NOTICE OF COUNCIL MEETING

Monday, March 10, 2025

Members of the Aurora City Council will participate in the March 10, 2025 Council Meeting.

Members of the public and media are invited to attend the Aurora City Council Meetings in person or remotely through the options listed below.

View or Listen Live

Live streamed at www.auroraTV.org

Youtube.com/TheAuroraChannel

Cable Channels 8 and 880 in Aurora

In-person Participation

Members of the public may attend in-person at the Aurora Municipal Center, Paul Tauer Aurora City Council Chamber, 15151 E. Alameda Pkwy. The building opens to the public at 4:45 p.m. on the day of the council meeting.

Public comment is welcome for items appearing on the agenda or on any matter of city concern. Individuals must appear in person and speak from the podium.

- **Public Comment Listening Session:** Forty (40) minutes are dedicated at 6:00 p.m. to public comment on non-agenda matters of city concern. Individuals may sign up to speak by completing the Public Comment Listening Session online form between 8 a.m. on the Friday before the council meeting, and 1 p.m. on the day of the council meeting, or in person with the city clerk on the day of the council meeting, between 5 p.m. and 5:45 p.m. Individuals are allotted a maximum of two (2) minutes to speak. Verified Aurora residents are given priority and placed before non-resident speakers. Visit the Addressing the City Council webpage for more information.
- **Public Comment on Agenda Item:** Thirty minutes are dedicated to public comment per agenda item, with the exception of Public Hearings. Individuals are invited to comment in support of or to oppose any item listed on the agenda. Those wishing to comment on an agenda item must register in advance by completing the 'Public Comment on Agenda Item' online request form between 8 a.m. on the Friday before the council meeting, and 1 p.m. on the day of the council meeting. Individuals are allotted a maximum of three (3) minutes to speak on items listed on the agenda.

  Those wishing to comment on an agenda item listed under the PUBLIC HEARING category may either register online as noted above, or sign up in person with the clerk starting at 5:00 p.m at the Paul Tauer Aurora City Council Chamber. Sign up must be completed before the Public Hearing agenda item title is read. Visit the Addressing the City Council webpage for more information.

Translation/Accessibility

The city provides closed captioning services on Cable Channels 8 and 880. The Aurora Municipal Center is wheelchair accessible with entry ramps and accessible parking located on the west and east side of the building. Please make your request for accommodations or assistance by noon on the Friday preceding the Monday meeting by contacting the Office of Accessiblity at 303.326.8857.

If you are in need of an interpreter, please contact the Office of International and Immigrant Affairs at 303-739-7521 by Monday, March 10, 2025 at 9:00 a.m. (Si necesita un intérprete, comuníquese con la oficina de asuntos internacionales e inmigrantes en 303-739-7521 por el domingo anterior a la reunion del lunes.)

City of Aurora, Colorado

Monday, March 10, 2025

EXECUTIVE SESSION

(Closed to the Public)

AURORA ROOM

4:20 p.m.

AURORA URBAN RENEWAL AUTHORITY MEETING

(Open to the Public)

VIRTUAL MEETING

4:55 p.m.

STUDY SESSION OF THE AURORA CITY COUNCIL

(Open to the Public via live stream in the Paul Tauer Aurora City Council Chamber)

AURORA ROOM

5:15 p.m.

PUBLIC COMMENT LISTENING SESSION

(Open to the Public)

PAUL TAUER AURORA CITY COUNCIL CHAMBER

6:00 p.m.

REGULAR MEETING OF THE AURORA CITY COUNCIL

(Open to the Public)

PAUL TAUER AURORA CITY COUNCIL CHAMBER

6:45 p.m.

AGENDA

Regular Meeting of the Aurora City Council

Monday, March 10, 2025, 6:45 p.m.
Paul Tauer Aurora City Council Chamber
15151 E Alameda Parkway
Aurora, CO 80012

Pages

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION/MOMENT OF SILENCE

4. PLEDGE OF ALLEGIANCE

5. EXECUTIVE SESSION UPDATE

6. APPROVAL OF MINUTES

   6.a February 24, 2025 Meeting Minutes 7

7. PROCLAMATIONS OR CEREMONIES

8. ADOPTION OF THE AGENDA

9. CONSENT CALENDAR - MOTIONS

   Any member of Council may request an item be removed from Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.

   9.a Motions

   9.b Planning Matters

   9.c Appointments to Boards and Commissions

9.c.1 **Consideration to Appoint Two (2) Members to the Aurora Youth Commission** 17

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

9.c.2 **Consideration to Appoint Two (2) Members to the Oil and Gas Advisory Committee** 32

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

10. CONSENT CALENDAR - RESOLUTIONS AND ORDINANCES

Any member of Council may request an item be removed from Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.

10.a Resolutions

10.a.1 **Intergovernmental Agreement (IGA) Between Aurora Public School District and City of Aurora for the Turn Island Project** 46

R2025-22 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND AURORA PUBLIC SCHOOL DISTRICT FOR THE TURN ISLAND PROJECT NEAR VISTA PEAK ACADEMY

Sponsor: Stephanie Hancock, Council Member

Carlie Campuzano, Manager of Traffic, Public Works / Michelle Gardner, Senior Assistant City Attorney

10.a.2 **Intergovernmental Agreement (IGA) between Aurora and Forest Trace Metropolitan District for Snow Removal and Plowing Operations on Local Streets** 69

R2025-23 A RESOLUTION FOR THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND FOREST TRACE METROPOLITAN DISTRICT FOR SNOW REMOVAL AND PLOWING OPERATIONS ON LOCAL STREETS

A waiver of reconsideration is requested to facilitate the agreement approval process following Resolution No. R2023-106 as the District used the City's template agreement without significant changes.

Kurt Muehlemeyer, Deputy Director of Operations, Public Works / Michelle Gardner, Senior Assistant City Attorney

10.a.3 **Reimbursement Agreement with Aero 70** 89

R2025-24 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL'S APPROVAL OF A REGIONAL UTILITY REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF AURORA ACTING BY AND THROUGH ITS UTILITY ENTERPRISE AND AERO 70 OWNER, LLC (AERO 70 – HARVEST MILE)

Chong Woo, Engineering Supervisor, Aurora Water / Ian Best, Assistant City Attorney

10.a.4 **Rules of Order and Procedure: Study Session Start Time** 115

R2025-25 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO TO AMEND THE RULES OF ORDER AND PROCEDURE FOR THE AURORA, COLORADO CITY COUNCIL CONCERNING STUDY SESSION MEETING TIMES

Sponsor: Curtis Gardner, Council Member

Jason Batchelor, City Manager / Andrea Wood, Assistant City Attorney

10.b **Finalizing of Ordinances**

Ordinances approved unanimously at first reading.

10.b.1 **Painted Prairie Business Improvement District No. 1 Boundary Adjustment** 120

2025-17 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER ONE

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

10.b.2 **Painted Prairie Business Improvement District No. 2 Boundary Adjustment** 160

2025-18 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER TWO

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

10.b.3 **Windler Business Improvement District No. 1 Boundary Adjustment** 208

2025-19 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

10.b.4 **Windler Business Improvement District No. 2 Boundary Adjustment** 242

2025-20 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

11. PUBLIC HEARINGS

Public hearings with or without related ordinances.

11.a Urban Cottages Jewell - Zoning Map Amendment 288

2025-06 A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 3.91 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED SOUTH OF THE INTERSECTION OF EAST JEWELL AVENUE AND SOUTH JOLIET STREET (URBAN COTTAGES ON JEWELL REZONE)

Rachid Rabbaa, Planner III, Planning and Business Development / Lena McClelland, Assistant City Attorney

11.b Designation of 13th Avenue Station Area as a Blighted Area 319

2025-21 A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, DECLARING THE 13TH AVENUE STATION AREA AS A BLIGHTED AREA APPROPRIATE FOR AN URBAN RENEWAL AREA

Sponsor: Angela Lawson, Council Member

Jennifer Orozco, Project Manager, Planning and Business Development / Brian Rulla, Assistant City Attorney

12. INTRODUCTION OF ORDINANCES

12.a Eminent Domain to Acquire Real Property for the SC10 SC11 Sanitary Sewer Upgrades Project 357

2025-22 AN ORDINANCE AUTHORIZING THE CITY OF AURORA, COLORADO, TO EXERCISE THE POWER OF EMINENT DOMAIN FOR AQUISITION OF CERTAIN PROPERTIES FOR AURORA WATER'S SC10 AND SC11 SANITARY SEWER UPGRADES PROJECT

Hector Reynoso, Manager of Real Property Services, Public Works / Michelle Gardner, Senior Assistant City Attorney

13. FINALIZING OF ORDINANCES

Ordinances not approved unanimously at first reading.

14. ANNEXATIONS

15. RECONSIDERATIONS AND CALL UPS

16. GENERAL BUSINESS

17. REPORTS

17.a Mayor

17.b Council

18. ADJOURNMENT

MINUTES

Regular Meeting of the Aurora City Council

Monday, February 24, 2025

COUNCIL MEMBERS PRESENT:	Mayor Coffman	Danielle Jurinsky
	Françoise Bergan	Amsalu Kassaw
	Alison Coombs	Angela Lawson
	Curtis Gardner	Ruben Medina
	Stephanie Hancock	Steve Sundberg
COUNCIL MEMBERS ABSENT:	Crystal Murillo	

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1. CALL TO ORDER

Mayor Coffman reconvened the regular meeting of the City Council at 6:30 p.m.

2. ROLL CALL

3. INVOCATION/MOMENT OF SILENCE

Mayor Coffman led in prayer for the February 25, 2025 meeting.

4. PLEDGE OF ALLEGIANCE

(All Standing)

Mayor Coffman read a land acknowledgement.

5. EXECUTIVE SESSION UPDATE

Mayor Coffman provided an update on the Executive Session, stating using eminent domain, real estate acquisition, sales tax incentive agreement, and a development agreement were discussed.

6. APPROVAL OF MINUTES

6.a February 10, 2025 Meeting Minutes

Moved by: Curtis Gardner

Second by: Stephanie Hancock

Does Council wish to approve the minutes of the February 10,2025 meeting?

Voting Aye: (10): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Amsalu Kassaw, Angela Lawson, Ruben Medina, and Steve Sundberg

Absent: (1): Crystal Murillo

7. PROCLAMATIONS OR CEREMONIES

8. ADOPTION OF THE AGENDA

Moved by: Curtis Gardner

Second by: Françoise Bergan

Does Council wish to adopt the agenda as presented?

Voting Aye: (10): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Amsalu Kassaw, Angela Lawson, Ruben Medina, and Steve Sundberg

Absent: (1): Crystal Murillo

9. CONSENT CALENDAR - MOTIONS

Any member of Council may request an item be removed from Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.

Moved by: Curtis Gardner

Second by: Françoise Bergan

Does Council wish to approve the Motions Consent Calendar as presented?

Voting Aye: (10): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Amsalu Kassaw, Angela Lawson, Ruben Medina, and Steve Sundberg

Absent: (1): Crystal Murillo

9.a Motions

9.b Planning Matters

9.c Appointments to Boards and Commissions

9.c.1 Consideration to Appoint One (1) Member to the Career Service Commission

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

10. CONSENT CALENDAR - RESOLUTIONS AND ORDINANCES

Any member of Council may request an item be removed from Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.

Moved by: Steve Sundberg

Second by: Curtis Gardner

Does Council wish to approve the Resolutions and Ordinances Consent Calendar?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Amsalu Kassaw, Angela Lawson, Ruben Medina, and Steve Sundberg

Absent: (1): Crystal Murillo

10.a Resolutions

10.a.1 The Avenues Metropolitan District Nos. 1-5 Dissolution and Intergovernmental Agreement (IGA) Termination

R2025-19 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, CONSENTING TO THE DISSOLUTION OF THE AVENUES METROPOLITAN DISTRICTS NOS. 1-5

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

10.a.2 Second Amendment to Intergovernmental Agreement (IGA) with Colorado Department of Transportation (CDOT) for the Nine Mile Bike and Pedestrian Bridge Project

R2025-20 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE SECOND AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) FOR FUNDING OF THE NINE MILE BIKE AND PEDESTRIAN BRIDGE PROJECT

Bret Banwart, Engineering Supervisor, Public Works / Michelle Gardner, Senior Assistant City Attorney

10.a.3 The Sale of City-Owned Surplus Property in Adams County

R2025-21 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE SALE OF SURPLUS CITY-OWNED LAND IN ADAMS COUNTY, COLORADO, LOCATED AT 12202 E. 168TH AVE., BRIGHTON, COLORADO IN ADAMS COUNTY

Hector Reynoso, Manager of Real Property Services, Public Works / Michelle Gardner, Senior Assistant City Attorney

10.b Finalizing of Ordinances

Ordinances approved unanimously at first reading.

11. PUBLIC HEARINGS

Public hearings with or without related ordinances.

11.a Painted Prairie Business Improvement District No. 1 Boundary Adjustment

2025-17 A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER ONE

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved by: Steve Sundberg

Second by: Françoise Bergan

Does the Council wish to support an ordinance of the City Council of the City of Aurora, Colorado, including and excluding certain property from the boundaries of Painted Prairie Business Improvements District one?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Amsalu Kassaw, Angela Lawson, Ruben Medina, and Steve Sundberg

Absent: (1): Crystal Murillo

11.b Painted Prairie Business Improvement District No. 2 Boundary Adjustment

2025-18 A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER TWO

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

CM Coombs pointed out that in all of these cases, there are multiple BIDs within one particular development. She asked for a historical background on the reason for that.

A representative for the applicant explained the reason.

Mayor Coffman closed the public hearing.

Moved by: Steve Sundberg

Second by: Alison Coombs

Does the Council wish to support an ordinance of the City Council of the City of Aurora, Colorado, including and excluding certain property from the boundaries of Painted Prairie Business Improvements District two?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Amsalu Kassaw, Angela Lawson, Ruben Medina, and Steve Sundberg

Absent: (1): Crystal Murillo

11.c Windler Business Improvement District No. 1 Boundary Adjustment

2025-19 A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

CM Bergan voiced that new BID area is small on this map compared to the old one, and asked if it was still intended to be a business improvement district.

A representative for the applicant responded.

Mayor Coffman closed the public hearing.

Moved by: Steve Sundberg

Second by: Françoise Bergan

Does the Council wish to support an ordinance of the City Council of the City of Aurora, Colorado, including and excluding certain property from the boundaries of Windler Business Improvements District No. 1?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Amsalu Kassaw, Angela Lawson, Ruben Medina, and Steve Sundberg

Absent: (1): Crystal Murillo

11.d Windler Business Improvement District No. 2 Boundary Adjustment

2025-20 A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved by: Steve Sundberg

Second by: Angela Lawson

Does the Council wish to support an ordinance of the City Council of the City of Aurora, Colorado, including and excluding certain property from the boundaries of Windler Business Improvements District No. 2?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Amsalu Kassaw, Angela Lawson, Ruben Medina, and Steve Sundberg

Absent: (1): Crystal Murillo

12. INTRODUCTION OF ORDINANCES

13. FINALIZING OF ORDINANCES

Ordinances not approved unanimously at first reading.

