

**EXHIBIT**

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, BEING MONUMENTED BY A NO. 5 REBAR IN MONUMENT BOX AT THE CENTER ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED LS 7735 IN MONUMENT BOX AT THE SOUTH ONE-QUARTER CORNER, BEING ASSUMED TO BEAR N00°06'30"E.

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28, S00°06'30"W A DISTANCE OF 224.98 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID EAST LINE, S00°06'30"W A DISTANCE OF 441.23 FEET, TO THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER, OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28;

THENCE ON THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, S89°32'34"W A DISTANCE OF 30.00 FEET;

THENCE DEPARTING SAID SOUTH LINE, N00°06'30"E A DISTANCE OF 441.35 FEET;

THENCE N89°47'00"E A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 13,239 SQUARE FEET OR 0.3039 ACRES.

EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

**PROPERTY DESCRIPTION STATEMENT**

I, JARROD ADAMS, 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.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



# EXHIBIT

VACATION MAP OF  
BLOCKS 41, 42, 55 & 56, IRONDALE  
BOOK 2, PAGE 10

PHILLIPS THOMAS  
AND PHILLIPS DEBRA  
8171 E 84TH AVE.

**E 84TH AVE**

**ULSTER STREET**

50' GAS EASEMENT  
REC. 2012000063761

VACATED NINTH AVE.  
IRONDALE VACATION  
PLAT BOOK 2, PAGE 19

POINT OF COMMENCEMENT  
CENTER 1/4 CORNER,  
SECTION 28, T2S, R67W  
#5 REBAR

CRASSUS GROUP LLC  
REC. NO. 2015000080144

ROSALES JOSUE ROJAS  
2013000088990

MID-RAIL REAL ESTATE LLC.

POINT OF  
BEGINNING

FORMERLY  
BLOCK 65  
IRONDALE

SE 1/4, SEC 28,  
T2S, R67W

VACATED NINTH AVE.  
IRONDALE VACATION  
PLAT BOOK 2, PAGE 19

MID-RAIL REAL ESTATE LLC.

SW 1/4, SEC 28,  
T2S, R67W

**E 83RD AVE**

S89°32'34"W  
30.00'

N00°06'30"E 441.35'

S00°06'30"W 441.23'

N00°06'30"E 2664.83'

SECTION 28, T2S, R67W

BASIS OF BEARING

SOUTH 1/4 CORNER,  
SECTION 28, T2S, R67W  
3.25" ALUMINUM CAP  
STAMPED "LS 7735"



100 50 0 100

ORIGINAL SCALE: 1" = 100'

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

COMMERCE CITY  
INTSEL STEEL WEST SUBDIVISION  
PROJECT NO.: 15855.00  
DATE: 10/25/2017

SHEET: 2 OF 2

**J-R ENGINEERING**  
A Westrian Company

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Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)