

LEGAL DESCRIPTION

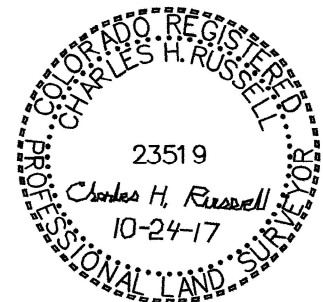
Exhibit A

A Strip of Land situated in Lot 1 of Commerce City Complex 1st Amendment, Plat Reception No. 20060619000618640, being located in the N.E.1/4 of Section 7, T.3S., R.67W., of the 6th P.M., City of Commerce City, County of Adams, State of Colorado;

Said Strip being described as follows:

Commencing at the C.1/4 Corner of said Section 7, from whence the E.1/4 Corner of said Section 7 Bears on a State Plane Bearing of N89°12'11"E a ground distance of 2639.42 feet;
Thence N86°23'40"E a distance of 734.70 feet to the Point of Beginning;
Thence N00°47'47"W along the East Line of a Platted Utility Easement a distance of 152.15 feet;
Thence N43°18'55"E a distance of 141.13 feet;
Thence S87°42'38"E a distance of 80.11 feet;
Thence N75°01'11"E a distance of 51.15 feet;
Thence N50°51'13"E a distance of 166.13 feet;
Thence N00°25'07"E a distance of 96.92 feet;
Thence N45°47'49"W a distance of 12.94 feet;
Thence N44°12'11"E a distance of 15.00 feet;
Thence S45°47'49"E along the Southwesterly Line of a Platted Utility Easement a distance of 69.02 feet;
Thence N44°12'11"E along the Southeasterly Line of a Platted Utility Easement a distance of 150.00 feet;
Thence S45°47'49"E along the Southwesterly Line of a Platted Utility Easement a distance of 5.00 feet;
Thence S44°12'11"W a distance of 155.00 feet;
Thence N45°47'49"W a distance of 56.81 feet;
Thence S00°25'07"W a distance of 106.06 feet;
Thence S50°53'48"W a distance of 172.87 feet;
Thence S75°01'11"W a distance of 54.81 feet;
Thence N87°42'38"W a distance of 77.07 feet;
Thence S43°18'55"W a distance of 132.52 feet;
Thence S00°47'47"E a distance of 148.09 feet;
Thence S89°12'11"W along the North Line of a Platted Utility Easement a distance of 10.00 feet to the Point of Beginning. Containing 0.188 Acres.

NOTE: THE FOLLOWING SKETCH IS MEANT TO DEPICT THE LEGAL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUSSELL SURVEYING TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY OR EASEMENTS OF RECORD. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



RUSSELL SURVEYING
Have Gun Will Travel
Charles H. Russell, PLS
P.O. Box 1403
Paonia, CO 81428
(970) 527-5404

PUBLIC SERVICE COMPANY EASEMENT

Lot 1, Commerce City Complex 1st Amendment
N.E.1/4 Section 7, T.3S., R.67W., 6th P.M.
Commerce City, Adams County, Colorado

CLIENT	C.R.E.G. NO.	DATE	JOB NUMBER	PAGE
PUBLIC SERVICE COMPANY	SR1417144	10-24-17	17111A	

EASEMENT COURSE TABLE

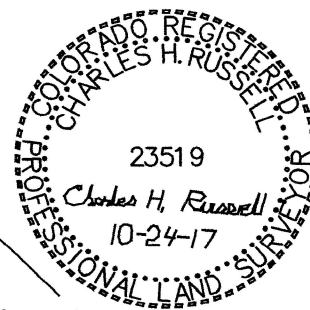
P.O.B.

- 1.) N00°47'47"W 152.15'
- 2.) N43°18'55"E 141.13'
- 3.) S87°42'38"E 80.11'
- 4.) N75°01'11"E 51.15'
- 5.) N50°51'13"E 166.13'
- 6.) N00°25'07"E 96.92'
- 7.) N45°47'49"W 12.94'
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- 15.) S50°53'48"W 172.87'
- 16.) S75°01'11"W 54.81'
- 17.) N87°42'38"W 77.07'
- 18.) S43°18'55"W 132.52'
- 19.) S00°47'47"E 148.09'
- 20.) S89°12'11"W 10.00'

P.O.B.

Exhibit B

NOTE: THIS SKETCH IS MEANT TO DEPICT THE LEGAL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUSSELL SURVEYING TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY OR EASEMENTS OF RECORD. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



0' 75' 150'
Scale: 1" = 150'
U.S. Survey Foot

TIE
N86°23'40"E
734.70'

P.O.B.

C.1/4 Cor
Section 7

E.1/4 Corner
Section 7

Lot 1
Commerce City Complex
1st Amendment

Lot 2
Commerce City Complex
1st Amendment

EASEMENT

Platted Utility Easement

Parkway Drive

Forest Drive

N89°12'11"E 2639.42'

East 60th Avenue

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Commerce City, Adams County, Colorado

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