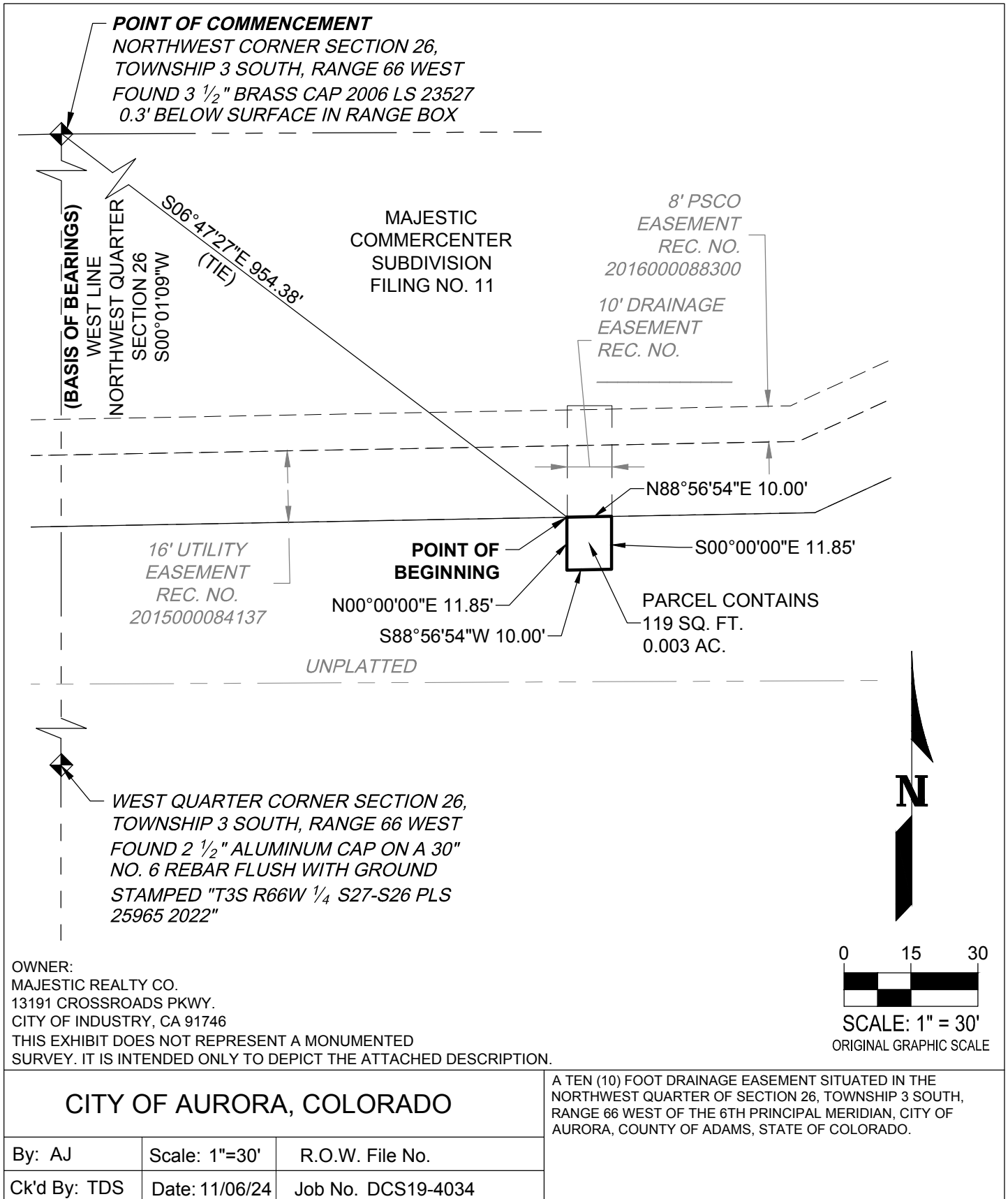
THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THOMAS D. STAAB, P.L.S. NO. 25965  
FOR AND ON BEHALF OF  
WARE MALCOMB  
990 SOUTH BROADWAY  
SUITE 230  
DENVER, COLORADO 80209  
P 303.561.3333



