



## **BLYST HOLDINGS LLC TUA PARCELS 1 AND 2**

Two parcels of land lying in the Southwest Quarter of Section 10, Township 2 South, Range 67 West, of the 6th Principal Meridian, County of Adams, State of Colorado, said parcel also being a part of Lot 2 of Hazeltine Industrial District Amended as described under Reception Number B1199267, Adams County Records, said parcel being more particularly described as follows:

### Parcel 1

Beginning on the east line of said Lot 2 where the South Quarter corner of said Section 10 bears S65°16'22"E, 176.26 feet;

Thence N00°23'22"W, along the said east line, 15.76 feet to a point on the south line of that parcel of land described in Book 397, Page 257, Adams County Records;

Thence N48°39'22"W, along the said south line, 12.37 feet;

Thence S89°36'38"W, 264.89 feet;

Thence S00°04'27"E, 24.00 feet

Thence N89°36'38"E, 274.26 feet to the Point of Beginning.

Containing 6,543 square feet (0.150 acres), more or less.

### Parcel 2

Beginning on the east line of said Lot 2 where the northeast corner of said Lot 2 bears N00°23'22"W, 180.49 feet;

Thence S89°36'57"W, 53.02 feet to a point on the north line of that parcel of land described in Book 397, Page 257, Adams County Records;

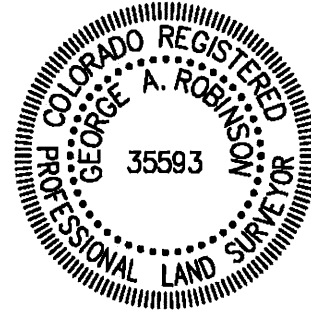
Thence S48°39'22"E, along the said north line, 71.04 feet to a point on the said east line of Lot 2;

Thence N00°23'22"W, along the said east line, 47.29 feet to the Point of Beginning.

Containing 1,253 square feet (0.029 acres), more or less.

For the purpose of this description, the basis of bearings is the south line of the said Southwest Quarter of said Section 10, being N89°36'38"E, as shown on the attached illustration.

The author of this description is George A. Robinson, PLS 35593, prepared on behalf of SEH Inc., 2000 South Colorado Boulevard, Suite 6000, Denver, CO 80222, on October 30, 2020 under Job No. ENENG 155471-1.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.