14. ANNEXATIONS

15. RECONSIDERATIONS AND CALL UPS

16. GENERAL BUSINESS

16.a Consideration to Appoint Members to the Civil Service Commission

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

Moved by: Alison Coombs

Second by: Danielle Jurinsky

CM Coombs noted that Mr. McNeal has been the Chair of the Commission, has served very well, and was able to clearly explain the purpose of the Commission and changes to it over time. She said he also has dedication to our city and preserving the intent of the Commission.

Does Council wish to reappoint Desmond McNeal to the Civil Service Commission?

Voting Aye: (10): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Amsalu Kassaw, Angela Lawson, Ruben Medina, and Steve Sundberg

Absent: (1): Crystal Murillo

Moved by: Danielle Jurinsky

Second by: Stephanie Hancock

Mayor Coffman asked if there was a question of objectivity to have someone who spent 30 years in APD and who is so close to the officers for the Civil Service Commission.

CM Hancock believed, in conversations with Ms. Gurley-Lutkin, that she can be objective and is aptly qualified to fill the role, and her objectivity and experience would be instrumental and the best fit for the commission.

CM Jurinsky pointed out that was one of the questions during the interview process, and she thoroughly explained how she would be able to abstractly view different situations and circumstances.

CM Coombs agreed Ms. Gurley-Lutkin's answered very clear in the interviews, but she is concerned about the polarizing approach that the Aurora Police Association has sometimes taken, including when she was the leader of that association, and that raises concerns about objectivity for her.

Does Council wish to appoint Judy Gurley-Lutkin to the Civil Service Commission?

Voting Aye: (8): Françoise Bergan, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Amsalu Kassaw, Angela Lawson, Ruben Medina, and Steve Sundberg

Voting Nay: (2): Mayor Coffman, and Alison Coombs

Absent: (1): Crystal Murillo

Moved by: Curtis Gardner

Second by: Danielle Jurinsky

Does Council wish to reappoint Barbara Cleland to the Civil Service Commission?

Voting Aye: (10): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Amsalu Kassaw, Angela Lawson, Ruben Medina, and Steve Sundberg

Absent: (1): Crystal Murillo

16.b Discussion and Possible Action Regarding Future In-Person or Virtual Council Meetings

Peter Schulte, City Attorney / Jack Bajorek, Interim City Attorney

Moved by: Françoise Bergan

Second by: Stephanie Hancock

J. Batchelor requested suspending the rules for the next meeting to allow for Study Session to begin slightly before 5:15 p.m. to make sure they have enough time before the 6:00 listening session.

P. Schulte stated that they could bring a resolution at a later meeting to remove the hard start time from the rules if Council chooses.

Does Council wish to suspend the Council Rules to allow the next Study Session to begin before 5:15 pm?

Voting Aye: (10): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Amsalu Kassaw, Angela Lawson, Ruben Medina, and Steve Sundberg

Absent: (1): Crystal Murillo

17. REPORTS

17.a Mayor

Mayor Coffman announced that his Town Hall Meeting will be March 1st, at 2:00, at the Aurora Central Library, where he will talk about the redevelopment on the Colfax Corridor and bringing bioscience to the CU Anschutz Medical Campus, Chief Chamberlain will speak on strategies for reducing crime in the city, and Judge Day will discuss H.E.A.R.T. Court.

17.b Council

CM Gardner stated he would like to reappoint Thoa Nguyen, owner of Banh & Butter, to another term on the Business Advisory Board.

CM Jurinsky said she would like to reappoint Chance Horiuchi to the Business Advisory Board, and highlighted that Aurora is offering Neighborhood Improvement Grants again, where a neighborhood organization may not exist, to help enhance and strengthen neighborhoods and relationships amongst residents, and can apply at auroragov.org/neighborhoodgrants. She highlighted that they have brought back the Community Police Academy and people can now apply at apdcommunity@auroragov.org.

MPT Sundberg voiced that he would like to reappoint Hitesh Patel to the Business Advisory Board. He said he got to see the Regional Navigation Campus in action last week when the weather got so cold, as they opened up early for emergency sheltering. He attended Coffee with a Cop and announced that Buckley Space Force Base will conduct a base wide exercise the 24th though the 28th, where people may hear explosions, see smoke, or witness other activity going on, but assured people not to be alarmed.

CM Medina shared that he would like to reappoint Sarah Woodson for the Business Advisory Board.

CM Coombs commented that she would like to reappoint Michelle Redding to the Business Advisory Board, and noted that CM Murillo was absent for the meeting due to illness.

CM Kassaw stated that in the past two weeks, he has been reaching out and engaging with the community, had coffee with APD, visited the Community College of Aurora, participated in the immigrant community outreach and attended a small business support grand opening.

CM Lawson said she would like to reappoint Luke Sarwal to the Business Advisory Board for the second term. She announced that her Town Hall is on March 18th, at Central Rec Center, where Judge Day will present. Regarding FSIR, congressional budget negotiations are still in play with the House to push through a budget resolution this week, and the Senate is ready with a budget contingency plan if the House fails. She added that there are renewed discussions of a yearlong continuing resolution if the House and Senate both fail to produce a viable budget. She shared that the Colorado Legislature continues to move and introduce legislation on several areas addressing city priorities, including construction defect litigation reform, juvenile bed space, and retail theft. She shared that the state budget is a large factor in what bills will pass this year, and almost 500 bills have been introduced so far.

CM Bergan reported that she attended the AEDC Board Meeting, had a Region 9 Opioid Abatement Council Meeting, Water Policy, and a meeting with her

CABC appointees. She shared she would like to reappoint Martin Liles, the General Manager of Southlands Shopping Center to the Business Advisory Board. She announced her Town Hall is March 19th, 6 to 8 p.m., at Heritage Eagle Bend, with P. Schulte presenting.

CM Hancock did not have a report.

18. ADJOURNMENT

Mayor Coffman adjourned the regular meeting of City Council.

_____

MIKE COFFMAN, MAYOR

ATTEST:

_____

KADEE RODRIGUEZ, CITY CLERK

CITY OF AURORA
Council Agenda Commentary

Item Title: Consideration to Appoint Two (2) Members to the Aurora Youth Commission
Item Initiator: Kadee Rodriguez, City Clerk
Staff Source/Legal Source: Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 2.4--Work with our partners to ensure that every child and young person in Aurora have access to fundamental resources

COUNCIL MEETING DATES:

Study Session: 2/24/2025

Regular Meeting: 3/10/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Approve Item as Proposed at Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The Aurora Youth Commission's role is to advise city council, the city manager and the director of the Department of Parks, Recreation & Open Space regarding the interests of youth in Aurora. The Commission's mission is to better the well-being of Aurora's youth through representation, service and action.

The Aurora Youth Commission consists of twenty-two (22) members; sixteen (16) members between the ages of 14-20, and six (6) members must be twenty-one years of age or older. The term length is two (2) years, and members may serve up to two (2) terms. All eligible applications received within the last year are forwarded to the Board to be considered for interviews.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The Aurora Youth Commission currently has four (4) youth member vacancies and two (2) adult member vacancies. The Commission received two (2) applications and interviews were conducted on January 23, 2025 and January 28, 2025 for the youth vacancies.

Among the applicants were:
Wissal Chichou - Youth
Trista James - Youth

Upon conducting interviews, the Aurora Youth Commission respectfully recommends the appointment of the following candidates:

Wissal Chichou (youth)– Partial term beginning 8/1/2023 and ending on 7/31/2025, and approve 1st term beginning 8/1/2025 ending on 7/31/2027.

Trista James (youth) – Partial term beginning 8/1/2023 and ending on 7/31/2025, and approve 1st term beginning 8/1/2025 ending on 7/31/2027.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does Council wish to support the appointment of Wissal Chichou and Trista James to the Aurora Youth Commission?

LEGAL COMMENTS

All boards and commissions shall be appointed by City Council. (City Charter, art III, sec. 3-11 and art. IX, sec. 9-1). The Aurora Youth Commission shall consist of twenty-two voting members. Of the voting members, sixteen members shall be ages 14 through 20. Six members shall be adults of the age of 21 or over. The composition of the Commission shall represent school districts, private schools, and home school participation to the extent possible through the nomination process. Commission members must be residents of the City, except that any student currently enrolled in a secondary school within the City is a qualified member regardless of their city of residence. Each commissioner serves a two-year term. (Aurora, Colo. Code § 2-902). (TJoyce)

MEMORANDUM

City of Aurora

AuroraGov.org

To: Mayor Coffman and Members of City Council

From: David Wagner, Staff Liaison/Supervisor of Youth Services, Aurora Youth Commission

Through: Marcus Bond, City Clerk Analyst
Brooke Bell, Director, Parks, Recreation and Open Space Department
Wynter Stieger, Acting Recreation Services Manager, Recreation Division, PROS
Donna Hunt, Superintendent of Youth Services, Recreation Programs, PROS

Date: February 3, 2024

Subject: New Appointment to the Aurora Youth Commission

Board or Commission Name: Aurora Youth Commission

Number of Vacancies: 4 youth, 2 adults

Interview Information

Date of Interviews: 01/23/2025 and 01/28/2025

Applicant Names: Wissal Chichou and Trista James

Applicants Interviewed: 2 youth

Recommendation

Suggested Appointment: Wissal Chichou

Summary: Wissal is a Junior at Gateway High School. Wissal is concerned about the fentanyl lacing of drugs used by youth. She has experienced drug overdosing in her school and wants to find a way to combat that. Wissal has been volunteering in various capacities since she was a freshman and is currently working on a project that addresses systemic funding in schools. Wissal is also interested in creating a safe space for youth to gather.

The Aurora Youth Commission strongly supports the appointment of Wissal as a member on the Aurora Youth Commission to serve out the partial term from 8/1/2023 to 7/31/2025 and to be approved for her 1st term 8/1/2025 to 7/31/2027.

Suggested Appointment: Trista James

Summar: Trista is a Sophomore at Eagle Crest High School. Trista is concerned with the mental health of her peers and the struggles that some of the youth go through to find

resources such as food. She is passionate about helping youth find healthy hobbies such as sports, arts or STEM activities.

The Aurora Youth Commission strongly supports the appointment of Trista James as a member on the Aurora Youth Commission to serve out the partial term from 8/1/2023 to 7/31/2025 and to be approved for her 1st term 8/1/2025 to 7/31/2027.

Aurora Youth Commission

Applicant Package - Ward To Be Determined

Aurora Youth Commission - Ward To Be Determined

Term 01 Aug 2024 - 31 Jul 2026
Positions Available 4

Number of applicants in this package 1

- Chichou, Wissal

Received: 01/02/2025
Ward III Student
Arapahoe County
Vetted: 01/02/2025
Marcus Bond

Name: Chichou, Wissal

Address: [redacted]

Email: [redacted]

Board Name: Aurora Youth Commission

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
10 years

Are you registered to vote?:

No

Years of Education Completed:
high school junior

Degree(s) Received:
Associates degree

College(s) Attended:
CCA

Employer Name:
n/a

Employer Address:
n/a

Current Position:
n/a

Years with Current Employer:
0

Work Experience:
During my freshman year in high school I worked as a Clerck at King Loopers, however currently I'm unemployed due to academics

Certification(s):
n/a

How are you involved in your community?:

I am actively involved in my community through a variety of volunteer, leadership, and extracurricular roles. I provide free tutoring in math to elementary and middle school students in my neighborhood, helping them improve academically and build confidence. Additionally, I volunteer at my local masjid, teaching children how to read Arabic, contributing to the cultural and educational growth of the community. In athletics, I play both basketball and soccer at the Junior Varsity level, promoting teamwork and school spirit. As a leader, I serve as Vice President of Mock Trial, Co-President of the National Honor Society (NHS), and President of the Unity Committee, where I work to foster collaboration and inclusivity within my school. I also organize and participate in our school's Culture Week, which includes assemblies and activities celebrating diverse traditions, helping to strengthen cultural awareness and unity among students. Furthermore, I am involved with the Colorado Youth Congress (CYC), where I advocate for community policies by engaging with state senators and the governor. I am also a member of the National Association of Youth Leaders in Criminal Justice (NAYLC), where I participate in discussions about criminal justice reform. Lastly, I am the owner of a small business, which allows me to contribute to the local economy and support other community initiatives. Through these diverse activities, I strive to make a positive impact on both my local community and beyond.

List your interests and activities.:
Volunteer and Tutor: Provide free tutoring in math to elementary and middle school kids in my neighborhood. Arabic Reading Instructor: Occasionally volunteer at my local masjid to teach children how to read Arabic. Athletics: Play basketball at the Junior Varsity (JV) level. Play soccer at the Junior Varsity (JV) level. Leadership Roles: Serve as Vice President of Mock Trial. Co-President of the National Honor Society (NHS). President of the unity committee Culture Week Organizer: Participate in creating a Culture Week for my school, which includes: A culture assembly encouraging students to perform traditional dances or songs. Celebrating heritage with fun snacks and games throughout the day. Colorado Youth Congress (CYC): Member of a selective group of 50 high school students from Colorado advocating for community policies by meeting with senators and the governor. National Association of Youth Leaders in Criminal Justice (NAYLC): Engage in discussions related to adulthood and criminal justice. Buisness Owner Interests: Social justice/ Adacsim Public speaking Mock trial Debate Crocheting Gardening Learning languages Painting Traveling Reading

Do you presently serve in any other appointed position on a board, commission or committee?:

Yes

If yes, enter the board name and position:
Colorado Youth Congress, I serve as one of the 50 delegates all across Colorado

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:

I want to be a member of the Aurora Youth Board and Commission for many reasons. I've lived in Aurora for most of my life, and while I've had the privilege of experiencing its diversity and acceptance, I've also seen the parts of our community that are often overlooked. Growing up in a gang-controlled neighborhood, I've witnessed the devastating impact of violence, and I've personally felt the trauma and anxiety that come with it. When I was just 10 years old, I found a dead body near my neighborhood,at just 10 years old I had faced ptsd, trauma and long lasting anxiety but more importantly it opens my eyes to how corrupt our system is, one where teens full of potential lose there lives to stress, teen who could have contributed to this society in the most impactful ways.These experiences have shaped my desire to make a difference in my community. I've also seen how attending a Title 1 school can make students feel less than others, as the lack of resources often limits their potential. As I've grown up in Aurora, I've always dreamed of helping build a better future for the next generation, where all children have equal opportunities, no matter where they come from. This year, my TSS project for CYA focuses on tackling systemic funding issues in education. I've seen how damaging inadequate funding can be to students' futures, and I believe no one's life should be determined by their zip code. Being a member of the Aurora Youth Board and Commission would allow me to represent my community as a whole, advocating for those who need it most. I've experienced the struggles many in our community face, and I want to use my voice to push for positive change. This appointment would give me the chance to work toward a future where our youth are supported, valued, and given the resources they need to thrive. Being able to contribute to this change is an opportunity I would be honored to have.

How much time do you anticipate being able to spend on this appointment each month?:
how ever much time is needed to ensure work is getting done effectively.

