

MASTER LICENSE AGREEMENT  
M.L.A. 21-80

THIS AGREEMENT (this "Agreement") is made this 2nd day of March, 2022 (the "Effective Date"), by and between the CITY OF AURORA, COLORADO, a home-rule municipal corporation, hereinafter referred to as "City," and SCANNELL PROPERTIES #505, LLC, an Indiana limited liability company, hereinafter referred to as "Licensee".

WITNESSETH:

WHEREAS, City desires to grant to Licensee a license, without warranting title or interest, allowing Licensee to access and use streets, public easements, and other public places within Lot 1, Block 1, Porteos Subdivision Filing No. 5 situated in Section 8, Township 3 South, Range 65 West, of the 6<sup>th</sup> Principal Meridian, City of Aurora, County of Adams, State of Colorado for the installation, maintenance, repair and replacement of all privately owned and maintained improvements, as depicted in the attached Exhibit A Illustrations, hereinafter referred to as "Licensed Encroachment(s)"; and

WHEREAS, the City is authorized, through its' Department of Public Works, to enter into license agreements after a determination is made that any encroaching installations will not interfere with the City's use or interests; and

WHEREAS, the parties identified herein have agreed, for their mutual convenience, and consideration, to enter into this Agreement covering certain installations and subject to later modifications with respect to subsequent installation, upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the covenants contained herein, and for other good and valuable consideration, the City and Licensee hereby agree as follows:

TERMS OF LICENSE

At such time as the City has executed this Agreement and returned the same to Licensee, Licensee shall be granted a license for the construction of the facilities described in this Agreement and the drawing attached hereto. Said license shall be granted in accordance with and subject to the terms and conditions hereinafter set forth.

The term "Licensee" shall include its affiliates, and its and their respective employees, members, managers, agents, contractors, successors, and assigns.

The term "City Property" as used herein refers to real property and includes easements, rights-of-way and other City interests in land.

The City, by these presents, without warranting title or granting any real property interest and subject to the covenants hereinafter set forth, does hereby authorize Licensee, its authorized successors and assigns to: construct, maintain, repair and replace privately owned and maintained the Licensed Encroachments within the City Property.

ADDENDUM TO AGREEMENT

Upon execution of this Agreement, and at such times as Licensee from time to time desires to construct

additional improvements or facilities in the City Property, Licensee shall submit to City a drawing acceptable to the City setting forth a description of the additional improvements or facilities to be installed, including the manner of construction, the height or depth, size, and nature of improvements or facilities to be installed, at which time the City and Licensee will enter into a proposed addendum form provided by the City.

#### CONSTRUCTION REGULATIONS

Any construction or maintenance operations initiated under this Agreement shall comply with and conform to the standards formulated by the City, including, but not by way of limitation, Rules and Regulations promulgated by the Directors of Aurora Water, Public Works, and Parks, Recreation and Open Space, all ordinances of the City, and any and all applicable state statutes and federal law.

#### PLAN REVIEW

Licensee, at least fifteen (15) days prior to the proposed date for commencement of the work hereby authorized, shall submit to the City for its approval a duplicate set of final detailed plans of the installation Licensee proposes to construct, utilize, modify, repair, replace or maintain hereunder. No construction will be permitted on the Property until the City has approved the plans therefor.

#### NOTICE OF CONSTRUCTION

Licensee shall notify the City's Directors of Public Works, Aurora Water, and Parks, Recreation and Open Space at least three (3) days prior to commencement of the construction of, modifications or repairs to the Licensed Encroachment, so that the City may make such inspections as it deems necessary. Such notice shall make reference to this Agreement number. In the event of emergency repairs required for safety or restoration of service to utility customers, Licensee shall not be required to furnish notice prior to commencing said repairs but shall notify the City of the nature and extent of any such emergency work.

#### RESERVATION OF RIGHTS IN PROPERTY

The City reserves the right to make full use of the City Property involved as may be necessary and the City retains all rights to operate, maintain, install, repair, remove or relocate any of its facilities located within the City Property at any time and in such a manner as it deems necessary or convenient. In the event the Licensed Encroachments should interfere with the City's use or operation of City Property at any time hereafter, Licensee shall, upon reasonable written request by the City and at Licensee's sole expense, promptly relocate, rearrange or remove its Licensed Encroachment so as not to interfere with any such City use. City and Licensee agree to act in good faith in coordinating any necessary relocation, rearrangement, or removal of the Licensed Encroachments.

#### COMPLETION AND CLEANUP

Licensee shall complete its installation, clear the area of all construction debris and restore the area to its pre-existing condition as nearly as may be possible (subject to the installed Licensed Encroachments) within thirty (30) days from the date of completion of construction. In the event clearing and restoration of the area is not completed within the time specified, the City may complete the work at the sole expense of Licensee.

#### RESTORATION OF ROADS, FENCES AND FACILITIES

All City roads, fencing and other facilities which are disturbed by the construction of the Licensed

Encroachment shall, within the time prescribed in paragraph headed COMPLETION AND CLEANUP hereof, be restored to a condition satisfactory to the City. City roads and fencing disturbed by the reconstruction, maintenance, modification, operation, repair or replacement of the Licensed Encroachment shall immediately be restored by Licensee to a condition satisfactory to the City. Restoration of City roads shall include, but is not limited to, resurfacing when deemed necessary by the City. If restoration is not accomplished by Licensee within the time specified then the City, at its election, may perform such restoration at Licensee's expense. Licensee shall conduct all construction, modification, operation, repair, replacement and maintenance of the Licensed Encroachment in such a manner that the City at all times shall have full and complete access to the City Property.

#### MARKERS

Licensee shall place and maintain permanent, visible markers of a type and at locations designated by the City to define the centerline of the Licensed Encroachments upon being required by the City in writing. If the placing of the centerline markers is not completed within the time specified, the City may complete the work at the sole expense of Licensee.

#### TREE TRIMMING

Licensee shall not trim or cut down any trees, shrubs or brush on the City Property without permission of the City. When required by the City, Licensee, at its expense, shall trim or cut down trees, shrubs or brush and remove and dispose of the cutting debris to the satisfaction of the City.

#### SERVICE LINE INSTALLATION

All service lines within the City Property from the Licensed Encroachments shall be installed in a manner satisfactory to the City.

#### BACKFILLING

All trenches and excavations within the City Property shall be backfilled in the following manner: All material in embankments shall be compacted to the specified relative compaction. The moisture content of the soil at the time of compaction shall be as specified.

Within the areas indicated on the plans and to the designated depth below sub-grade, for the full width of roadway in all cut sections, earth shall be thoroughly scarified and the moisture content increased or reduced, as necessary, to bring the moisture to the content specified. This scarified layer shall then be compacted to the relative compaction specified. The remainder of the area up to subgrade elevation shall be constructed of suitable material placed at the moisture content specified and compacted to the percent relative compaction specified. Maximum dry density of all soil types encountered or to be used will be determined in accordance with AASHTO T99 or AASHTO T180. The minimum percent of relative compaction and moisture content shall be 95% of AASHTO T99 for soil classification (AASHTO M 145) A-6 & A-7 and 95% of AASHTO T180 for soil classification (AASHTO M 145) A-1 through A-5. Tamping equipment shall be subject to the approval of the City.

#### GATE INSTALLATIONS

Gate installations shall be installed according to City specifications attached hereto, at the expense of Licensee. Licensee, its successors and assigns shall be responsible for installation, maintenance and

replacement of the Access Control Gate or barrier system to ensure emergency vehicle access to within the site. If the above conditions are not met, the Licensee, its successors and assigns, shall be required by the Aurora Fire Department Order Notice that all affected gates be chained and locked in the open position until repaired or replaced, and retested to all City standards at the time of the violation. If the gating system is not maintained to the satisfaction of the Aurora Fire Department, License for the Emergency Vehicle Gate Opening System will be revoked and the gating system must be removed. The gating system will include an Emergency Vehicle Gate Opening System utilizing a redundancy back-up system that consists of; A) siren operated system; B) automatic Knox key switch; C) an electrical or battery back-up system that opens the gate on the loss of the primary electrical power; AND/OR D) manual override (in the event of system failure).

#### WATER DISCHARGE

Except as may be provided in a separate easement or agreement, Licensee shall not and will not be permitted to discharge water into or upon any City Property but shall provide for carriage of any water over or across City Property in a manner satisfactory to the City and at no expense to the City.

#### INTERFERENCE WITH CITY FACILITIES

At no time shall Licensee interfere with City facilities, Licensee shall assume all risks incident to Licensee's presence on City facilities.

#### CARE AND REPAIR OF CITY FACILITIES

Licensee will use all reasonable means to prevent any loss or damage to the City or to others resulting from the construction, modification, replacement, repair, operation and maintenance of the Licensed Encroachment. Any repair or replacement of any of the City's installation on the City Property made necessary in the opinion of the City, because of the construction, modification, operation, maintenance, repair or replacement of the Licensed Encroachment, shall be made only by the City and at the sole expense of Licensee.

#### INSURANCE

Prior to commencement of the license granted by this Agreement, Licensee and/or its general contractor shall provide and maintain the following insurance coverages, without cost to the City, and shall provide a certificate of insurance evidencing the following coverages:

(a) *Commercial General Liability Insurance.* During the term of this Agreement, Licensee and/or its general contractor shall provide general liability coverage against claims arising out of bodily injury, death, damage to or destruction of the property of others, including loss of use thereof, and including products and completed operations with XCU (underground, collapse & explosion) included in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) general aggregate; provided, however, Licensee shall not be obligated to procure the referenced XCU coverage or endorsement to the extent that the same is maintained by its general contractor.

(b) *Excess or Umbrella Liability.* Licensee and its general contractor shall maintain an Excess or Umbrella Liability on an occurrence basis in excess of the underlying insurance described in (a), which has coverages as broad as the underlying policies, with a limit of not less than Two Million Dollars (\$2,000,000.00).

(c) *Workers' Compensation or Employers' Liability Insurance.* Licensee and/or its general contractor

shall provide proof of workers' compensation coverage with limits as required by the laws of the State of Colorado. Additionally, Licensee and/or its general contractor shall provide proof of Employers' Liability Insurance with limits as follows:

\$1,000,000 bodily injury each accident  
\$1,000,000 bodily injury each disease  
\$1,000,000 bodily injury disease aggregate

Proof of the Contractor's Workers' Compensation insurance shall be provided to the City prior to beginning any work under this Agreement.

*(d) City as Additional Insured.* All insurance policies required by this Agreement for Licensee and its general contractor, except workers' compensation, shall name the City, its officers and employees as an "additional insureds" by endorsement and shall contain a waiver of subrogation by endorsement.

*(e) Limits of Insurance.* The total limits of general and excess liability insurance set forth above may be provided to the City using a combination of primary and excess liability insurance.

*(f) Certificates of Insurance.* Prior to the execution of this Agreement, Licensee has provided, to the City's satisfaction, certificates of insurance to the City demonstrating that at the minimum coverages required herein are in effect. All certificates of insurance must be kept in force throughout the duration of this Agreement. If any of Licensee's or its general contractor's coverage is renewed at any time prior to the expiration of this Agreement, Licensee shall be responsible for obtaining updated insurance certificates from its insurance carrier and forwarding the replacement certificates to the City within ten (10) days of the City's written request therefor or expiration date of any previously delivered certificate.

The minimum A.M. Best rating of each primary insurer shall be A-X and the minimum A.M. Best rating of each excess insurer shall be A-VIII. The Licensee shall provide copies of insurance policies to the City Risk Manager upon request.

Any of the minimum limits of insurance set out herein may be raised or lowered at the sole discretion of the Risk Manager for the City in response to the circumstances giving rise to this Agreement. Licensee's and its' general contractor's insurance policies will be primary and non-contributory with respect to any and all self-insurance or insurance policies purchased by the additional insured.

#### INDEMNIFICATION

Licensee shall indemnify and save harmless the City, its officers, employees and agents, against any and all claims, damages, actions or causes of action and expense to which it, or they, may be subjected by reason of the Licensed Encroachment being located within and across the City Property or by reason of any negligence or willful misconduct by Licensee, its agents or employees in connection with the construction, operation, modification, replacement, maintenance, repair or removal of the Licensed Encroachment. If the construction of all or any part of the Licensed Encroachment is to be performed by an independent contractor under contract with Licensee, then Licensee shall so notify the City and shall incorporate the stipulations and conditions of this Agreement into the contract specifications and, if required by the City, cause said independent contractor to obtain prior to commencement of the work, an insurance policy or policies in amounts and with companies satisfactory to the City, which will protect the City from any loss or damage resulting from the work performed by the contractor.

Nothing in this section shall be interpreted as a waiver by any governmental entity entitled to claim the rights, immunities, and protections provided by the Colorado Governmental Immunity Act, Sections 24-10-101 et seq., C.R.S., ("CGIA") as amended from time to time.

#### EXPENSES TO BE BORNE BY LICENSEE

All work authorized by this Agreement shall be performed by Licensee at no expense to the City and, except as otherwise set forth herein, Licensee shall own the Licensed Encroachments and maintain its installation thereafter.

#### NO WARRANTY OF TITLE

The rights and privileges granted in this Agreement are subject to prior written agreements, encumbrances, and conveyances, recorded or unrecorded, and it shall be Licensee's sole responsibility to determine the existence of any rights, uses or installations conflicting with Licensee's use of the City Property hereunder and to resolve any conflict.

#### ABANDONMENT, TERMINATION AND REMOVAL

If: (a) Licensee fails to use the rights granted in this Agreement or Licensee abandons any right or privilege herein granted with respect to a Licensed Encroachment for a consecutive period of one (1) year; or (b) Licensee shall at any time fail or refuse to comply with or carry out any of the conditions of this Agreement, the City shall provide written notification to Licensee thereof (a "Default Notice"). The City shall only send a Default Notice in good faith and for good cause. Licensee shall have sixty (60) days after receipt of a Default Notice to cure, or, with respect to any Default Notice that is not reasonably capable of being cured within such time period, Licensee agrees to act in good faith and to cooperate with the City to reach a mutually acceptable resolution of the issue within sixty (60) days after receipt of such Default Notice. If Licensee completes its cure of such Default Notice within sixty (60) days after receipt of such Default Notice, then such Default Notice shall be null and void. If Licensee is unable or unwilling to cure such Default Notice within the time period prescribed herein, the City may, at its election, terminate this Agreement forthwith by written notice to the Licensee in person or by mail at Licensee's last-known address. Upon termination of the Agreement, Licensee shall have sixty (60) days to remove its installation from the City Property. In the event Licensee does not remove said installation within the time allowed, the City may remove said installation at Licensee's expense and without liability to Licensee by such removal.

The City may, at any time, by giving Licensee sixty (60) days' advance written notice, terminate this Agreement.

If the City at any time during the period of this Agreement deems it necessary to excavate in the area of the crossing for which this Agreement is granted, for construction, modification, replacement, repair, operation of, or maintenance of any of its utility lines, mains or facilities, which work requires the moving of Licensee's utility lines, mains or facilities, such costs of movement of Licensee's utility lines, mains or facilities shall be borne by Licensee.

#### ASSIGNMENTS

The rights granted Licensee hereunder shall not be assigned without the prior written consent of the City, such consent not to be unreasonably withheld, conditioned, or delayed.

#### FEES

The base license fee for this Agreement includes two (2) hours of processing, review, or inspection by the City; and if the City requires further inspection, Licensee shall pay at the rate set forth in the City's annual service fee schedule for any specific year. Work on holidays and weekends may be charge a 4-hour minimum.

#### SPECIAL CONDITIONS

This Agreement is subject to the foregoing conditions and to the following special conditions: Changes to this Agreement may only be made through an approved addendum form provided by the City. Only Licensee of record may request a change to this Agreement.

#### PARAGRAPH HEADINGS

The headings of the several paragraphs of this Agreement are inserted solely for convenience of reference and are not a part of and are not intended to govern, limit or aid in the construction of any term or provision hereof.

#### NOTICE

Wherever herein notice is required to be given to any party hereto, such notice shall be given by U. S. Postal Service first class delivery, by reputable overnight carrier (e.g., FedEx), or by personal hand delivery addressed as follows:

To the City:

City of Aurora  
Real Property Services Manager  
15151 East Alameda Parkway  
Aurora, CO 80012

To Licensee:

Scannell Properties #505, LLC  
8801 River Crossing Blvd. Suite 300  
Indianapolis, IN 46240  
Attn: Drew C. Strobel


RECORDATION

Following execution of this Agreement by the parties hereto, the City shall cause this Agreement to be recorded with the County Clerk and Recorder's Office in Adams County, Colorado.

IN WITNESS WHEREOF, this instrument has been executed as of the day and year first above written.

**APPROVED:**

CITY OF AURORA, COLORADO,  
a home rule municipal corporation

By:   
Haley B. Johansen  
City Engineer

Reviewed by:

  
Darren Akrie  
Real Property Services



AUTHORIZATION AND ACCEPTANCE:

Licensee, authorized to do business in the State of Colorado, has read the foregoing Agreement and agrees that it will accept and will abide by all the terms and conditions thereof.

LICENSEE:


SCANNELL PROPERTIES #505, LLC  
an Indiana limited liability company

By:   
Marc D. Pfleging, Manager

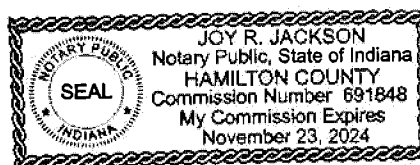
STATE OF INDIANA            )  
  ) SS:  
COUNTY OF MARION        )

Before me, a Notary Public in and for said county and state, personally appeared Marc D. Pfleging, the Manager of Scannell Properties #505, LLC, an Indiana limited liability company, who having first been duly sworn, acknowledged the execution of the foregoing instrument for and on behalf of said limited liability company.

Witness my hand and Notarial Seal this 2<sup>nd</sup> day of March, 2022.

  
Signature  
Joy R. Jackson  
Printed

My Commission Expires: 11/23/24  
My County of Residence: Hamilton



**EXHIBIT A**

**Licensed Encroachments**

[See attached.]

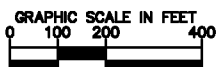
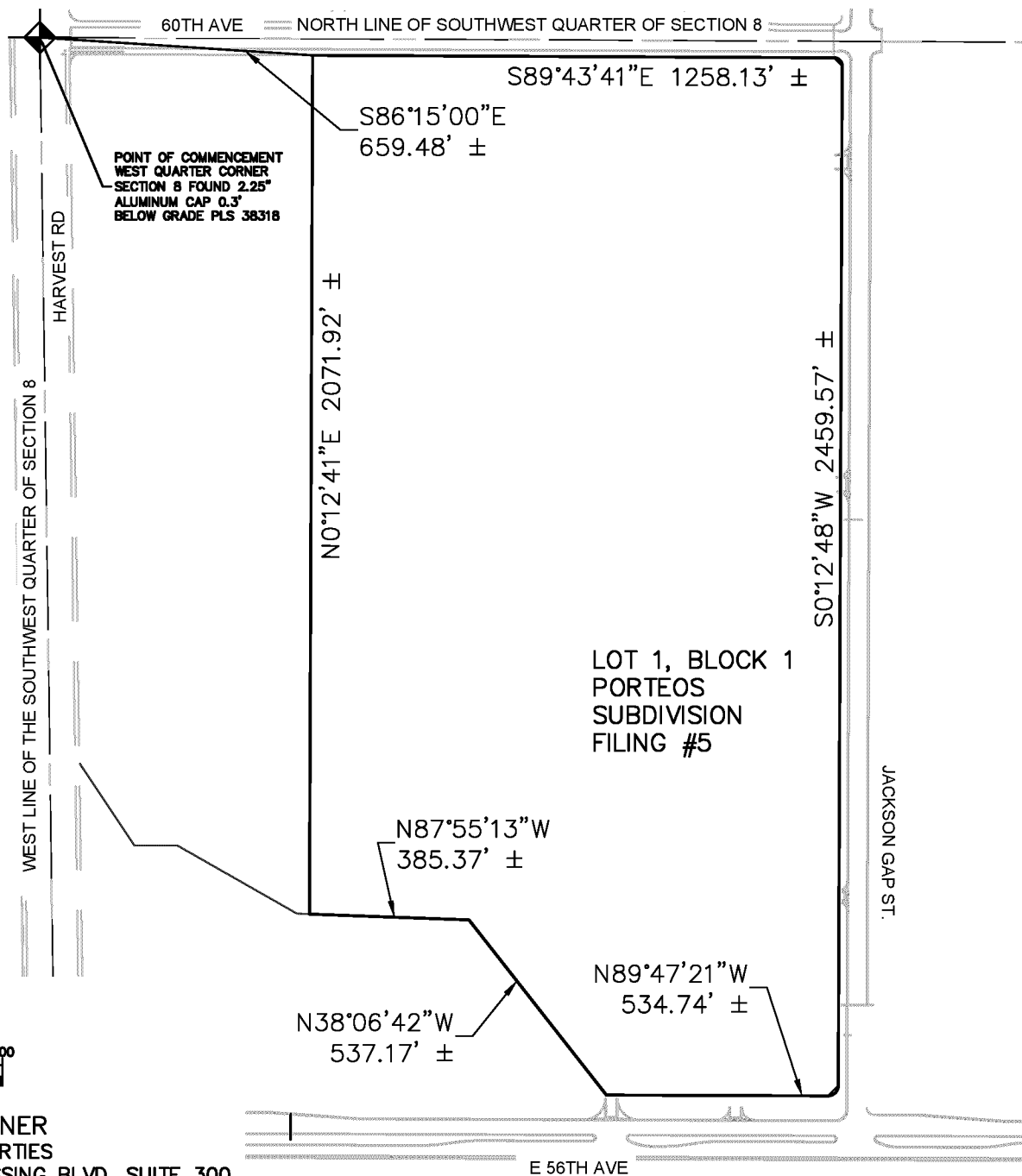
THIS ILLUSTRATION DOES NOT  
REPRESENT A MONUMENTED  
SURVEY. IT IS INTENDED  
ONLY TO DEPICT THE  
ATTACHED DESCRIPTION

