

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT is made and entered into effective this ____ day of _____, 2025 ("Effective Date") by the Urban Renewal Authority of the City of Commerce City, a body corporate duly organized and existing as an urban renewal authority under the laws of the State of Colorado ("Grantor"), to the Colorado Department of Transportation ("Grantee") (collectively "Parties").

For and in consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt and sufficiency of which is acknowledged, and the further consideration of the covenants and agreements set forth below, Grantor grants to Grantee a TEMPORARY CONSTRUCTION EASEMENT under, over, across, through, and on the property described in Exhibit A, attached and incorporated by reference ("Property"), for the purposes of activities associated with construction of infrastructure as part of the Grantee's Vasquez Boulevard improvement project ("Project").

The TEMPORARY CONSTRUCTION EASEMENT described on the attached Exhibit A shall commence on the Effective Date and will terminate the sooner of: (i) notice by the Grantee that construction adjacent or on the Property is complete, (ii) completion of the Project, or (iii) twenty-four (24) months from the Effective Date. At its sole cost, the Grantee will repair and restore the Property and return it to a condition reasonably similar to that which existed prior to Grantee's entry.

Grantee will record a Release of Temporary Construction Easement with thirty (30) days of the Project's completion.

GRANTOR:

URBAN RENEWAL AUTHORITY OF THE CITY OF COMMERCE CITY

By: *Steven J. Douglas, Chair*

STATE OF COLORADO }
 }ss.
COUNTY OF ADAMS }

The above and foregoing instrument was acknowledged before me this __ day of _____, 2025, by Steven J. Douglas, Chair of the Urban Renewal Authority of the City of Commerce City.

Notary Public

My Commission Expires: _____

APPROVED AS TO FORM

By: _____
Caitlin Quander, Special Counsel to the Authority

EXHIBIT A
LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND NO. TE-1 CONTAINING 8,078 SQUARE FEET OR 0.19 ACRES, MORE OR LESS, LOCATED IN AND BEING A PORTION OF MILE HIGH GREYHOUND PARK 7TH AMENDMENT, RECORDED ON JANUARY 27, 2023 AT RECEPTION NUMBER 2023000004823 IN THE ADAMS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7 WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 89°14'38" WEST 2640.98 FEET AND IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

1. THENCE SOUTH 56°00'52" WEST 2,187.62 FEET TO A POINT OF THE WEST RIGHT OF WAY LINE OF ELM STREET AND THE POINT OF BEGINNING;
2. THENCE ALONG SAID WEST LINE SOUTH 08°25'08" WEST 10.00 FEET;
3. THENCE DEPARTING SAID WEST LINE NORTH 81°35'57" WEST 56.55 FEET TO A POINT OF CURVATURE;
4. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 948.50 FEET, A DELTA ANGLE OF 1°33'29", A CHORD BEARING OF NORTH 80°49'12" WEST, A CHORD LENGTH OF 25.79 FEET, AND AN ARC LENGTH OF 25.79 FEET;
5. THENCE NORTH 10°15'39" EAST 5.50 FEET;
6. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 943.00 FEET, A DELTA ANGLE OF 0°36'11", A CHORD BEARING OF NORTH 79°44'29" WEST, A CHORD LENGTH OF 9.93 FEET, AND AN ARC LENGTH OF 9.93 FEET;
7. THENCE SOUTH 10°15'23" WEST 5.50 FEET;
8. THENCE NORTH 79°19'48" WEST 150.00 FEET;
9. THENCE NORTH 10°40'12" EAST 5.50 FEET;
10. THENCE NORTH 79°19'48" WEST 10.00 FEET;
11. THENCE SOUTH 10°40'12" WEST 5.50 FEET;
12. THENCE NORTH 79°19'48" WEST 154.24 FEET;
13. THENCE NORTH 10°40'12" EAST 7.50 FEET;
14. THENCE NORTH 79°19'48" WEST 10.00 FEET;
15. THENCE SOUTH 10°40'12" WEST 7.50 FEET;
16. THENCE NORTH 79°19'48" WEST 36.92 FEET;
17. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,051.50 FEET, A DELTA ANGLE OF 6°13'57", A CHORD BEARING OF NORTH 82°26'47" WEST, A CHORD LENGTH OF 114.32 FEET, AND AN ARC LENGTH OF 114.38 FEET;
18. THENCE NORTH 05°47'40" EAST 7.50 FEET;
19. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,059.00 FEET, A DELTA ANGLE OF 0°32'29", A CHORD BEARING OF NORTH 85°49'25" WEST, A CHORD LENGTH OF 10.00 FEET, AND AN ARC LENGTH OF 10.00 FEET;
20. THENCE SOUTH 05°47'40" WEST 7.50 FEET;

21. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,051.50 FEET, A DELTA ANGLE OF 3°20'48", A CHORD BEARING OF NORTH 87°46'52" WEST, A CHORD LENGTH OF 61.41 FEET, AND AN ARC LENGTH OF 61.42 FEET TO A POINT OF REVERSE CURVATURE;
22. THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 84.50 FEET, A DELTA ANGLE OF 41°22'44", A CHORD BEARING OF NORTH 68°45'54" WEST, A CHORD LENGTH OF 59.71 FEET, AND AN ARC LENGTH OF 61.03 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR VASQUEZ BOULEVARD;
23. THENCE ALONG SAID EAST LINE NORTH 08°28'37" EAST 12.36 FEET;
24. THENCE DEPARTING SAID EAST LINE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 74.50 FEET, A DELTA ANGLE OF 46°37'30", A CHORD BEARING OF SOUTH 66°08'31" EAST, A CHORD LENGTH OF 58.97 FEET, AND AN ARC LENGTH OF 60.63 FEET TO A POINT OF REVERSE CURVATURE;
25. THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,061.50 FEET, A DELTA ANGLE OF 10°07'27", A CHORD BEARING OF SOUTH 84°23'32" EAST, A CHORD LENGTH OF 187.33 FEET, AND AN ARC LENGTH OF 187.57 FEET TO A POINT OF TANGENCY;
26. THENCE SOUTH 79°19'48" EAST 115.77 FEET;
27. THENCE NORTH 12°01'52" EAST 17.50 FEET;
28. THENCE SOUTH 79°19'48" EAST 76.01 FEET;
29. THENCE SOUTH 12°01'52" WEST 17.50 FEET;
30. THENCE SOUTH 79°19'48" EAST 167.53 FEET;
31. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 938.50 FEET, A DELTA ANGLE OF 2°16'08", A CHORD BEARING OF SOUTH 80°27'53" EAST, A CHORD LENGTH OF 37.16 FEET, AND AN ARC LENGTH OF 37.17 FEET TO A POINT OF TANGENCY;
32. THENCE SOUTH 81°35'17" EAST 56.55 FEET TO A POINT ON SAID WEST LINE AND THE POINT OF BEGINNING;

CONTAINING 8,078 SQUARE FEET OR 0.19 ACRES MORE OR LESS.

THE BASIS OF BEARINGS FOR TE-1 IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 AS MONUMENTED BY A FOUND 3/4" REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "LS 25369" AT THE NORTHEAST CORNER FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7 AS MONUMENTED BY A FOUND 3" BRASS DISK IN JERSEY BARRIER BEARS SOUTH 89°14'38" WEST 2,640.98 FEET.

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE 0501, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT.

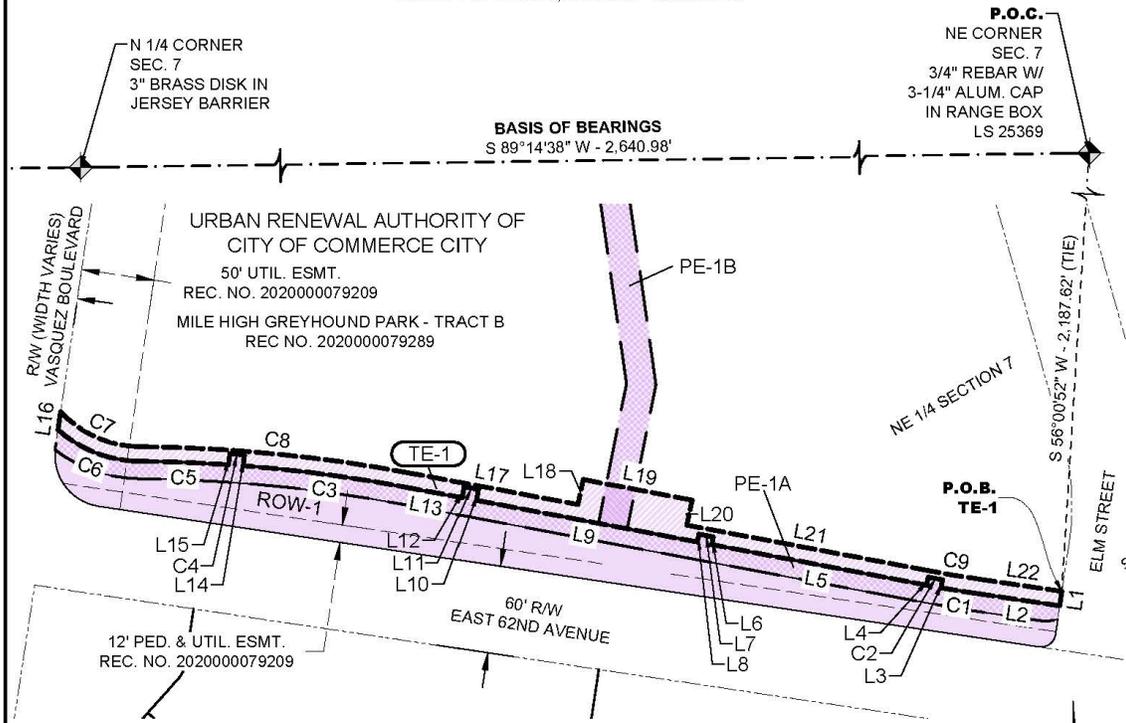
DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