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
N/A

Reference 1: Full Name, Phone Number and Address:
Christina Knight [redacted]

Reference 2: Full Name, Phone Number and Address:
John Portelle [redacted]

Reference 3: Full Name, Phone Number and Address:
Mateo Vela [redacted]

How did you hear about us?:

Other

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Wissal Chichou

Time of Submission: 01/01/25 12:23:01 AM

Attachments

- Wissal Chichou-Resume.pdf

Wissal Chichou

[redacted]

EDUCATION:

Gate Way High School/Community College of Aurora
Expected May 2025
Associates in Libiral Art
Community College of Aurora

- **GPA 4.3.**
- 2024 Harvard award of excelens, 2024 distric student of the year. 2023 aurora scholar, USSYP.

LEADERSHIP AND ACTIVITIES:

Organization:
CYC(Colorado Youth Congress.)
Description: 50 highschoolers from around colorado form are chosen to participate in a prestigious congress where we chose a place in Colorado to inhance and create new policies, we work with senators and colorado representatives to make this happen.

NAYLC
Description: NAYLC is the preparation of the new future, through the help of 4 mentors NAYLC is a non profit organization that trains our future generation, we cover everything from adulthood to criminal justice even touching on immigration law

President of No Place For Hate

President of Mock trial

Co president of National Honors Society

JV soccer player

JV basketball player

Student council member

Student government representative

President of the Unity Comitee

SKILLS AND INTERESTS:

Technical: Python,
Language: Fluent in Arabic, fluent in French, Fluent in English, understand spanish, speak mandarin, and russian
Interests:

Social justice/ Adacsim

- Public speaking
- Mock trial
- Debate
- Crocheting
- Gardening
- Learning languages
- Painting
- Traveling
- Reading

Aurora Youth Commission

Applicant Package - Ward To Be Determined

Aurora Youth Commission - Ward To Be Determined

Term 01 Aug 2024 - 31 Jul 2026
Positions Available 6

Number of applicants in this package 1

- James, Trista

Received: 1/23/2025
Unincorporated Arapahoe County & Eaglecrest Student
Arapahoe County
Vetted: 1/23/2025
Marcus Bond

Name: James, Trista

Address: [redacted]

Email: [redacted]

Board Name: Aurora Youth Commission

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
11 years

Are you registered to vote?:

No

Years of Education Completed:
Eaglecrest Highschool.

Degree(s) Received:
Currently in Highschool.

College(s) Attended:
Currently in Highschool.

Employer Name:
N/A

Employer Address:
N/A

Current Position:
Student

Years with Current Employer:
N/A

Work Experience:
Student Tutor Parker Days InFUNity event worker during the summer

Certification(s):
N/A

How are you involved in your community?:
I am a student tutor, I do a sport at my school, and I am in Spanish Honor Society.

List your interests and activities.:
Volleyball, learning new languages, tutoring, swimming, and running.

Do you presently serve in any other appointed position on a board, commission or committee?:

No

If yes, enter the board name and position:
N/A

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:
I would like to get appointed on the Aurora Youth Commission to get more involved in my community. I have lived in Aurora for many years and I want to use my voice to benefit this city. When I was younger, I participated in a City of Aurora Youth Volleyball league and it inspired me to want to take my volleyball career further. I will never forget the friendships and relationships I made with people. Knowing what activities and experiences Aurora has provided me, I want to give back to people that live here and help them see what an amazing community it is. Lastly, I want to gain valuable leadership skills and experiences that I would not be able to receive in school.

How much time do you anticipate being able to spend on this appointment each month?:
A couple hours or as much as needed.

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
N/A

Reference 1: Full Name, Phone Number and Address:
Paula Stone Williams, [redacted]

Reference 2: Full Name, Phone Number and Address:
Darian Johnson, [redacted]

Reference 3: Full Name, Phone Number and Address:
Jessica Laughlin, [redacted]

How did you hear about us?:

Word of Mouth

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Trista Neisha James

Time of Submission: 01/23/25 3:13:38 PM

Attachments

- Trista James Cherry Creek Highschool Transcript.pdf

Grades and Attendance: James, Trista Neisha

Student Information

CCSD Student ID: [redacted]
State Student ID: [redacted]
Student Email: [redacted]

Attendance By Class

Exp	Last Week M	T	W	H	F	This Week M	T	W	H	F	Course	S1	S2	Absences	Tardies
1(A)		.		.			.		.		4 Chemistry Email Schneyer, Isabelle L - Rm: E211	A 93	A 96	0	0
2(A)		.		.			.		.		1 *English 10 Honors Email Wu, Katelyn R - Rm: W303	A 94	A+ 100	0	0
3(A)		.		.			.		.		5 Spanish 3 Email Laughlin, Jessica A - Rm: W275	A 93	A+ 100	0	0
4(A)		.		.		.	Z		.		3 Algebra 2 Email Storley, Morgan - Rm: E109	A- 90	A 96	0	0
ADV(A-B)	.	.		.	.	.			.	.	8 Advisory 10 Email Tahja, Renee F - Rm: E106	S 100	S 100	0	0
2(B)	.		.		.		.		.		2 Economics Email Rodriguez, Ileana - Rm: W339		A+ 100	0	0
3(B)	.		.		.		.	Z	.		8 Raptor Tutor Center Email Proctor, James K. - Rm: E202		(i)	0	0
4(B)	.		.		.		.		.		7 Sports Training Email Carhart, Chris L - Rm: N175	A+ 100	(i)	0	0
											Attendance Totals			0	0

Cumulative CCSD Transcript Unweighted GPA (S2): 3.951
Cumulative CCSD Transcript Weighted GPA: 4.098

Show dropped classes also

Legend

Attendance Codes: Blank=Present (Corrected) | CCIC=CCIC | T=Tardy Unexcused | U=Unexcused Absence | L=Late - Excused Tardy | E=Excused Absence | UP=Unexcused Present | C=Counseling Office | O=Pupil Services | D=Dean's Office | F=Field Trip | N=Nurse | A=Athletics | H=Not Dressed Out | B=Bus | G=Bereavement | I=In-School Suspension | Y=In-School Detention | J=Testing | M=Medical/Dental Appointment | R=Religious Absence | S=Suspended | X=Expulsion | K=Home Hospital | HF=Home FAPE | Z=Present | FC=Foote Center | FAC=Facility | ED=Early Dismissal Excused | EDU=Early Dismissal Unexcused | VE=Vacation Excused | VU=Vacation Unexcused |

CITY OF AURORA
Council Agenda Commentary

Item Title: Consideration to Appoint Two (2) Members to the Oil and Gas Advisory Committee
Item Initiator: Kadee Rodriguez, City Clerk
Staff Source/Legal Source: Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 6.1--Ensure the delivery of high quality services to residents in an efficient and cost effective manner

COUNCIL MEETING DATES:

Study Session: 2/24/2025

Regular Meeting: 3/10/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Approve Item as Proposed at Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The purpose of the Oil and Gas Advisory Committee is to assist City Council in promoting the efficient and equitable development of oil and gas while protecting the city's natural resources and local quality of life.

The Oil and Gas Advisory Committee consists of eleven (11) members appointed by the council and is comprised of five citizens, three oil and gas industry members and three mineral or surface owner members. The term length is three (3) years and members may serve up to three (3) terms.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The Oil and Gas Committee has two (2) current vacancies. The Committee received two (2) applications and interviews were conducted on January 15, 2025.

Among the applicants were:
Polly Page
Katie Gillen

Upon conducting interviews, the Oil and Gas Committee respectfully recommends the appointments of the following candidates:

Polly Page (Citizen position) – Partial term beginning 7/1/2022 ending 6/30/2025 and for 1st term beginning 7/1/2025 and ending 6/30/2028
Katie Gillen (Industry position) – 1st term beginning 7/1/2024 ending 6/30/2027

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does the City Council wish to appoint Polly Page and Katie Gillen to the Oil and Gas Advisory Committee?

LEGAL COMMENTS

All boards and commissions shall be appointed by City Council. (City Charter, art III, sec. 3-11 and art. IX, sec. 9-1). The oil and gas advisory committee shall be comprised of five citizens of the City of Aurora appointed by City Council, three industry representatives, and three surface or property owners. For the citizen members, every attempt shall be made to appoint two citizens from the areas most affected by oil and gas at the time of the appointment. The industry representatives shall be registered Colorado electors, whose employer shall be registered with the Colorado Oil and Gas Conservation Commission, and who are actively exploring, drilling, and/or producing oil or gas within the City. The surface or property owner will be individuals or companies that hold mineral rights or a mineral owner of a vacant land parcel. (Aurora, Colo. Code § 106-163). Each member serves a three-year term with a maximum of three consecutive terms. (Aurora, Colo. Code § 106-164). (TJoyce)

MEMORANDUM

TO:	Mayor Coffman and Members of City Council
FROM:	Brad Pierce, Chair, Oil and Gas Advisory Committee
THROUGH:	Jeffrey S. Moore, P.G., Manager, Energy and Environment Division
DATE:	February 24, 2025
SUBJECT:	**Consideration for appointment of one (1) industry member and one (1) citizen member to the Oil and Gas Advisory Committee**

The Oil and Gas Advisory Committee shall be comprised of 11 members as defined in Ordinance 2015-46, Sec.106-163, as follows: Five citizen members, three oil and gas industry members and three mineral or surface owner members.

Summary

The Oil and Gas Advisory Committee is seeking the appointment of one (1) citizen member and appointment of one (1) industry member.

Interview for Citizen Applicant

On January 15, 2025 the committee interviewed one applicant, Polly Page, for appointment to the vacant citizen member position.

Summary of Committee Discussion on January 15, 2025 of Interview for Citizen Applicant for Oil and Gas Advisory Committee

Chair Pierce opened the discussion regarding the applicant for the vacant citizen position, Polly Page.

Ms. Page previously served as a citizen member and was very engaged in our meetings. She looks forward to being considered for appointment. Committee members believe that Ms. Page would be a great addition because she studies oil and gas issues and will bring experience to the committee.

A motion was made and seconded to appoint Polly Page to fill the vacant citizen position. She will be filling a currently vacant term ending June 30, 2025.

The Committee voted unanimously to recommend Polly Page for appointment as a citizen member of the Oil and Gas Advisory Committee to fill a currently vacant remaining term ending June 30, 2025. We also respectfully request that Ms. Page be pre-approved for a new 3-year term for the period from July 1, 2025 to June 30, 2028.

Interview for Industry Applicant

On January 15, 2025 the committee interviewed one applicant, Katie Gillen, for appointment to the vacant industry member position.

Summary of Committee Discussion on January 15, 2025 of Interview for Industry Applicant for Oil and Gas Advisory Committee

Chair Pierce opened the discussion regarding the applicant for the industry vacancy, Katie Gillen.

Ms. Gillen is Vice President of Regulatory Affairs and Environmental Health and Safety for Bison Oil & Gas. She has 13 years of experience in the oil and gas industry. She is very familiar with state and local regulations. Committee members comments included: she is very knowledgeable on regulations, she would be an excellent asset to the committee.

A motion was made and seconded to appoint Katie Gillen to fill the vacant industry position.

The Committee voted unanimously to recommend Katie Gillen for appointment as an industry member of the Oil and Gas Advisory Committee for a term ending June 30, 2027.

Applications for Polly Page and Katie Gillen are included with this Memorandum.

Recommendations

The Oil and Gas Advisory Committee respectfully recommends:

- The appointment of Polly Page for the vacant citizen member ending June 30, 2025 and that Ms. Page be pre-approved for a new 3-year term for the period from July 1, 2025 to June 30, 2028.
- The appointment of Katie Gillen for the vacant industry member for a three-year term ending June 30, 2027.

Respectfully submitted,



Brad Pierce
Chair, Oil & Gas Advisory Committee

Oil And Gas Advisory Committee

Applicant Package - Ward To Be Determined

Oil And Gas Advisory Committee - Ward To Be Determined

Term 01 Jul 2022 - 30 Jun 2025
Positions Available 2

Number of applicants in this package 1

- Page, Polly

Received: 11/19/2024
Ward V Resident & Registered Voter
Arapahoe County
Vetted: 11/19/2024

Marcus Bond

Name: Page, Polly

Address: [redacted]

Email: [redacted]

Board Name: Oil and Gas Advisory Committee

Council Ward:

Ward V

How long in Aurora?:

63 years

Home Phone Number:
[redacted]

Work Phone Number:

N/A

Mobile Phone Number:
[redacted]

Are you registered to vote?:

Yes

Date of Birth (Month/Day/Year) (Required to Verify Voter Registration):**

[redacted]

Years Completed :

High School plus

Degree(s) Received:

N/A

College(s) Attended:

Fairmont State

Employer Name:

N/A

Employer Address:

N/A

Position/Title:

N/A

Years with Current Employer:

N/A

Work Experience:

Started a diesel engine repair business, served on Aurora Council, Served Arapahoe County Commissioner, Served as PUC Commissioner for Colorado. Consulting business

How are you involved in your community?:

Aurora Chamber Committees, Civil Air Patrol Foundation Board,, assist neighbors and friends with errands and other concerns of life

List your interests and activities:

Like to watch baseball, walk, help keep neighborhood looking good, garden

Do you presently serve in any other appointed position on a board, commission or committee?:

No

If yes, what position?:
N/A

Are you currently a member and seeking reappointment on the board you are applying for? :

No

Why do you desire this appointment? :

I have served on the committee in the past and miss being informed and knowing what is going on in our community.