# EXHIBIT A ILLUSTRATION

SHEET 1 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR FENCING, CURBS,  
RETAINING WALL, UNDERGROUND UTILITIES AND GATES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=400'

CK'D BY: ELG DATE: 8/20/2021

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

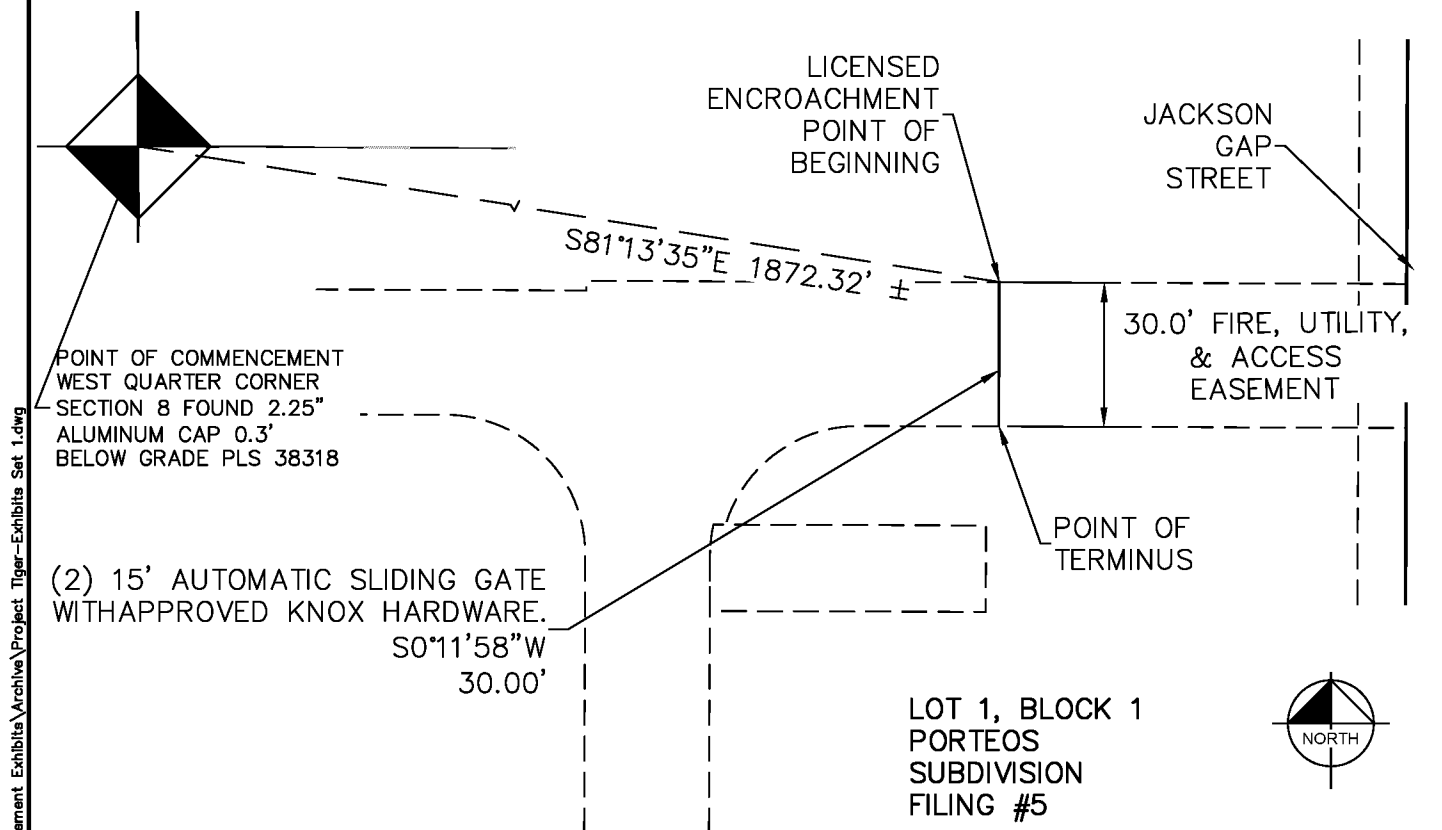
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# EXHIBIT A ILLUSTRATION

SHEET 2 OF 43

EDN: 221158

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CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



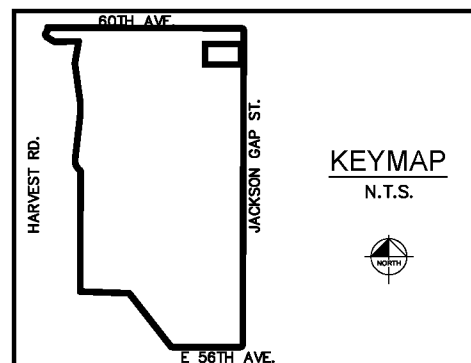
PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR GATE LOCATED IN THE  
SOUTHWEST QUADRANT OF SECTION 8, TOWNSHIP 3  
SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
COLORADO

DRAWN BY: KTS SCALE: 1"=40'

CK'D BY: ELG DATE: 8/20/2021



KEYMAP  
N.T.S.

**Kimley»Horn**

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4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

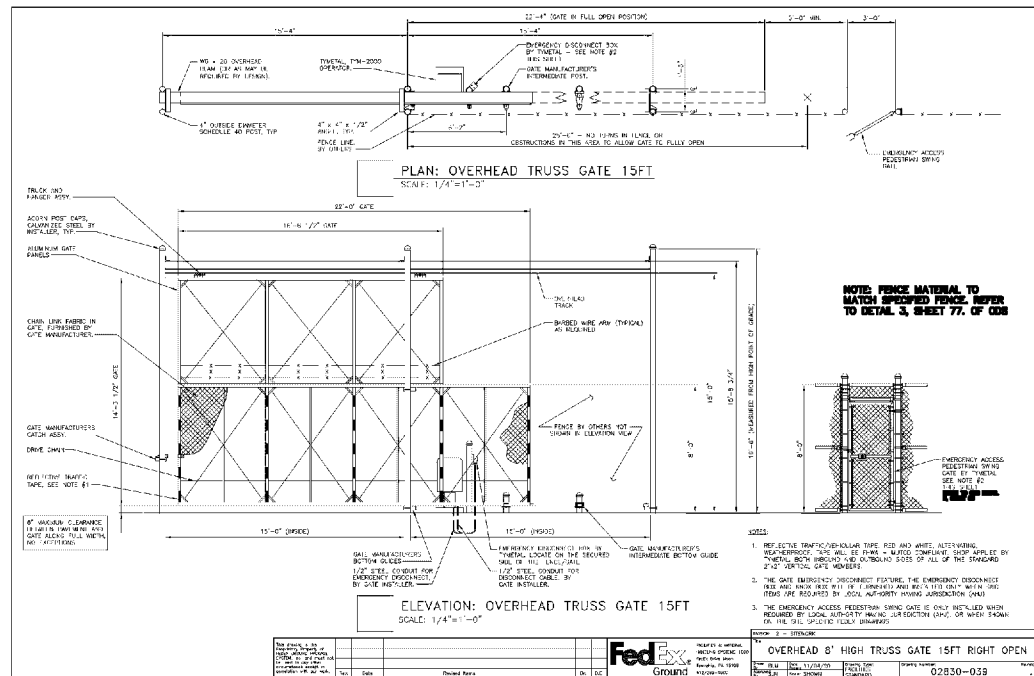
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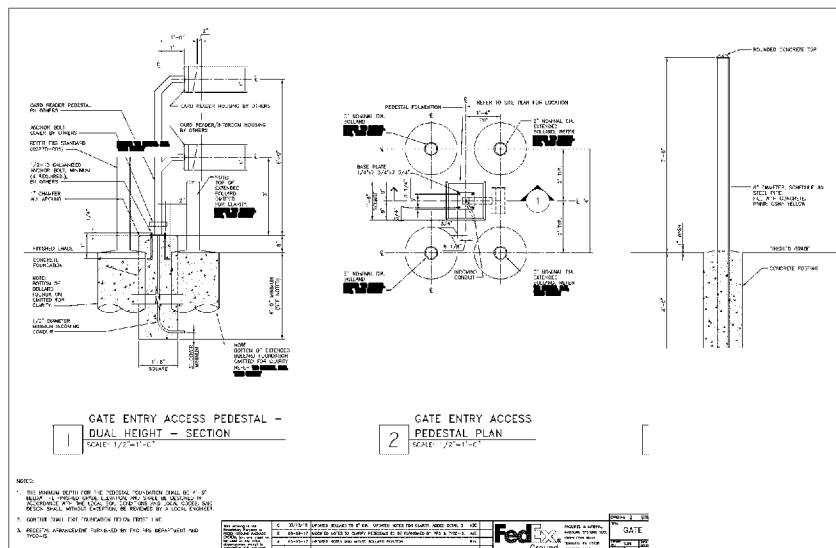
SHEET 3 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



## 1 15' WIDE TRUSS GATE WITH APPROVED KNOX HARDWARE



## 2 GATE ENTRY/EXIT ACCESS PEDESTAL-DUAL HEIGHT

PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR GATES LOCATED IN THE  
SOUTHWEST QUADRANT OF SECTION 8, TOWNSHIP 3  
SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
COLORADO

DRAWN BY: KTS SCALE: N.T.S.  
CK'D BY: ELG DATE: 8/20/2021

**Kimley-Horn**  
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4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
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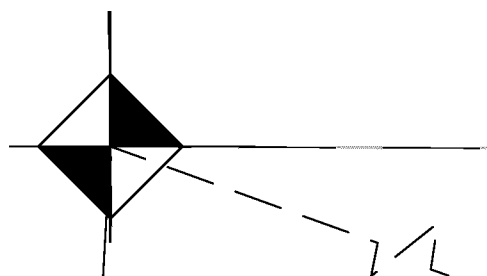
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# EXHIBIT A ILLUSTRATION

SHEET 4 OF 43

EDN: 221158

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RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



POINT OF COMMENCEMENT  
WEST QUARTER CORNER  
SECTION 8 FOUND 2.25"  
ALUMINUM CAP 0.3'  
BELOW GRADE PLS 38318

S70°21'14"E 2025.75' ±

LICENSED  
ENCROACHMENT  
POINT OF  
BEGINNING

DRAINAGE & UTILITY  
EASEMENT RECEPTION  
#2014000033801  
TITLE B-2 #22

LOT 1, BLOCK 1  
PORTEOS  
SUBDIVISION  
FILING #5

POINT OF  
TERMINUS

PERIMETER FENCE.  
S0°12'53"W  
61.01' ±

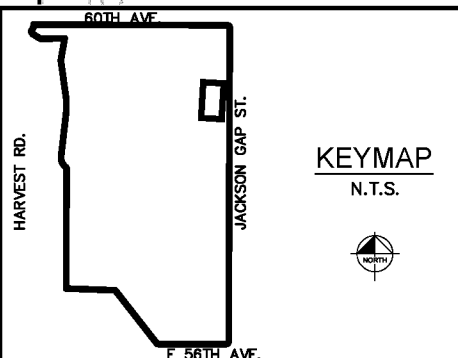


PROPERTY OWNER  
SCANNELL PROPERTIES  
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CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR FENCING LOCATED IN  
THE SOUTHWEST QUADRANT OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'  
CK'D BY: ELG DATE: 8/20/2021



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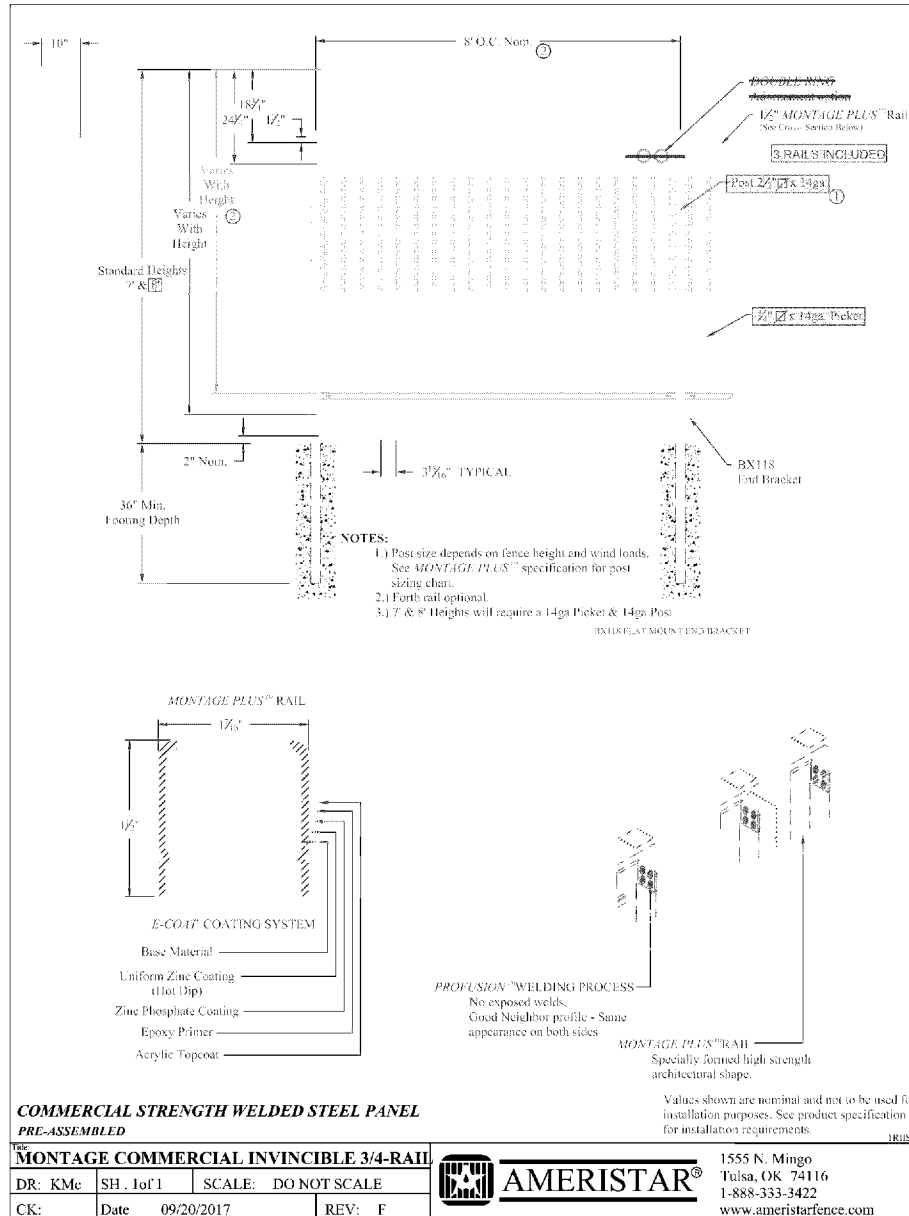
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SHEET 5 OF 43

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RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



## 1 PERIMETER FENCE DETAIL

N.T.S.

PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR FENCING LOCATED IN  
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PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
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SHEET 6 OF 43

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RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

POINT OF COMMENCEMENT  
WEST QUARTER CORNER  
SECTION 8 FOUND 2.25"  
ALUMINUM CAP 0.3'  
BELOW GRADE PLS 38318

LICENSED  
ENCROACHMENT  
POINT OF  
BEGINNING

S60°49'46"E 2182.73' ±

20' (2) DOUBLE DRIVE MANUAL  
SWING GATE WITH APPROVED  
KNOX HARDWARE.

N0°12'39"E  
30.00' ±

30.0' FIRE LANE &  
UTILITY EASEMENT

LOT 1, BLOCK 1  
PORTEOS  
SUBDIVISION  
FILING #5

POINT OF  
TERMINUS

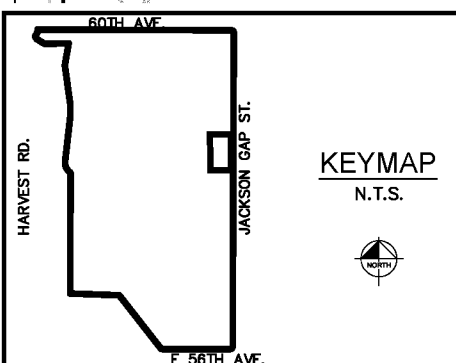


PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR A GATE LOCATED IN THE  
SOUTHWEST QUADRANT OF SECTION 8, TOWNSHIP 3  
SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
COLORADO

DRAWN BY: KTS SCALE: 1"=40'  
CK'D BY: ELG DATE: 8/20/2021



**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300



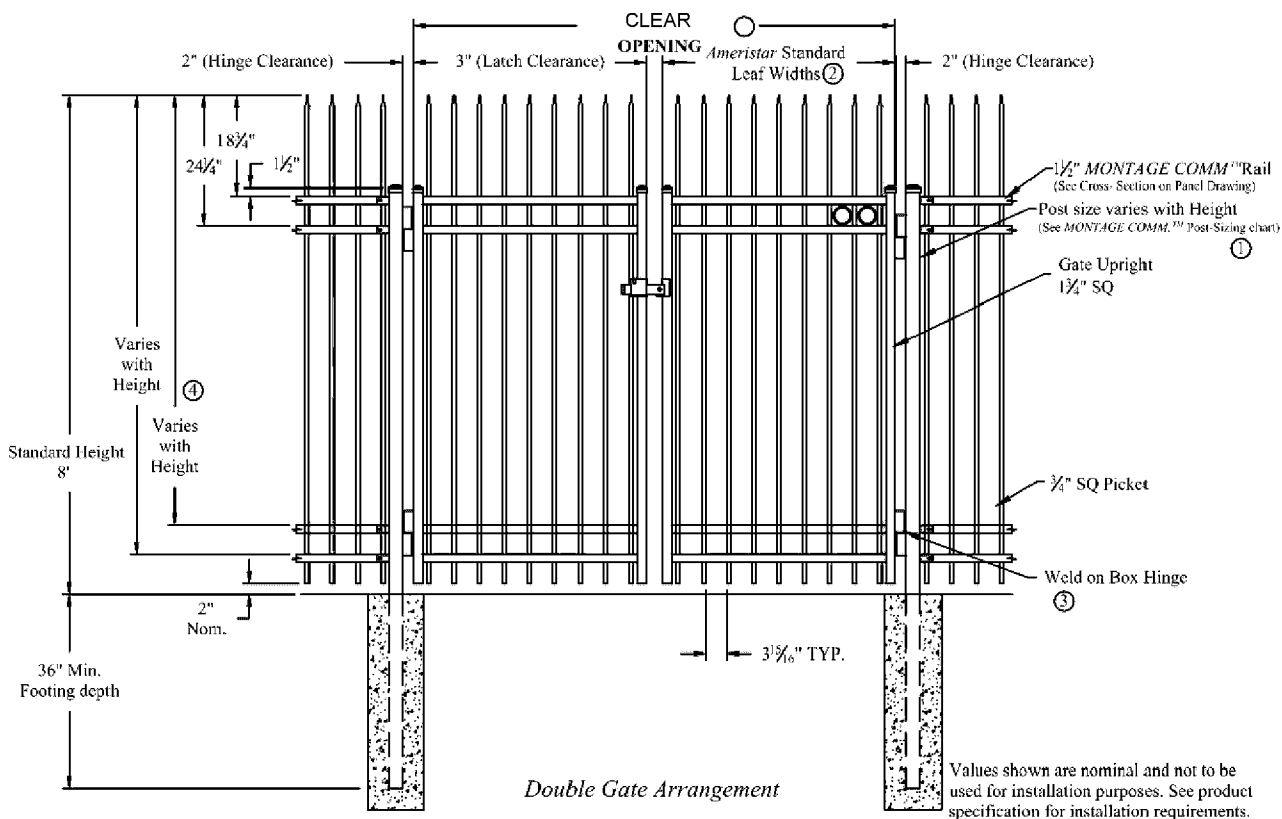
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SURVEY. IT IS INTENDED  
ONLY TO DEPICT THE  
ATTACHED DESCRIPTION

# EXHIBIT A ILLUSTRATION

SHEET 7 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



## COMMERCIAL STRENGTH WELDED STEEL GATE

IRIISOG

MONTAGE COMMERCIAL INVINCIBLE 3/4-RAIL SGL & DBL GATE			
DR: KMc	SH: 1 of 1	SCALE: DO NOT SCALE	
CK:	Date 09/20/2017	REV:	f



**AMERISTAR<sup>®</sup>**

1555 N. Mingo  
Tulsa, OK 74116  
1-888-333-3422  
www.ameristarfence.com

4

## DOUBLE DRIVE MANUAL SWING GATE WITH APPROVED KNOX HARDWARE

N.T.S.