# ILLUSTRATION FOR EXHIBIT A



# EXHIBIT A

SHEET 1 OF 3

## LEGAL DESCRIPTION

A FIRE LANE EASEMENT SITUATED IN LOT 1, BLOCK 1 MAJESTIC COMMERCECENTER SUBDIVISION FILING NO. 8 RECORDED AT RECEPTION NO. 2016000006626 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SECTION 27, AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 27 TO BEAR SOUTH 88°53'10" WEST BETWEEN MONUMENTATION SHOWN HEREON, WITH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE SOUTH 65°34'44" WEST A DISTANCE OF 223.87 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, BLOCK 1 OF SAID SUBDIVISION AND THE **POINT OF BEGINNING**;

THENCE SOUTH 01°07'21" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 23.00 FEET;

THENCE SOUTH 88°52'39" WEST DEPARTING SAID EASTERLY LINE, A DISTANCE OF 65.69 FEET TO A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 99°35'39", A RADIUS OF 29.00 FEET, AN ARC LENGTH OF 50.41 FEET AND A CHORD THAT BEARS SOUTH 39°04'49" WEST A DISTANCE OF 44.30 FEET TO A POINT ON A TWENTY-SIX (26) FOOT WIDE PUBLIC ACCESS AND FIRE LANE EASEMENT RECORDED AT RECEPTION NO.

2016000006626 AND A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TWENTY-SIX (26) FOOT WIDE PUBLIC ACCESS AND FIRE LANE EASEMENT AND ALONG SAID NON-TANGENT CURVE HAVING A CENTRAL ANGLE OF 69°08'16", A RADIUS OF 52.00 FEET, AN ARC LENGTH OF 62.75 FEET AND A CHORD THAT BEARS NORTH 45°17'08" WEST A DISTANCE OF 59.01 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 88°52'39" EAST A DISTANCE OF 7.26 FEET TO A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 34°45'02", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 18.20 FEET AND A CHORD THAT BEARS NORTH 71°30'08" EAST A DISTANCE OF 17.92 FEET TO A REVERSE CURVE TO THE RIGHT;

THENCE ALONG SAID REVERSE CURVE HAVING A CENTRAL ANGLE OF 33°50'48", A RADIUS OF 54.00 FEET, AN ARC LENGTH OF 31.90 FEET AND A CHORD THAT BEARS NORTH 71°57'15" EAST A DISTANCE OF 31.44 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 88°52'39" EAST A DISTANCE OF 80.96 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 3,022 SQUARE FEET, OR 0.069 ACRES, MORE OR LESS.