How much time do you anticipate being able to spend on this appointment each month?:
as much as needed. meetings were generally less than 2 hours but other time is needed

Which role are you applying for?:

Resident

Proximity to current drilling applications (if applicable):
4 miles or more

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:

N/A

Full Name:
Steve Purcell

Address:
[redacted]

Phone Number:
[redacted]

Full Name:
Gary Tobey

Address:
[redacted]

Phone Number:
[redacted]

Full Name:
Senator Nancy Todd

Address:
[redacted]

Phone Number:
[redacted]

How did you hear about us?:

Word of Mouth

By clicking APPLY and submitting this application, I certify that the foregoing information is true and correct.:

I agree

Signature:
Paulette "Polly" Page

Date:
11-19-2024

Time of Submission: 11/19/24 5:25:50 PM

Oil And Gas Advisory Committee

Applicant Package - Ward To Be Determined

Oil And Gas Advisory Committee - Ward To Be Determined

Term 01 Jul 2022 - 30 Jun 2025
Positions Available 2

Number of applicants in this package 1

- Gillen, Katie

Received: 01/09/2025
Registered Voter and Not a City of Aurora Resident
Jefferson County
Vetted: 1/10/2025
Marcus Bond

Name: Gillen, Katie

Address: [redacted]

Email: [redacted]

Board Name: Oil and Gas Advisory Committee

Council Ward:

Unknown

How long in Aurora?:

I am not a resident of Aurora

Home Phone Number:
[redacted]

Work Phone Number:

[redacted]

Mobile Phone Number:
[redacted]

Are you registered to vote?:

Yes

Date of Birth (Month/Day/Year) (Required to Verify Voter Registration):**

11/10/1989

Years Completed :

6

Degree(s) Received:

Bachelor of Arts, Classical Liberal Studies; Masters of Water Resources Management: Hydrology

College(s) Attended:

St. John's College and University of New Mexico

Employer Name:

Bison Oil & Gas IV, LLC

Employer Address:

518 17th Street Denver CO 80202

Position/Title:

Vice President of Regulatory Affairs and Environmental Health and Safety

Years with Current Employer:

2 yrs 5 mos

Work Experience:

Environmental & Regulatory Executive with over 13 years of dedicated experience in the oil and energy industry, primarily focused on navigating Colorado's complex regulatory landscape. My expertise extends across oil and gas regulatory permitting and compliance, environmental leadership, and maintaining stringent air and water quality standards. I have a proven track record in developing and implementing oil and gas policies, and I am deeply committed to engaging stakeholders effectively. My strategic understanding of local, state, and federal regulatory frameworks has been instrumental in formulating policies that not only meet but exceed compliance standards. This approach ensures operational excellence and furthers environmental stewardship. Professional Experience: Vice President of EHS & Regulatory Affairs, Bison Oil & Gas IV, LLC (Present) - Oversee all environmental, health, and safety initiatives and direct regulatory affairs, including adherence to federal and state regulations and managing oil and gas permitting processes. Senior Environmental Manager, Great Western Operating Company (2017-2022) - Managed comprehensive environmental, health, and safety programs, enhancing safety protocols and ensuring compliance with all environmental regulations. Oversaw team of subject matter experts in science and engineering in air quality, soil remediation, groundwater sampling and monitoring, biological resources. Senior Environmental Specialist, Pioneer Natural Resources USA, Inc. (various roles 2012-2017) - Specialized as an Air Quality Specialist responsible for permitting, compliance and rulemaking. -Managed the NPDES surface water discharge program, including all aspects of sampling, monitoring, testing, and reporting. -Oversaw surface reclamation and final remediation projects. Stakeholder engagement in the development of best management practices for final and interim reclamation practices on private surface owned lands.

How are you involved in your community?:

I am actively engaged in my community through volunteering and fundraising, though I currently do not hold any publicly appointed positions. I believe joining the City of Aurora's initiatives to would be a wonderful opportunity to further contribute to the community where we operate. My involvement and that of Bison includes fundraising for the Children's Hospital and volunteering at the Weld County Food Bank, among other charitable activities. These experiences have enriched my understanding of community needs and have fueled my passion for making a meaningful impact.

List your interests and activities:

Reading & Conversations: I relish deep dives into topics such as domestic and international energy policy, philosophy, and political discourse. Books and discussions are crucial to my understanding of the world and my place in it. Outdoor Activities: The great outdoors is my escape and rejuvenation space. Whether I'm camping under the stars, mountain biking through rugged trails, skiing down crisp slopes, or hiking up serene paths, I feel most at peace and alive when connected with nature. Travel and Culture: Traveling is a gateway to understanding the diverse tapestries of human existence. Each adventure enriches my perspective, deepening my appreciation for the myriad of ways people live and express themselves around the globe. Human Health and Sustainability: My commitment to health and sustainability is a reflection of my desire to contribute positively to our planet and future generations. I strive to integrate sustainable practices into my daily life whether that is cooking, gardening, trail work, picking up trash in our parks, or annoying my husband with the latest thing I have learned from the Huberman podcast - I'm always advocating for a healthier, more sustainable world.

Do you presently serve in any other appointed position on a board, commission or committee?:

No

If yes, what position?:
NA

Are you currently a member and seeking reappointment on the board you are applying for? :

No

Why do you desire this appointment? :

I am pursuing this appointment because I see it as a profound opportunity to leverage my extensive expertise in the oil and gas industry to foster progressive energy development in Arapahoe. With over 13 years of experience, particularly in navigating Colorado's complex regulatory landscape, I am eager to contribute to responsible decision-making that benefits the community and the City of Aurora. My goal is to not only meet current needs but also set benchmarks for sustainable and exemplary practices in the industry. My goal is to ensure that our energy development is not only efficient and profitable but also responsible and forward-thinking, utilizing the best techniques and technologies available. This position would enable me to apply my extensive knowledge and experience in the oil and gas industry to aid the City in making informed decisions that will foster sustainable, best-in-class energy development. My commitment is to advance practices that not only enhance Aurora's economy but also responsibly manage and develop land resources in the community.

How much time do you anticipate being able to spend on this appointment each month?:
10-15

Which role are you applying for?:

Industry Representative

Proximity to current drilling applications (if applicable):
NA

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:

I am currently employed by Bison Oil & Gas IV, LLC, a company that has active operations within the City of Aurora. I am aware of the importance of transparency and integrity, especially given the potential for perceived conflicts of interest. Should I be considered for the role, I am committed to fully disclosing this relationship and ensuring that all my actions are in the best interest of the community and aligned with ethical guidelines.

Full Name:
Jennifer Biever

Address:
[redacted]

Phone Number:
[redacted]

Full Name:
Dave Kulmann

Address:
[redacted]

Phone Number:
[redacted]

Full Name:
Austin Akers

Address:
[redacted]

Phone Number:
[redacted]

How did you hear about us?:

Word of Mouth

By clicking APPLY and submitting this application, I certify that the foregoing information is true and correct.:

I agree

Signature:
Kathryn Gillen

Date:
1/9/2025

Time of Submission: 01/09/25 6:36:39 PM

CITY OF AURORA
Council Agenda Commentary

Item Title: Intergovernmental Agreement (IGA) Between Aurora Public School District and City of Aurora for the Turn Island Project (Resolution)
Item Initiator: Carlie Campuzano
Staff Source/Legal Source: Carlie Campuzano, Traffic Manager, Public Works / Michelle Gardner, Sr. Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 3.0--Ensure excellent infrastructure that is well maintained and operated.

COUNCIL MEETING DATES:

Study Session: 2/24/2025

Regular Meeting: 3/10/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Sponsor: Stephanie Hancock, Council Member
Carlie Campuzano, Traffic Manager, Public Works / Michelle Gardner, Sr. Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Approve Item as Proposed at Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Transportation, Airports & Public Works

Policy Committee Date: 11/21/2024

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☒ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

On November 21, 2024, the TAPS policy committee approved this item to move forward to Study Session. Meeting minutes are attached.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The intersection of 6th Avenue and Bison Way (near Vista PEAK Academy) is currently stop controlled exiting the school onto 6th Avenue while traffic on 6th Avenue is free flowing. Bison Way is a private roadway which is currently owned by the Aurora Public School (APS) district.

Drivers exiting the school must turn right onto 6th Avenue and left-turns out are currently restricted by striping and delineators. The school has experienced maintenance issues with the current delineator configuration, and they would like to convert this to a permanent right-out movement using more permanent curb instead. APS has allocated budget for this improvement, and they will be funding the construction.

The City of Aurora is preparing the design plans using internal staff resources. The City of Aurora will also manage the construction contract. This IGA is for the school to provide $60,000 funding to the City for this construction work. More information is be provided in the attached presentation.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A. Workload will be absorbed into FTE positions in the Transportation Project Delivery Group

QUESTIONS FOR COUNCIL

Does the City Council support moving forward the Resolution for the Intergovenmental Agreement between Aurora Public School District and the City of Aurora for the Turn Island Project to the next Regular Meeting?

LEGAL COMMENTS

Governments may cooperate or contract with one another to provide any function, service, or facility lawfully authorized to each of the cooperating or contracting units only if such cooperation or contracts are authorized by each party thereto with the approval of its legislative body or other authority having the power to so approve. (Colo. Rev. Stat. Section 29-1-203(1)). City Council may, by resolution, enter into intergovernmental agreements with other governmental units or special districts for the joint use of buildings, equipment or facilities, and for furnishing or receiving commodities or services. (City Charter Section 10-12). (M. Gardner)

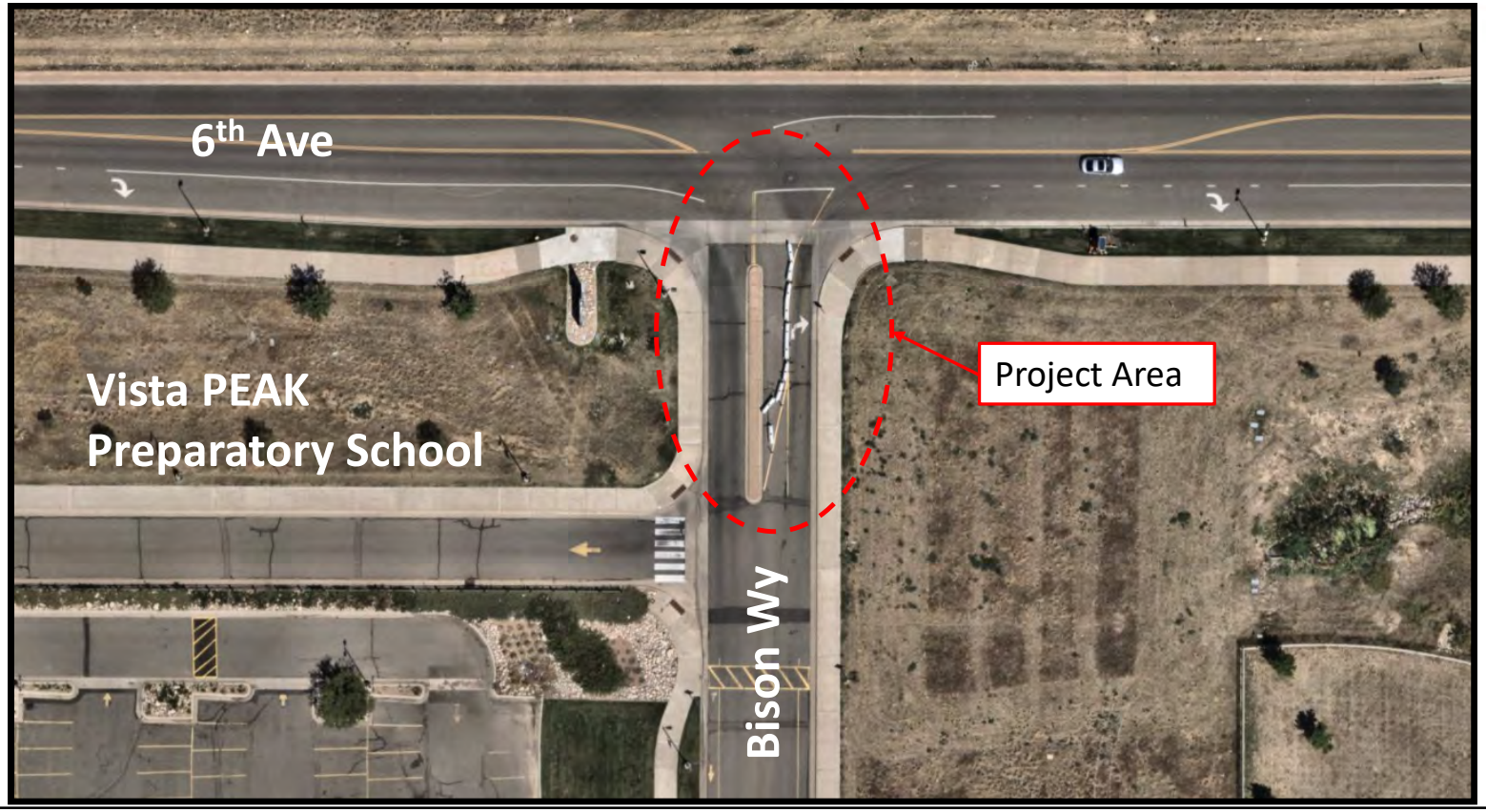
Study Session

February 24, 2025

- Carlie Campuzano

IGA between the City of Aurora and the Aurora Public School District for the Turn Island Project

Project Location



Project Purpose

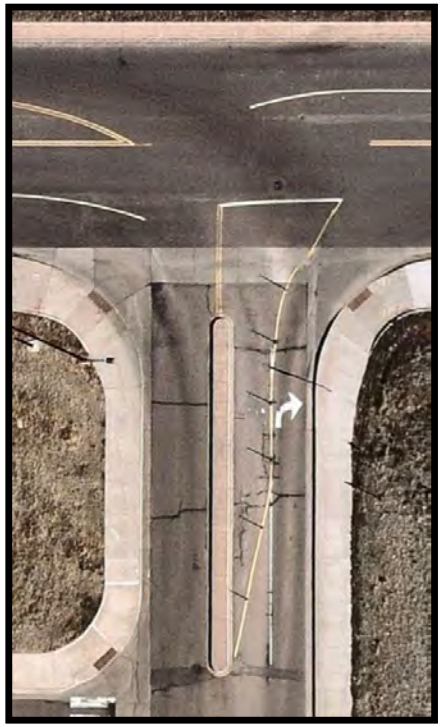
- This intersection was previously a full movement access with lefts in and out permissible.
- There was a crash pattern related to drivers making a northbound left-turn from Bison Wy onto 6th Ave
- The intersection was modified to restrict lefts out in August 2022
- The change was done by the school using pavement markings, delineators, and barricades
- Since the change has been made, crashes have decreased
- The school is having issues with compliance and maintenance, and wanted to pursue a more permanent solution

Intersection Modifications

2021
Full movement



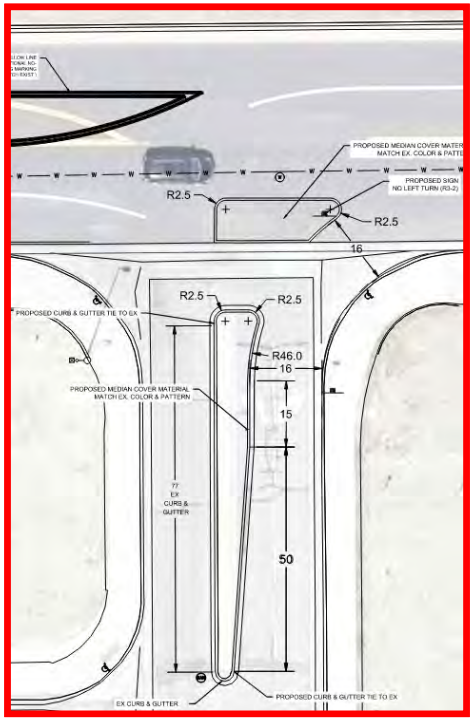
2022
Left restricted with striping



2023
Left restricted with barricades



Proposed 2025
Left restricted with turn island



IGA Details

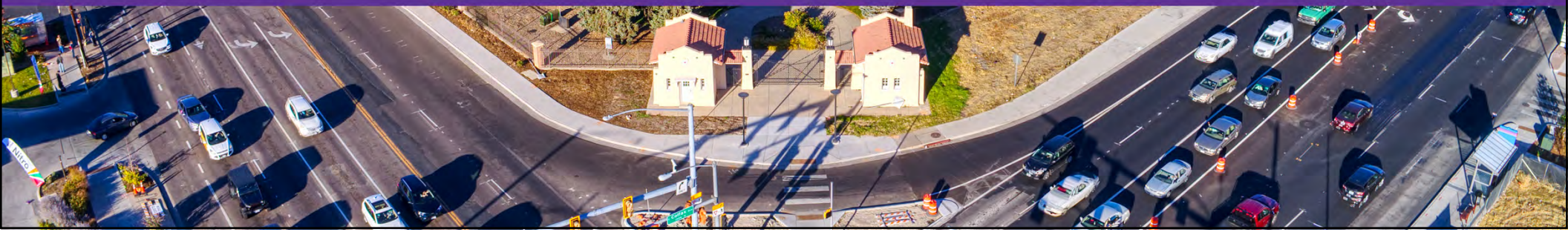
- The city will design turn island using internal staff resources
- Aurora Public Schools will fund construction up to $60,000
- The city will manage construction of the turn island

Question for the Committee

- Does the City Council support moving the Resolution for the Intergovernmental Agreement between the Aurora Public School District and the City of Aurora for the Turn Island Project forward to the next Regular Meeting?