NOTE:  
CLEARANCE OPENING IS AS FOLLOWS:  
EMERGENCY LANES: 40'  
FIRE LANES: 30'  
POND B: 14'

PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR A GATE LOCATED IN THE  
SOUTHWEST QUADRANT OF SECTION 8, TOWNSHIP 3  
SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
COLORADO

DRAWN BY: KTS SCALE: N.T.S.  
CK'D BY: ELG DATE: 8/20/2021

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

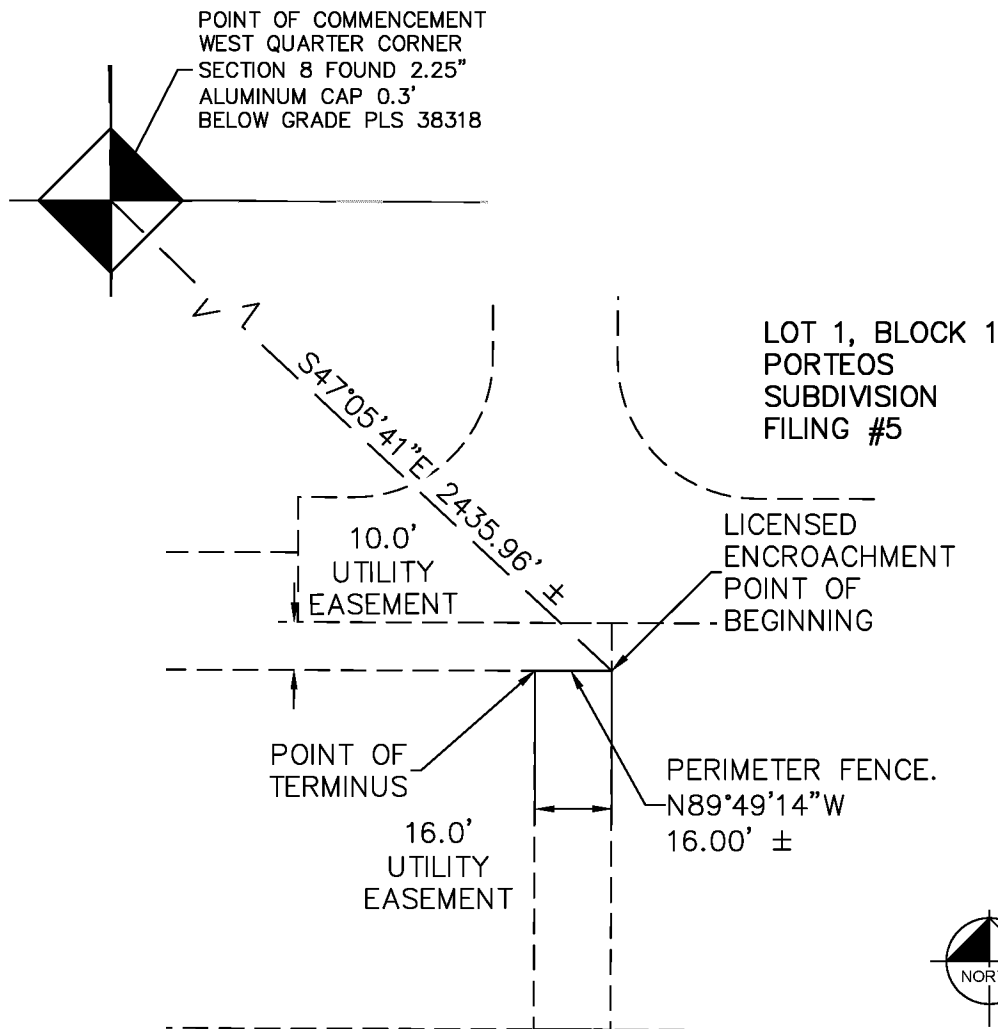
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# EXHIBIT A ILLUSTRATION

SHEET 8 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

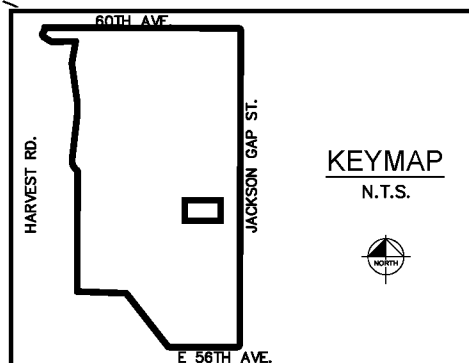


PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR FENCING LOCATED IN  
THE SOUTHWEST QUADRANT OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'  
CK'D BY: ELG DATE: 8/20/2021



**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

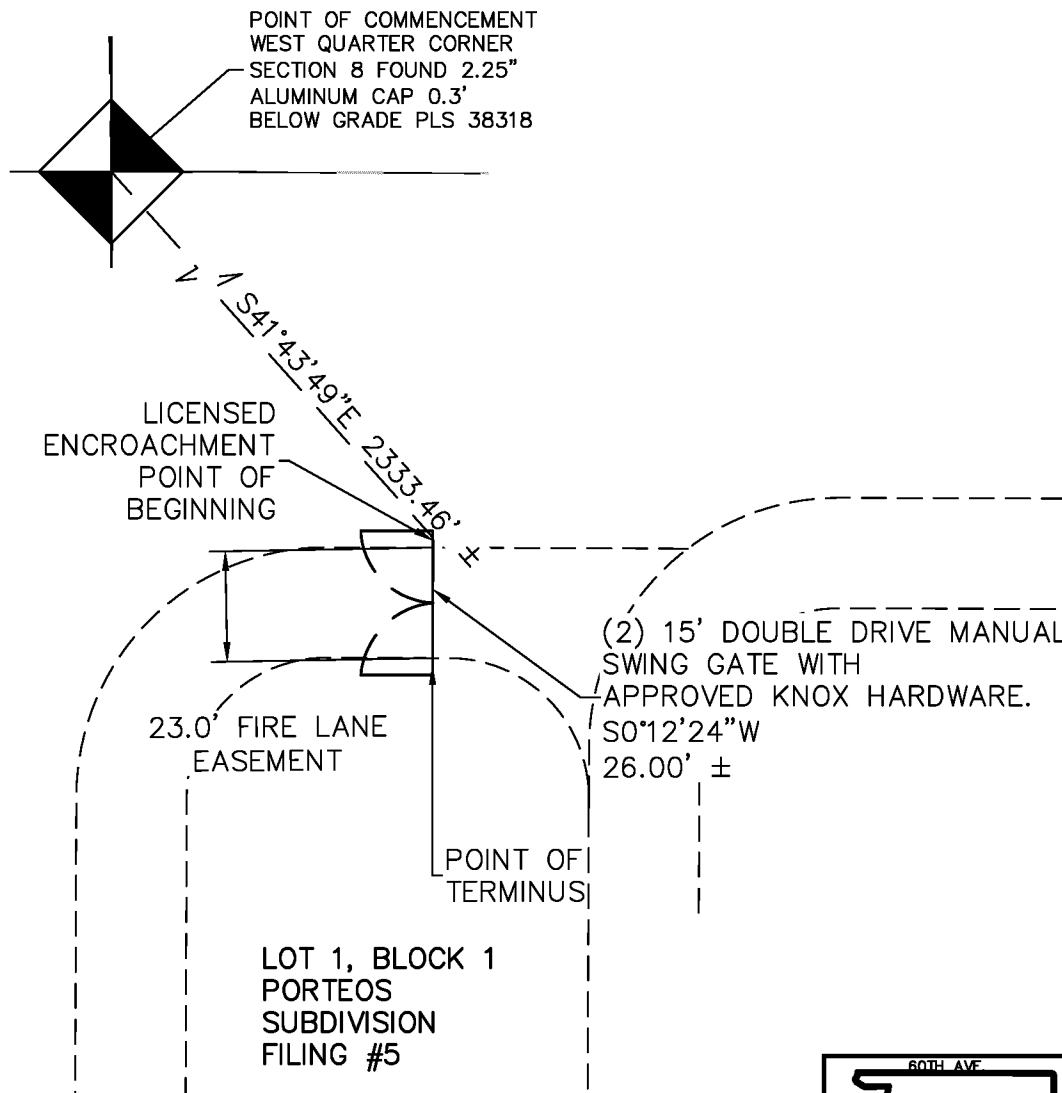
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# EXHIBIT A ILLUSTRATION

SHEET 9 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



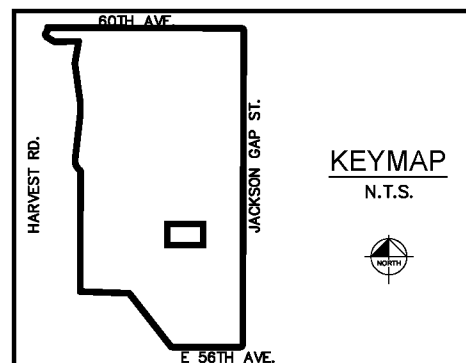
PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR GATE LOCATED IN THE  
SOUTHWEST QUADRANT OF SECTION 8, TOWNSHIP 3  
SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
COLORADO

DRAWN BY: KTS SCALE: 1"=40'

CK'D BY: ELG DATE: 8/20/2021



**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

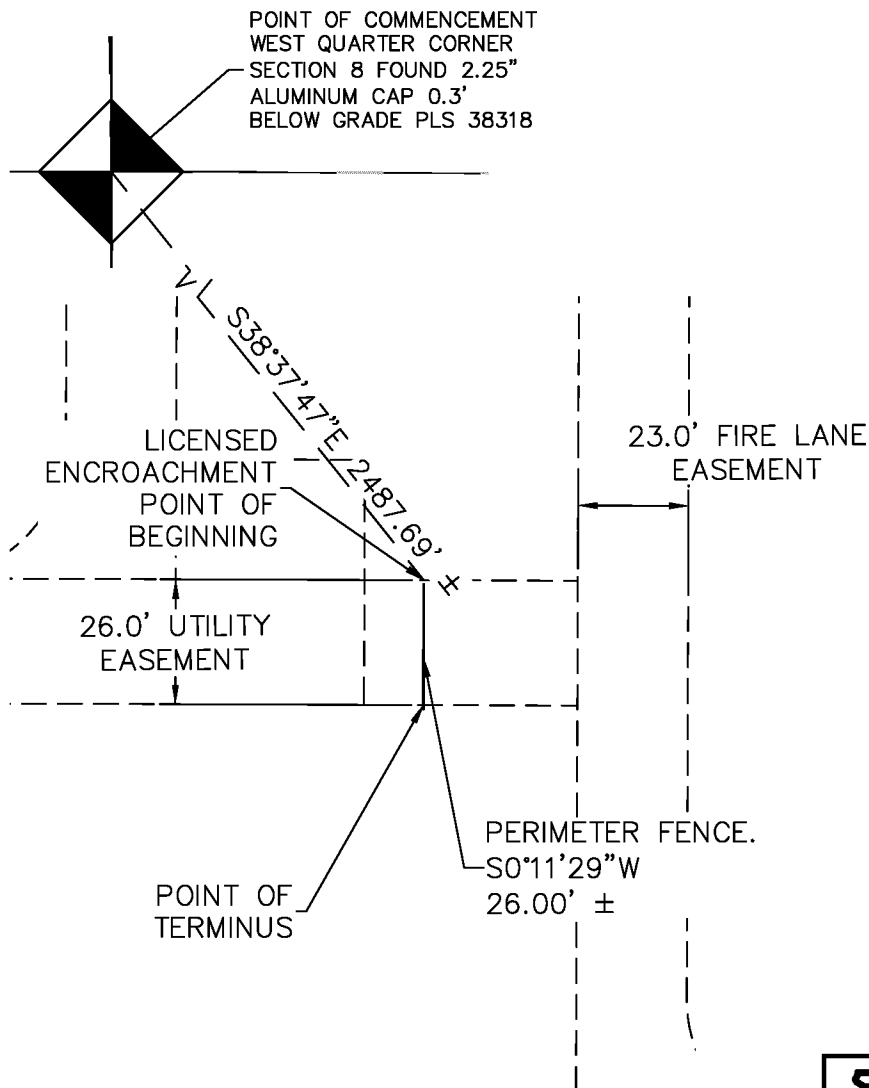
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ATTACHED DESCRIPTION

# EXHIBIT A ILLUSTRATION

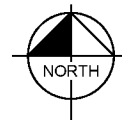
SHEET 10 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LOT 1, BLOCK 1  
PORTEOS  
SUBDIVISION  
FILING #5

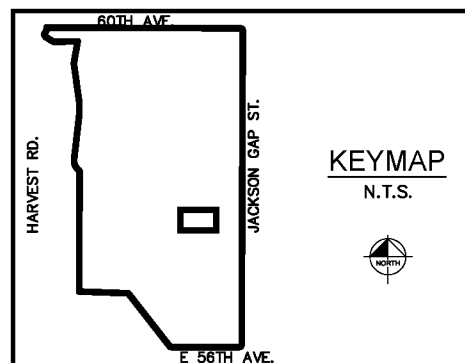


PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR FENCING LOCATED IN  
THE SOUTHWEST QUADRANT OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'  
CK'D BY: ELG DATE: 8/20/2021



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4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

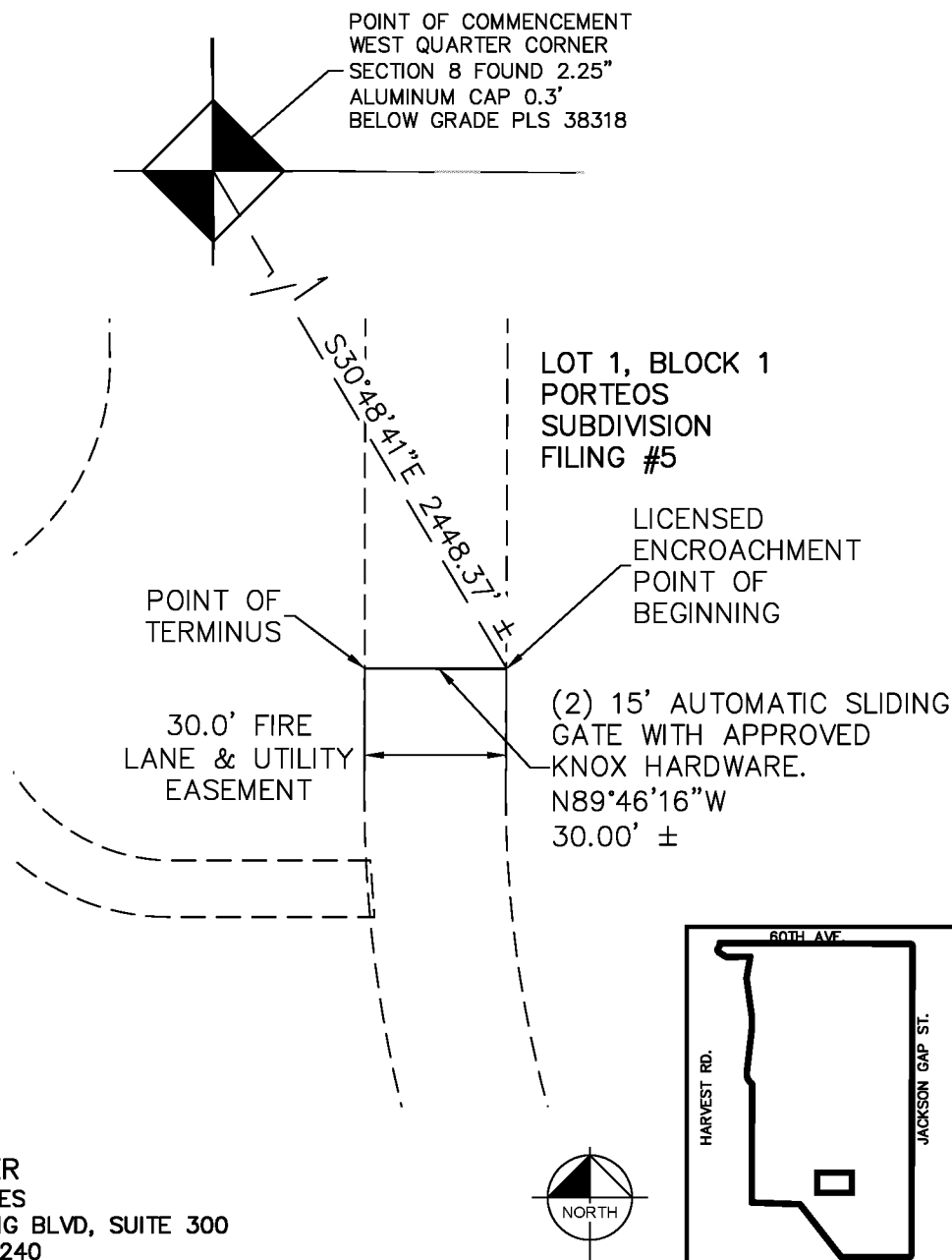
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# EXHIBIT A ILLUSTRATION

SHEET 11 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR GATE LOCATED IN THE  
SOUTHWEST QUADRANT OF SECTION 8, TOWNSHIP 3  
SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
COLORADO

DRAWN BY: KTS SCALE: 1"=40'  
CK'D BY: ELG DATE: 8/20/2021

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

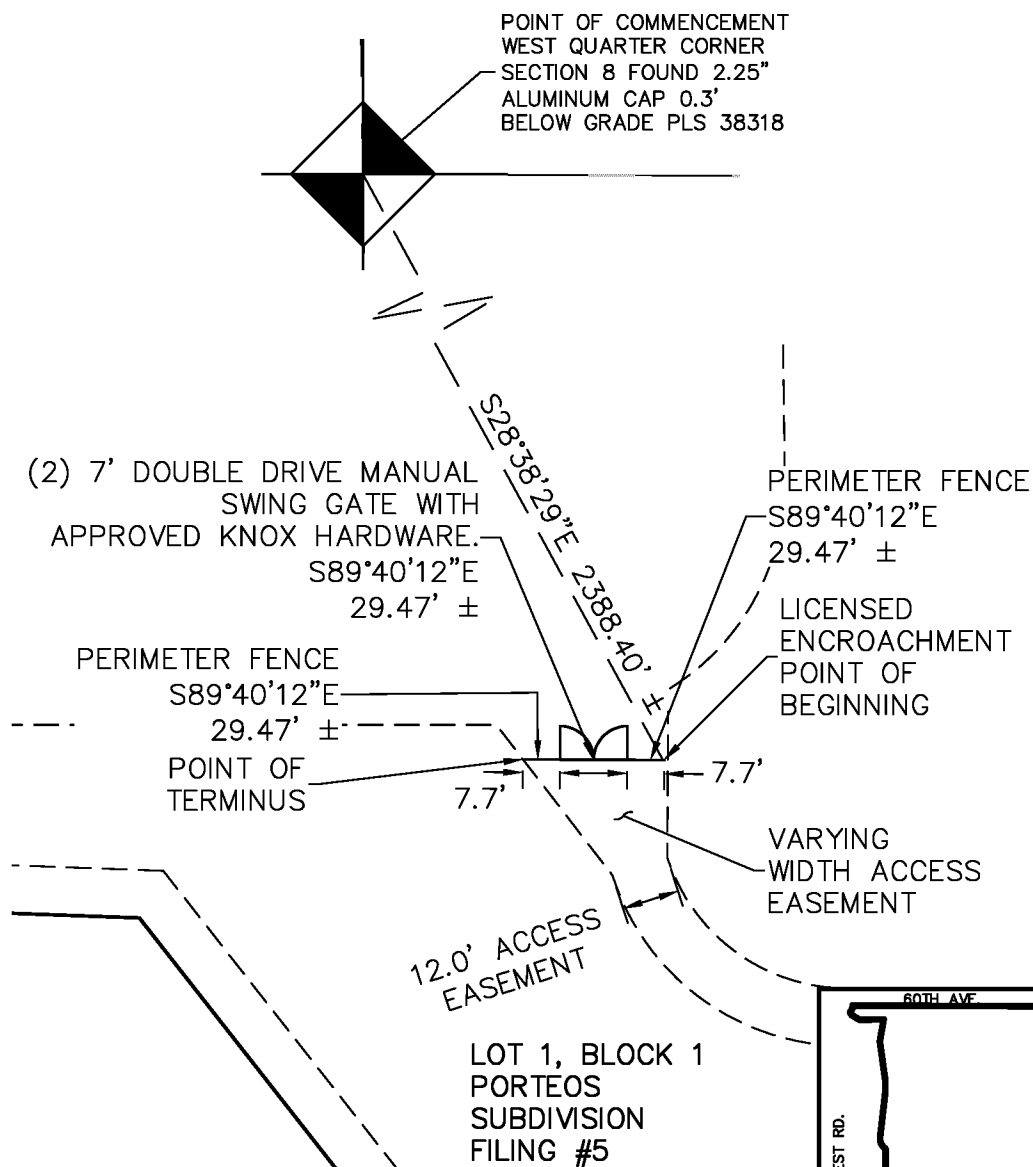
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## EXHIBIT A ILLUSTRATION

SHEET 12 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR GATE AND FENCING  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'

CK'D BY: ELG DATE: 8/20/2021

**Kimley»Horn**

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PHONE: 303-228-2300

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# EXHIBIT A ILLUSTRATION

SHEET 13 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

POINT OF COMMENCEMENT  
WEST QUARTER CORNER  
SECTION 8 FOUND 2.25"  
ALUMINUM CAP 0.3'  
BELOW GRADE PLS 38318

LOT 1, BLOCK 1  
PORTEOS  
SUBDIVISION  
FILING #5

POND B  
DRAINAGE  
EASEMENT

POINT OF  
TERMINUS

POINT OF  
INFLECTION

LICENSED  
ENCROACHMENT  
POINT OF  
BEGINNING

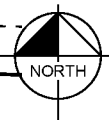
POND B  
DRAINAGE  
EASEMENT,  
WIDTH  
VARIES

S43°13'52"E  
20.49'

S23°42'02"E  
2289.56'

10.0' UTILITY  
EASEMENT

PERIMETER FENCE.  
S89°36'58"E  
124.78' ±

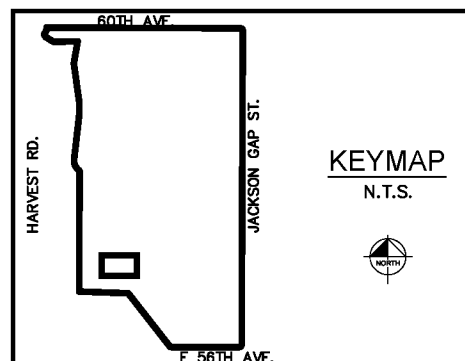


PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR FENCING LOCATED IN  
THE SOUTHWEST QUADRANT OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'  
CK'D BY: ELG DATE: 8/20/2021



KEYMAP  
N.T.S.