# EXHIBIT A

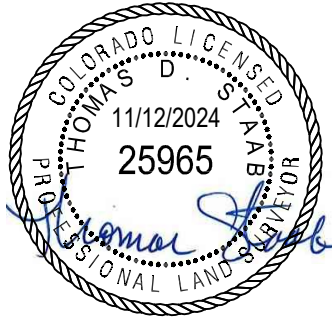
SHEET 2 OF 3

## LEGAL DESCRIPTION

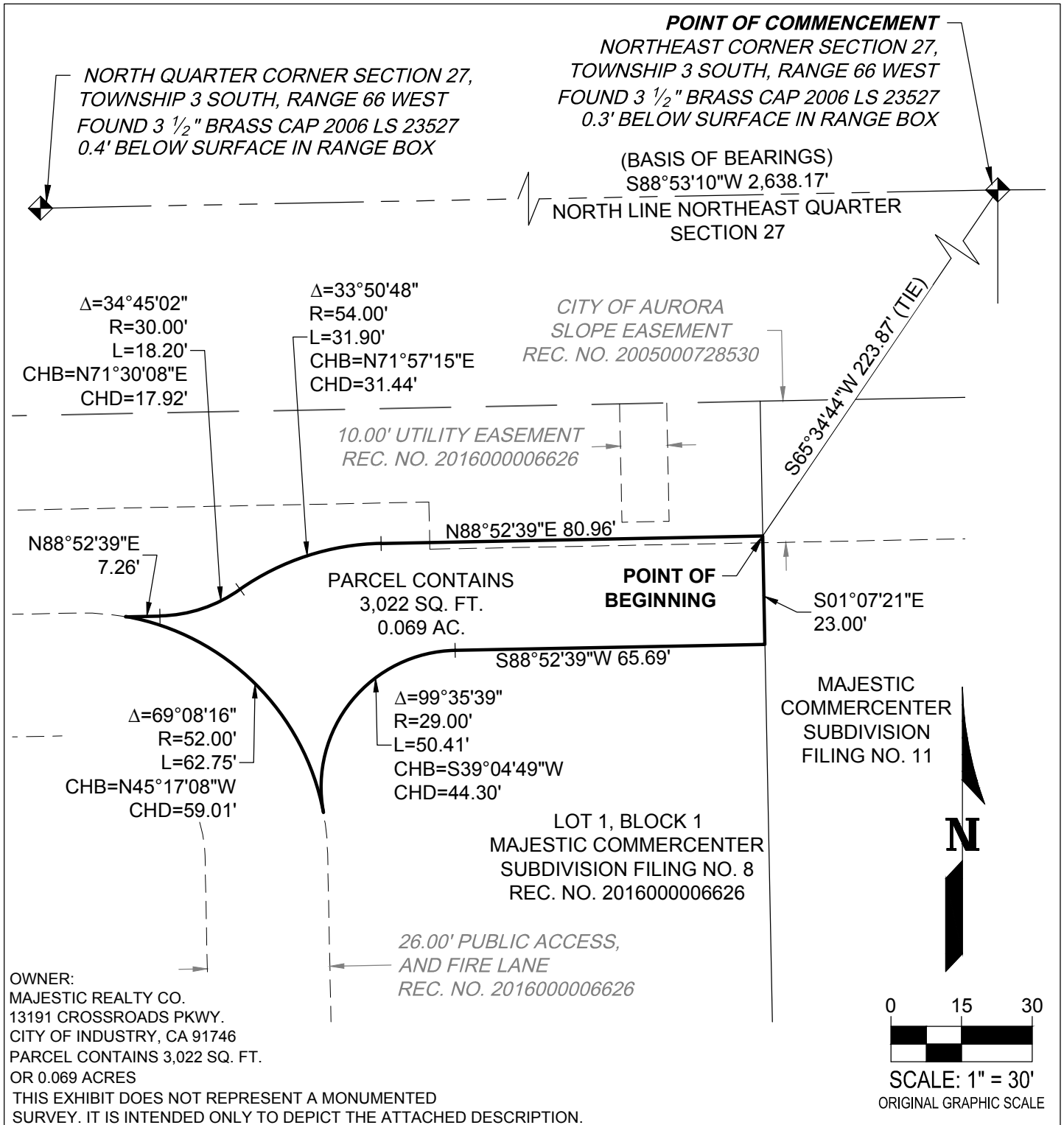
THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THOMAS D. STAAB, P.L.S. NO. 25965  
FOR AND ON BEHALF OF  
WARE MALCOMB  
990 SOUTH BROADWAY  
SUITE 230  
DENVER, COLORADO 80209  
P 303.561.3333



# ILLUSTRATION FOR EXHIBIT A



## CITY OF AURORA, COLORADO

A FIRE LANE EASEMENT SITUATED IN LOT 1, BLOCK 1 MAJESTIC COMMERCCENTER SUBDIVISION FILING NO. 8 RECORDED AT RECEPTION NO. 2016000006626 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

By: AJ

Scale: 1"=30'

R.O.W. File No.

Ck'd By: TDS

Date: 11/06/24

Job No. DCS19-4034

# EXHIBIT A

SHEET 1 OF 3

## LEGAL DESCRIPTION

A FIRE LANE EASEMENT TWENTY-THREE (23) FEET IN WIDTH SITUATED IN MAJESTIC COMMERCECENTER SUBDIVISION FILING NO. 8 RECORDED AT RECEPTION NO. 2016000006626 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SECTION 27, AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 27 TO BEAR SOUTH 88°53'10" WEST BETWEEN MONUMENTATION SHOWN HEREON, WITH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE SOUTH 11°19'17" WEST A DISTANCE OF 954.19 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, BLOCK 1 OF SAID SUBDIVISION AND THE **POINT OF BEGINNING**;