Questions?



INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA, COLORADO, AND AURORA PUBLIC SCHOOL DISTRICT, STATE OF COLORADO, FOR THE TURN ISLAND PROJECT NEAR VISTA PEAK ACADEMY

This Intergovernmental Agreement Between the City of Aurora, Colorado, and Aurora Public School District, State of Colorado, for the Turn Island Project Near Vista Peak Academy (the "Agreement") is made, effective as of this _____ day of _____, 2024 (the "Effective Date") by and between the City of Aurora, Colorado ("Aurora"), and Aurora Public School District, State of Colorado ("APS"), and hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties are legally empowered under their respective organizational documents and the laws of the State of Colorado to enter into this Agreement as government agencies authorized by the provisions of Colo. Const., art. XIV, § 18(2)(a) and C.R.S. §§ 29-1-201, et seq.; and

WHEREAS, the intersection of 6th Avenue and Bison Way, near Vista Peak Academy, is currently stop controlled exiting the school onto 6th Avenue while traffic on 6th Avenue is free flowing; and

WHEREAS, Bison Way is a private roadway which is currently owned by APS and within the Aurora's boundaries; and

WHEREAS, vehicle drivers exiting Vista Peak Academy must turn right onto 6th Avenue and all left turns onto 6th Avenue are currently restricted by striping and delineators; and

WHEREAS, APS has experienced maintenance issues with the current delineator configuration and would like to convert this configuration to a permanent right-out movement using more permanent raised curb (the "Project"); and

WHEREAS, APS has allocated the budget for this Project and will be funding the construction of the Project in an amount not to exceed sixty thousand dollars ($60,000); and

WHEREAS, Aurora is preparing the design plans using internal staff resources and will manage the construction contract at its' own cost; and

WHEREAS, Aurora and APS desire to memorialize their roles with respect to design, construction funding and management of the construction through an intergovernmental agreement; and

WHEREAS, the Parties agree there is a need for the Agreement that will establish funding for the design and construction of the Project, as illustrated on the attached **Exhibit A**.

NOW THEREFORE, as full consideration for and in furtherance of the goals and intents and purposes of this Agreement, the Parties hereby agree as follows:

AGREEMENT

1. Incorporation of Recitals.

The foregoing Recitals are incorporated herein and made a part of this Agreement.

2. Aurora's Contribution.

Aurora agrees to prepare the design plans using internal staff resources and will manage the construction contract for the Project.

a. Design. Aurora will prepare design documents ("Final Design") for this project using internal staff resources. APS shall be afforded the opportunity to review and comment on the design during development of the Final Design at the sixty percent (60%) and ninety percent (90%) stages of completion, as well upon full completion of the Final Design. APS shall have fifteen (15) days from the date the review is provided to it to review the Final Design at each such stage and to and offer comments. Aurora will consider all comments and will cooperate to cure any such objections but will retain final approval authority regarding the Final Design and any changes.

b. Construction. Subject to the receipt of acceptable bids, the availability of funds, and the terms and conditions of this Agreement, Aurora will perform or cause to be performed all work effort required to construct the Project and will contract with one (I) or more qualified and experienced contractors to construct the Project in accordance with the approved Final Design, as may be modified through change orders, including, but not limited to, obtaining all necessary permits, consents, and approvals in accordance with applicable federal, state, and local statutes, ordinances, codes, rules and regulations.

c. Procurement & Contract Standards. Aurora will procure the contracts forthe construction for the Project in accordance with Aurora's laws and policies regarding soliciting, selecting, contracting, and administering contracts with any consultant or contractor. The construction of the Project will be completed in accordance with all applicable laws, ordinances, codes, rules and regulations, and design standards, and Auora shall ensure that the design and construction of the Project are performed in a workmanlike manner. Aurora shall have full control over all aspects of the management, advertisement, contracting, and construction of the Project except as otherwise provided in this Agreement.

d. Project Administration; Modifications. Aurora will perform or cause to be performed all Project administration and management functions required for the Project, including awarding, letting and administration of all Project contracts.

3. APS' Contribution.

APS agrees to pay to Aurora sixty thousand dollars ($60,000) for the construction of the Project ("APS Funds") and will provide such amount in one lump sum payment to Aurora within 30 days of request by Aurora.

4. Excess Costs.

If the actual total cost of the design, construction and construction management of the Project exceeds the APS Funds, the City shall be solely responsible for all such excess costs.

5. Property Access.

APS will grant access to the City to its property necessary to construct the Project. The Parties will waive any permitting and review fees applicable to the Project.

6. Term of Agreement and Termination.

This Agreement shall be effective as of the Effective Date identified above and shall terminate upon final completion of construction of the Project.

7. Insurance and Immunity.

Aurora and APS shall insure themselves separately against liability, loss and damages arising out of the operation of and performance under this Agreement. As between the Parties, and without either Party waiving any of the rights and protections provided under the Colorado Governmental Immunity Act, C.R.S. 24-10-101, et seq., each Party will be responsible for its own negligence and that of its agents and employees in the performance of this Agreement. If either Party is given notice of a claim or suit against or involving the other arising from this Agreement, the Party agrees to give the other Party prompt written notice of such claim or suit. The Parties reserve the right to seek reimbursement for damages from any third party responsible for any damage.

8. Assignment.

Neither Party shall have the right or power to assign this Agreement or parts thereof, or its respective duties, without the express written consent of the other Party. Any attempt to assign this Agreement in the absence of such written consent, shall be null and void ab initio.

9. Notifications.

A. APS Representative: APS hereby designates Josh Hensley (with an email address of jdhensley@aurorak12.org) as the APS representative to coordinate all communication with Aurora related to this Agreement, including issues arising under this Agreement.

B. Aurora Representative: Aurora hereby designates Carlie Campuzano, Traffic Manager, Public Works Department (with an email address of ccampuza@auroragov.org) as Aurora's representative to coordinate all communication with APS related to the Agreement, including issues arising under this Agreement.

10. Miscellaneous.

A. No Joint Venture. It is the intention of the Parties that each is and shall remain an independent contractor. The Parties do not intend for, and nothing contained in this Agreement shall be deemed, to create a partnership, co-tenancy, joint venture or agency of any kind.

B. Jurisdiction/Venue. This Agreement shall be construed in accordance with the laws of the State of Colorado. In the event of any dispute between the parties to this Agreement, the exclusive venue for dispute resolution shall be the District Court for and in Arapahoe County, Colorado.

C. Binding Agreement. This Agreement shall inure to the benefit of, and be binding upon the Parties to this Agreement and the irrespective successors and permitted assigns. This Agreement is solely between and for the benefit of Aurora and APS, and no design consultant, contractor, any subcontractor nor any other person is a third-party beneficiary to or under this Agreement.

D. Entire Agreement and Amendment. This Agreement contains the entire agreement of the Parties with respect to its subject matter. Any amendments or modifications to this Agreement must be in writing executed by the Parties in order to be valid and binding.

E. Waiver. No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other of the provisions of this Agreement, nor shall such waiver constitute a continuing waiver unless otherwise expressly provided herein, nor shall the waiver of any default hereunder be deemed a waiver of any subsequent default hereunder.

F. Annual Appropriations. The Parties are political subdivisions of the State of Colorado and, as such, (I) any and all financial obligations described hereunder are subject to annual budget and appropriations requirements, and (2) no consultants, contractors or subcontractors shall have lien rights against the Parties, nor against any property lying

within the boundaries of the Parties in the event of nonpayment of any amount due under this Agreement.

G. Article X, Section 20/TABOR Law. The Parties understand and acknowledge that Aurora and APS are subject to Article X, § 20 of the Colorado Constitution ("TABOR"). The Parties do not intend to violate the terms and requirements of TABOR by the execution of this Agreement. It is understood and agreed that this Agreement does not create a multi-fiscal year direct or indirect debt or obligation within the meaning of TABOR as no future appropriations of funds beyond the current fiscal year is anticipated or expected. Notwithstanding anything in this Agreement to the contrary, all payment obligations of the Parties are expressly dependent and conditioned upon the continuing availability of funds for such party beyond the term of the party's current fiscal period ending upon the next succeeding December 31. Financial obligations of the Parties payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available in accordance with the rules, regulations, and resolutions of the individual paying party and other applicable law.

H. Governmental Immunity. The Parties, and their respective elected officials, directors, officials, officers, agents and employees are relying upon and do not waive or abrogate or intend to waive or abrogate by any provision of this Agreement the monetary limitations or any other rights immunities or protections afforded by the Colorado Governmental Immunity Act, §§24-10-101 et seq., C.R.S., as the same may be amended from time to time.

I. No Personal Liability. No elected official, director, officer, agent or employee of Aurora or APS shall be charged personally or held contractually liable under any term or provision of this Agreement, or because of any breach thereof or because of its or their execution, approval or attempted execution of this Agreement.

J. Counterparts; Electronic Signatures. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and together shall constitute one and the same instrument. The Parties specifically acknowledge and agree that electronic signatures shall be effective for all purposes, in accordance with the provisions of the Uniform Electronic Transactions Act, Title 24, Article 71.3, C.R.S.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

CITY OF AURORA, COLORADO

_____
MIKE COFFMAN, Mayor

ATTESTED TO:

_____
KADEE RODRIGUEZ, City Clerk

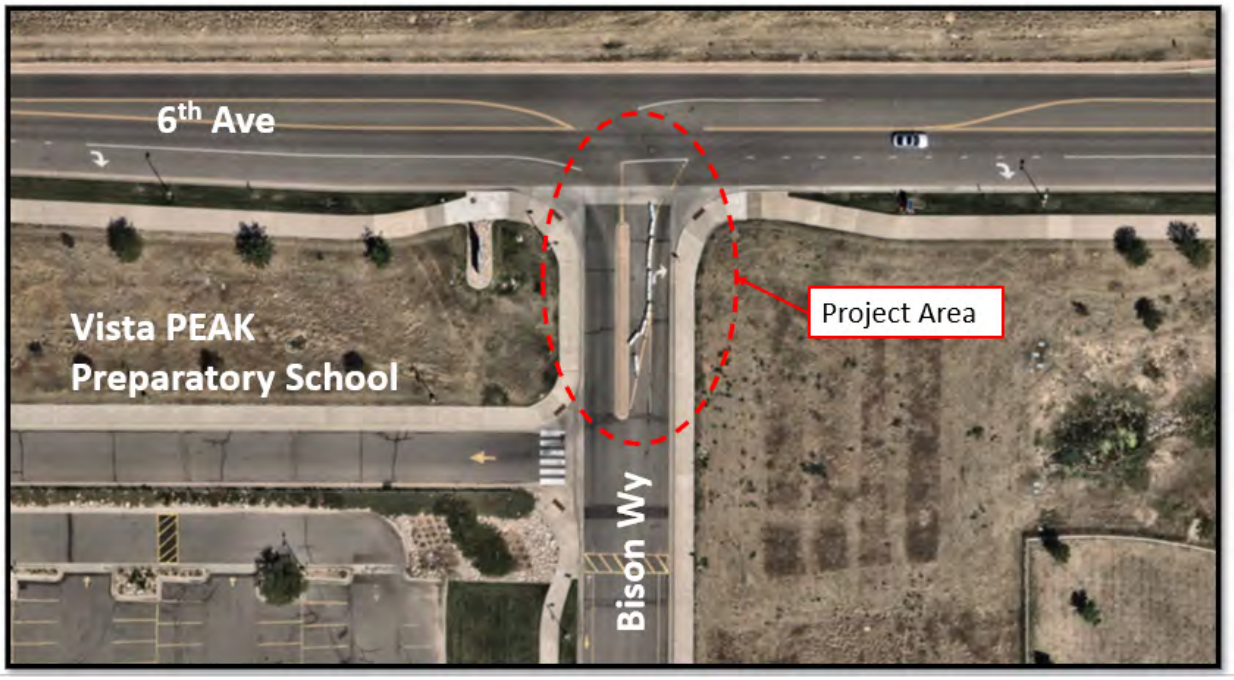
APPROVED AS TO LEGAL FORM:

_____
MICHELLE GARDNER, Sr. Assistant City Attorney

AURORA PUBLIC SCHOOL DISTRICT,
STATE OF COLORADO

_____

Exhibit A


6th Ave
Vista PEAK
Preparatory School
Project Area
Bison Wy

RESOLUTION NO. R2025-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND AURORA PUBLIC SCHOOL DISTRICT FOR THE TURN ISLAND PROJECT NEAR VISTA PEAK ACADEMY

WHEREAS, the City of Aurora, Colorado (the "City"), and Aurora Public School District, State of Colorado ("APS"), collectively "the Parties", as government agencies, are authorized by the provisions of Colo. Const., art. XIV, § 18(2)(a) and C.R.S. §§ 29-1-201, et seq., and pursuant to their respective organizational documents and the laws of the State of Colorado to contract with one another to provide any function, service or facility lawfully authorized to each; and

WHEREAS, the intersection of 6th Avenue and Bison Way, near Vista Peak Academy, is currently stop controlled exiting the school onto 6th Avenue while traffic on 6th Avenue is free flowing; and

WHEREAS, Bison Way is a private roadway which is currently owned by APS and within the City of Aurora's boundaries; and

WHEREAS, vehicle drivers exiting Vista Peak Academy must turn right onto 6th Avenue and all left turns onto 6th Avenue are currently restricted by striping and delineators; and

WHEREAS, APS has experienced maintenance issues with the current delineator configuration and would like to convert this configuration to a permanent right-out movement using more permanent curb (the "Project"); and

WHEREAS, APS has allocated the budget for this Project and will be funding the construction of the Project in an amount not to exceed sixty thousand dollars ($60,000); and

WHEREAS, the City is preparing the design plans using internal staff resources and will manage the construction contract; and

WHEREAS, the City and APS desire to memorialize their roles with respect to design, construction funding and management of the construction through an intergovernmental agreement; and

WHEREAS, Section 10-12 of the City Charter authorizes City Council to approve, by resolution, the execution of contracts with other governmental units for furnishing or receiving commodities or services; and

WHEREAS, the City Council of the City of Aurora finds and determines that it is in the best interest of the City and its citizens to authorize the execution of the Intergovernmental Agreement between the City and APS for the Turn Island Project Near Vista Peak Academy.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The Resolution Approving the Intergovernmental Agreement between the City and APS for the Turn Island Project Near Vista Peak Academy is hereby approved.