**Kimley»Horn**

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4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

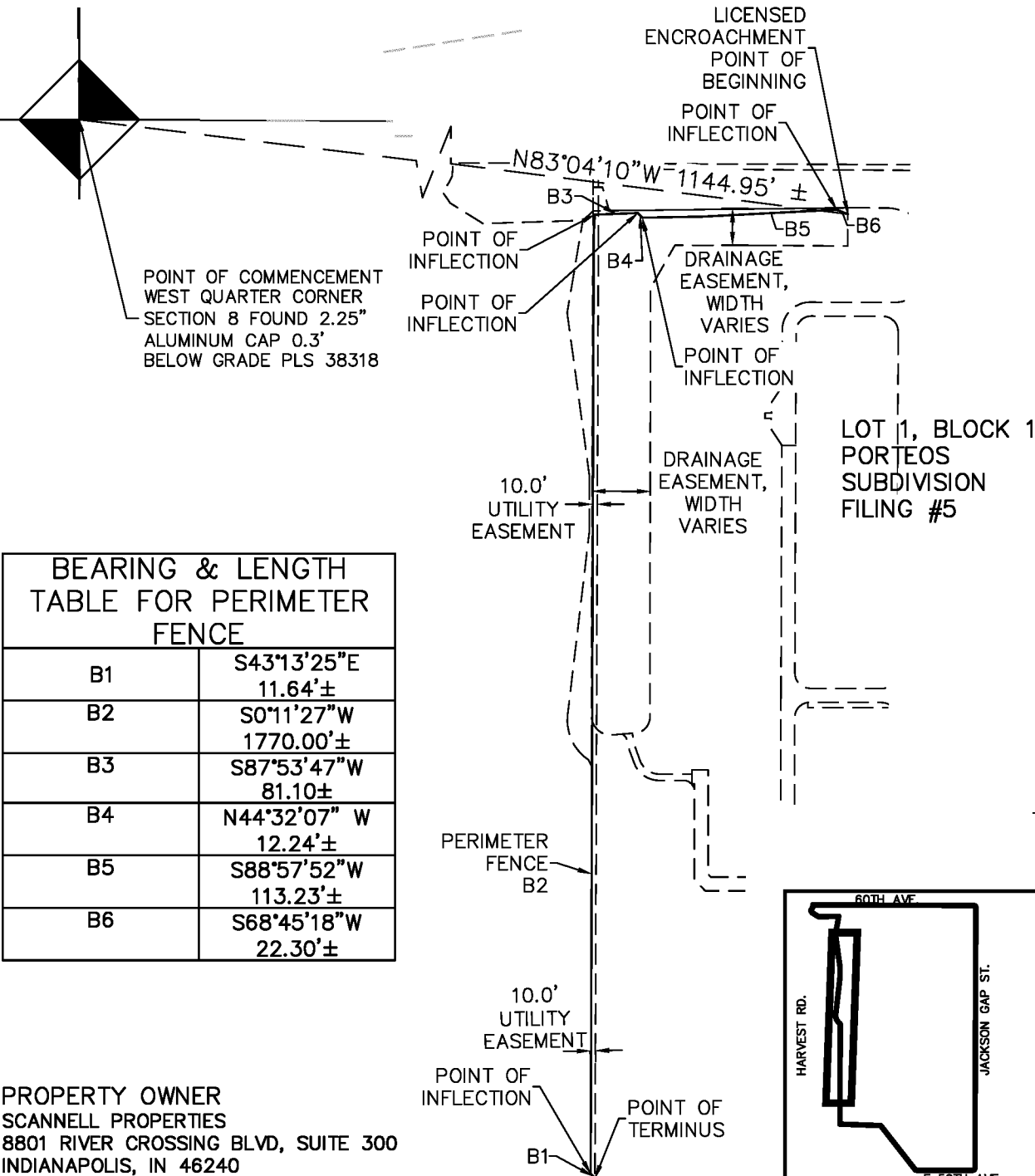
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# EXHIBIT A ILLUSTRATION

SHEET 14 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR FENCING LOCATED IN  
THE SOUTHWEST QUADRANT OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=300'

CK'D BY: ELG DATE: 8/20/2021

**Kimley»Horn**

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PHONE: 303-228-2300



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ATTACHED DESCRIPTION

# EXHIBIT A ILLUSTRATION

SHEET 15 OF 43  
EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

POINT OF COMMENCEMENT  
WEST QUARTER CORNER  
SECTION 8 FOUND 2.25"  
ALUMINUM CAP 0.3'  
BELOW GRADE PLS 38318

LOT 1, BLOCK 1  
PORTEOS  
SUBDIVISION  
FILING #5

S79°35'31"E 754.31' ±

LICENSED  
ENCROACHMENT  
POINT OF  
BEGINNING

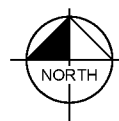
N3°09'55"E  
33.92'

POINT OF  
INFLECTION

POINT OF  
TERMINUS

POND TURNAROUND  
RETAINING WALL.  
N87°53'47"E  
81.10' ±

DRAINAGE  
EASEMENT  
WIDTH  
VARIES



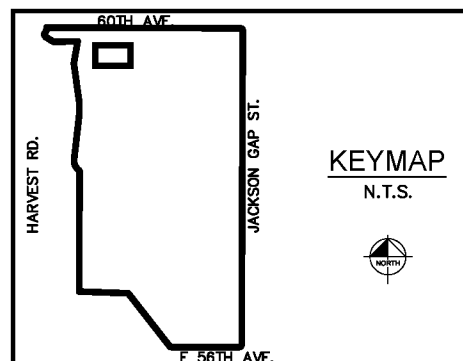
PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR A RETAINING WALL  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'

CK'D BY: ELG DATE: 8/20/2021



**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

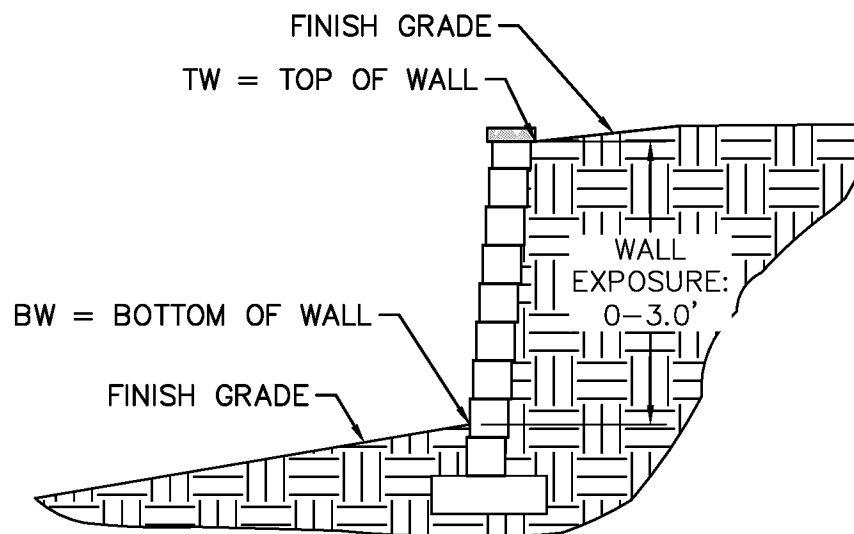
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## EXHIBIT A ILLUSTRATION

SHEET 16 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



### NOTE:

1. WALL ELEVATION LEGEND IS FOR REFERENCE ONLY AND IS TO ONLY BE USED AS A REFERENCE FOR THE MEANING OF BW AND TW WHEN CALLED OUT WITH SPOT ELEVATIONS.
2. GRAPHIC IS NOT MEANT TO BE A WALL DETAIL AND SHALL NOT BE USED FOR CONSTRUCTION OF THE WALL.

4

## POND TURNAROUND RETAINING WALL

N.T.S.

PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR RETAINING WALL  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: N.T.S.

CK'D BY: ELG DATE: 8/20/2021

**Kimley»Horn**

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4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

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# EXHIBIT A ILLUSTRATION

SHEET 17 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

POINT OF COMMENCEMENT  
WEST QUARTER CORNER  
SECTION 8 FOUND 2.25"  
ALUMINUM CAP 0.3'  
BELOW GRADE PLS 38318

LICENSED  
ENCROACHMENT  
POINT OF  
BEGINNING

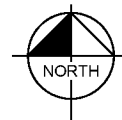
N79°25'04"W 1830.31' ±

18.0'  
UTILITY  
EASEMENT

LOT 1, BLOCK 1  
PORTEOS  
SUBDIVISION  
FILING #5

POINT OF  
TERMINUS

36" STORM LINE  
BELOW GRADE.  
S1°23'26"W  
18.00' ±



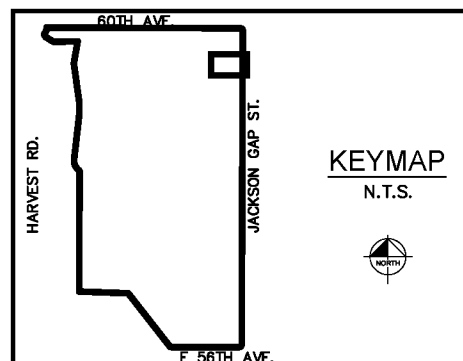
PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR UNDERGROUND UTILITIES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'

CK'D BY: ELG DATE: 8/20/2021



**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
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PHONE: 303-228-2300

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# EXHIBIT A ILLUSTRATION

SHEET 18 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

POINT OF COMMENCEMENT  
WEST QUARTER CORNER  
SECTION 8 FOUND 2.25"  
ALUMINUM CAP 0.3'  
BELOW GRADE PLS 38318

LICENSED  
ENCROACHMENT  
POINT OF  
BEGINNING

S80°59'22"E 1822.90' ±

36" STORM LINE  
BELOW GRADE.

S1°23'26"W  
39.83' ±

30.0' FIRE  
& UTILITY  
EASEMENT

LOT 1, BLOCK 1  
PORTEOS  
SUBDIVISION  
FILING #5

POINT OF  
TERMINUS



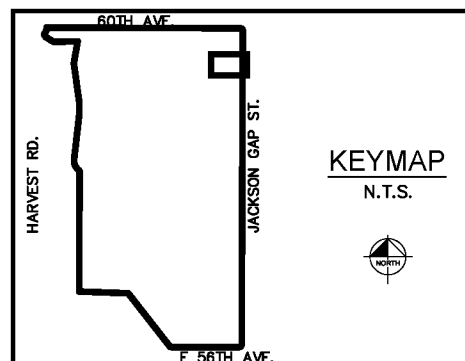
PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR UNDERGROUND UTILITIES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'

CK'D BY: ELG DATE: 8/20/2021



**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

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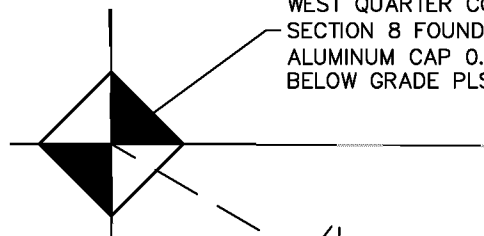
# EXHIBIT A ILLUSTRATION

SHEET 19 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

POINT OF COMMENCEMENT  
WEST QUARTER CORNER  
SECTION 8 FOUND 2.25"  
ALUMINUM CAP 0.3'  
BELOW GRADE PLS 38318



LOT 1, BLOCK 1  
PORTEOS  
SUBDIVISION  
FILING #5

36" STORM LINE  
BELOW GRADE.  
S0°04'55"W  
56.52' ±

26.0' FIRE LANE,  
UTILITY & ACCESS  
EASEMENT

LICENSED  
ENCROACHMENT  
POINT OF  
BEGINNING

30.0' FIRE LANE  
& UTILITY  
EASEMENT

POINT OF  
TERMINUS

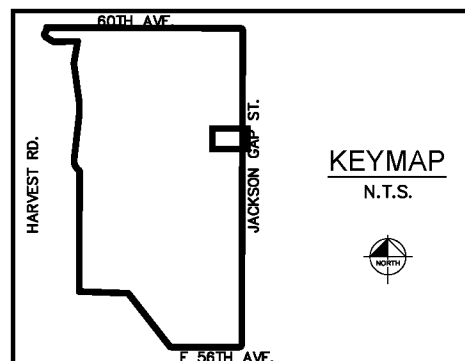


PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR UNDERGROUND UTILITIES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'  
CK'D BY: ELG DATE: 8/20/2021



**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

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# EXHIBIT A ILLUSTRATION

SHEET 20 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

POINT OF COMMENCEMENT  
WEST QUARTER CORNER  
SECTION 8 FOUND 2.25"  
ALUMINUM CAP 0.3'  
BELOW GRADE PLS 38318

LOT 1, BLOCK 1  
PORTEOS  
SUBDIVISION  
FILING #5

POINT OF  
TERMINUS

S66°29'15"E 1950.47' ±

26.0' FIRE LANE,  
UTILITY & ACCESS  
EASEMENT

LICENSED  
ENCROACHMENT  
POINT OF  
BEGINNING

15" STORM LINE  
BELOW GRADE.  
S89°47'21"E  
26.00' ±

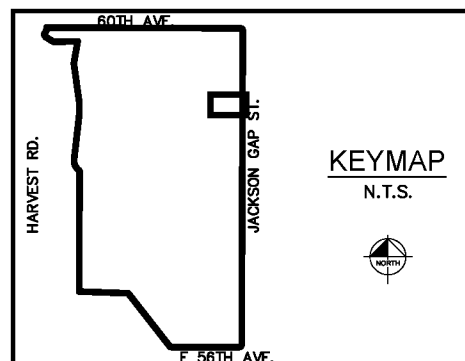


PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR UNDERGROUND UTILITIES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'  
CK'D BY: ELG DATE: 8/20/2021



**Kimley»Horn**

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4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

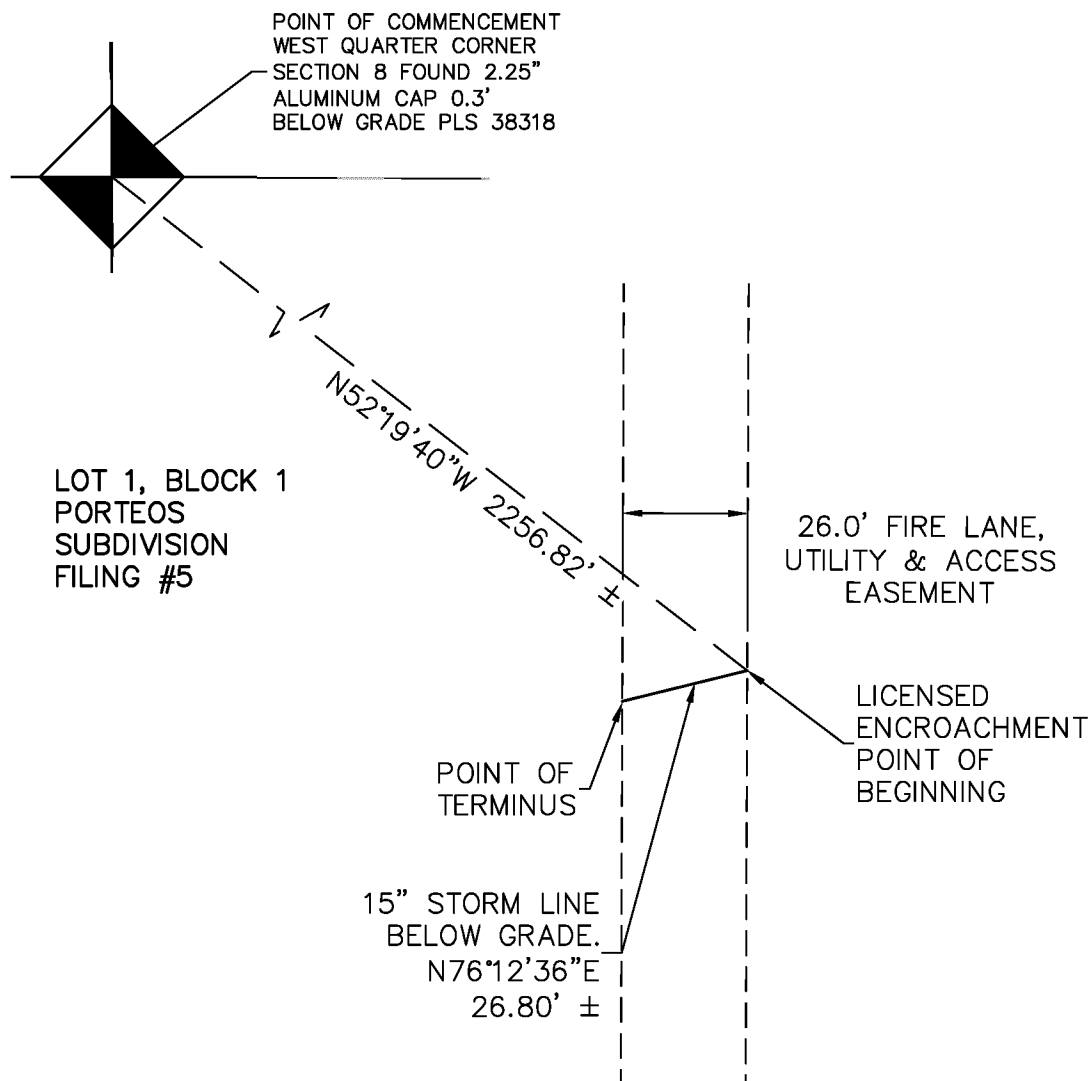
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SURVEY. IT IS INTENDED  
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ATTACHED DESCRIPTION

# EXHIBIT A ILLUSTRATION

SHEET 21 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



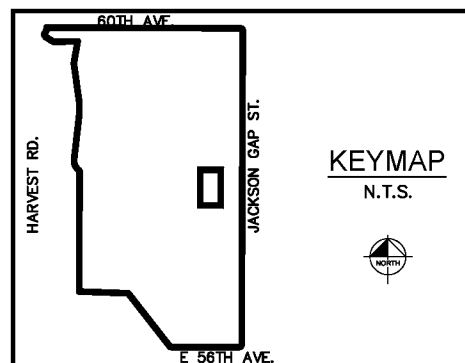
PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR UNDERGROUND UTILITIES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'