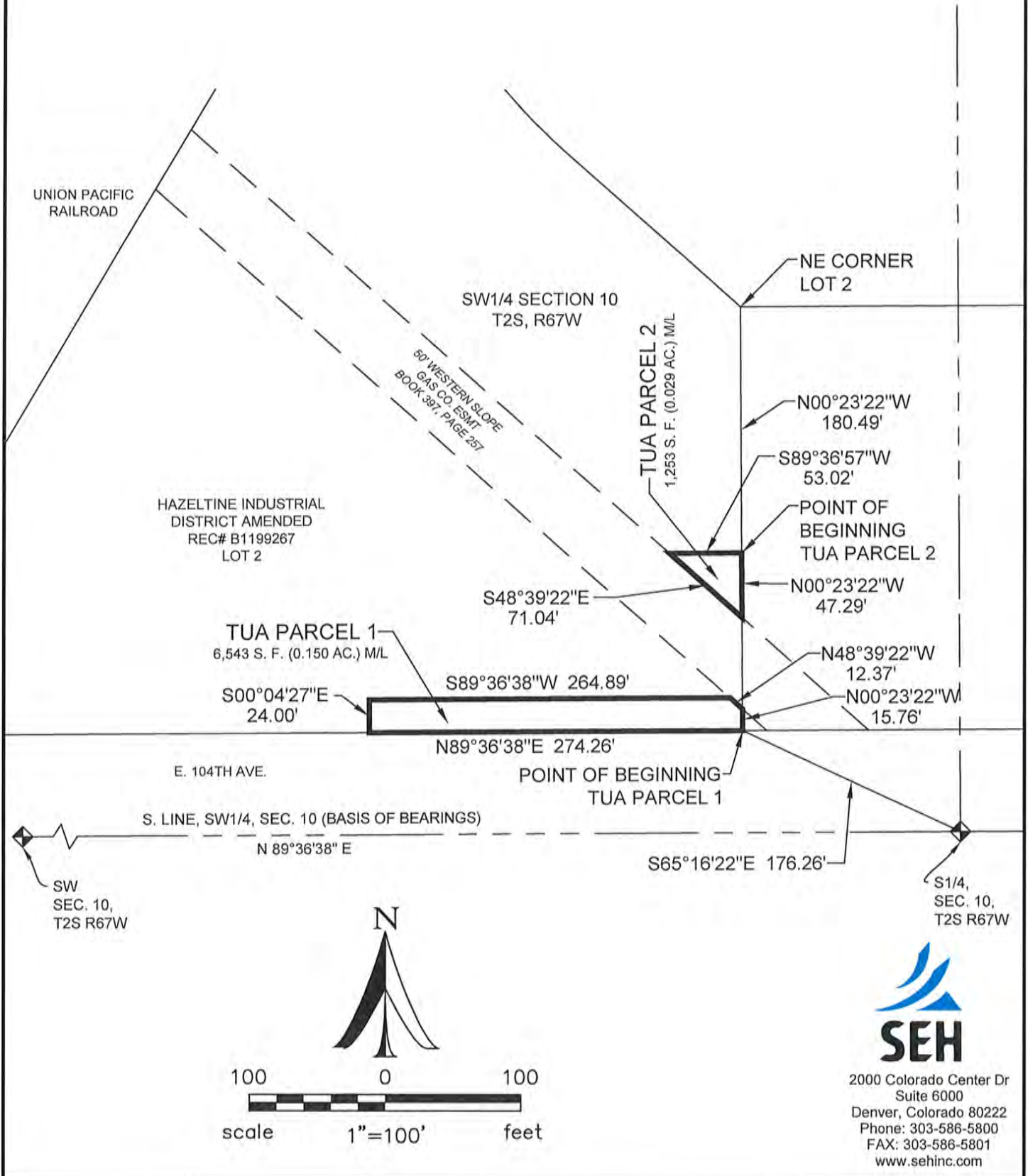


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George A. Robinson, PLS 35593

# BLYST HOLDINGS LLC TUA PARCELS 1 AND 2

SHEET 3 OF 3



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### CITY OF COMMERCE CITY TUA PARCEL

A parcel of land lying in the Southwest Quarter of Section 10, Township 2 South, Range 67 West, of the 6th Principal Meridian, County of Adams, State of Colorado, said parcel also being a part of Tract B of Belle Creek Filling 1 as described under Reception Number C0719064, Adams County Records, said parcel being more particularly described as follows:

Beginning at the southwest corner of said Tract B, said corner also being a corner of Tract "I" of Belle Creek Filing No. 3, Amendment No. 2 as described under Reception Number 2016000070326, Adams County Records;

Thence N39°37'47"E, along the west line of said Tract B, 15.01 feet;

Thence S48°34'41"E, 152.23 feet;

Thence S39°38'16"W, 15.01 feet to a point on the south line of said Tract B;

Thence N48°34'41"W, along said south line, 152.23 feet to the Point of Beginning.

Containing 2,283 square feet (0.052 acres), more or less.

For the purpose of this description, the basis of bearings is the south line of said Tract B, being N48°34'41"W, as shown on the attached illustration.

The author of this description is George A. Robinson, PLS 35593, prepared on behalf of SEH Inc., 2000 South Colorado Boulevard, Suite 6000, Denver, CO 80222, on August , 2020 under Job No. ENENG 155471-1.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.



