

EXHIBIT B
PROPERTY DESCRIPTION

THAT CERTAIN PORTION OF NORTH REVERE STREET, AS SHOWN ON THE FINAL PLAT OF BIOSCIENCE III SUBDIVISION FILING NO. 1 RECORDED JUNE 21, 2018 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2018000050060, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE WEST END BY A FOUND 3" BRASS CAP IN A RANGE BOX STAMPED "CITY OF AURORA" "LS 16419" "1989" AND ON THE EAST END BY A FOUND 3-1/2" BRONZE CAP IN A RANGE BOX STAMPED "CITY OF AURORA" "LS 37887" "2005", ASSUMED TO BEAR SOUTH 89°40'29" EAST A DISTANCE OF 2,623.76 FEET;

COMMENCE AT THE EAST END OF SAID NORTH LINE; THENCE SOUTH 35°24'13" WEST A DISTANCE OF 1,811.34 FEET TO THE NORTHWEST CORNER OF TRACT A OF SAID BIOSCIENCE III SUBDIVISION FILING NO. 1, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH REVERE STREET AND THE **POINT OF BEGINNING**;

THENCE COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT A AND SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 19°11'17" WEST A DISTANCE OF 60.09 FEET TO A 265.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTH SOUTHEASTERLY;
2. THENCE SOUTHERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°54'24" AN ARC DISTANCE OF 87.45 FEET;
3. THENCE SOUTH 00°16'54" WEST A DISTANCE OF 313.98 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A;

THENCE NORTH 89°43'06" WEST, COINCIDENT WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID TRACT A, A DISTANCE OF 70.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH REVERE STREET;

THENCE COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID BIOSCIENCE III SUBDIVISION FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 00°16'54" EAST A DISTANCE OF 313.98 FEET TO A 335.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;
2. THENCE NORTHERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°54'24" AN ARC DISTANCE OF 110.54 FEET;
3. THENCE NORTH 19°11'17" EAST A DISTANCE OF 60.09 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT A;

THENCE SOUTH 70°48'43" EAST, COINCIDENT WITH THE WESTERLY EXTENSION OF SAID NORTH LINE, A DISTANCE OF 70.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT A AND THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 33,115 SQUARE FEET (0.76020 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

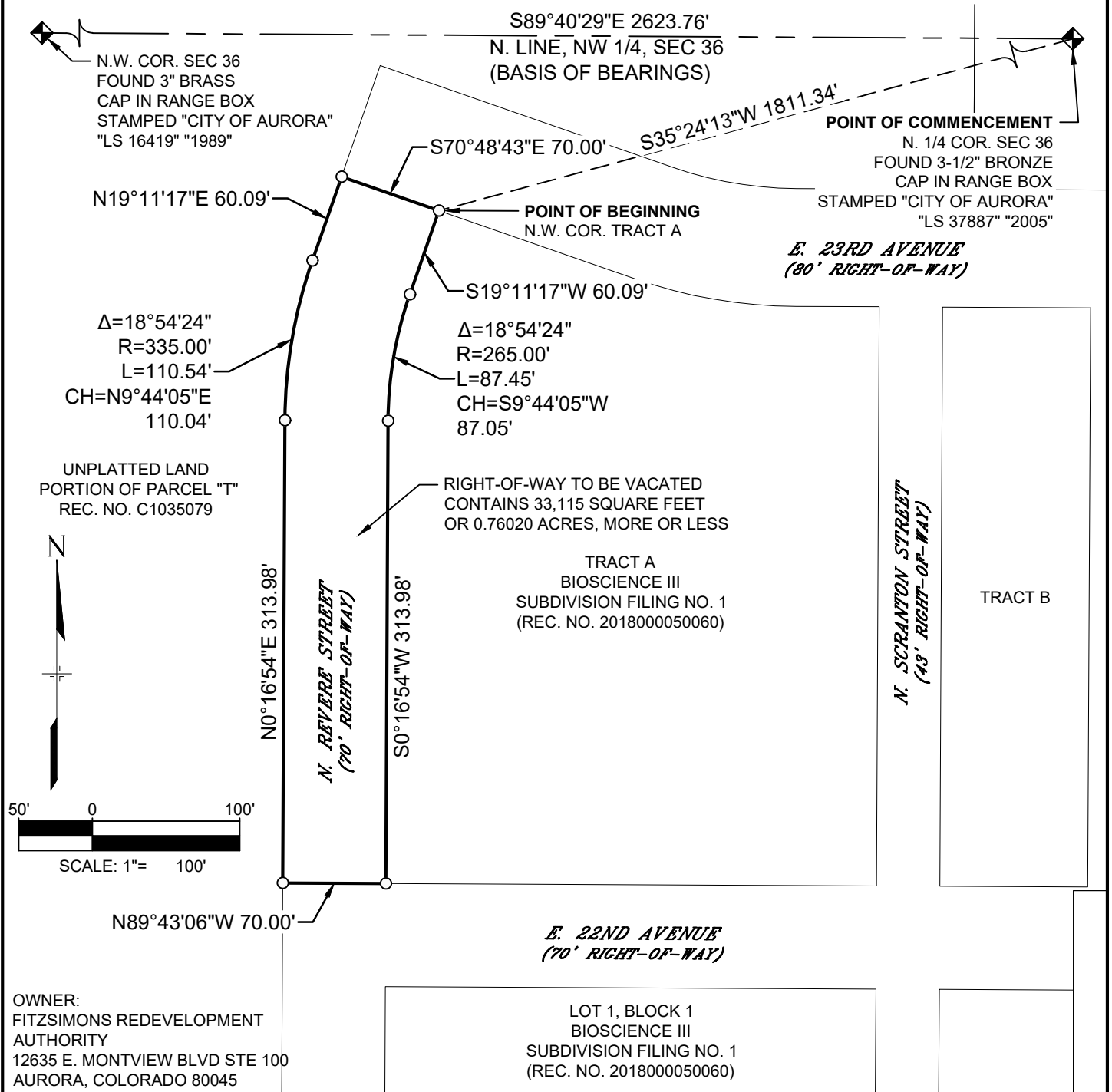
ALL LINEAL UNITS ARE REPRESENTED IN U.S. SURVEY FEET.



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ILLUSTRATION FOR EXHIBIT B

A PORTION OF THE N.W. 1/4 SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST, 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



THE ABOVE DESCRIBED PARCEL CONTAINS 33,115 SQUARE FEET OR (0.76020 ACRES) MORE OR LESS.
THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

CITY OF AURORA, COLORADO

A PARCEL OF LAND SITUATED IN THE NW 1/4
OF SECTION 36, T 3 S, R 67 W, 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO,

DRAWN BY:	SCALE:	SHEET NUMBER:
JAM	1" = 100'	2 OF 2
CHECKED BY:	DATE:	JOB NUMBER:
JAM	MAY 16, 2019	17.062.022