

EXHIBIT B

GAS LINE EASEMENT NO. 20A-

A parcel of land in the Northeast One-Quarter of Section 21, Township 2 South, Range 66 West, of the Sixth Principal Meridian, in the County of Adams, State of Colorado, being a portion of the 50' Panhandle Eastern Gas Line Easement as recorded in Book 2459 at Page 86 and being more particularly described as follows:

Basis of Bearings: Bearings are grid bearings Colorado State Plane Coordinate System NAD 83 (2007) Central Zone from GPS observations originating from City of Commerce City Control Diagram prepared by Nolte Engineering, Job No.DVBO316, and Dated: 11-17-2008. Said to bear N 89°59'51" W between City of Commerce City control point 50 and 156 as shown on said Control Diagram.

Commencing (P.O.C.) at the Northeast corner of Section 21, Thence North 89°59'51" West along the North line of the Northeast One-Quarter of Section 21, a distance of 60.00 Feet;

Thence South 00°20'49" East, a distance of 19.06 Feet to the North line of the 50' Panhandle Eastern Gas Line Easement, recorded in Book 2459 at Page 86 and the Point of Beginning (P.O.B.);

Thence continuing South 00°20'49" East, a distance of 50.13 Feet to the South line of said 50' Panhandle Eastern Gas Line Easement;

Thence South 85°35'29" West along said South line, a distance of 28.08 Feet;

Thence North 89°47'16" West along said South line, a distance of 693.15 Feet;

Thence North 79°35'23" West, a distance of 282.40 Feet to the North line of said 50' Panhandle Eastern Gas Line Easement;

Thence South 89°47'16" East along said North line, a distance of 969.07 Feet;

Thence North 85°35'29" East along said North line, a distance of 29.62 Feet to the Point of Beginning (P.O.B.).

The above described easement description contains 42,998 Square Feet (0.987 Acres), more or less.

I hereby certify that the above easement description was prepared under my direct supervision.



Eric D. Carson, PLS

Prepared For and on Behalf of
Mollenhauer Group
210 Front Street
Castle Rock, Colorado 80104
Phone: (303) 980-9104

MATCH
LINE 'A'

SOUTHEAST ONE-QUARTER
SECTION 16
T. 2 S., R. 66 W.

LTG POLICY NO. LTAQ70307264
OWNER: SYLVIA ROSALLEE SAUER, ALVIN WALTER SWINK,
SHERYL LYNN LOWERY AND TERRY ALLEN SWINK, EAST AS
TO AN UNDIVIDED 1/4 INTEREST

P.O.C.
NORTHEAST CORNER
SECTION 21

3 1/4 ALUMINUM CAP IN RANGE BOX

N89°59'51"W

60.00' (TIE)

S00°20'49"E
19.06' (TIE)

T.C.E. #9

T.C.E. #7B TRACT A NORTH LINE NE 1/4 SEC 21

U.E. #7A

50' PANHANDLE EASTERN GAS LINE EASEMENT
BOOK 2459, PAGE 88

N85°35'29"E

29.62'

N89°47'16"W 693.15'

U.E. #20

EAST 96TH AVENUE

CITY OF COMMERCE CITY
PUBLIC RIGHT-OF-WAY

S00°20'49"E
50.13'

SOUTH LINE
S85°35'29"W
28.08'

RIGHT-OF-WAY LINE

T.C.E. #7A

NORTHEAST ONE-QUARTER
SECTION 21
T. 2 S., R. 66 W.

SOUTHEAST ONE-QUARTER
SECTION 16
T. 2 S., R. 66 W.

LTG POLICY NO. LTAQ70307264
OWNER: SYLVIA ROSALLEE SAUER,
ALVIN WALTER SWINK, SHERYL LYNN LOWERY
AND TERRY ALLEN SWINK,
EAST AS TO AN UNDIVIDED 1/4 INTEREST

T.C.E. #9

U.E. #9

ROW EASEMENT
03-21-2007
REC# 2007000028839

50' PANHANDLE EASTERN GAS LINE EASEMENT
BOOK 2459, PAGE 88

U.E. #7

T.C.E. #7A

SECOND CREEK FARM
FILING NO. 2

INSTRUMENT NO. 20080428000434700

LTG POLICY NO. LTAQ70307265
OWNER: SECOND CREEK LB INVESTORS SPV, LLC, A
COLORADO LIMITED LIABILITY COMPANY
LOTS 9-14, INCLUSIVE, AND 35-41 INCLUSIVE, BLOCK 1,
AND TRACTS A, D, E AND LL

CITY OF COMMERCE CITY
PUBLIC RIGHT-OF-WAY

S89°47'16"E 969.07'
N79°35'23"W 282.40'

SOUTH LINE

U.E. #20

RIGHT-OF-WAY LINE

REVISED: 11/12/2014

MOLLENHAUER

SURVEYING • MAPPING • CONSTRUCTION SURVEYING
PHONE: (303) 980-9104 FAX: (303) 980-9108
210 FRONT STREET, CASTLE ROCK, COLORADO 80104

Exhibit
96th Avenue Extension
U.E. No. 20A Vacation

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

DRAFTED: AVV
DATE: 10/28/2014
PAGE: 2 OF 2
PREPARED FOR:

CHECKED: EDC
JOB NO. C020477
SCALE: 1"=100'

Edefice, LLC

C040154