Section 2. The Mayor and the City Clerk are hereby authorized to execute and deliver the intergovernmental agreement on behalf of the City in substantially the form presented at this meeting, with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

Section 3. All resolutions or parts of resolutions of the City in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this ____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

Michelle Gardner RLA
_____
MICHELLE GARDNER, Sr. Assistant City Attorney

Agenda
Transportation, Airports and Public Works

January 23, 2025
11:00 am
VIRTUAL MEETING

Council Member Stephanie Hancock, Chair
Council Member Amsalu Kassaw, Vice-Chair
Council Member Angela Lawson, Member

Goal
Ensure excellent infrastructure that is well maintained and operated.

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDE3NjMyMjAtMDAzYi00NzRlLTgwNTMtNjBiM2FhZjgzNjlm%40thread.v2/0?context=%7b%22Tid%22%3a%229cf07bc1-6fa2-4d49-bc93-7acced6cc8d7%22%2c%22Oid%22%3a%22c63831f6-6f81-4a68-95c7-0f98c5a28beb%22%7d or listen to audio only by calling 720-388-8447 and using meeting Phone Conference ID: 802 438 483#

Pages

1. **Welcome/Introduction**

2. **Approval of November 21, 2024 Meeting Minutes** 1

3. **Consent Items**

4. **General Business**

   4.a **Intergovernmental Agreement (IGA) with Colorado Department of Transportation (CDOT) for Box Elder Creek Roadway Erosion and Flood Protection Project (Resolution)** 6

   Consideration to Approve a Resolution for the Intergovernmental Agreement Between the City of Aurora and CDOT for the Box Elder Creek Roadway Erosion and Flood Protection Project.

   A waiver of reconsideration is being requested at the January 27th meeting due to the urgency to execute the IGA before any changes would be required with the incoming Administration.

   Cathleen Valencia, TPD Manager, Public Works / Michelle Gardner, Senior Assistant City Attorney

   Estimated Presentation/ Discussion Time: 5/5

4.b Recap of TAPS 2024 and 2025 Council Focus Areas

2024 Transportation, Airports and Public Works (TAPS) Policy Committee Year in Review & 2025 City Council TAPS Focus Areas

Sponsor/Staff Source – Cindy Colip, Public Works Deputy Director of Project Delivery

Legal Source – Michelle Gardner, Sr Assistant City Attorney

Estimated Presentation/Discussion Time: 10 minutes/5 minutes

5. Miscellaneous Matters for Consideration

6. Anticipated Topics For Next Meeting

- Nine Mile CDOT funding IGA Amendment
- Westerly Creek to Toll Gate Creek Trail Project CDOT Funding IGA Amendment
- High Priority Missing Sidewalk Program
- Parker Road Corridor Implementation update

7. Confirm Next Meeting

Tentative: February 20, 2025 at 11am (Virtual)

Transportation, Airports and Public Works (TAPS) Policy Committee Meeting

November 21, 2024

Members Present:	Council Member (CM) Stephanie Hancock, Chair; Council Member (CM) Angela Lawson, Member
Members Absent:	Council Member (CM) Francoise Bergan, Vice-Chair
Others Present:	Carlie Campuzano, Ryan Germeroth, Laura Perry, Cathy Valencia, Marc Tamburro, Brian Rulla, Rachel Allen, Julie Patterson, Traci Burton, Mac Callison, Haley Busch Johansen, Tom Worker-Braddock, Cindy Colip, Kurt Muehlemeyer, Scott Bauman, Adrian Morris, Erick del Angel, Scott Berg, Nicholas Johnson, Elly Watson

1. WELCOME AND INTRODUCTION

2. APPROVAL OF OCTOBER 17, 2024 MEETING MINUTES

3. CONSENT ITEMS (None)

4. GENERAL BUSINESS

4.a Consideration to Approve a Resolution for the IGA with Aurora Public School District for the Turn Island Project

Summary of Issue and Discussion:

Carlie Campuzano, Traffic Manager, discussed the Intergovernmental Agreement (IGA) between the City of Aurora and Aurora Public Schools for the Turn Island Project. She explained the intersection is at 6th Avenue and Bison Way, near Vista PEAK Preparatory School. Bison Way is a private roadway owned by the school. The intersection was previously full movement, and a crash pattern emerged. C. Campuzano stated the city, and the school agreed to restrict the left turns to exit and make movements out right turns only, which was implemented in 2022 and was successful in decreasing crashes. However, some people are still making illegal left turns and the school has had maintenance issues with the lane delineators. C. Campuzano said the City of Aurora has worked with the school and they want a more permanent solution, using a permanent curb for the right-out movement, which is the purpose of the Turn Island Project. Aurora is preparing the design with in-house resources and the school will fund construction, with construction starting in the summer of 2025.

Committee Discussion:
CM Lawson voiced it was a good collaboration between the school district and the City.

Outcome:
The Committee recommended the item move forward to Study Session.

Follow-up Action:
Staff will move the item forward to Study Session.

4.b Intergovernmental Agreement (IGA) with Regional Transportation District (RTD)

Summary of Issue and Discussion:
Tom Worker-Braddock, Senior Transportation Planner, explained that through the 2024 Older Adults Needs Assessment, the Aurora Commission for Older Adults (ACFOA) and staff identified a need for additional mobility options. In response, Parks, Recreation and Open Spaces (PROS) submitted a grant application to the Regional Transportation District (RTD) Partnership Program to provide funding to local jurisdictions to address mobility needs.

Erick del Angel, PROS Planner II, discussed that Council Member Lawson had secured $170,000 in city match funding for the grant application. The City was successful in receiving the grant which resulted in the Older Adult Microtransit Pilot Program Resolution and IGA with RTD being presented for Council's approval. He explained RTD's Partnership Program and the grant application evaluation factors. He gave the program details including Aurora residents ages 60 and up; door-through-door micro transit; performance metrics; ADA compliance; service area; and operational hours. He went over the budget, which is a total of $850,000 from 2025 through 2027 with $680,000 in RTD grant funding and $170,000 in city match funding. E. del Angel noted that they plan to start putting out the Request for Proposal in the first quarter of next year and launch it by April.

Committee Discussion:
CM Hancock asked if the drivers would be from RTD or subcontractors.

E. del Angel answered it would be up to the city to pick the contractor.

T. Worker-Braddock expanded that RTD would provide the additional funds, and the City would administer the RFP, go through the procurement process, select and hire a contractor and administer the contract. However, several contractors in the area already work very closely with RTD and the Denver Regional Council of Governments (DRCOG).

CM Lawson stated she was excited about the program and her area has a lot of older adults, so this would be very beneficial for them. She asked if the program would be easy for older adults to access and use.

E. del Angel responded that they made accessibility a big component of the program and most providers have call centers and some have apps, but the city would request both from the selected service provider(s).

CM Lawson shared that with the current RTD system there have been issues when older adults need to make multiple trips or stops and asked that this service be available to do multiple appointments for them.

E. del Angel stated that was something certain providers have the potential to do, and they can consider that of importance when selecting a provider.

CITY OF AURORA
Council Agenda Commentary

Item Title: Intergovernmental Agreement (IGA) between Aurora and Forest Trace Metropolitan District for Snow Removal and Plowing Operations on Local Streets
Item Initiator: Kurt Muehlemeyer, Deputy Director of Operations, Public Works Name, title, and department of staff member requesting item to be added to agenda
Staff Source/Legal Source: Kurt Muehlemeyer, Deputy Director of Operations, Public Works / Michelle Gardner, Senior Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 3.0--Ensure excellent infrastructure that is well maintained and operated.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 3/10/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

A RESOLUTION FOR THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND FOREST TRACE METROPOLITAN DISTRICT FOR SNOW REMOVAL AND PLOWING OPERATIONS ON LOCAL STREETS

A waiver of reconsideration is requested to facilitate the agreement approval process following Resolution No. R2023-106 as the District used the City's template agreement without significant changes.

Kurt Muehlemeyer, Deputy Director of Operations, Public Works / Michelle Gardner, Senior Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Study Session

☐ Approve Item and Move Forward to Regular Meeting

☒ Approve Item as Proposed at Regular Meeting

☐ Information Only

☒ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval

☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation

☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

Following the "Bomb Cyclone" in March 2019, Staff explored options for plowing snow on residential streets. One option we explored was allowing a Metro District to plow snow on public residential streets within the District's boundaries. A pilot program was conducted from January 2020 through June 2022 with the High Plains Metro District serving the Blackstone neighborhood.

Under the sponsorship of Councilmember Francoise Bergan, on September 25, 2023, Council approved Resolution R2023-106 setting the standardized form for Intergovernmental Agreements (IGAs) allowing interested special districts (Districts) and established homeowner's associations (HOAs) to provide snow removal for residential streets within the District/HOA boundaries. Under this program the District/HOA is required to prepare and submit a Snow and Ice Control Plan that includes an indication of the category storm at which they would begin plowing, a list of equipment that will be used, a list of material that may be used, and contact information for the District/HOA and their plowing operator. The District/HOA is also required to comply with insurance requirements and prepare regular snow event reports throughout the term of the agreement. Agreements can be executed for a period of one to five years. This program allows a District/HOA to plow residential streets within their boundaries, but it does not require them to do so. The IGA can be terminated at any time by either party.

This resolution acknowledges the form of agreement for the program and for an agreement with Forest Trace Metropolitan District. Resolution No. R2023-106 modifies the normal approval process for such agreements through Council and allows them to be brought immediately to a Regular Session of Council. Further, it waives the period of reconsideration, but only if the template agreement is used without significant changes. If a special district or HOA makes significant changes to the template, the normal Council review process will be used.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The Forest Trace Metropolitan District board has executed an IGA that substantially meets the form set in R2023-106 and has submitted a snow and ice control plan, as required. Their Board met on January 14, 2025 to approve the attached IGA. Forest Trace has indicated they plan to begin operations for a Category III (6 inches or more) storm.

The term for this agreement is October 1, 2024 through June 30, 2029.

Staff recommends approval of the IGA for snow removal within the Forest Trace Metropolitan District.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does City Council approve the resolution for the IGA with Forest Trace Metropolitan District for snow removal and plowing operations on local streets, with a waiver of reconsideration?

LEGAL COMMENTS

Governments may cooperate or contract with one another to provide any function, service, or facility lawfully authorized to each of the cooperating or contracting units only if such cooperation or contracts are authorized by each party thereto with the approval of its legislative body or other authority having the power to so approve. (Colo. Rev. Stat. Section 29-1-203(1)). City Council may, by resolution, enter into intergovernmental agreements with other governmental units or special districts for the joint use of buildings, equipment or facilities, and for furnishing or receiving commodities or services. (City Charter Section 10-12). (M. Gardner)

Motion to approve shall include a waiver of reconsideration.

AGREEMENT BETWEEN
THE CITY OF AURORA, COLORADO
AND THE FOREST TRACE METROPOLITAN DISTRICT NO. 1
FOR SNOW REMOVAL AND PLOWING OPERATIONS ON LOCAL STREETS
(Forest Trace Community)

THIS AGREEMENT FOR SNOW REMOVAL AND PLOWING OPERATIONS (this "Agreement") is dated this ___ day of _____, 20___, by and between the City of Aurora, Colorado, a home rule municipal corporation (the "City"), and the Forest Trace Metropolitan District No. 1, a quasi- corporation and political subdivision of the State of Colorado (the "District"), collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties, as government agencies, are authorized by the provisions of Colo. Const., art. XIV, § 18(2)(a) and C.R.S. §§ 29-1-201, et seq., to contract with one another to provide any function, service or facility lawfully authorized to each; and

WHEREAS, the City's Public Works Department is authorized to promulgate rules and regulations for the public right-of-way within the jurisdiction of the City, over all City-owned public streets, roadway and way dedicated for the use of the public, and to provide snow plowing and removal operations thereto; and

WHEREAS, due to the necessity for the City to prioritize snow removal on City roads to best facilitate winter travel on all City roads, the City is generally unable to assign a high priority for snow removal on internal subdivision roads or other relatively lower use City roads, such as the roads described in this Agreement; and

WHEREAS, the District provides certain operations and maintenance services within the Wheatlands subdivision and the roads identified in this Agreement are internal to said subdivision; and

WHEREAS, the District may desire to have snow removed or plowed from the City roads described in this Agreement on a more frequent basis than the City is able to provide, given the overall City road priority and demand for snow removal or plowing citywide; and

WHEREAS, the City is agreeable to authorizing the District to privately remove or plow snow or contract for the private removal or plowing of snow on the roads described herein, subject to the terms and conditions for such snow removal or plowing operations as are set forth in this Agreement; and

WHEREAS, the City is not relinquishing its authority to regulate streets and alleys, pursuant to Section 31-15-702, C.R.S., by agreeing to authorize the District to perform snow removal services or plow snow or contract for said services, for the identified roads or road segments in the attached Exhibit A; and

WHEREAS, the District Board met on November 12, 2024, and is in support of this Agreement; and

WHEREAS, the City Council is authorized by City Charter 10-12 to enter into this type of agreement; and

WHEREAS, pursuant to City Charter 3-9, City Council shall have all legislative powers of the City and all other powers of a home rule city not specifically limited by the Constitution of the State of Colorado and not specifically limited or conferred upon others by the Charter.

NOW, THEREFORE, in consideration of the mutual promises, authorizations, and conditions set forth in this Agreement, the Parties hereto agree to the following terms and conditions:

AGREEMENT

The District is hereby authorized to remove or plow snow, or contract for said services, during the term of this Agreement from the City roads or road segments that are identified in Exhibit A, which is attached hereto and is incorporated into this Agreement by this reference, and from no other City roads.

1. The Term of this Agreement shall commence on the 1st day of October, 2024, and shall end on the 30th day of June, 2029, unless sooner terminated in accordance with the provisions of this Agreement.

2. Prior to commencing any snow removal or plowing operations under this Agreement, the District shall identify to the City for its approval any contractors and/or subcontractors (the "Operator") who will be performing the snow removal or plowing operations on behalf of the District. In the event that the District desires or needs to change or replace such Operator during the term of this Agreement, the District shall notify the City and shall not perform or authorize the performance of any further snow removal or plowing operations until the City approves the new or replaced Operator. The City may withhold approval of any proposed Operator for any reasonable and lawful cause.

3. In performing the snow removal or plowing operations authorized hereunder, the District A and any Operator shall comply with the provisions of Exhibit B, attached hereto and incorporated herein by this reference, and the District and any Operator shall exercise all reasonable and due care in the performance of the snow removal or plowing activities authorized under this Agreement and shall, jointly and severally, be responsible for any damages caused to persons or property, directly or indirectly, in the performance of the snow removal or plowing activities.