CK'D BY: ELG DATE: 8/20/2021



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# EXHIBIT A ILLUSTRATION

SHEET 22 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

POINT OF COMMENCEMENT  
WEST QUARTER CORNER  
SECTION 8 FOUND 2.25"  
ALUMINUM CAP 0.3'  
BELOW GRADE PLS 38318

LOT 1, BLOCK 1  
PORTEOS  
SUBDIVISION  
FILING #5

N56°09'27"W 2151.51' ±

26.0' FIRE LANE,  
UTILITY & ACCESS  
EASEMENT

POINT OF  
TERMINUS

LICENSED  
ENCROACHMENT  
POINT OF  
BEGINNING

15" STORM LINE  
BELOW GRADE.  
S83°52'59"E  
26.14' ±

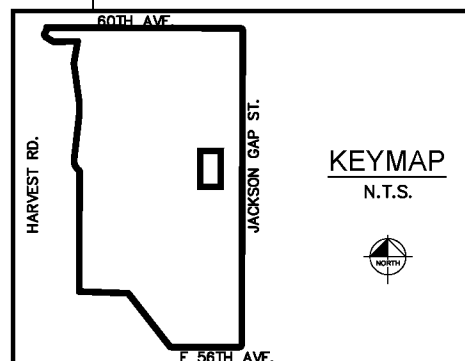


PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR UNDERGROUND UTILITIES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'  
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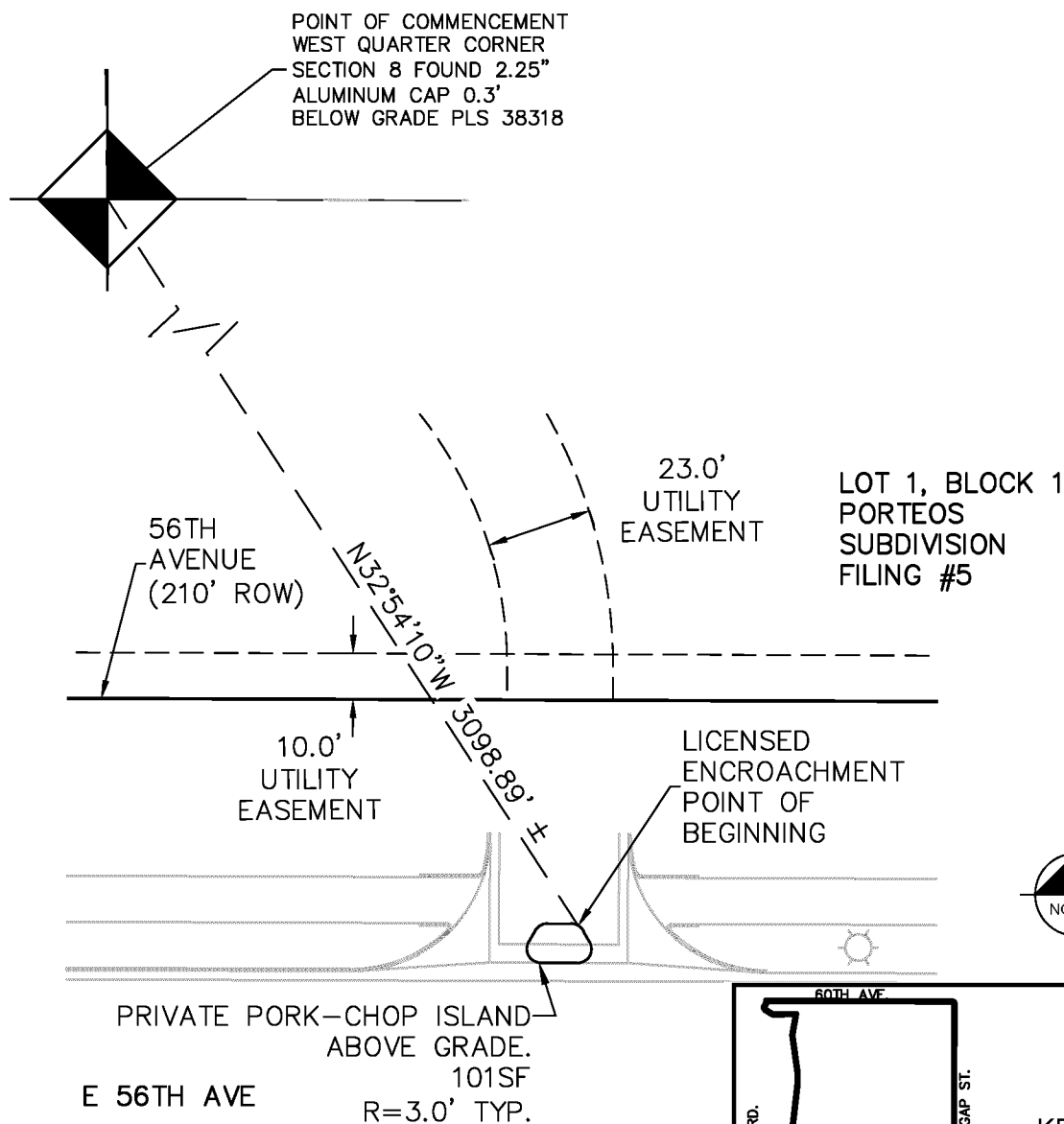
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# EXHIBIT A ILLUSTRATION

SHEET 23 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

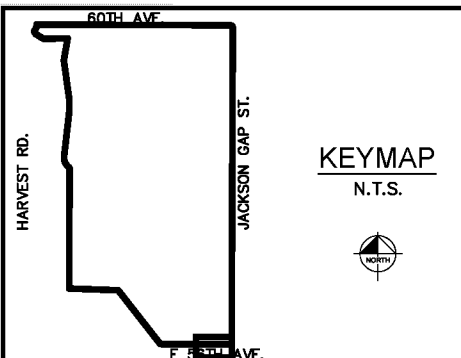


PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR PORK-CHOP ISLAND  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'  
CK'D BY: ELG DATE: 8/20/2021



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PHONE: 303-228-2300

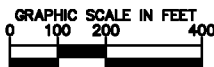
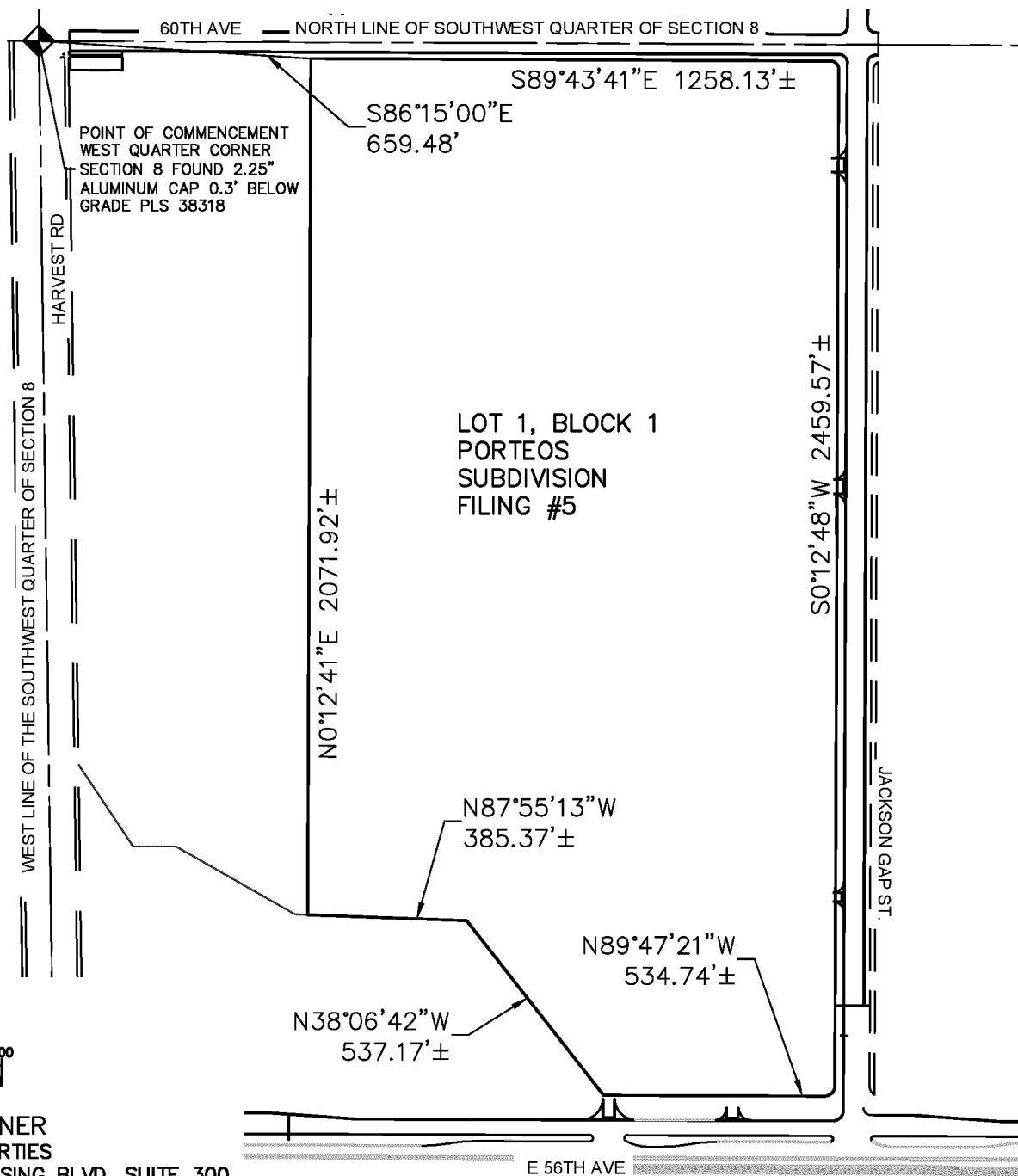
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SHEET 24 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR UNDERGROUND UTILITIES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

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CK'D BY: ELG DATE: 8/20/2021

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PHONE: 303-228-2300

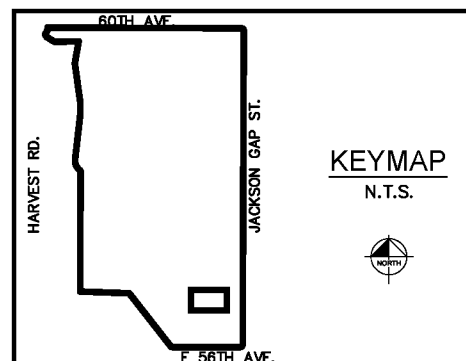
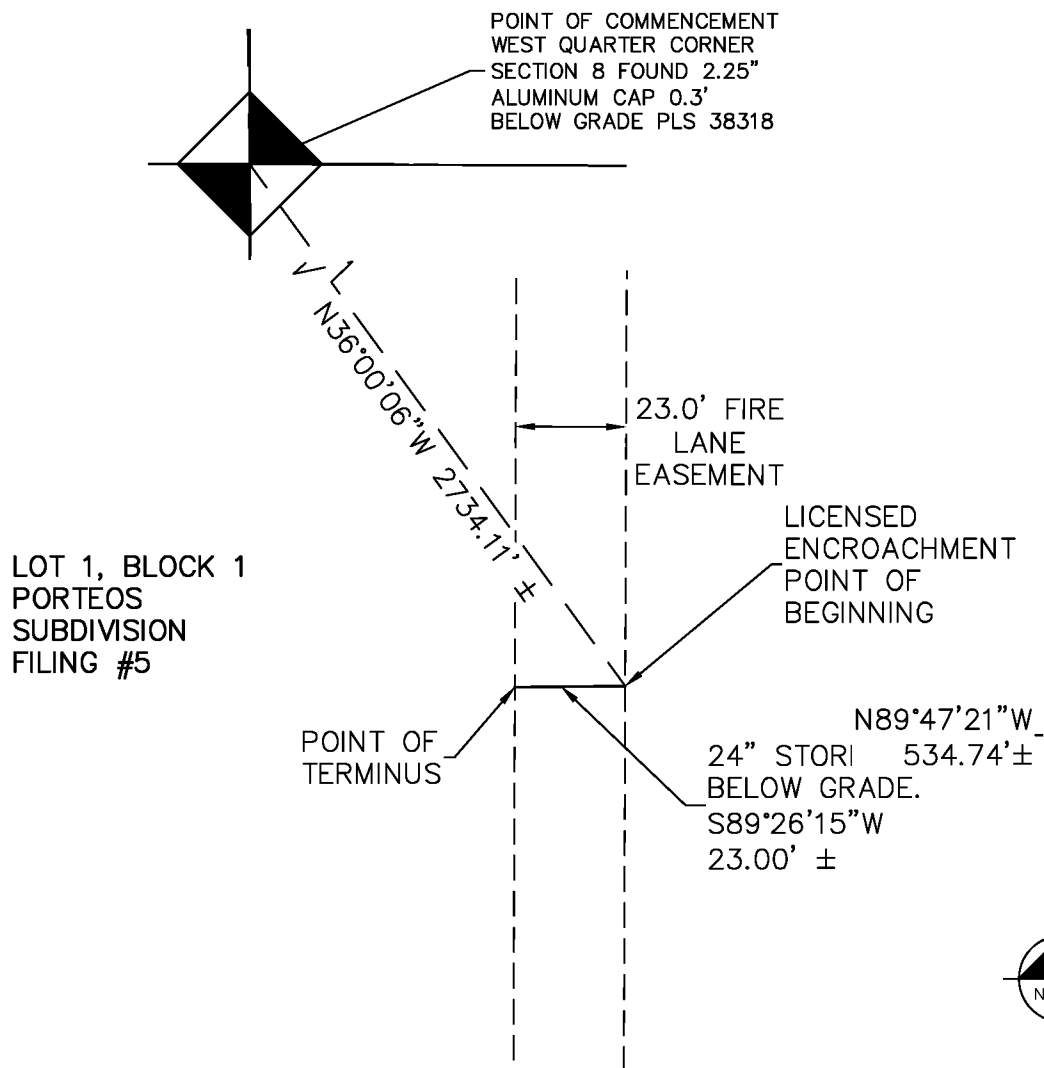
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# EXHIBIT A ILLUSTRATION

SHEET 25 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR UNDERGROUND UTILITIES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

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# EXHIBIT A ILLUSTRATION

SHEET 26 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

POINT OF COMMENCEMENT  
WEST QUARTER CORNER  
SECTION 8 FOUND 2.25"  
ALUMINUM CAP 0.3'  
BELOW GRADE PLS 38318

POINT OF  
INFLECTION  
WITH 4'  
DIA  
MANHOLE

LOT 1, BLOCK 1  
PORTEOS  
SUBDIVISION  
FILING #5

18" STORM LINE  
BELOW GRADE  
S0°12'56"W  
183.49'  $\pm$

23.0' FIRE  
LANE  
EASEMENT

LICENSED  
ENCROACHMENT  
POINT OF  
BEGINNING

N89°47'21"W  
12.17'

POINT OF  
TERMINUS

26.0' UTILITY  
EASEMENT

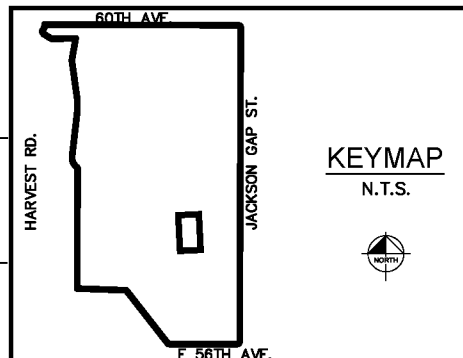
PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR UNDERGROUND UTILITIES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'

CK'D BY: ELG DATE: 8/20/2021



KEYMAP  
N.T.S.

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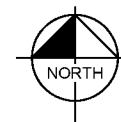
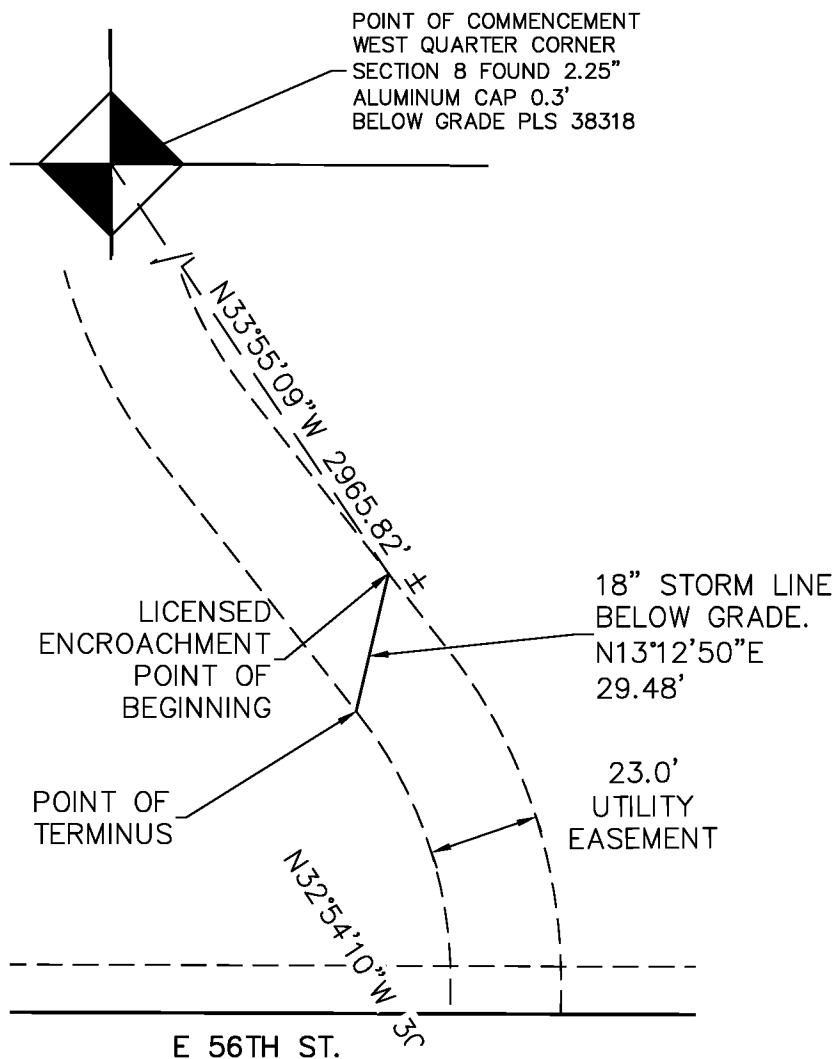
# EXHIBIT A ILLUSTRATION

SHEET 27 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

LOT 1, BLOCK 1  
PORTEOS  
SUBDIVISION  
FILING #5

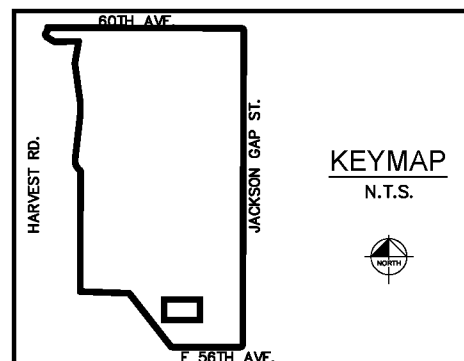


PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR UNDERGROUND UTILITIES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'  
CK'D BY: ELG DATE: 8/20/2021



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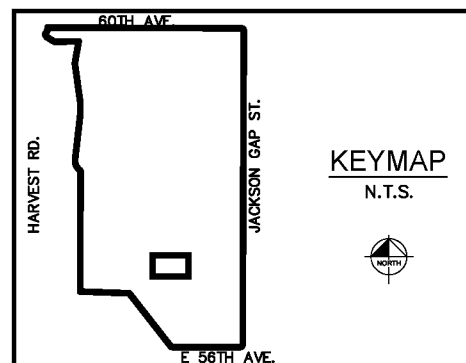
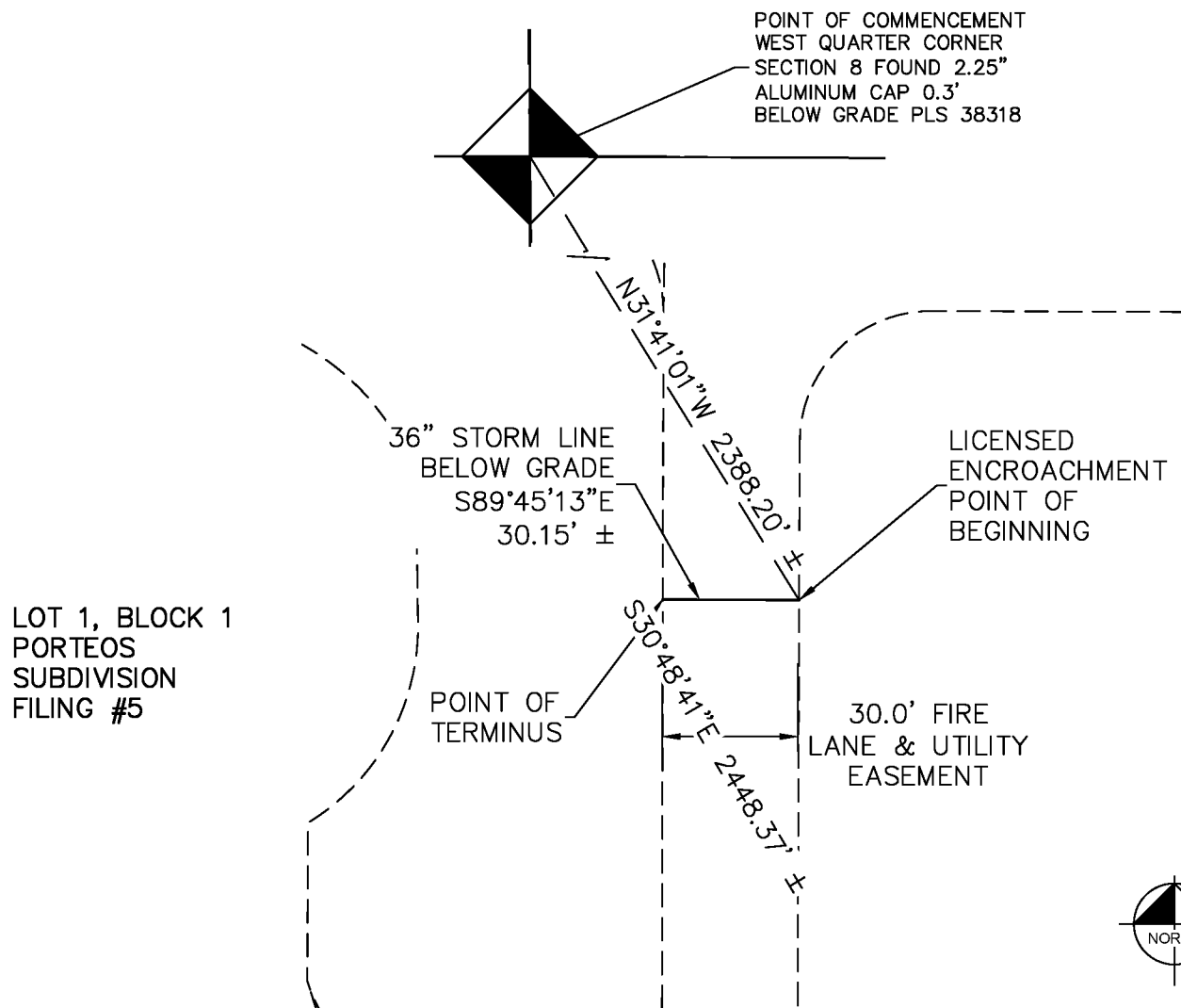
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

