

"EXHIBIT A"



J-R ENGINEERING
A Weitzman Company

**PHASE 3B IMPROVEMENTS
104TH AVENUE (STATE HWY 44)
UNECONOMIC REMNANT PARCEL 6R
8/19/2011**

DESCRIPTION 6R

A PARCEL OF LAND BEING A PORTION OF LOT 1-A, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT, AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 23516" IN A RANGE BOX AT THE SOUTHEAST CORNER. BEING ASSUMED TO BEAR S89°37'32"W A DISTANCE OF 2643.80 FEET.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N89°37'32"E A DISTANCE OF 731.75 FEET;

THENCE ON THE WESTERLY LINE EXTENDED AND THE WESTERLY LINE OF SAID LOT 1-A, BLOCK 1, HAZELTINE INDUSTRIAL DISTRICT AS RECORDED IN FILE NO. 14, MAP NO. 794, UNDER RECEPTION NO. B347748, N00°22'10"W A DISTANCE OF 770.07 FEET;

THENCE ON THE NORTHERLY LINE AND NORTHERLY LINE EXTENDED OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. C1168751, N89°37'32"E A DISTANCE OF 55.84 FEET, TO A POINT OF NON-TANGENT CURVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

- 1) ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S43°02'33"E, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 42°40'05" AND AN ARC LENGTH OF 126.60 FEET, TO A POINT OF TANGENT;
- 2) N89°37'32"E A DISTANCE OF 139.74 FEET, TO A POINT OF CURVE;
- 3) ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 89°57'47" AND AN ARC LENGTH OF 439.64 FEET, TO A POINT OF NON-TANGENT ALSO BEING A POINT ON THE EASTERLY LINE OF SAID LOT 1-A;

THENCE ON SAID EASTERLY LINE, S00°20'15"E A DISTANCE OF 324.82 FEET, TO A POINT ON SAID NORTHERLY LINE;

THENCE ON SAID NORTHERLY LINE, S89°37'32"W A DISTANCE OF 534.74 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 39,239 SQUARE FEET OR 0.9008 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD L. HARVANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°37'32"E	55.84'



100 50 0 100
 ORIGINAL SCALE: 1" = 100'

PARCEL NO. 0172110001011
 DOWELL DIVISION OF SCHLUMBERGER
 TECHNOLOGY CORPORATION

LOT 1-B, BLOCK 1
 HAZELTINE INDUSTRIAL DISTRICT
 FILE NO. 14, MAP NO. 794
 RECEPTION NO. B347748

LOT 2, BLOCK 1
 HAZELTINE INDUSTRIAL
 DISTRICT
 FILE NO. 14, MAP NO. 794
 RECEPTION NO. B347748
 PARCEL NO. 0172110001012
 L AND G, INC

POINT OF COMMENCEMENT
 S 1/4 COR. SEC. 10
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

104TH AVENUE (STATE HWY 44)

N89°37'32"E 731.75'
 S89°37'32"W 2643.80'

NE 1/4
 SEC. 15

BASIS OF BEARINGS
 SOUTH LINE, SE 1/4 SEC. 10,
 T2S, R67W, 6TH P.M.

SE COR. SEC. 10
 3-1/4" ALUM CAP
 IN RANGE BOX
 L.S. 23516

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

UNECONOMIC REMNANT PARCEL 6R
 104TH AVENUE IMPROVEMENTS PHASE 3B
 PROJECT NO.: 15280.01
 DATE: 8/19/2011

J-R ENGINEERING
 A Westcon Company

720 S. Alton Way, Suite 600 • Centennial, CO 80112
 303-740-8838 • Fax 303-721-3099 • www.jrengineering.com

SHEET: 3 OF 4

X:\1528000\aff1528001\Drawings\Phase 3B\Legal Exhibits\1528001LX-06R.dwg, SHEET 3, 8/23/2011 9:49:41 AM, Njgiasd

LOT 1-A, BLOCK 1
 HAZELTINE INDUSTRIAL DISTRICT
 FILE NO. 14, MAP NO. 794
 RECEPTION NO. B347748

S43°02'33"E (R)
 Δ=42°40'05"
 R=170.00'
 L=126.60'
 N89°37'32"E 139.74'
 S89°37'32"W 534.

POINT OF BEGINNING
 WARRANTY DEED
 REC. NO. C1168751
 60' INGRESS/EGRESS EASEMENT
 REC. NO. C1168751
 PARCEL NO. 0172110401001
 SOUTH ADAMS COUNTY
 FIRE PROTECTION DIST. NO. 4
 GIFT WARRANTY DEED
 BOOK 5827 PAGE 343
 30' PSCO EASEMENT
 BOOK 6168 PAGE 199

N00°22'10"W 770.07'

EXHIBIT

LOT 12
DI GIORGIO INDUSTRIAL PARK
FILE NO. 14, MAP NO. 923
RECEPTION NO. B424236

PARCEL NO. 0172110004001
SKW-MBT OPERATION INC

30' DRAINAGE EASEMENT
30' ACCESS EASEMENT BK 2526 PG 518

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°37'32"E	55.84'

SE 1/4
SEC. 10
T2S R67W

PARCEL NO. 01721101006
DOWELL DIVISION OF SCHLUMBERGER
TECHNOLOGY CORPORATION

LOT 1-A, BLOCK 1

HAZELTINE INDUSTRIAL DISTRICT
FILE NO. 14, MAP NO. 794
RECEPTION NO. B347748

S43°03'33"E
L1
A=42°40'05"
R=170.00'
L=126.60'
N89°37'32"E 139.74'

A=89°57'47"
R=280.00'
L=439.64'

S89°37'32"W 534.74'

S00°20'15"E 324.82'

POINT OF BEGINNING

WARRANTY DEED
REC. NO. C1168751

60' INGRESS/EGRESS EASEMENT
REC. NO. C1168751

PARCEL NO. 0172110401001
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

GIFT WARRANTY DEED
BOOK 5827 PAGE 343

30' PSCO EASEMENT
BOOK 6158 PAGE 199

PARCEL NO. 0172110401005
SOUTH ADAMS COUNTY
FIRE PROTECTION DIST. NO. 4

100 50 0 100

ORIGINAL SCALE: 1" = 100'



FULTON STREET

E. 106TH AVENUE

BK 2526 PG 518

30' ACCESS EASEMENT

DI GIORGIO INDUSTRIAL PARK

LOT 21
DI GIORGIO INDUSTRIAL PARK
REC. NO. B424236

LOT 3
BURDICK - CONTRACTORS
SUBDIVISION
REC. NO. B722451

LOT 2
BURDICK - CONTRACTORS
SUBDIVISION
REC. NO. B722451

X:\152800\Drawings\Phase 3B\Legal\Exhibit1528001L-06R.dwg, SHEET 4, 8/23/2011 9:48:46 AM, Vagias

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

UNECONOMIC REMNANT PARCEL 6R
104TH AVENUE IMPROVEMENTS PHASE 3B
PROJECT NO.: 15280.01
DATE: 8/19/2011

SHEET: 4 OF 4

J-R ENGINEERING
A Westman Company

7200 S. Allen Way, Suite C100 • Centennial, CO 80112
303-740-9093 • Fax 303-721-0089 • www.jrengineering.com