THENCE SOUTH 01°07'21" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 45.50 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33°23'40", A RADIUS OF 96.50 FEET, AN ARC LENGTH OF 56.24 FEET AND A CHORD THAT BEARS SOUTH 43°03'26" WEST A DISTANCE OF 55.45 FEET TO A POINT OF CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°48'00", A RADIUS OF 523.50 FEET, AN ARC LENGTH OF 62.13 FEET AND A CHORD THAT BEARS SOUTH 56°21'16" WEST A DISTANCE OF 62.09 FEET TO A POINT ON A TWENTY-SIX (26) FOOT WIDE PUBLIC ACCESS, FIRE LANE, AND UTILITY EASEMENT RECORDED AT SAID RECEPTION NO. 2016000006626;

THENCE ALONG SAID EASEMENT AND A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°59'08", A RADIUS OF 88.00 FEET, AN ARC LENGTH OF 46.05 FEET AND A CHORD THAT BEARS NORTH 24°44'27" EAST A DISTANCE OF 45.53 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°35'23", A RADIUS OF 546.50 FEET, AN ARC LENGTH OF 24.70 FEET AND A CHORD THAT BEARS NORTH 58°27'34" EAST A DISTANCE OF 24.70 FEET TO A POINT OF CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36°59'26", A RADIUS OF 73.50 FEET, AN ARC LENGTH OF 47.45 FEET AND A CHORD THAT BEARS NORTH 41°15'33" EAST A DISTANCE OF 46.63 FEET;

THENCE NORTH 22°45'50" EAST A DISTANCE OF 6.79 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°20'18", A RADIUS OF 96.50 FEET, AN ARC LENGTH OF 29.20 FEET AND A CHORD THAT BEARS NORTH 31°25'59" EAST A DISTANCE OF 29.09 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 2,545 SQUARE FEET, OR 0.058 ACRES, MORE OR LESS.

# EXHIBIT A

SHEET 1 OF 3

## LEGAL DESCRIPTION

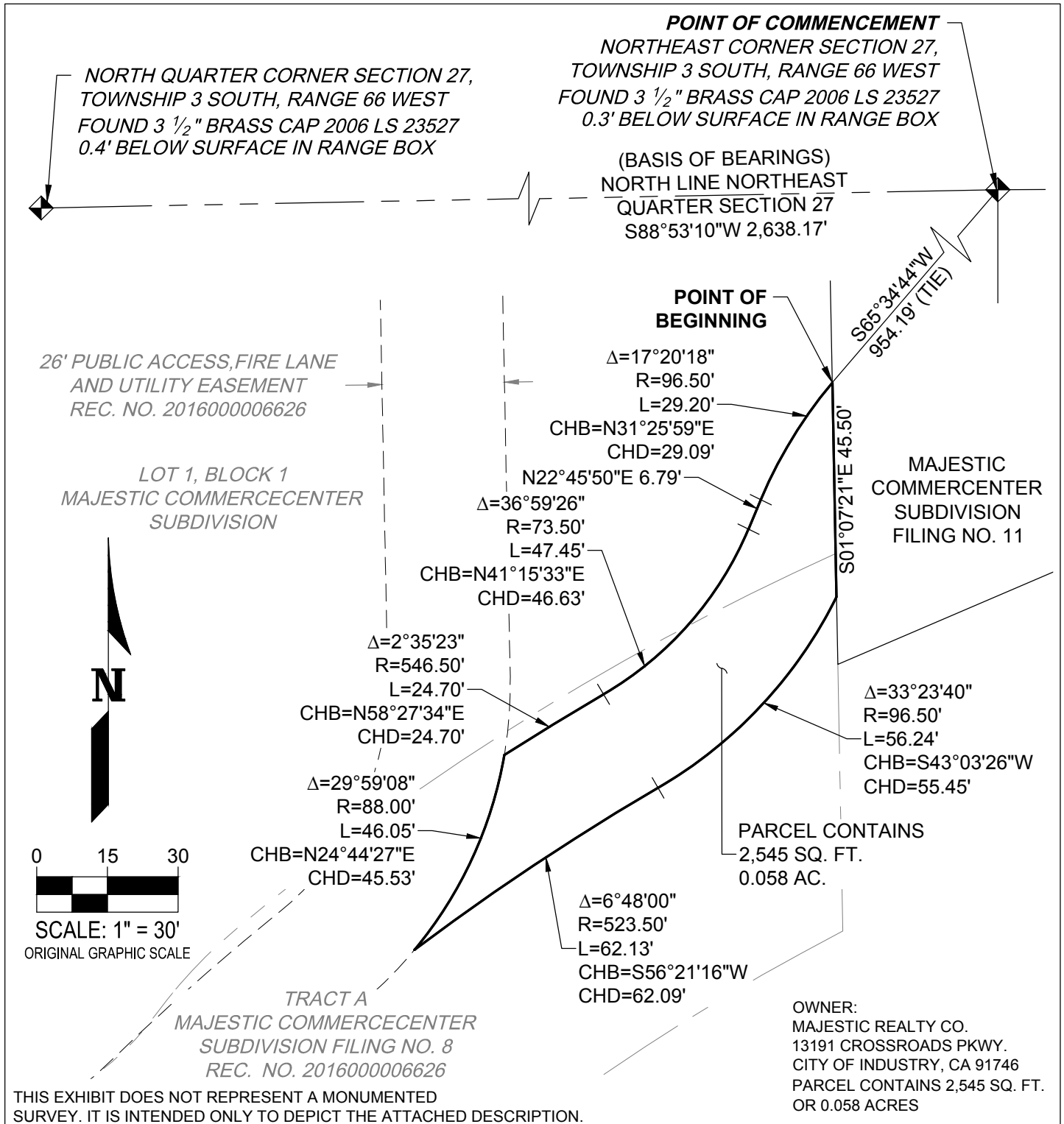
THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THOMAS D. STAAB, P.L.S. NO. 25965  
FOR AND ON BEHALF OF WARE MALCOMB  
990 SOUTH BROADWAY, SUITE 230  
DENVER, COLORADO 80209  
P 303.561.3333