4. Insurance: The District and its Operator shall provide insurance as set forth in the attached Exhibit C. All equipment used in the performance of the snow removal or plowing activities authorized under this Agreement and the performance of such snow removal or plowing activities shall comply with all applicable federal, state, and local laws, ordinances, and rules and regulations.

5. This Agreement, and any issues involving this Agreement, are subject to and shall be interpreted under the law of the State of Colorado and the rules and regulations of the City. Court venue and jurisdiction shall be in the Colorado District Court for Arapahoe County. The Parties agree that this Agreement shall be deemed to have been made in, and the place of performance is deemed to be in, Arapahoe County, State of Colorado.

6. Any dispute as to the interpretation of this Agreement or the requirements stated in Exhibit B shall be submitted to the City's Director of Public Works or his/her designee. The Director or his/her designee shall review and make a written decision on the dispute within ten (10) City business days of receiving the dispute. The Director's decision shall be final and binding on the Parties.

7. The performance of any City and District obligations under or related to this Agreement, if any, is expressly subject to the appropriation of funds by the Aurora City Council or the District Board, respectively. Nevertheless, it is expressly understood and agreed that this Agreement and the snow removal or plowing activities authorized thereunder are for the benefit of the District and shall be at the sole expense of the District. The City has no obligation to pay for any of or any portion of the snow removal or plowing activities authorized hereunder and the District is entitled to no compensation from the City for its performance of same.

8. This Agreement may be amended only in writing by the duly authorized governmental bodies of the Parties and in the same form as this Agreement.

9. Notices. All notices shall be sent to the following addresses:

For the District:
Forest Trace Metropolitan District No. 1
c/o White Bear Ankele Tanaka & Waldron
2154 E Commons Avenue, Ste 2000
Centennial, CO 80122

For the City:
Public Works Department
Attn: Deputy Director of Public Works - Operations
15151 E. Alameda Pkwy, Ste. 3300
Aurora, CO 80112

10. THIS AGREEMENT IS MADE AT THE REQUEST OF THE DISTRICT FOR THE DISTRICT'S BENEFIT. THE DISTRICT DOES HEREBY WAIVE, REMISE, AND RELEASE ANY CLAIM, RIGHT, OR CAUSE OF ACTION THE DISTRICT MAY HAVE OR WHICH MAY ACCRUE IN THE FUTURE, WHETHER UNDER THEORIES OF CONTRACT OR ANY OTHER CAUSE OF ACTION WHATSOEVER, AGAINST THE CITY ARISING IN WHOLE OR IN PART FROM THIS AGREEMENT.

11. By entering into this Agreement, the Parties do not waive any governmental immunity available to them or their elected officials, employees or agents under CRS 24-10-101, *et seq*., or any other federal or state law or the common law, and nothing in this Agreement shall be interpreted to effect a waiver of any such governmental immunity available to the Parties, their elected officials, employees or agents.

12. Either party may terminate this Agreement for convenience upon thirty (30) calendar day's prior written notice to the other party. Any notice of termination shall state the actual effective date of termination. Upon termination of this Agreement, all rights and obligations thereunder shall terminate, except that the District shall remain responsible and liable for any damages caused, directly or indirectly, by its performance under this Agreement.

13. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties hereto, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person or individual homeowner or other person or entity whatsoever on or under this Agreement. It is the express intention of the Parties hereto that any person or entity, other than the Parties to this Agreement, receiving services or benefits under this Agreement shall be deemed to be incidental beneficiaries only.

14. This Agreement constitutes the entire Agreement between the Parties hereto, and all other representations or statements heretofore made, verbal or written, are merged herein.

15. The District shall not assign or otherwise transfer this Agreement or any right or obligation hereunder without the prior lawful approval of the authorized governmental bodies of the Parties and in the same form as this Agreement.

16. This Agreement authorizes the District to conduct snow removal operations on the identified City roads, but the District shall have the right to determine, in its sole and absolute discretion, the frequency of such snow removal operations, if at all. Nothing in the Agreement shall be construed or interpreted to require the District to conduct any snow removal operations on City-owned roads.

17. To the fullest extent permissible under the law of the State of Colorado, the District agrees to indemnify, defend, and hold harmless the City, its officers, employees and agents, from and against any and all loss, damage, injuries, claims, cause or causes of action, or any liability whatsoever resulting from, or arising out of, or in connection with the District's obligations or actions or inactions, and the Operator's obligations or actions or inactions, under this Agreement. The District shall promptly repair to the City's standards and satisfaction, or pay to the City the costs of repairing, any damage to City roads, curbs, gutters, sidewalks, signage, or any other City property resulting from operations or activities under this Agreement. The District's indemnity obligation under this Paragraph shall be for the full amount of any such loss, damages, injuries, claims, cause or causes of action or any liability whatsoever, including attorneys' fees, and court costs, and shall not in any way be capped or limited by the insurance provisions of this Agreement.

18. This Agreement may be executed in several counterparts, each of which may be deemed an original, but all of which together shall constitute one and the same instrument. Executed copies hereof may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories hereto, and shall have the full force and effect of the original for all purposes, including the rules of evidence applicable to court proceedings. The Parties hereto agree that this Agreement and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes. Any electronic signature so affixed to this Agreement or any supplement or consent relating thereto shall carry the full legal force and effect of any original, handwritten signature

IN WITNESS WHEREOF, the Parties hereto set their hands in agreement as of the date first written above.

For: **CITY OF AURORA**

By_____
MIKE COFFMAN, MAYOR

Attested to:

_____
KADEE RODRIGUEZ, CITY CLERK

Approved as to Form:

_____
MICHELLE GARDNER, SR. ASST. CITY ATTORNEY

For: **FOREST TRACE METROPOLITAN DISTRICT NO. 1**

By _____
PRESIDENT

Attested to:

_____
OFFICER OF THE DISTRICT

EXHIBIT A

Snow removal or plowing operations authorized under this Agreement are permitted on the following City Roads:

All City Roads within the Forest Trace Metropolitan District No. 1, as generally depicted within the red border as shown on the attached map.

[See attached map.]

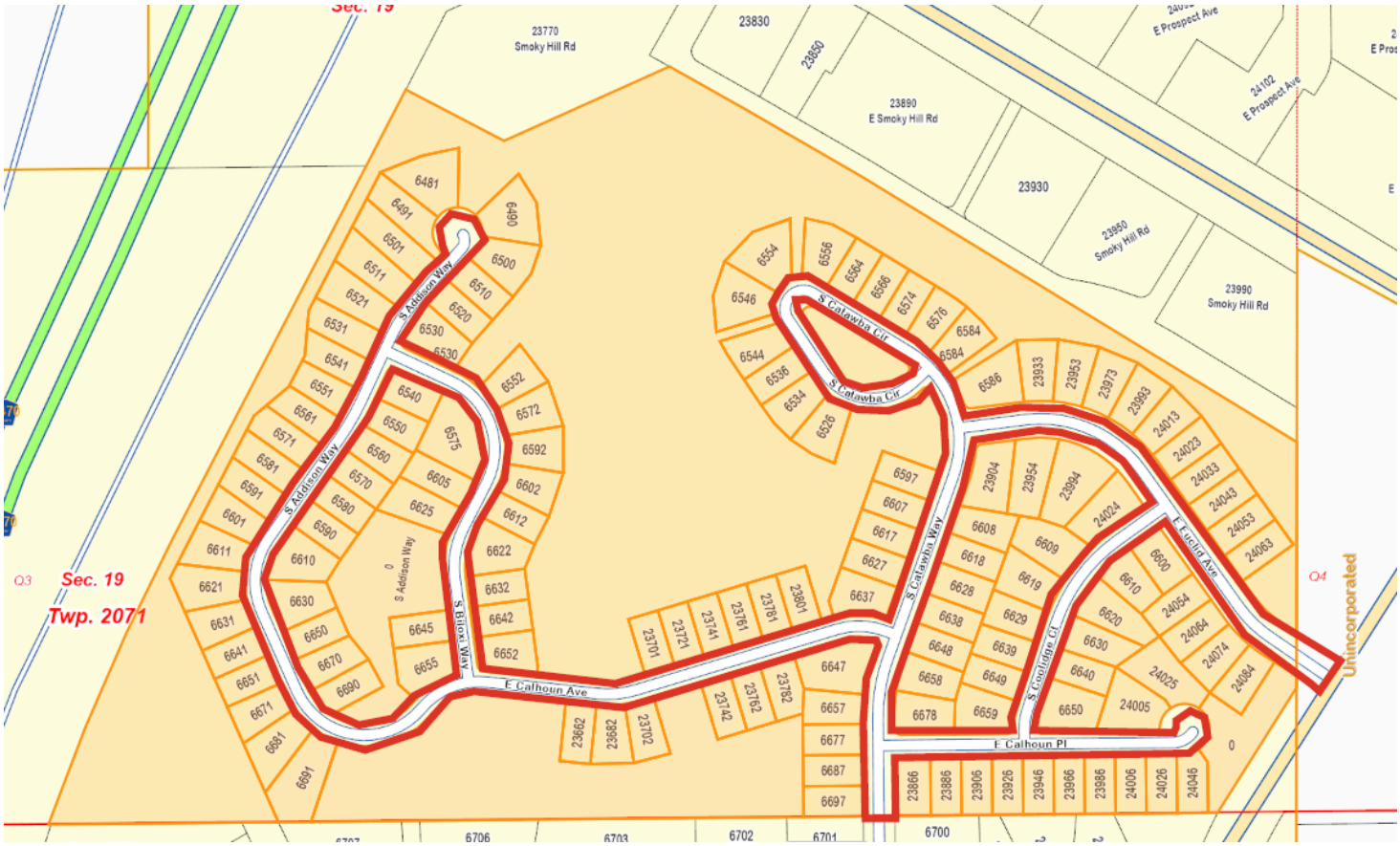

Sec. 19
Twp. 2071
Q3
Q4
Unincorporated
23770
Smoky Hill Rd
23830
23850
23890
E Smoky Hill Rd
23930
23950
Smoky Hill Rd
23990
Smoky Hill Rd
E Prospect Ave
24102
E Prospect Ave
S Addison Way
S Catawba Cir
S Catawba Way
S Biloxi Way
E Calhoun Ave
E Calhoun Pl
S Coolidge Cir
E Euclid Ave
0
S Addison Way

EXHIBIT B

General Considerations

• All snow removal or plowing services to be provided shall be performed and completed in a similar manner as performed by the City upon other public roads, exercising all reasonable and due care, and in good and workman like manner.

• The Operator is to report directly to the District Manager or Board of Directors for the District.

Prior to Winter Operations

The Operator shall be responsible for obtaining any other City licenses and permits to operate within the public right-of-way that may be required under the City Code.

The District shall file a snow and ice control plan with the City of Aurora no later than October 1st of any year covered by this agreement. The plan shall follow a city provided template and include the following information:

A. District contact. This person shall be available to respond to city staff during every snow event.

B. Operator contact. This person shall be the on-site operations supervisor during snow events and will be available to respond to city Staff during every snow event.

C. List of Equipment - The District in collaboration with the Operator must submit and update as necessary, a complete list of equipment planned for winter operations. The list shall include the following information:

   - Types & makes of vehicles including trucks, loaders and graders,
   - Types & makes of plow,
   - Types of blades (carbide /regular steel) must be equipped with a flexible edge,
   - Models of spreaders (sand and sand/salt mixtures not allowed),
   - Types & models of material distribution control units,
   - Types & models of pre-wetting systems; (is this allowed?)
   - Types & models of liquid pre-treatment systems, if applicable.

D. List of materials to be used during operations. The District will be responsible for any damage caused, or mitigation required, due to their use of these materials. Note, materials used must be approved by the City of Aurora and sand or sand/salt mixtures will not be allowed. This list shall include:

   - Commercial or common name of material,
   - Primary use of the material,
   - Primary distribution method including which equipment is used from the equipment list,
   - Material supplier(s),
   - Material Safety Data Sheets (MSDS) for all materials.

E. Category of storm (as classified by City of Aurora Snow and Ice Control Plan) for which operations will occur.

F. Frequency and duration of snow operations during a snow event.

G. Locations for snow storage. The District is responsible for locating locations for snow storage and obtaining permission to utilize said locations as well as any erosion control measures required. Locations cannot include public rights of way or city-owned property without prior written permission.

During Winter Operations

Event Logs - If deployed during a snow event, the Operator shall complete a daily event log using a city provided template. For events of a 24-hour or less duration, the daily event log can serve as the summary log. For events greater than 24-hours in duration, the District shall submit a summary log for the event to the City's Public Works Department within 5 working days of the end of the snow event.

Monthly Report - On a monthly basis, or when requested by the City, the District shall submit a year-to-date summary of deployments grouped by snow event to the City's Public Works Department. This report is required even if the Operator did not deploy. The final monthly report for any season shall be submitted prior to June 1st of any year covered by this contract.

EXHIBIT C

INSURANCE REQUIREMENTS

Insurance and Indemnities: Prior to commencement of this Agreement, the District and its designated Operator, shall provide a certificate of insurance evidencing the following coverages:

A. **Commercial General Liability Insurance.** During the term of this Agreement, the District and the Operator shall provide general liability coverage against claims arising out of bodily injury, death, damage to or destruction of the property of others, including loss of use thereof, in an amount not less than One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) general aggregate.

B. **Commercial Automobile Liability Insurance.** The District and Operator shall maintain business automobile liability covering liability arising out of the operation of any vehicle (including owned, non-owned and hired vehicles) with minimum limits of $1,000,000 combined single limit each accident.

C. **Excess or Umbrella Liability.** The District and the Operator shall maintain an Excess or Umbrella Liability on an occurrence basis in excess of the underlying insurance described in (a), which has coverages as broad as the underlying policies, with a limit of Two Million Dollars ($2,000,000).

D. **Workers' Compensation or Employers' Liability Insurance.** The Operator shall provide proof of workers' compensation coverage with limits as required by the laws of the State of Colorado. Additionally, the Operator shall provide proof of Employers' Liability Insurance with limits as follows:
$500,000 bodily injury each accident
$500,000 bodily injury each disease
$500,000 bodily injury disease aggregate.

The Operator will provide to the City a copy of the Operator's insurance which evidences insurance coverages and limits as indicated in this agreement.

E. **City as Additional Insured.** All insurance policies required by this agreement, except workers' compensation, shall name the City, its officers, employees and agents as an additional insured by endorsement and said coverage shall contain a waiver of subrogation. The Operator shall provide a copy of an endorsement providing this coverage.

F. **Limits of Insurance.** The total limits of general and excess liability insurance set forth above may be provided to the City using a combination of primary and excess liability insurance.

G. **<u>Certificates of Insurance</u>.** Upon the execution of this Agreement, the District and the Operator shall provide certificates of insurance to the City demonstrating that at the minimum coverages required herein are in effect. The District agrees that the required coverages will not be reduced, canceled, non-renewed or materially changed without thirty (30) days prior written notice to the City. All certificates of insurance must be kept in force throughout the duration of the services. If any of District's or the Operator's coverage is renewed at any time prior to the expiration of this Agreement, the District and the Operator shall be responsible for obtaining updated insurance certificates from the respective insurance carriers and forwarding the replacement certificates to the City within ten (10) days of the expiration date of any previously delivered certificate.