George A. Robinson, PLS 35593

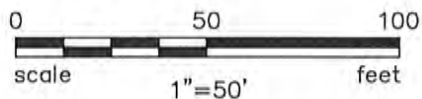


CITY OF COMMERCE CITY TUA PARCEL

SHEET 2 OF 2

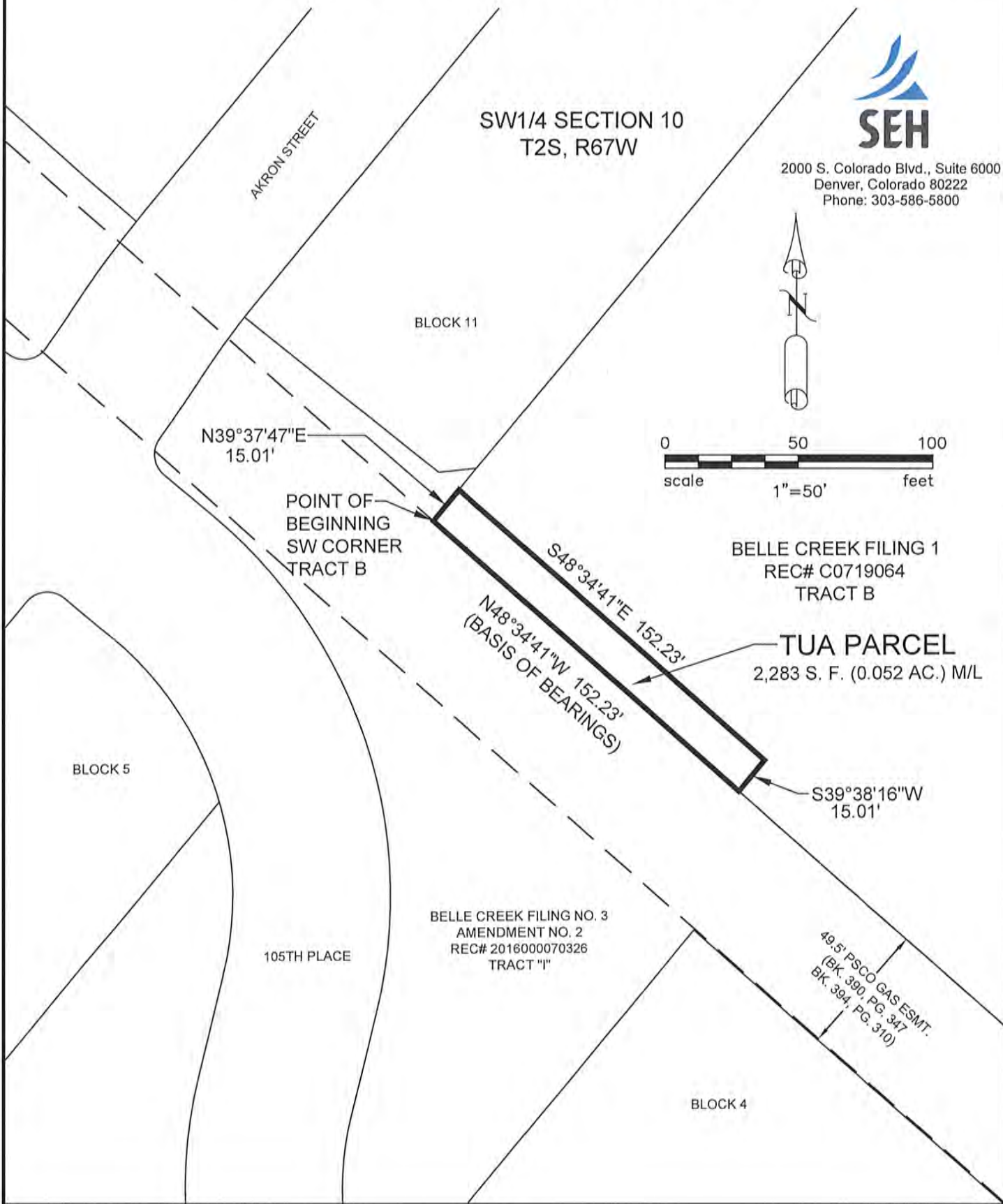


2000 S. Colorado Blvd., Suite 6000  
Denver, Colorado 80222  
Phone: 303-586-5800



BELLE CREEK FILING 1  
REC# C0719064  
TRACT B

**TUA PARCEL**  
2,283 S. F. (0.052 AC.) M/L



SW1/4 SECTION 10  
T2S, R67W

BLOCK 11

N39°37'47"E  
15.01'

POINT OF  
BEGINNING  
SW CORNER  
TRACT B

S48°34'41"E 152.23'  
N48°34'41"W 152.23'  
(BASIS OF BEARINGS)

S39°38'16"W  
15.01'

BLOCK 5

105TH PLACE

BELLE CREEK FILING NO. 3  
AMENDMENT NO. 2  
REC# 2016000070326  
TRACT "I"

49.5' PSCO GAS ESMT.  
(BK. 390, PG. 347  
BK. 394, PG. 310)

BLOCK 4



### JOHN DURHAM TUA PARCEL

A parcel of land lying in the Northeast Quarter of Section 9, Township 2 South, Range 67 West, of the 6th Principal Meridian, County of Adams, State of Colorado, said parcel also being a part of that parcel of land described under Reception Number 2008000066149, Adams County Records, said parcel being more particularly described as follows:

Beginning at the south east corner of said parcel of land described under Reception Number 2008000066149;

Thence N59°15'29"W, 179.85 feet;

Thence N30°44'31"E, 100.00 feet;

Thence S59°15'29"E, 169.18 feet to a point on the east line of said parcel of land described under Reception Number 2008000066149;

Thence S24°38'57"W, along said east line, 100.57 feet to the Point of Beginning;

Except any portion of the above described parcel that falls within those that of land described in Book 4151, Page 350, Adams County Records.

Containing 8,463 square feet (0.194 acres), more or less.