# ILLUSTRATION FOR EXHIBIT A



CITY OF AURORA, COLORADO

A FIRE LANE EASEMENT TWENTY-THREE (23) FEET IN WIDTH  
SITUATED IN MAJESTIC COMMERCECENTER SUBDIVISION FILING  
NO. 8 RECORDED AT RECEPTION NO. 2016000006626 OF THE  
RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN THE  
NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF  
AURORA, COUNTY OF ADAMS, STATE OF COLORADO

By: AJ

Scale: 1"=30'

R.O.W. File No.

Ck'd By: TDS

Date: 11/06/24

Job No. DCS19-4034



# EXHIBIT A

SHEET 1 OF 2

## LEGAL DESCRIPTION

A WATER EASEMENT SITUATED IN MAJESTIC COMMERCECENTER SUBDIVISION FILING NO. 8 RECORDED AT RECEPTION NO. 2016000006626 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SECTION 27, AND CONSIDERING THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 27 TO BEAR SOUTH 00°01'09" WEST BETWEEN MONUMENTATION SHOWN HEREON, WITH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE SOUTH 10°53'37" WEST A DISTANCE OF 987.63 FEET TO A POINT ON THE EASTERLY LINE OF SAID SUBDIVISION AND THE **POINT OF BEGINNING**;

THENCE SOUTH 01°07'21" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 25.61 FEET;

THENCE SOUTH 66°46'19" WEST A DISTANCE OF 76.17 FEET;

THENCE SOUTH 46°01'08" WEST A DISTANCE OF 6.88 FEET, TO A POINT ON THE EASTERLY LINE OF A TWENTY-SIX (26) FOOT WIDE PUBLIC ACCESS, FIRE LANE, AND UTILITY EASEMENT RECORDED AT SAID RECEPTION NO. 2016000006626 AND A POINT OF CURVATURE;

THENCE ALONG SAID EASTERLY LINE OF A TWENTY-SIX FOOT WIDE PUBLIC ACCESS, FIRE LANE AND UTILITY EASEMENT ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°23'12" A RADIUS OF 88.00 FEET, AN ARC LENGTH 32.85 FEET AND A CHORD THAT BEARS NORTH 09°34'00" EAST A DISTANCE OF 32.66 FEET;

THENCE SOUTH 23°13'33" EAST A DISTANCE OF 16.09 FEET;

THENCE NORTH 65°17'10" EAST A DISTANCE OF 69.30 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 1,808 SQUARE FEET, OR 0.042 ACRES, MORE OR LESS.