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# EXHIBIT A ILLUSTRATION

SHEET 28 OF 43  
EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR UNDERGROUND UTILITIES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'  
CK'D BY: ELG DATE: 8/20/2021

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4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

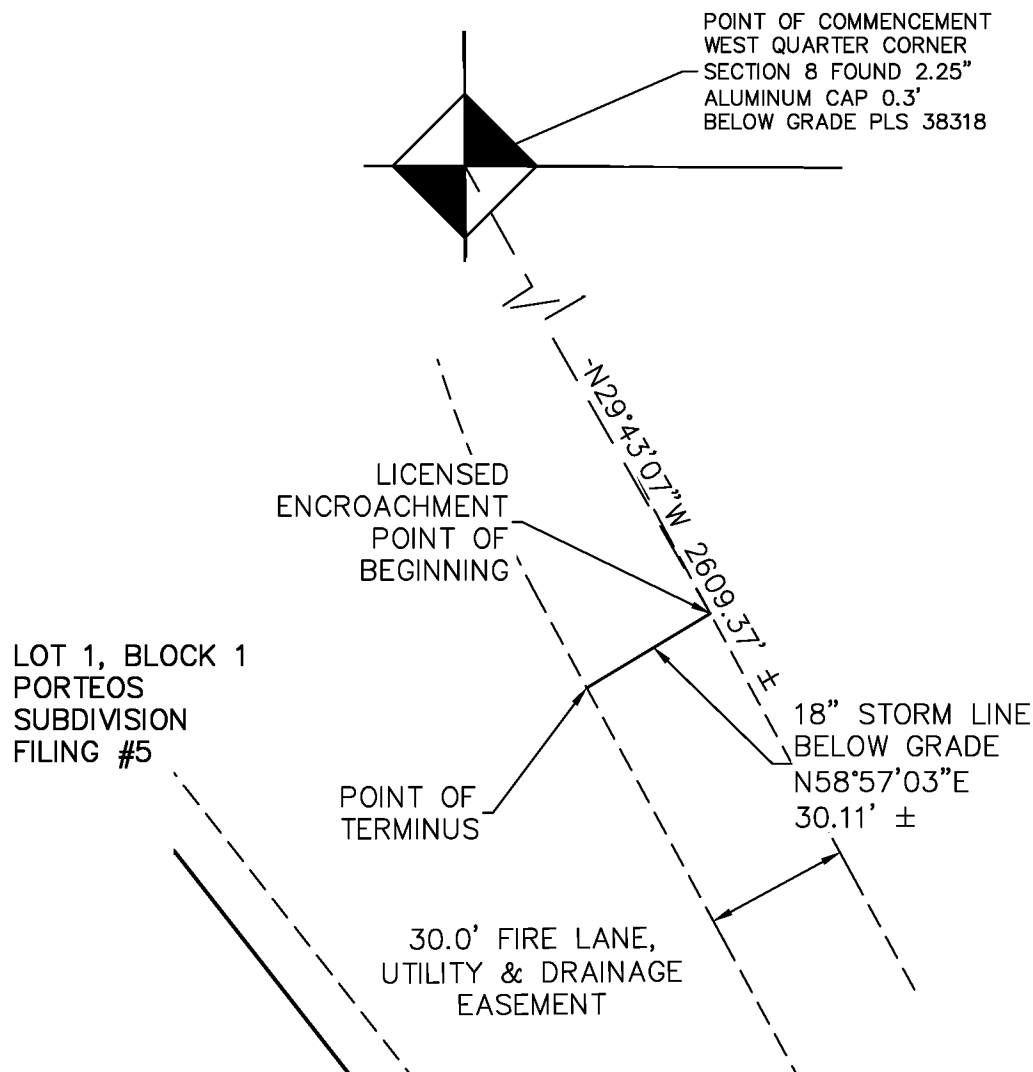
\\kimley-horn.com\mnt\_dan\DEN\_Civil\096360012\_FXG Porteos\Archive\Exhibits\License Agreement Exhibits\CADD\License Agreement Exhibits Set 2.dwg

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# EXHIBIT A ILLUSTRATION

SHEET 29 OF 43  
EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

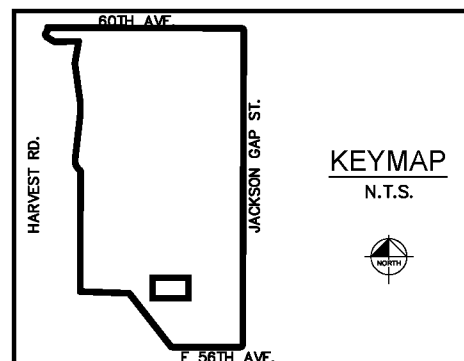


PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR UNDERGROUND UTILITIES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'  
CK'D BY: ELG DATE: 8/20/2021



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4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

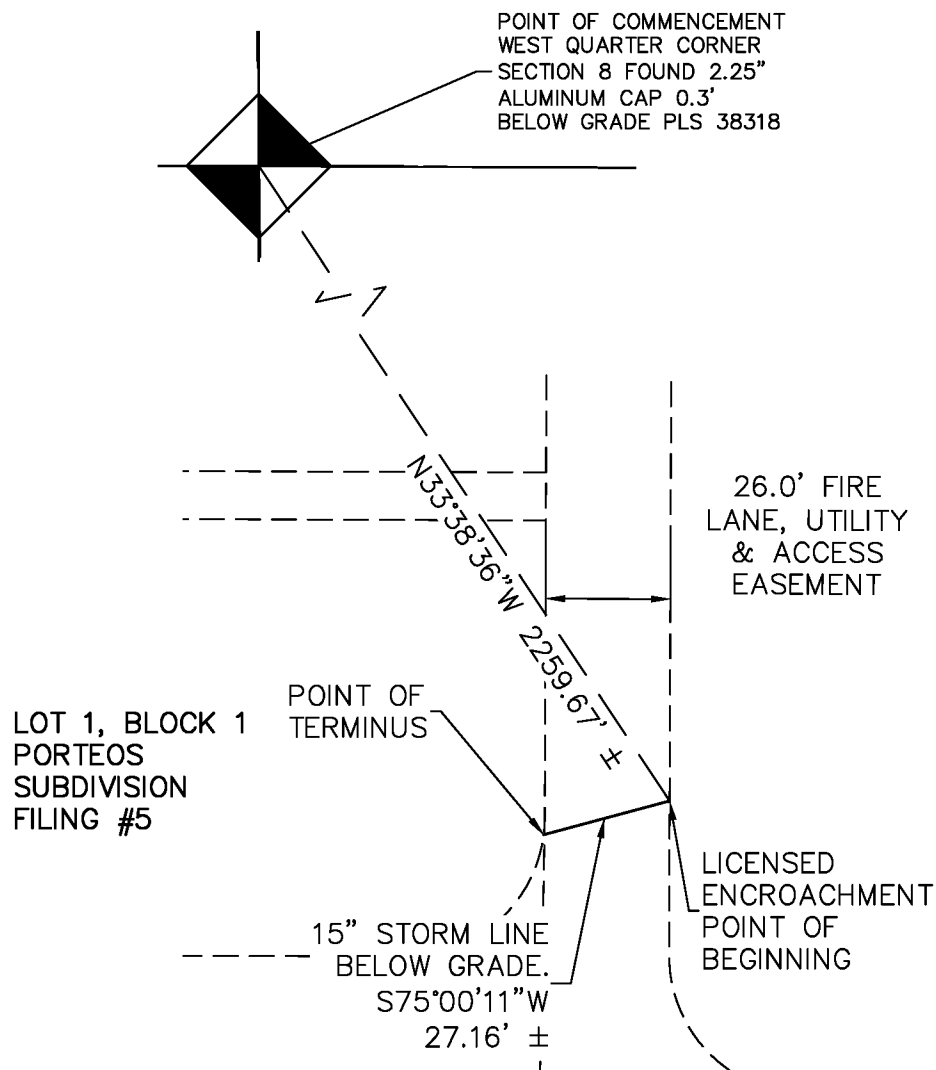
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# EXHIBIT A ILLUSTRATION

SHEET 30 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



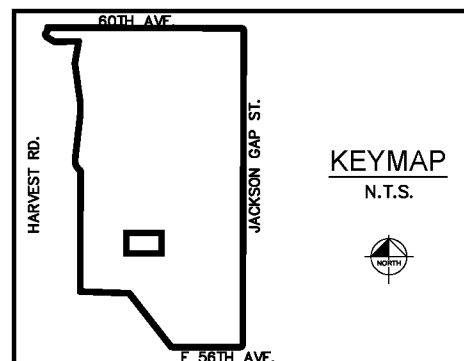
PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR UNDERGROUND UTILITIES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'

CK'D BY: ELG DATE: 8/20/2021



KEYMAP  
N.T.S.

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4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

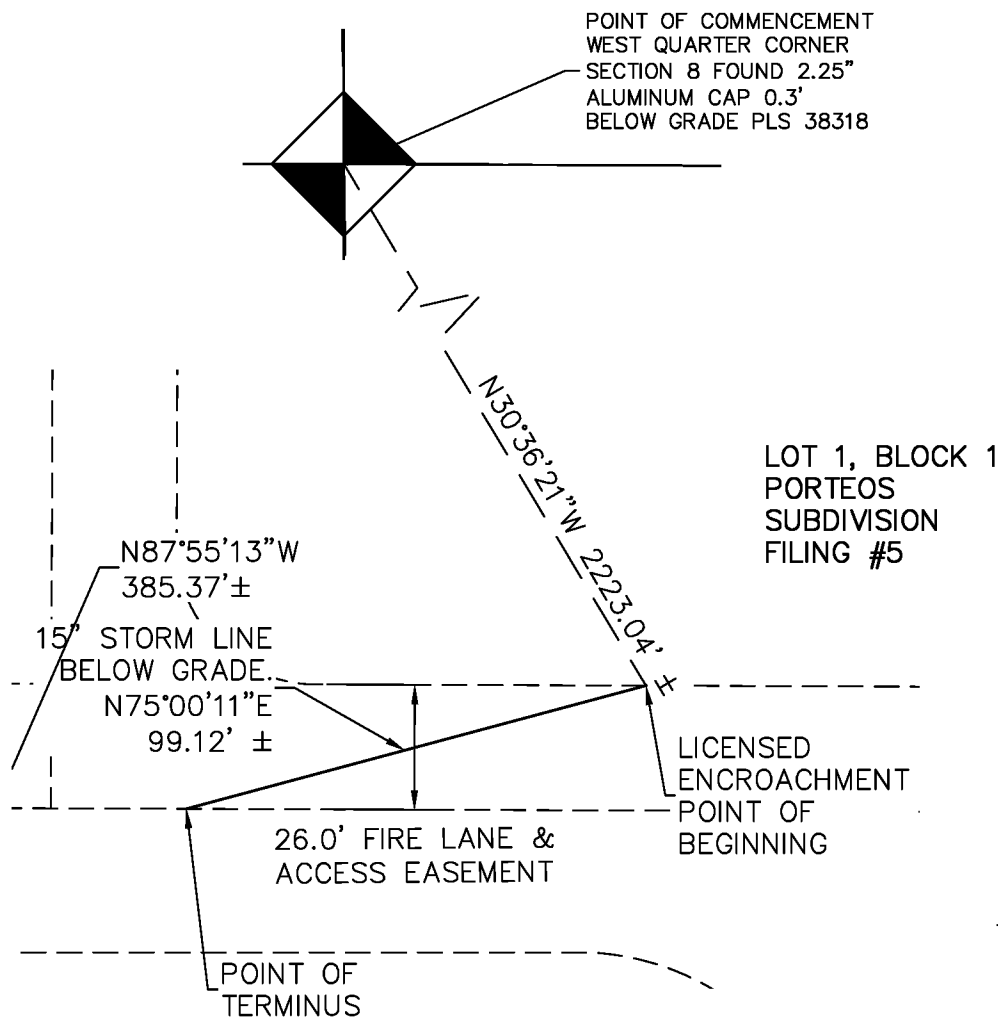


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# EXHIBIT A ILLUSTRATION

SHEET 31 OF 43  
EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

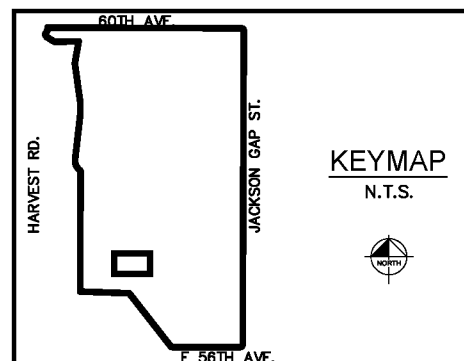


PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR UNDERGROUND UTILITIES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'  
CK'D BY: ELG DATE: 8/20/2021



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4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237  
PHONE: 303-228-2300

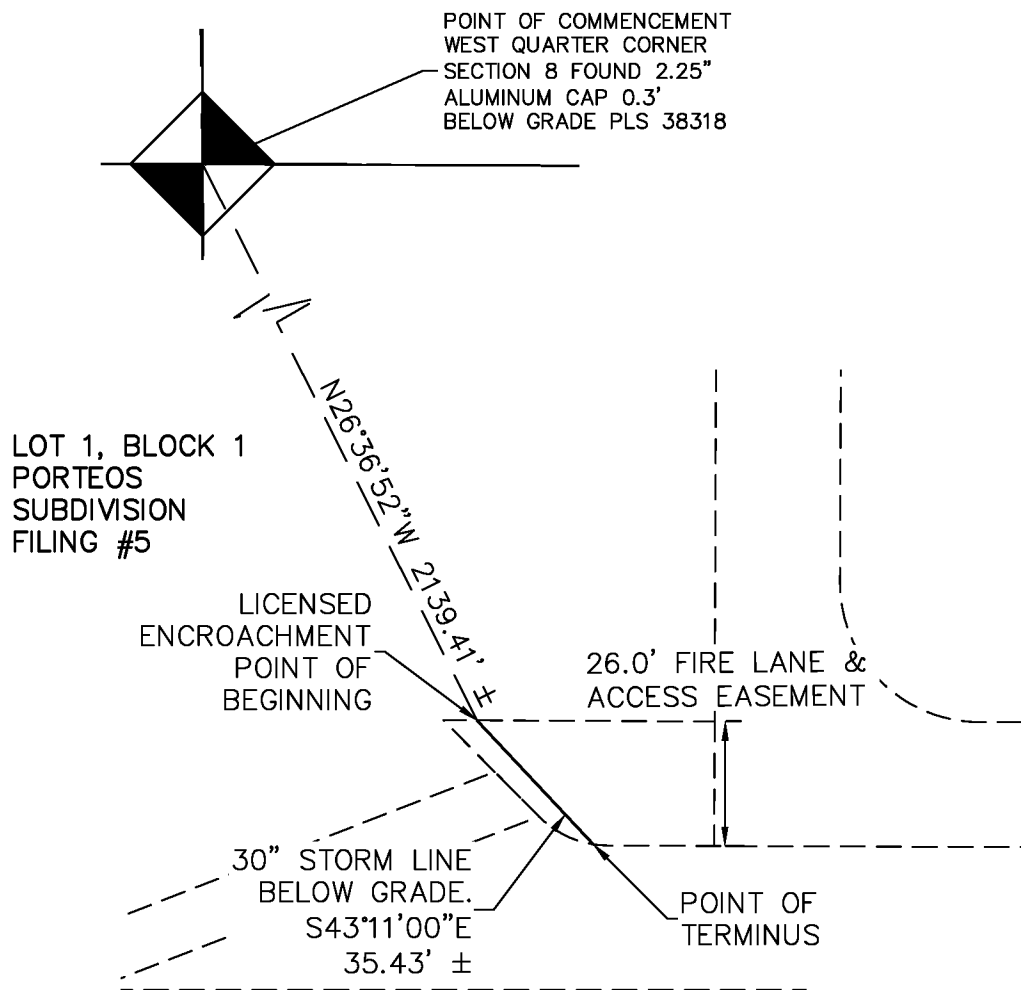
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# EXHIBIT A ILLUSTRATION

SHEET 32 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

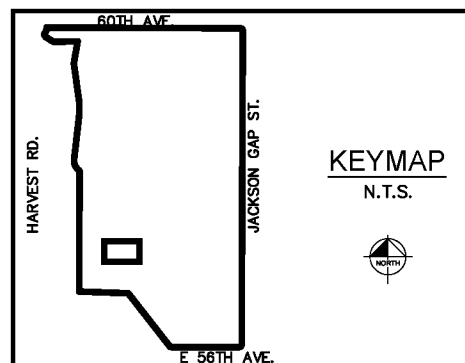


PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR UNDERGROUND UTILITIES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'  
CK'D BY: ELG DATE: 8/20/2021



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PHONE: 303-228-2300

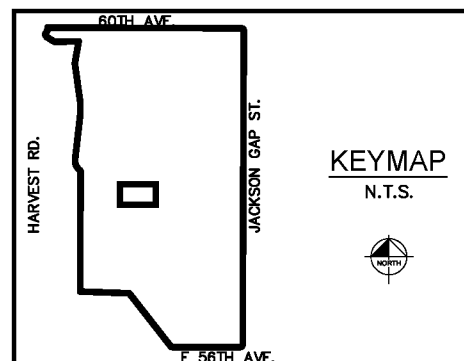
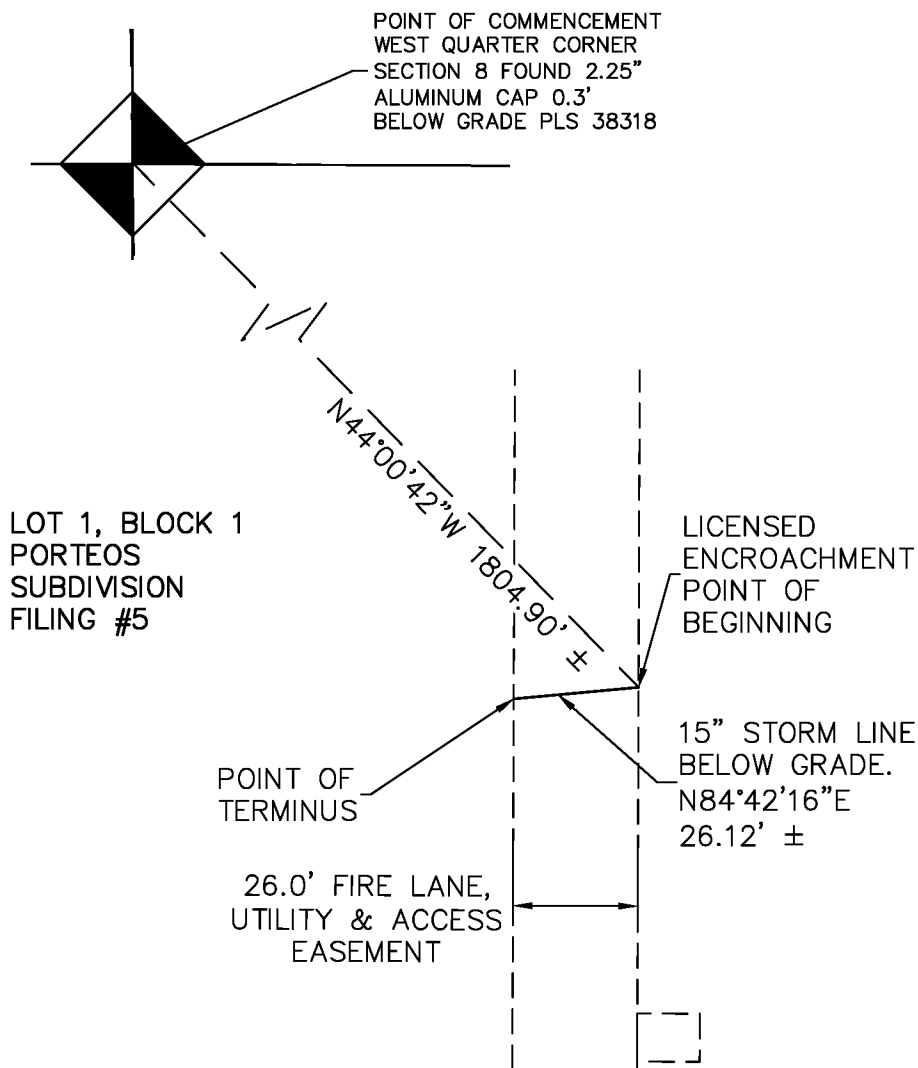
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# EXHIBIT A ILLUSTRATION

