

LEGAL DESCRIPTION (TITLE COMMITMENT):

PARCEL 1:

A PARCEL OF LAND LYING IN THE NE ¼ OF SECTION 11, T 4 S, R 66 W, OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SECTION 11; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 240.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 14 MINUTES 43 SECONDS AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 11; A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF PICCADILLY ROAD; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 1456.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 14 MINUTES 43 SECONDS AND PARALLEL WITH THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 543.31 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 14 MINUTES 43 SECONDS AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1155.52 FEET TO A POINT LYING ON THE WEST LINE OF SAID NE ¼; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 23 MINUTES 48 SECONDS AND ALONG SAID WEST LINE A DISTANCE OF 432.23 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 89 DEGREES 36 MINUTES 12 SECONDS AND PARALLEL WITH THE NORTH LINE OF SAID NE ¼ A DISTANCE OF 2192.68 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 14 MINUTES 43 SECONDS AND PARALLEL WITH THE EAST LINE OF SAID SECTION 11 A DISTANCE OF 945.53 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 14 MINUTES 43 SECONDS AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 11 A DISTANCE OF 417.70 FEET TO A POINT ON THE WEST RIGHT - OF - WAY LINE OF PICCADILLY ROAD; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 14 MINUTES 43 SECONDS AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.
COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXCEPT THOSE PORTIONS CONVEYED IN SPECIAL WARRANTY DEED TO THE CITY OF AURORA, COLORADO, A MUNICIPAL CORPORATION OF THE COUNTIES OF ADAMS, ARAPAHOE AND DOUGLAS RECORDED SEPTEMBER 12, 2017 AT RECEPTION NO. D7104092.

FOR INFORMATIONAL PURPOSES:
TAX ID NO.: A PORTION OF 035260089

***NOTE: THE ABOVE LEGAL DESCRIPTION IS SUBJECT TO CHANGE UPON REPLAT AND SHALL BE AMENDED TO READ AS FOLLOWS:

LOT 3, BLOCK 1, EAGLE RIDGE SUBDIVISION FILING NO. 1 AS SHOWN ON THE PLAT AS RECORDED _____ AT RECEPTION NUMBER _____, COUNTY OF ARAPAHOE, STATE OF COLORADO.

NOTE: THE ABOVE LEGAL DESCRIPTION WILL BE ADDED UPON RECEIPT AND REVIEW OF THE EASEMENT AGREEMENT.

PARCEL 2:

AN EASEMENT BY AND BETWEEN COLORADO CHRISTIAN FELLOWSHIP, INC., A COLORADO NONPROFIT CORPORATION AND MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED UPON THE TERMS AND CONDITIONS AS CONTAINED HEREIN ON _____ AT RECEPTION NO. _____, IN AND TO THE FOLLOWING DESCRIBED PARCEL:

FOR INFORMATIONAL PURPOSES:
TAX ID NOS.: A PORTION OF 035260089 AND A PORTION OF 035260283

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN SPECIAL WARRANTY DEED RECORDED ON JANUARY 17, 2008 AT RECEPTION NUMBER B8007038 IN ARAPAHOE COUNTY, COLORADO.

ASSURANCE NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND INSURED IN SCHEDULE A(5) OF TITLE COMMITMENT NUMBER 100-N0041207-020-CN1, AMENDMENT NO. 4, PREPARED BY FIDELITY NATIONAL TITLE, NATION COMMERCIAL SERVICES AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 28, 2023.