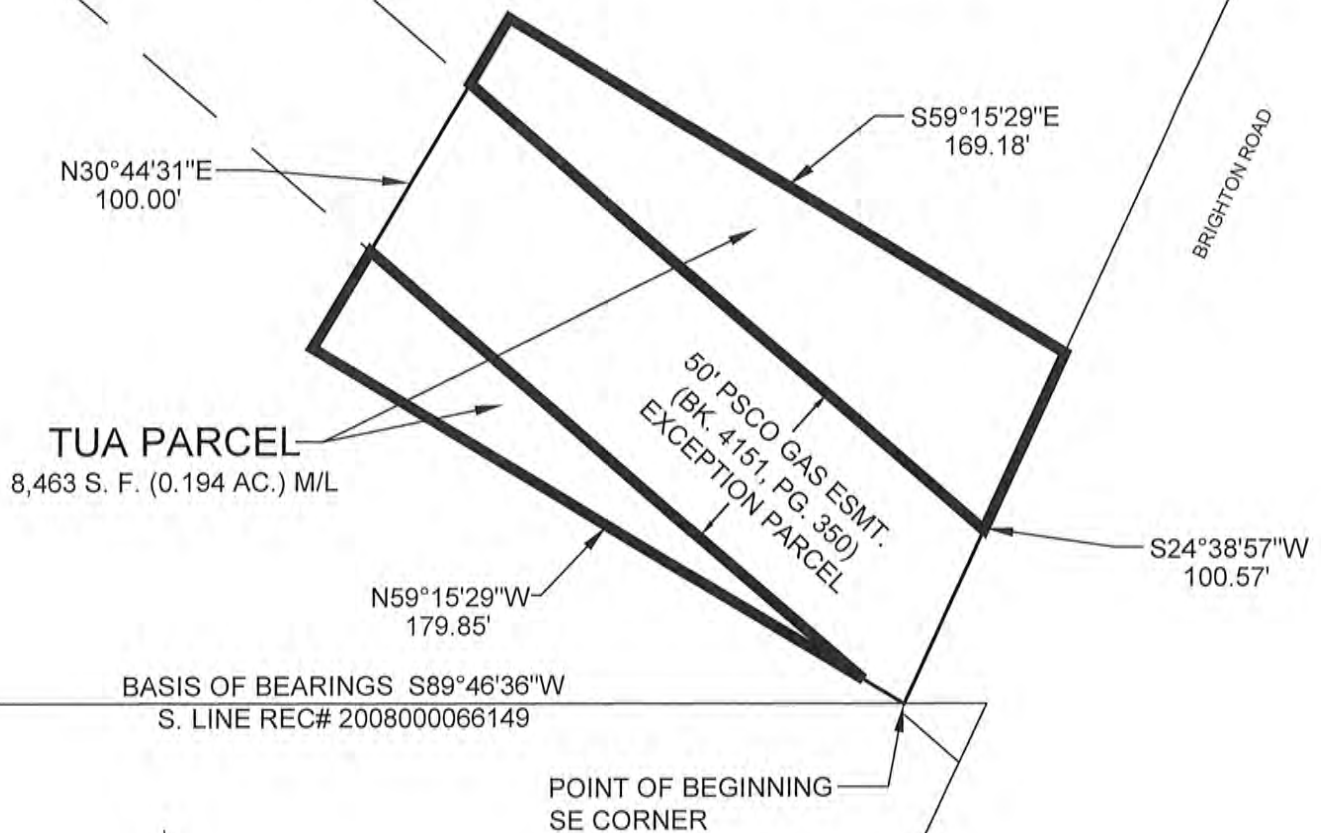
For the purpose of this description, the basis of bearings is the south line of said parcel of land described under Reception Number 2008000066149, being S89°46'36"W, as shown on the attached illustration.

The author of this description is George A. Robinson, PLS 35593, prepared on behalf of SEH Inc., 2000 South Colorado Boulevard, Suite 6000, Denver, CO 80222, on August 11, 2020 under Job No. ENENG 155471-1.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.

