

## EXHIBIT A

### UTILITY EASEMENT NO. 20

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 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 30.00 Feet;

Thence South 00°20'49" East, a distance of 66.88 Feet to the south 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 along said line, South 00°20'49" East, a distance of 83.13 Feet to a point on the City of Commerce City south Right-of-Way line for 96th Avenue, extended easterly;

Thence along said south Right-of-Way line and Right-of-Way line extended, North 89°59'51" West, a distance of 379.14 Feet to a point of curve to the right having a radius of 1060.00 Feet and a central angle of 10°24'28"; thence northwesterly along the arc a distance of 192.55 Feet;

Thence continuing along said South Right-of-Way line, North 79°35'23" West, a distance of 316.04 Feet to the point of curve to the left having a radius of 940.00 Feet and a central angle of 02°50'58", thence northwesterly along said Right-of-Way line, along the arc a distance of 46.75 Feet to said south line of the 50' Panhandle Eastern Gas Line Easement, recorded in Book 2459 at Page 86;

Thence along said south line of the 50' Panhandle Eastern Gas Line Easement, South 89°47'16" East, a distance of 176.01 Feet;

Thence South 79°35'23" East, a distance of 189.54 Feet to a point of curve to the left having a radius of 1030.00 Feet and a central angle of 10°24'28"; thence southeasterly along the arc a distance of 187.10 Feet;

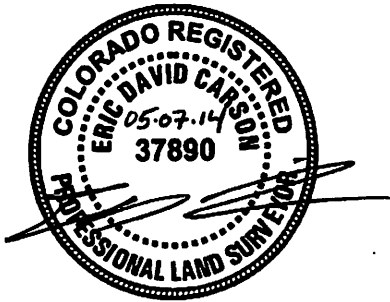
Thence South 89°59'51" East, a distance of 348.95 Feet;

Thence North 00°20'49" West, a distance of 50.81 Feet to said south line of the 50' Panhandle Eastern Gas Line Easement, recorded in Book 2459 at Page 86;

Thence along said south line of the 50' Panhandle Eastern Gas Line Easement, North 85°35'29" East, a distance of 30.08 Feet to the **Point of Beginning (P.O.B.)**.

The above described easement description contains 26,827 Square Feet (0.616 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  
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<b>MOLLENNHAUER</b> SURVEYING • MAPPING • CONSTRUCTION SURVEYING PHONE: (303) 980-9104 FAX: (303) 980-9106 210 FRONT STREET, CASTLE ROCK, COLORADO 80104		NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.	
<b>Exhibit</b> <b>96th Avenue Extension</b> <b>U.E. No. 20</b>		DRAFTED: AVV CHECKED: EDC JOB NO. C020477 SCALE: 1"=100' PREPARED FOR:	
Edelfice, LLC CO40154		DATE: 05/07/14 PAGE: 3 OF 3	

