

**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.*