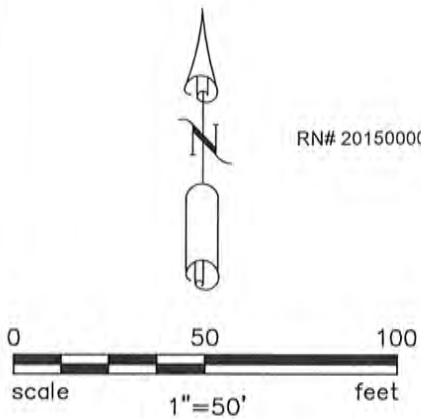


George A. Robinson, PLS 35593

## JOHN DURHAM TUA PARCEL

NE1/4 SECTION 9  
T2S, R67WSPECIAL WARRANTY DEED  
RN# 2008000066149

RN# 2015000045240

2000 S. Colorado Blvd., Suite 6000  
Denver, Colorado 80222  
Phone: 303-586-5800





## L&G TUA PARCEL 2

A parcel of land lying in the Southeast Quarter and the Southwest Quarter of Section 10, Township 2 South, Range 67 West, of the 6th Principal Meridian, County of Adams, State of Colorado, said parcel also being a part of Lot 1 of Hazeltine Industrial District Amended as described under Reception Number B1199267, Adams County Records, said parcel being more particularly described as follows:

Beginning on the east line of said Lot, where the South Quarter Corner of said Section 10 bears  $S74^{\circ}17'24''W$ , 395.83 feet;

Thence  $N00^{\circ}22'45''W$ , along the said east line, 20.00 feet;

Thence along the arc of a curve to the left having a central angle of  $00^{\circ}37'59''$ , a radius of 6125.00 feet, an arc length of 67.67 feet and a chord bearing  $S89^{\circ}55'57''W$ , 67.67 feet;

Thence  $S89^{\circ}36'57''W$ , 313.82 feet;

Thence  $N00^{\circ}19'35''W$ , 80.04 feet;

Thence  $S89^{\circ}36'57''W$ , 159.82 feet to a point on the west line of said Lot 1;

Thence  $S00^{\circ}23'22''E$ , along said west line 47.29 feet to a point on the north line of that parcel of land described in Book 397, Page 257, Adams County Records;

Thence  $S48^{\circ}39'22''E$ , along the said north line, 79.27 feet;

Thence  $N89^{\circ}36'38''E$ , 100.40 feet;

Thence  $N89^{\circ}36'57''E$ , 314.00 feet to a point of curvature;

Thence along the arc of a curve to the right having a central angle of  $00^{\circ}38'06''$ , a radius of 6105.00 feet, an arc length of 67.67 feet and a chord bearing  $N89^{\circ}56'00''E$ , 67.67 feet to the Point of Beginning;

Containing 22,053 square feet (0.506 acres), more or less.

For the purpose of this description, the basis of bearings is the south line of said Southeast Quarter of Section 10, being  $N89^{\circ}36'57''E$ , as shown on the attached illustration.