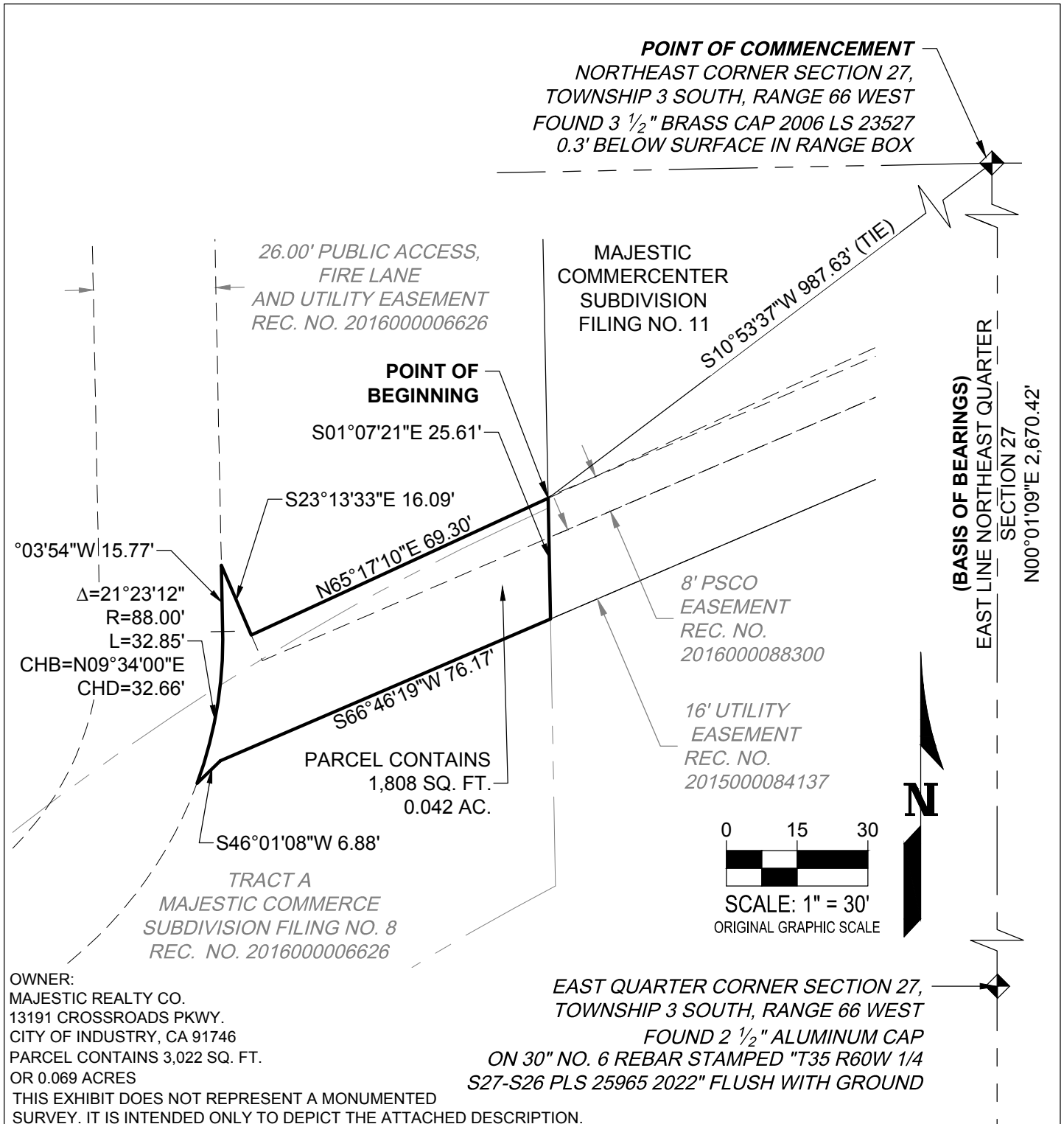
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# ILLUSTRATION FOR EXHIBIT A



CITY OF AURORA, COLORADO

A WATER EASEMENT SITUATED IN MAJESTIC COMMERCE CENTER  
SUBDIVISION FILING NO. 8 RECORDED AT RECEPTION NO.  
2016000006626 OF THE RECORDS OF THE ADAMS COUNTY CLERK  
AND RECORDER IN THE NORTHEAST QUARTER OF SECTION 27,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
COLORADO

By: AJ

Scale: 1"=30'

R.O.W. File No.

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