SHEET 33 OF 43

EDN: 221158

LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



PROPERTY OWNER  
SCANNELL PROPERTIES  
8801 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR UNDERGROUND UTILITIES  
LOCATED IN THE SOUTHWEST QUADRANT OF SECTION  
8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

DRAWN BY: KTS SCALE: 1"=40'  
CK'D BY: ELG DATE: 8/20/2021

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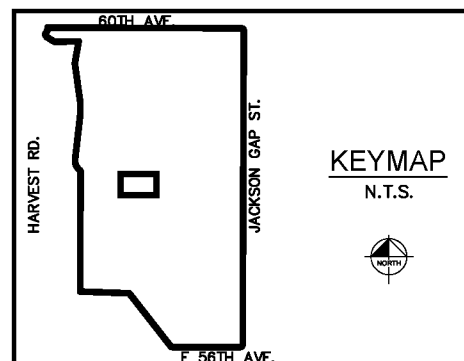
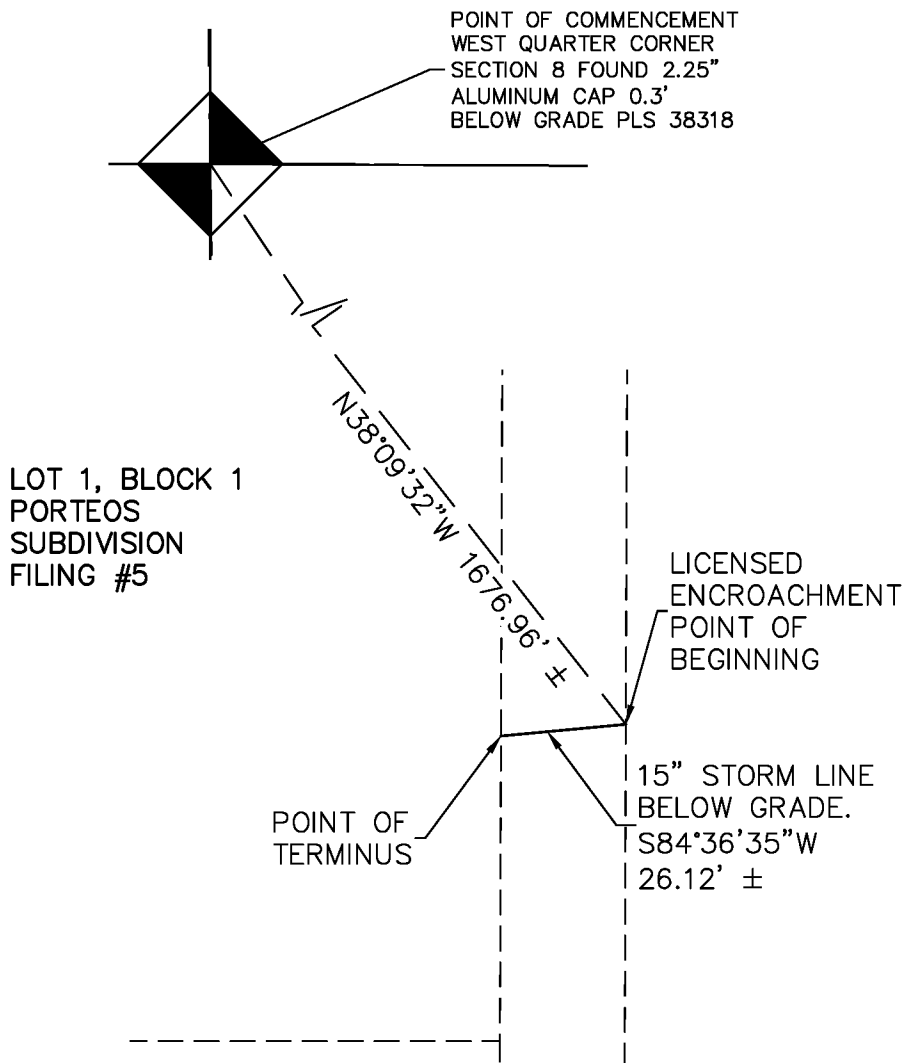
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# EXHIBIT A ILLUSTRATION

SHEET <sup>34</sup> OF <sup>43</sup>

EDN: 221158

LOCATED IN THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 8, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



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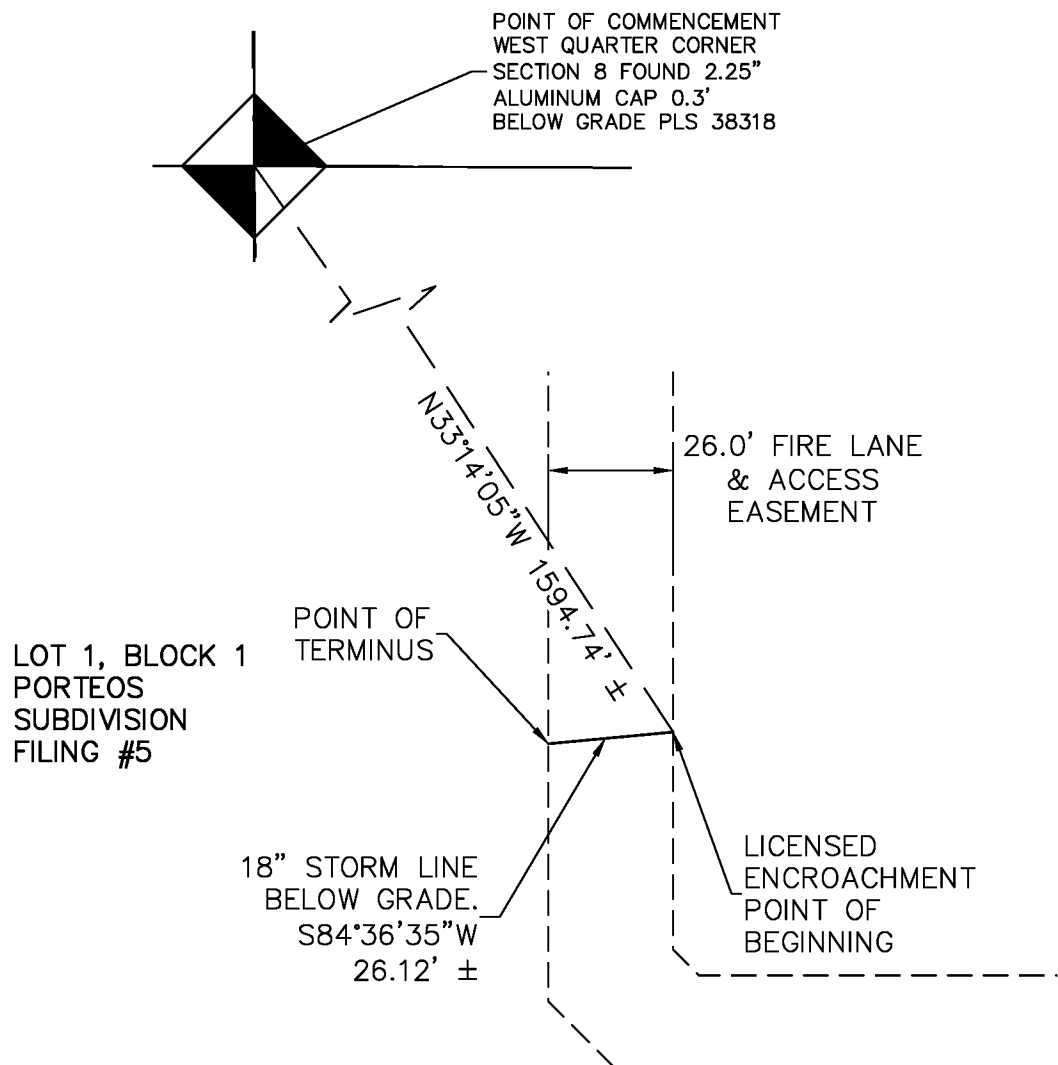
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# EXHIBIT A ILLUSTRATION

SHEET 35 OF 43  
EDN: 221158

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CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

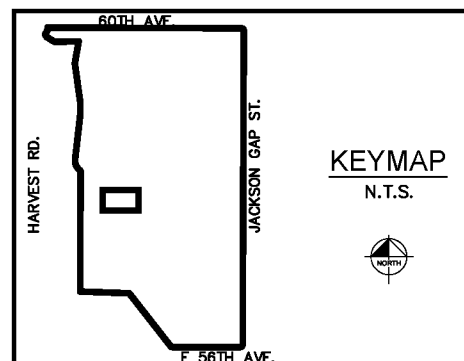


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CITY OF AURORA, COLORADO

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PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
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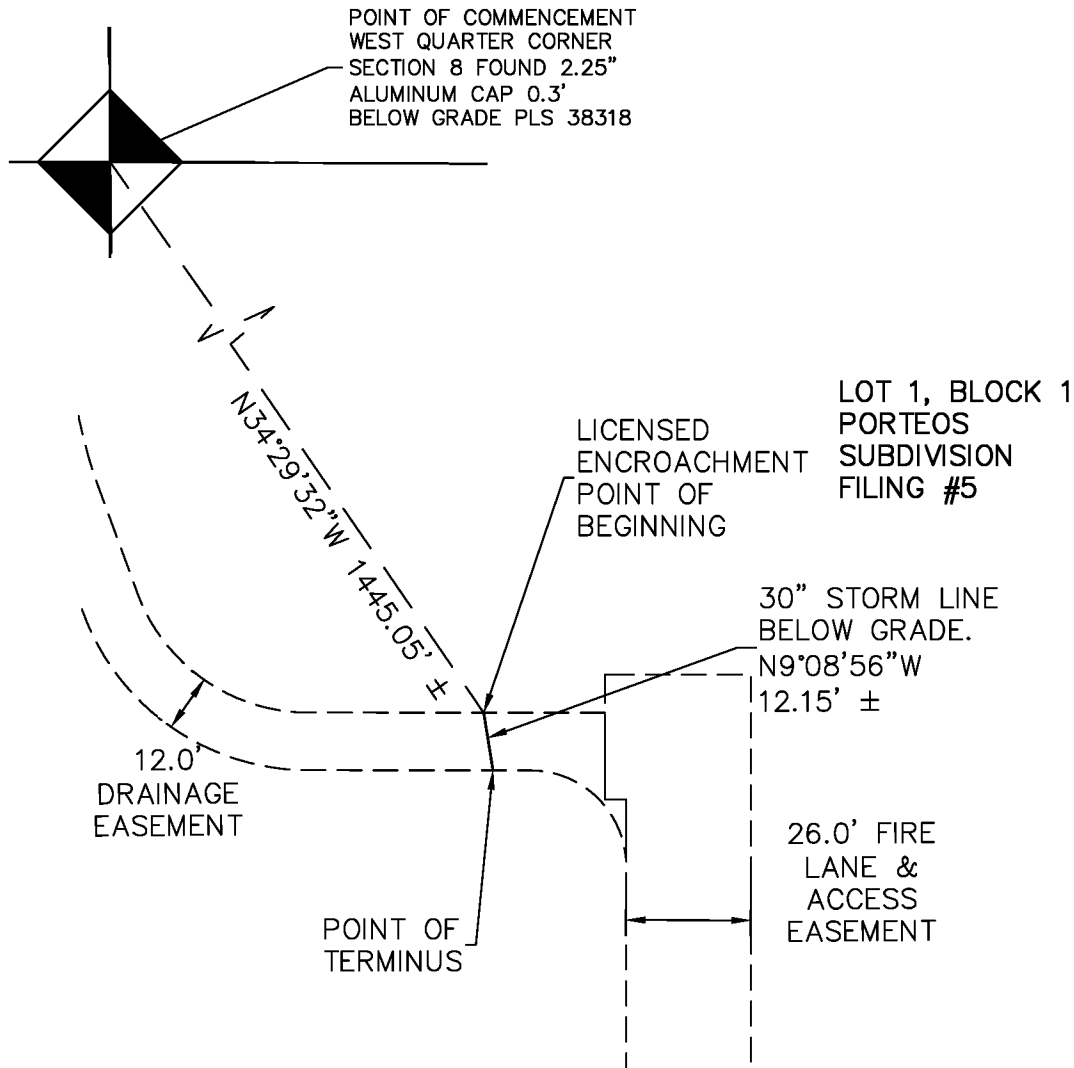
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SHEET 36 OF 43  
EDN: 221158

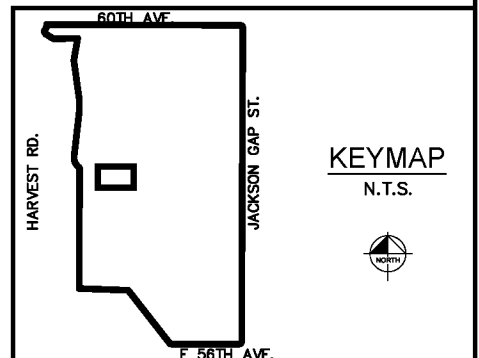
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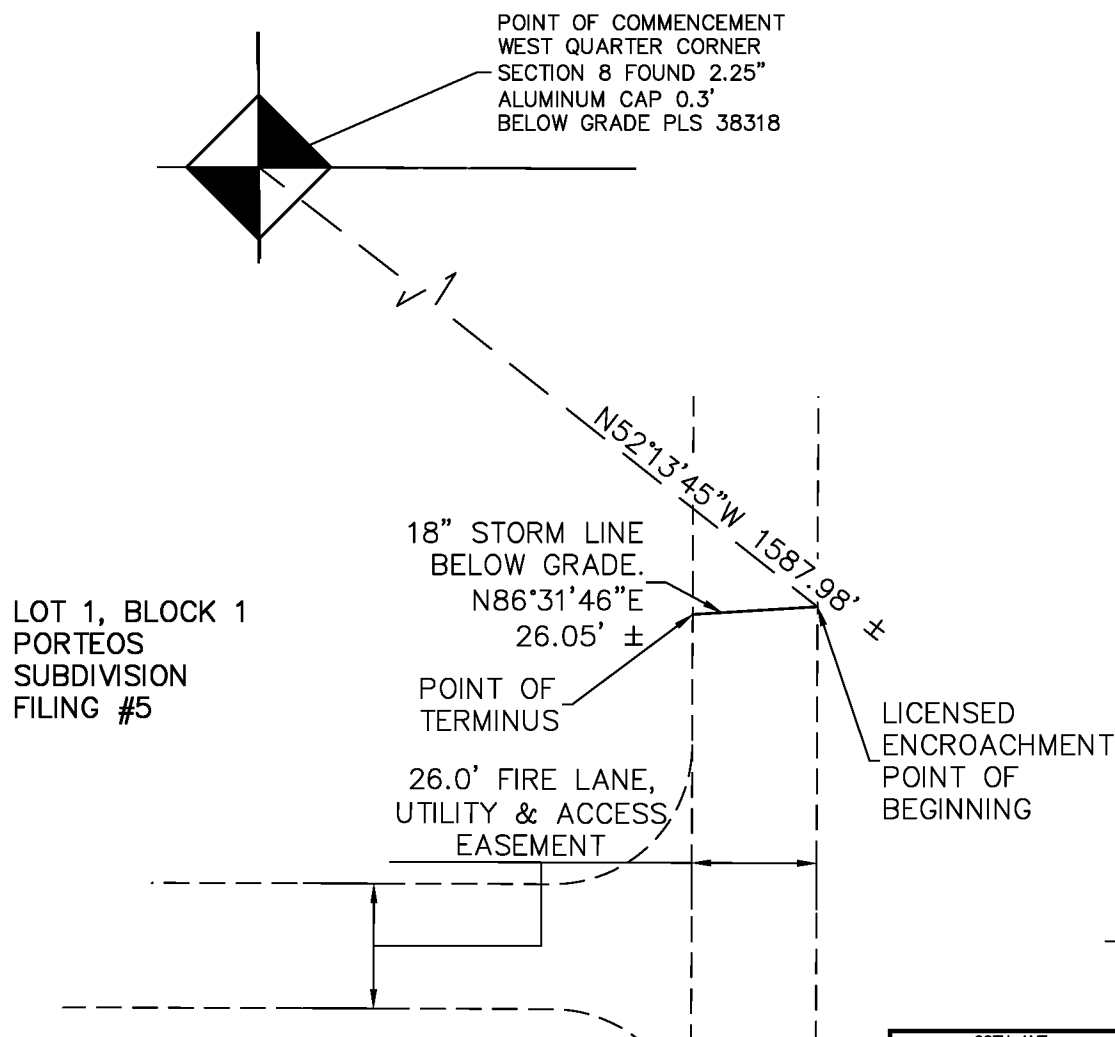
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SHEET 37 OF 43

EDN: 221158

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RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

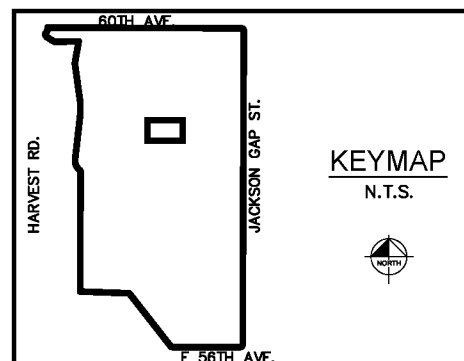


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CITY OF AURORA, COLORADO

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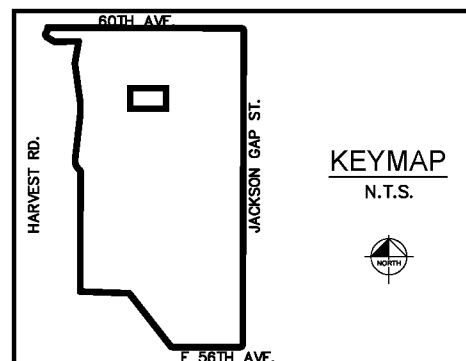
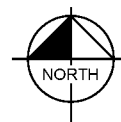
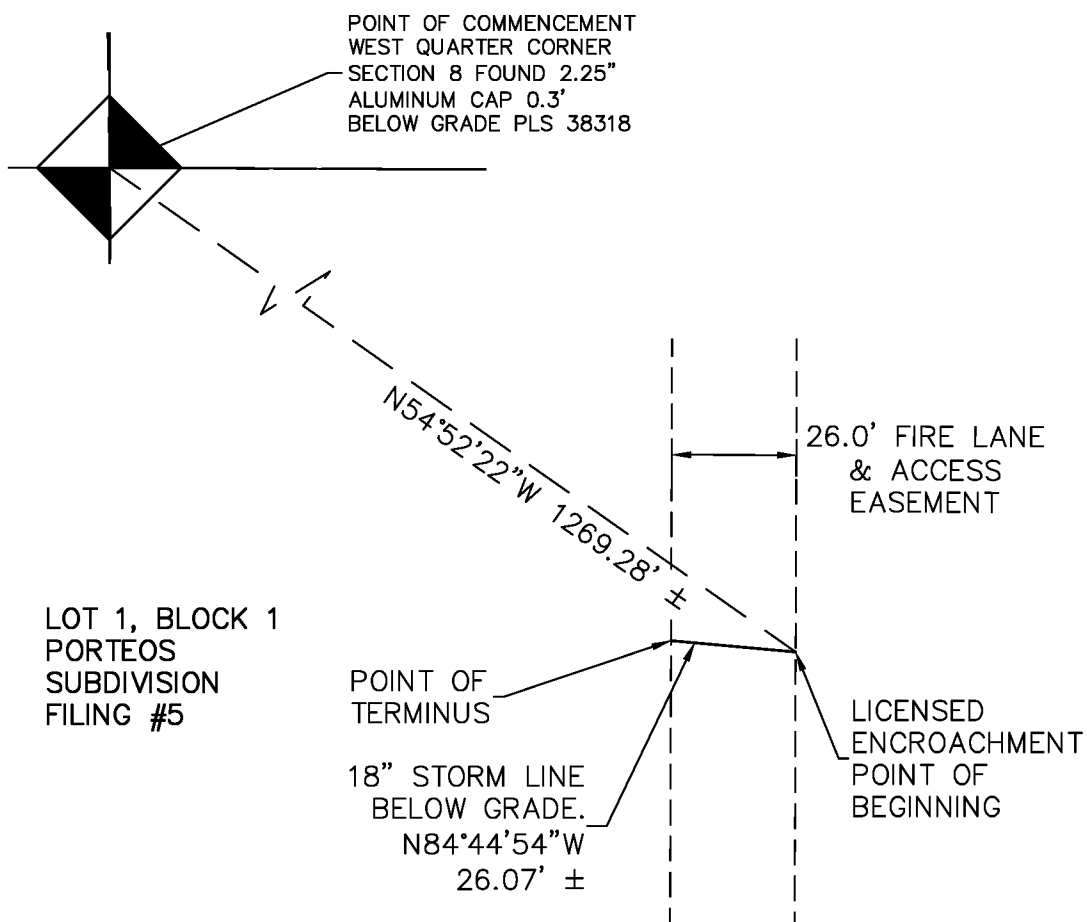
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# EXHIBIT A ILLUSTRATION