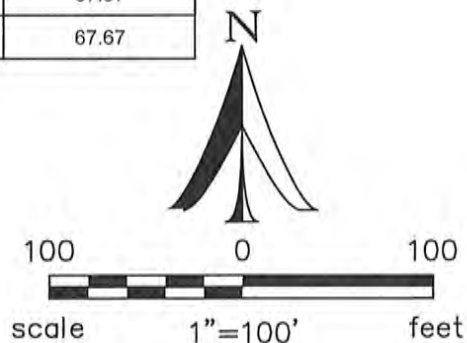
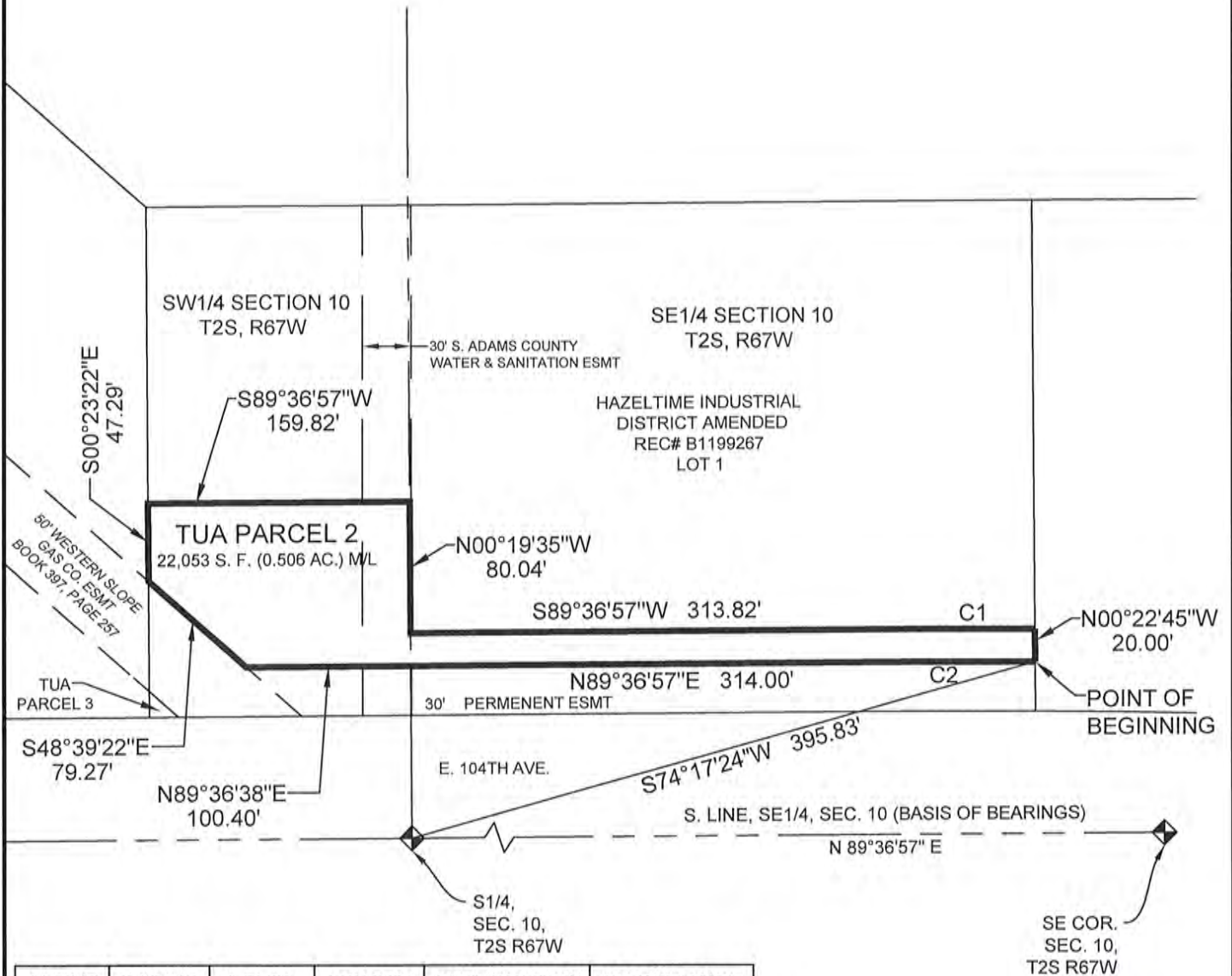
The author of this description is George A. Robinson, PLS 35593, prepared on behalf of SEH Inc., 2000 South Colorado Boulevard, Suite 6000, Denver, CO 80222, on November 5, 2020 under Job No. ENENG 155471-1.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.



George A. Robinson, PLS 35593

# L&G INC. TUA PARCEL 2

SHEET 3 OF 3



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### RCI INVESTMENTS LLC TUA PARCEL

A parcel of land lying in the Southeast quarter of Section 10, Township 2 South, Range 67 West, of the 6th Principal Meridian, County of Adams, State of Colorado, said parcel being a part of Lot 1, MARATHON SUBDIVISION AMENDMENT NO. 2, more particularly described as follows:

Beginning at a point on the westerly line of said Lot 1, whence the south one-quarter of said Section 10 bears S82°53'37"W, 768.86 feet;

Thence along said westerly line the following two (2) courses:

1. Along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 21°53'58", an arc length of 9.56 feet, and a chord that bears N11°19'56"W, 9.50 feet;
2. N00°22'26"W, 10.68 feet;

Thence N89°36'57"E, 403.95 feet to the east line of said Lot 1;

Thence S52°59'57"W, along said east line, 33.53 feet;

Thence S89°36'57"W, 375.24 feet to the Point of Beginning.

Containing 7,804 square feet (0.179 acres), more or less.

For the purpose of this description, the basis of bearings is the south line of the said Southeast Quarter of Section 10, being N89°36'57"E, as shown on and described on Exhibit A, Sheet 2 of 2, attached hereto and made a part hereof.

The author of this description is George A. Robinson, PLS 35593, prepared on behalf of SEH Inc., 2000 South Colorado Boulevard, Suite 6000, Denver, CO 80222, on November 5, 2020 under Job No. ENENG 155471 1.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.