DANIEL J. CORRIELL, PLS 38065

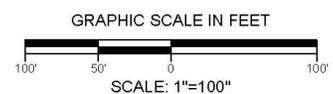
FOR AND ON BEHALF OF DAVID EVANS AND ASSOCIATES, INC.
 1600 BROADWAY, SUITE 800, DENVER, CO 80202
 (720) 946-0969

EXHIBIT "A" - TE-1

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



SEE SHEET 2 OF 2 FOR
LINE AND CURVE TABLE



LEGEND

- P.O.B.**
P.O.C. POINT OF BEGINNING
POINT OF COMMENCEMENT
- SECTION CORNER
- SECTION LINE
- PROPOSED RIGHT OF WAY
- PROPOSED PERMANENT EASEMENT
- PROPOSED TEMPORARY EASEMENT
- TIE LINE
- EXISTING ROAD ROW
- EXISTING EASEMENT
- PROPERTY LINE

- THE TOTAL AREA OF THE PROPOSED TE-1 SHOWN HEREON IS 8,078 SQUARE FEET OR 0.19 ACRES MORE OR LESS.
- THE BASIS OF BEARINGS FOR TE-1 IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 AS MONUMENTED BY A FOUND 3/4" REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED 'LS 25369' AT THE NORTHEAST CORNER FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7 AS MONUMENTED BY A FOUND 3" BRASS DISK IN JERSEY BARRIER BEARS SOUTH 89°14'38" WEST 2,640.98 FEET.
- BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE 0501, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT.
- THE MEASURED DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET. TO OBTAIN GRID DISTANCES, MULTIPLY THE MEASURED DISTANCES SHOWN HEREON BY THE COMBINED SCALE FACTOR OF 0.99974168.
- THIS EXHIBIT IS NOT A BOUNDARY SURVEY OF THE ADJOINING PROPERTY AND IS PREPARED FOR COMMERCE CITY PURPOSES ONLY.
- FOR TITLE INFORMATION COMMERCE CITY AND DEA, INC. RELIED ON TITLE COMMITMENTS, PREPARED BY HCPECK AND ISSUED BY J PARKER.

Print Date: 4/24/23	URBAN RENEWAL AUTHORITY OF CITY OF COMMERCE CITY	Project No./Code
CDDT00R11906-TE_NO_01.dgn		
Horiz. Scale: 1"=100"	PARCEL TE-1	
DAVID EVANS AND ASSOCIATES INC. 1800 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0989	DRAWN BY: KDHA	Unit Leader:
		Sheet: 1 of 2

EXHIBIT "A" - TE-1

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 08°25'08" W	10.00'
L2	N 81°35'57" W	56.55'
L3	N 10°15'39" E	5.50'
L4	S 10°15'23" W	5.50'
L5	N 79°19'48" W	150.00'
L6	N 10°40'12" E	5.50'
L7	N 79°19'48" W	10.00'
L8	N 10°40'12" E	5.50'
L9	N 79°19'48" W	154.24'
L10	N 10°40'12" E	7.50'
L11	N 79°19'48" W	10.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L12	S 10°40'12" W	7.50'
L13	N 79°19'48" W	36.92'
L14	N 05°47'40" E	7.50'
L15	S 05°47'40" W	7.50'
L16	N 08°28'37" E	12.36'
L17	S 79°19'48" E	115.77'
L18	N 12°01'52" E	17.50'
L19	S 79°19'48" E	76.01'
L20	S 12°01'52" W	17.50'
L21	S 79°19'48" E	167.53'
L22	S 81°35'57" E	56.55'

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.79'	948.50'	001°33'29"	N 80° 49' 12" W	25.79'
C2	9.93'	943.00'	000°36'11"	N 79° 44' 29" W	9.93'
C3	114.38'	1051.50'	006°13'57"	N 82° 26' 47" W	114.32'
C4	10.00'	1059.00'	000°32'29"	N 85° 49' 25" W	10.00'
C5	61.42'	1051.50'	003°20'48"	N 87° 46' 52" W	61.41'
C6	61.03'	84.50'	041°22'44"	N 68° 45' 54" W	59.71'
C7	60.63'	74.50'	046°37'30"	S 66° 08' 31" E	58.97'
C8	187.57'	1061.50'	010°07'27"	S 84° 23' 32" E	187.33'
C9	37.17'	938.50'	002°16'08"	S 80° 27' 53" E	37.16'

Print Date: 4/24/23	URBAN RENEWAL AUTHORITY OF CITY OF COMMERCE CITY	Project No./Code
CDOT00R11906-TE_NQ_01.dgn	PARCEL TE-1	
Horiz. Scale: N/A		
 DAVID EVANS AND ASSOCIATES INC. <small>1600 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0969</small>	DRAWN BY: KDHA 	Unit Leader: Sheet: 2 of 2