SHEET 38 OF 43

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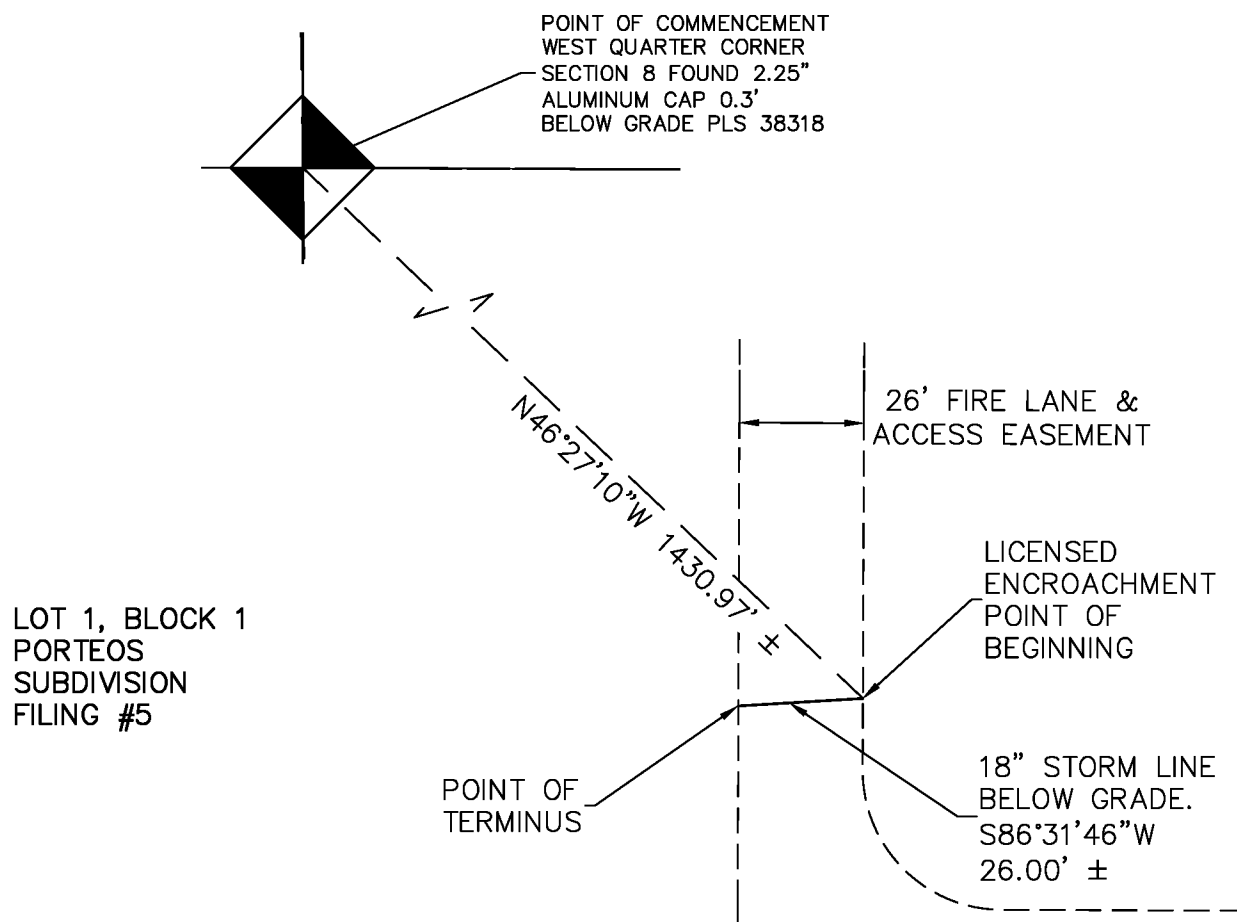
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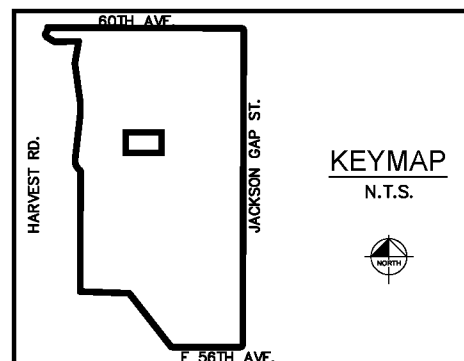


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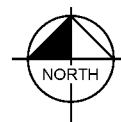
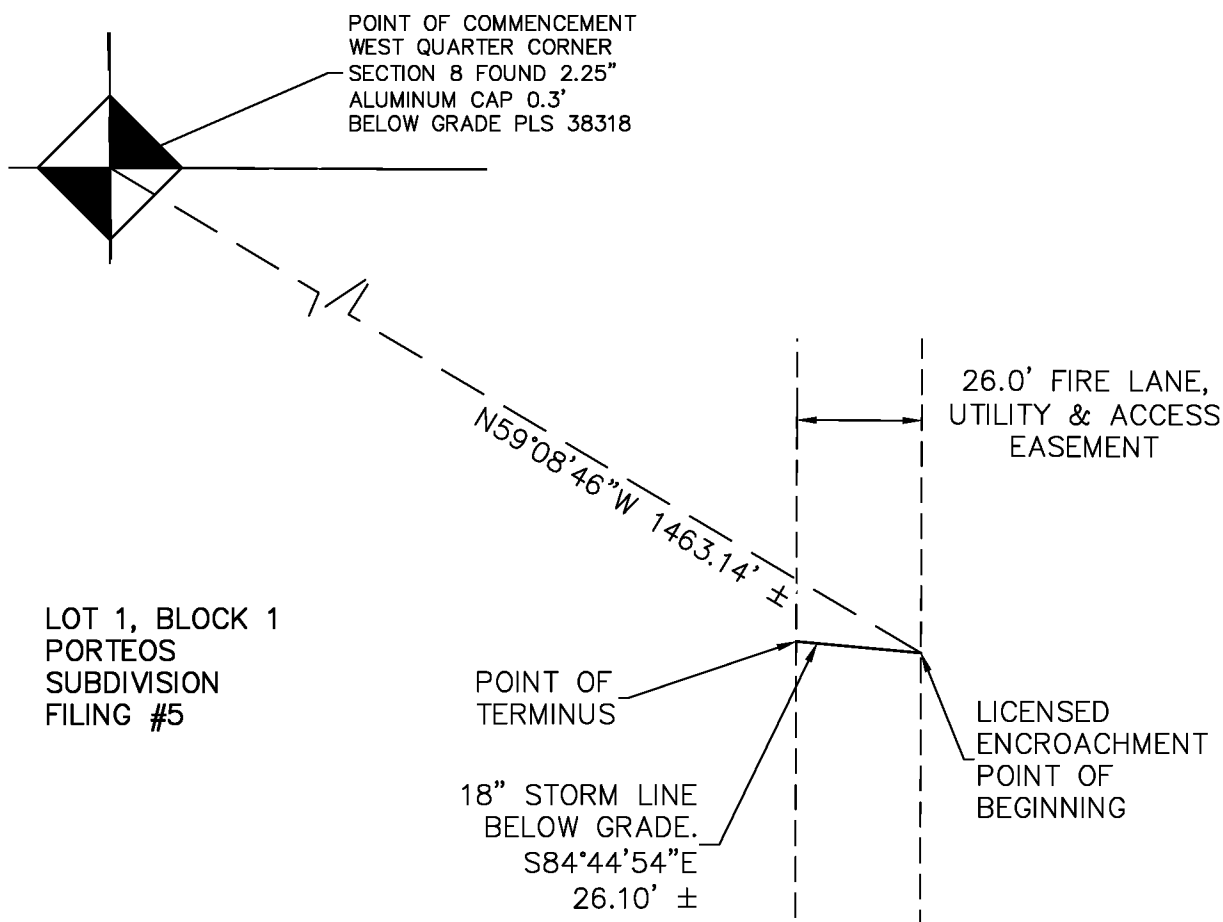
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SHEET 40 OF 43

EDN: 221158

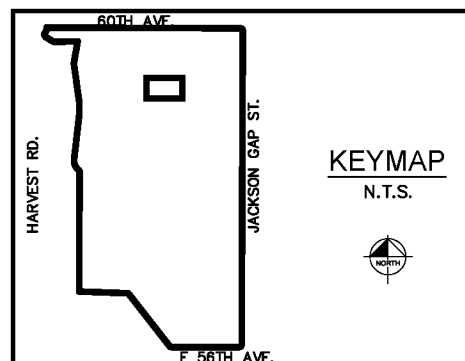
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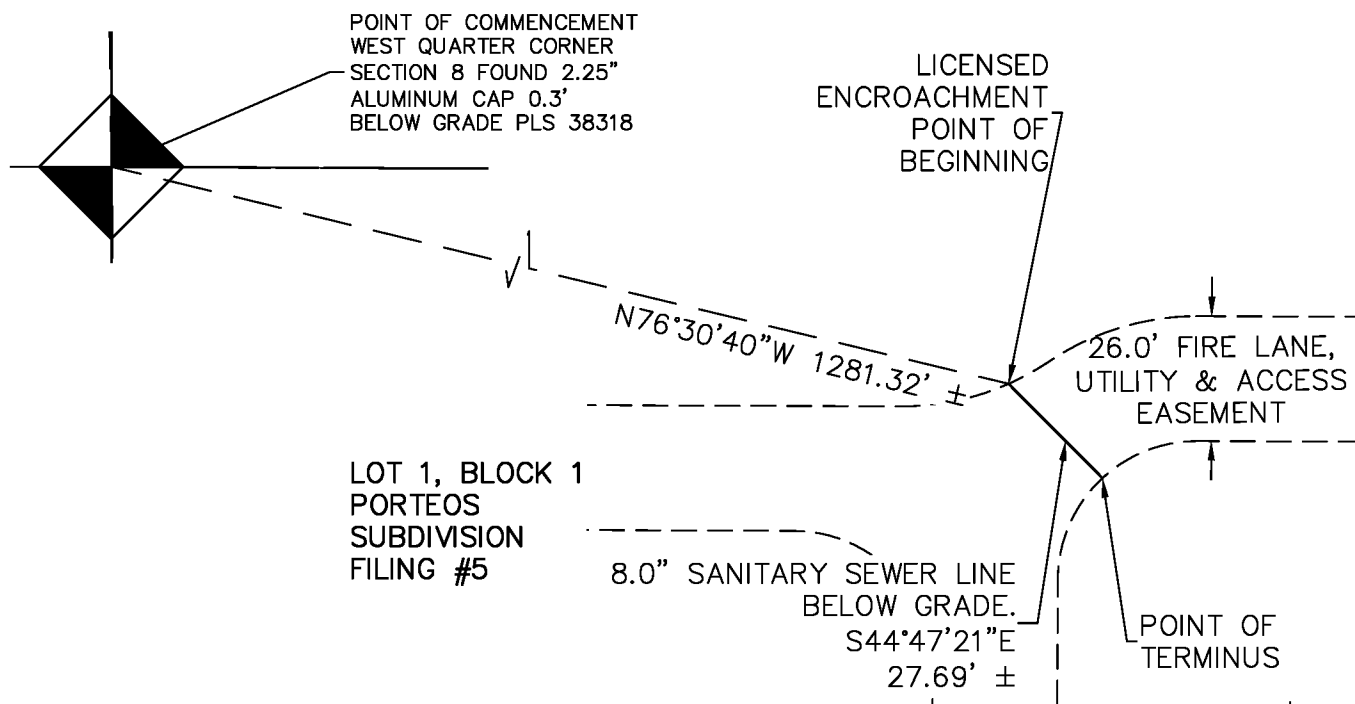
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# EXHIBIT A ILLUSTRATION

SHEET 41 OF 43

EDN: 221158

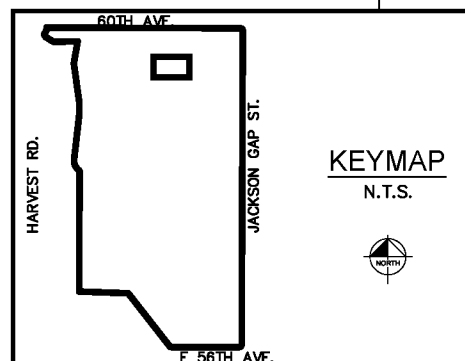
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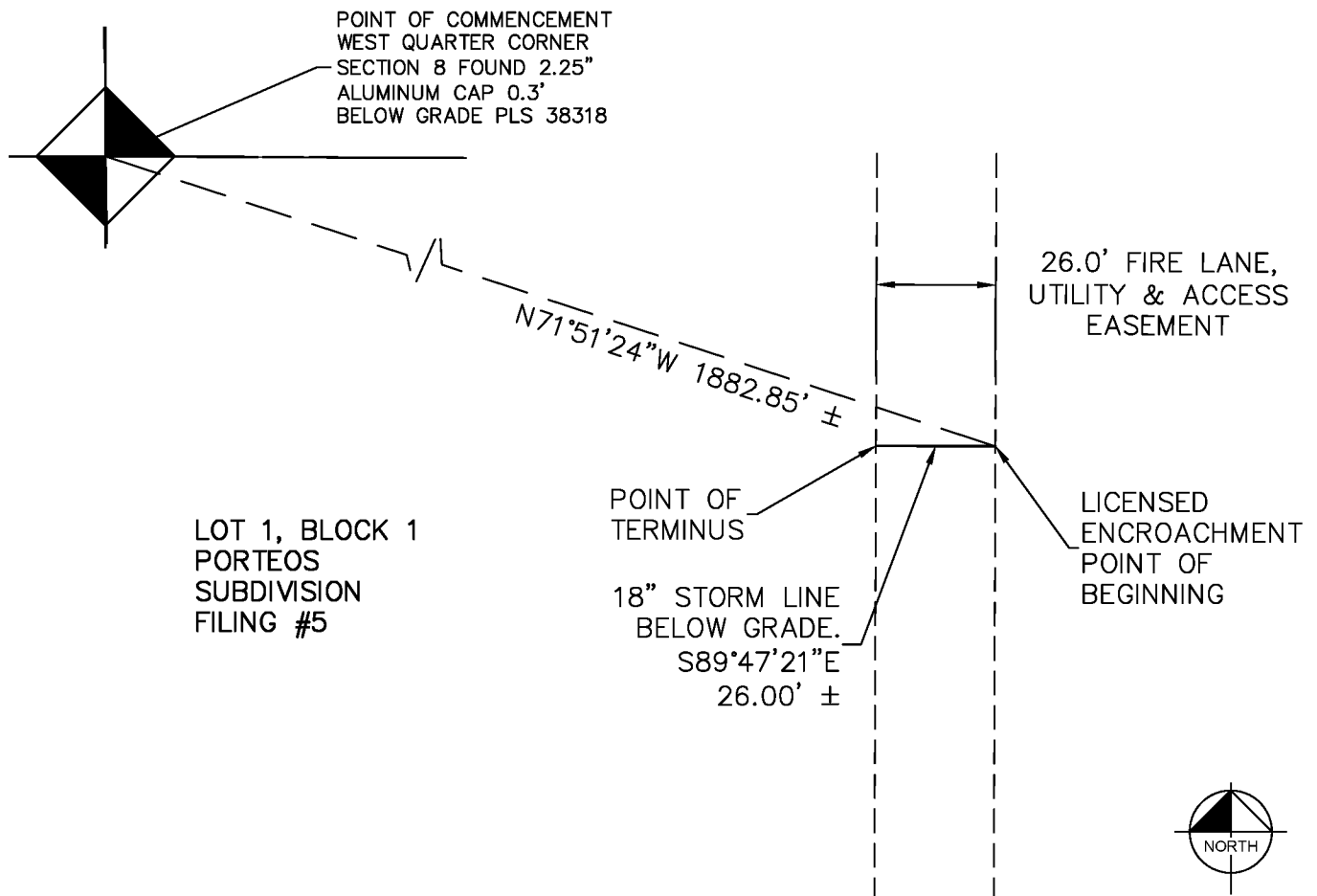
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# EXHIBIT A ILLUSTRATION

SHEET 42 OF 43

EDN: 221158

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RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

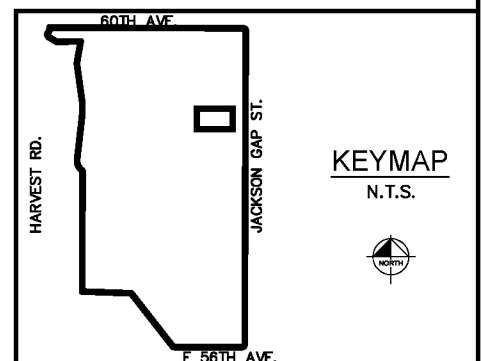


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KEYMAP  
N.T.S.

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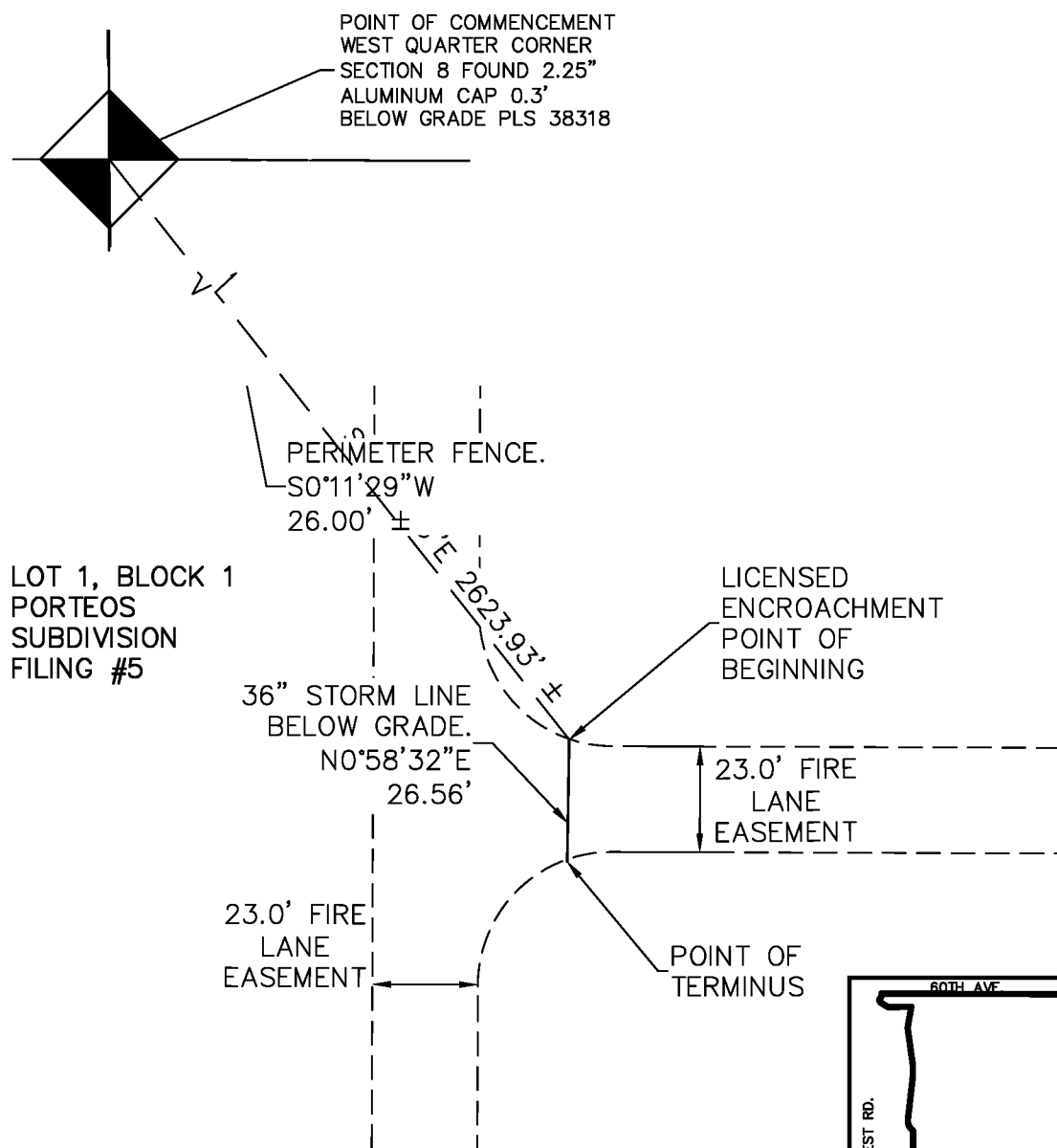
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SHEET 43 OF 43

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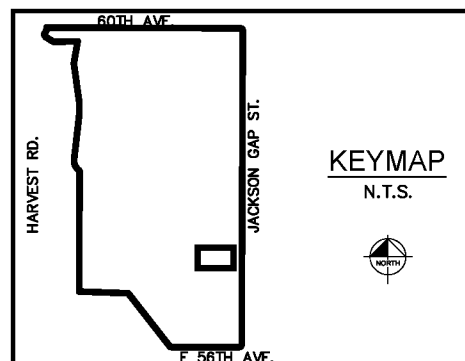


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