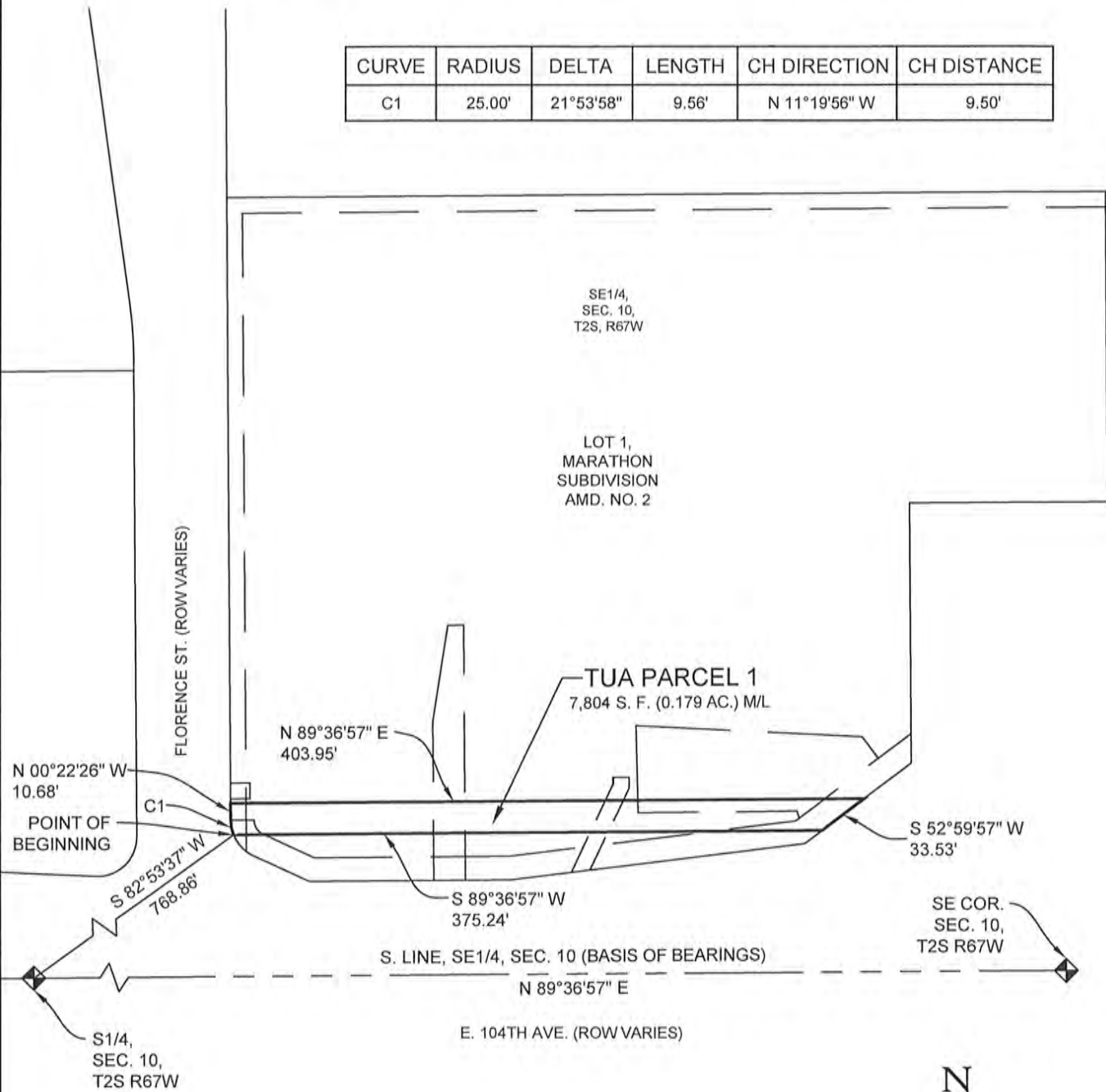


George A. Robinson, PLS 35593

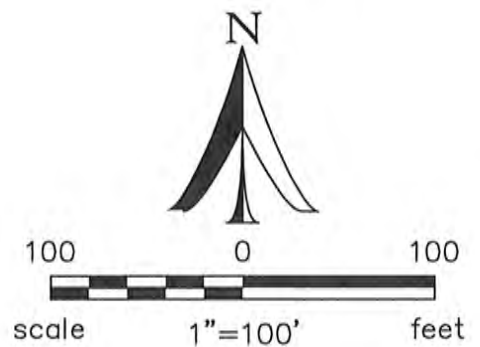
# RCI INVESTMENTS LLC, TUA PARCEL

SHEET 2 OF 2

CURVE	RADIUS	DELTA	LENGTH	CH DIRECTION	CH DISTANCE
C1	25.00'	21°53'58"	9.56'	N 11°19'56" W	9.50'



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## **RICHMOND AMERICAN HOMES OF COLORADO, INC TUA PARCEL**

A parcel of land lying in the Southwest Quarter of Section 10, Township 2 South, Range 67 West, of the 6th Principal Meridian, County of Adams, State of Colorado, said parcel also being a part of Tract "I" of Belle Creek Filing No. 3, Amendment No. 2 as described under Reception Number 2016000070326, Adams County Records, said parcel being more particularly described as follows:

Beginning at the most northerly corner of said Tract "I";

Thence S51°35'35"E, along the north line of said Tract "I" and the extension thereof, 102.96 feet to a point on the boundary of said Tract "I";

Thence along the boundary of said Tract "I" the following two (2) courses:

1. S39°37'47"W, 15.49 feet;
2. S48°34'41"E, 152.23 feet;

Thence S39°38'16"W, 227.30 feet to a point on the boundary of said Tract "I";

Thence along the boundary of said Tract "I" the following eight (8) courses:

1. along the arc of a curve to the right having a central angle of 26°53'41", a radius of 116.00 feet, an arc length of 54.45 feet and a chord bearing N00°12'19"E, 53.95 feet;
2. N13°39'10"E, 39.82 feet;
3. along the arc of a curve to the left having a central angle of 63°56'05", a radius of 184.00 feet, an arc length of 205.32 feet and a chord bearing N18°18'53"W, 194.83 feet;
4. N50°16'55"W, 23.87 feet;
5. along the arc of a curve to the right having a central angle of 86°35'02", a radius of 10.00 feet, an arc length of 15.11 feet and a chord bearing N06°59'24"W, 13.71 feet;
6. along the arc of a curve to the left having a central angle of 02°25'09", a radius of 327.00 feet, an arc length of 13.18 feet and a chord bearing N35°05'32"E, 13.81 feet;
7. N33°52'58"E, 19.84 feet;
8. along the arc of a curve to the right having a central angle of 04°31'27", a radius of 273.00 feet, an arc length of 21.56 feet and a chord bearing N36°08'41"E, 21.55 feet to the Point of Beginning;

Except any portion of the above described parcel that falls within those parcels of land described in Book 390, Page 347 and Book 394, Page 310, Adams County Records.



Containing 14,069 square feet (0.323 acres), more or less.

For the purpose of this description, the basis of bearings is the north line of said Tract "I", being S48°34'41"E, as shown on the attached illustration.

The author of this description is George A. Robinson, PLS 35593, prepared on behalf of SEH Inc., 2000 South Colorado Boulevard, Suite 6000, Denver, CO 80222, on August 11, 2020 under Job No. ENENG 155471-1.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.



George A. Robinson, PLS 35593



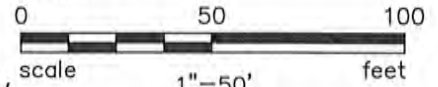
RICHMOND AMERICAN HOMES OF COLORADO, INC TUA PARCEL



2000 S. Colorado Blvd., Suite 6000  
Denver, Colorado 80222  
Phone: 303-586-5800

BLOCK 11  
SW1/4 SECTION 10  
T2S, R67W

BELLE CREEK FILING 1  
REC# C0719064  
TRACT B



N33°52'58"E  
19.84'

AKRON STREET

POINT OF BEGINNING  
MOST NORTHERLY CORNER  
TRACT "I"

S51°35'35"E  
102.96'

S39°37'47"W  
15.49'

TUA PARCEL

14,069 S. F. (0.323 AC.) M/L

49.5' PSCO GAS ESMT.  
(BK. 390, PG. 347  
BK. 394, PG. 310)  
EXCEPTION PARCEL

S48°34'41"E 152.23' (BASIS OF BEARINGS)

N50°16'55"W  
23.87'

SEE SHEET 4 OF 4  
FOR CURVE TABLE

BLOCK 5

C2

30' DRAINAGE ESMT.  
(PER PLAT)

N13°39'10"E  
39.82'

C1

S39°38'16"W 227.30'

BELLE CREEK FILING NO. 3  
AMENDMENT NO. 2  
REC# 2016000070326  
TRACT "I"

BLOCK 4

## RICHMOND AMERICAN HOMES OF COLORADO, INC TUA PARCEL

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH DIRECTION	CHORD
C1	26°53'41"	116.00'	54.45'	N 00°12'19" E	53.95
C2	63°56'05"	184.00'	205.32'	N 18°18'53" W	194.83
C3	86°35'02"	10.00'	15.11'	N 06°59'24" W	13.71
C4	02°25'09"	327.00'	13.81'	N 35°05'32" E	13.81
C5	04°31'27"	273.00'	21.56'	N 36°08'41" E	21.55



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