With respect to the Operator, the minimum A.M. Best rating of each primary insurer shall be A-X and the minimum A.M. Best rating of each excess insurer shall be A- VIII. The District and the Operator shall provide copies of insurance policies to the City Risk Manager upon request.

Any of the minimum limits of insurance set out herein may be raised or lowered at the sole discretion of the Risk Manager for the City of Aurora in response to the particular circumstances giving rise to the Agreement. **The District's or the Operator's policy will be primary and non-contributory with respect to any and all self-insurance or insurance policies purchased by the City.**

RESOLUTION NO. R2025-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE AGREEMENT BETWEEN THE CITY OF AURORA, COLORADO AND FOREST TRACE METROPOLITAN DISTRICT NO. 1 FOR SNOW REMOVAL AND PLOWING OPERATIONS ON LOCAL STREETS

WHEREAS, the City of Aurora, Colorado (the "City"), and Forest Trace Metropolitan District (the "District"), collectively "the Parties", as government agencies, are authorized by the provisions of Colo. Const., art. XIV, § 18(2)(a) and C.R.S. §§ 29-1-201, et seq., to contract with one another to provide any function, service or facility lawfully authorized to each; and

WHEREAS, the City's Public Works Department is authorized to promulgate rules and regulations for the public right-of-way within the jurisdiction of the City, for all City-owned public streets, roadway and way dedicated for the use of the public, and to provide snow plowing and removal operations thereto; and

WHEREAS, due to the necessity of the City to prioritize snow removal on City roads to best facilitate winter travel on all City roads, the City is generally unable to assign a high priority for snow removal on internal subdivision roads or other relatively lower use City roads, such as the roads described in the Agreement Between the City of Aurora, Colorado and Forest Trace Metropolitan District No. 1 for Snow Removal and Plowing Operations on Local Streets ("Agreement"); and

WHEREAS, the District provides certain operations and maintenance services within the District area and the roads identified in the Agreement are internal to said subdivision; and

WHEREAS, the District may desire to have snow removed or plowed from the City roads described in the Agreement on a more frequent basis than the City is able to provide, given the overall City road priority and demand for snow removal or plowing citywide; and

WHEREAS, the City is agreeable to authorizing the District to privately remove or plow snow or contract for the private removal or plowing of snow on the roads described herein, subject to the terms and conditions for such snow removal or plowing operations as are set forth in the Agreement; and

WHEREAS, the District's Board met on January 14, 2025, to request the Agreement and voted in support of the Agreement; and

WHEREAS, the City Council is authorized by City Charter 10-12 to enter into this Agreement; and

WHEREAS, pursuant to City Charter 3-9 the City Council shall have all legislative powers of the City and all other powers of a home rule city not specifically limited by the Constitution of the State of Colorado and not specifically limited or conferred upon others by the Charter; and

WHEREAS, the City Council of the City of Aurora finds and determines that it is in the best interests of the City and its citizens to authorize the execution of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The Agreement between the City of Aurora and Forest Trace Metropolitan District No. 1 for Snow Removal and Plowing Operations on Local Streets is hereby approved.

Section 2. The Mayor and the City Clerk are hereby authorized to execute and deliver the Agreement on behalf of the City in substantially the form presented at this meeting, with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

Section 3. All resolutions or parts of resolutions of the City in conflict herewith are hereby rescinded.

Section 4. This resolution shall take effect immediately without reconsideration.

RESOLVED AND PASSED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

Michelle Gardner RLA
_____
MICHELLE GARDNER, Sr. Assistant City Attorney

RESOLUTION NO. R2023-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE FORM OF AGREEMENT BETWEEN THE CITY OF AURORA, COLORADO AND SPECIAL DISTRICT/HOA FOR SNOW REMOVAL AND PLOWING OPERATIONS ON LOCAL STREETS

WHEREAS, the City of Aurora, Colorado (the "City"), and Title 32 special districts ("Districts"), collectively "the Parties", as government agencies, are authorized by the provisions of Colo. Const., art. XIV, § 18(2)(a) and C.R.S. §§ 29-1-201, et seq., to contract with one another to provide any function, service or facility lawfully authorized to each; and

WHEREAS, the City of Aurora, Colorado (the "City"), and homeowner associations ("HOAs"), collectively "the Parties", as government agencies, are authorized to contract with one another to provide any function, service or coordination lawfully authorized to each; and

WHEREAS, the City's Public Works Department is authorized to promulgate rules and regulations for the public right-of-way within the jurisdiction of the City, for all City-owned public streets, roadway and way dedicated for the use of the public, and to provide snow plowing and removal operations thereto; and

WHEREAS, due to the necessity of the City to prioritize snow removal on City roads to best facilitate winter travel on all City roads, the City is generally unable to assign a high priority for snow removal on internal subdivision roads or other relatively lower use City roads; and

WHEREAS, Districts and HOAs provide certain operations and maintenance services within their areas and roads that are internal and local to their subdivisions; and

WHEREAS, Districts and HOAs in Aurora may desire to have snow removed or plowed from City roads described on a more frequent basis than the City is able to provide, given the overall City road priority and demand for snow removal or plowing citywide; and

WHEREAS, the City is agreeable to authorizing Districts and HOAs to privately remove or plow snow or contract for the private removal or plowing of snow on the roads described herein, subject to the terms and conditions for such snow removal or plowing operations as are set forth in the attached Form of Agreement between the City of Aurora and Special Districts/HOAs for Snow Removal and Plowing Operations on Local Streets ("Agreement"); and

WHEREAS, the Districts and HOAs would need to meet certain criteria, included in the attached Agreement, in order to be authorized to perform such snow removal and plowing operations on local streets; and

WHEREAS, the City Council is authorized by City Charter 10-12 to approve this Agreement template; and

WHEREAS, pursuant to City Charter 3-9 the City Council shall have all legislative powers of the City and all other powers of a home rule city not specifically limited by the Constitution of the State of Colorado and not specifically limited or conferred upon others by the Charter; and

WHEREAS, the City Council of the City of Aurora finds and determines that it is in the best interests of the City and its citizens to authorize the Form of Agreement between the City and Special Districts/HOAs for Snow Removal and Plowing Operations on Local Streets.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The Form of Agreement between the City and Special Districts/HOAs for Snow Removal and Plowing Operations on Local Streets is hereby approved.

Section 2. The Mayor and the City Clerk are hereby authorized to execute and deliver the Agreement on behalf of the City in substantially the form presented at this meeting, with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

Section 3. All resolutions or parts of resolutions of the City in conflict herewith are hereby rescinded.

Section 4. This resolution shall take effect immediately without reconsideration.

RESOLVED AND PASSED this 25th day of September, 2023.

MIKE COFFMAN, Mayor

ATTEST:

~~KADEE RODRIGUEZ~~, City Clerk Deputy
Cecilia Zapata

APPROVED AS TO FORM:

RLA

Michelle Gardner
MICHELLE GARDNER, Sr. Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: Reimbursement Agreement with Aero 70
Item Initiator: Jenny Wynn, Engineer, Aurora Water
Staff Source/Legal Source: Chong Woo, Engineering Supervisor, Aurora Water / Ian Best, Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 3.0--Ensure excellent infrastructure that is well maintained and operated.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 3/10/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL'S APPROVAL OF A REGIONAL UTILITY REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF AURORA ACTING BY AND THROUGH ITS UTILITY ENTERPRISE AND AERO 70 OWNER, LLC (AERO 70 – HARVEST MILE)
Chong Woo, Engineering Supervisor, Aurora Water / Ian Best, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Study Session

☐ Approve Item and Move Forward to Regular Meeting

☒ Approve Item as Proposed at Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Water Policy

Policy Committee Date: 2/19/2025

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval

☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation

☒ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

On February 19, 2025, the Water Policy Committee supported moving a regional utility reimbursement agreement between the City of Aurora, acting by and through its Utility Enterprise, and Aero 70 Owner, LLC. (Aero 70-Harvest Mile forward to the next Council meeting.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

Reimbursement Agreements are initiated when a development constructs regional infrastructure ahead of the scheduled Aurora Water Capital Improvement Plan (CIP). Regional is defined as infrastructure with a capacity larger than that which is required for the respective development and as defined in Aurora Water Master Plans.

A reimbursement agreement is proposed with United Properties, the developer of Aero 70. Aero 70 is located in Ward II, and bounded between I-70 and East Smith Road at North Powhaton Road. This Agreement is for both water and sanitary sewer upsizing. A 16-inch waterline is to be constructed within East Smith Road, and upsizing of variably sized sanitary mains will extend from Gun Club Road through the site as shown in Exhibit A.

Aero 70 was required to construct a 12-inch waterline to support its development. As part of the updated Integrated Water Master Plan, the waterline within East Smith Road is required to be a 16-inch main to meet regional service level demands and water quality standards. As a result of this regional requirement, the developer is eligible for a partial reimbursement based on the cost differential between the 12-inch and 16-inch. The infrastructure includes PVC pipeline, gate valves, and other needed appurtenancies. The not to exceed reimbursement amount for the waterline portion of the work is $398,619.72 as shown in Appendix A.

The sanitary sewer upsizes will be from 8-inch to 12-inch, 10-inch to 12-inch, and 10-inch to 15-inch, each shown in Exhibit A. The not to exceed reimbursement amount for the sanitary sewer portion of the work is $382,149.74 as shown in Appendix A.

The terms stated in the Agreement are as follows:

- Infrastructure shall meet all City requirements and standards.
- Developer must utilize an Aurora Water approved design firm and construction contractor.
- Developer is responsible for 100% of the costs upfront and will be reimbursed the eligible amount for the improvements.
- Developer and City must agree on eligible reimbursement amounts.
- Developer must submit all applicable invoicing and payment documentation such as detailed pay requests supported by the design firm and contractor invoices for all eligible cost reimbursements.
- Reimbursement costs will be paid from development fees (Water Transmission and Sanitary Interceptor, respectively) collected by this development and connecting developments that benefit from the improvements.
- Reimbursements will be paid in accordance with Section 5 of the agreement which states the developer is required to submit invoices for completed work to the City for review and approval of constructed Regional Improvements accompanied by supporting documentation. The invoices must be approved by Aurora Water prior to payment and shall not exceed the Eligible Reimbursement Amount plus a 10% contingency, unless otherwise approved by City Council.
- Section 3(e) of the agreement, Change Order Management, provides a ten percent (10%) contingency allowance of the Eligible Reimbursement Amount. If any Change Orders exceed 10% of the Eligible Reimbursement Amount, then City Council authorization is required.
- All Regional Infrastructure shall have a three-year warranty.
- Developer acknowledges that it is still responsible for payment of all fees in accordance with the City's fee schedule.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☒ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

Funding for this Reimbursement Agreement will be from the Capital Improvement Program, Water Fund. The reimbursement will be as follows:
$780,769.46 plus a 10% contingency
ORG: 52335 (Reimbursements-Water) - $398,619.72
ORG: 52346 (Reimbursements-Sanitary)- $382,149.74

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does Council support the APPROVAL OF A RESOLUTION for a regional utility reimbursement agreement between the City of Aurora, acting by and through its Utility Enterprise, and Aero 70 Owner, LLC. (Aero 70-Harvest Mile)?

LEGAL COMMENTS

Aurora Water is authorized to acquire, construct, operate, maintain, improve and extend water, wastewater, and storm drainage facilities within or without the corporate boundaries of Aurora, and to make contracts, acquire lands, and do all things that are necessary or convenient therefore. (Aurora City Code 138-28). (Best).

RESOLUTION NO. R2025- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL'S APPROVAL OF A REGIONAL UTILITY REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF AURORA ACTING BY AND THROUGH ITS UTILITY ENTERPRISE AND AERO 70 OWNER, LLC (AERO 70 – HARVEST MILE)

WHEREAS, the City of Aurora, acting by and through its Utility Enterprise ("Aurora Water") and Aero 70 Owner LLC ("Developer") have agreed to enter a Regional Utility Cost Reimbursement Agreement (United Properties/Aero70-Harvest Mile) ("Agreement") by which Aurora Water will reimburse the Developer for the design and construction of certain water and sanitary sewer lines installed at Aurora Water's request; and

WHEREAS, Developer is the owner of certain real property referred to as the United Properties/Aero 70-Harvest Mile Property ("Property") located within the City of Aurora consisting of approximately 52.6 acres; and

WHEREAS, in connection with development of the Property, Developer is required to install certain water and sanitary sewer line infrastructure to serve the Property; and

WHEREAS, the Developer, pursuant to the Aurora City Code, will also install certain additional water and sanitary sewer infrastructure that is sized to serve both adjacent properties and serve regional needs as defined in Aurora Water's Integrated Water Master Plan and Wastewater Master Plan ("Regional Improvements"); and

WHEREAS, the Developer is willing to construct the Regional Improvements prior to the time Aurora Water is prepared or obligated to do so and the Developer will undertake the installation of the Regional Improvements and payment of one hundred percent (100%) of the cost thereof; and

WHEREAS, Aurora Water is willing to reimburse the Developer for certain approved incremental costs associated with installation of the Regional Improvements as further detailed in the Agreement; and

WHEREAS, the total eligible reimbursement costs to be reimbursed by Aurora Water are $780,769.46; and

WHEREAS, the Regional Improvements benefit Aurora Water customers outside of the Developer's service area and will benefit the health, safety, and general welfare of the residents of Aurora; and

WHEREAS, this Agreement is necessary for the health, safety, and welfare of the people of the Aurora and the City is authorized, pursuant to City Code 138-28 to acquire, construct,

operate, maintain, improve and extend water, wastewater, and storm drainage facilities within or without the corporate boundaries of Aurora, and to make contracts, acquire lands, and do all things that are necessary of convenient therefore.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. The Regional Utility Cost Reimbursement Agreement (United Properties/Aero70-Harvest Mile) between Aurora Water and the Developer regarding Regional Improvements reimbursement is hereby approved.

Section 2. The Mayor and City Clerk are hereby authorized to execute the attached agreement in substantially the form presented at this meeting with such technical additions, deletions, and variations as may be deemed necessary or appropriate by the City Attorney.

Section 3. The City Manager or designee is hereby authorized to execute agreements, amendments, or any other documents necessary to effectuate the intent of this resolution.

Section 4. All resolutions or parts of resolutions of the City in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETE A. SCHULTE, CITY ATTORNEY

Ian J Best RLA
_____
By: IAN BEST, Assistant City Attorney

Aurora Water Regional Utility Cost Reimbursement Agreement
(United Properties/Aero70-Harvest Mile)

This Aurora Water Regional Utility Cost Reimbursement Agreement ("**Agreement**") is entered into as of the Effective Date by and between Aero 70 Owner LLC ("**Developer**"), and the City of Aurora, Colorado, a Colorado municipal corporation of the counties of Adams, Arapahoe, and Douglas, acting by and through its Utility Enterprise ("**City**"), whose address is 26791 E Quincy Ave. Aurora, Colorado 80016. The City and Developer may be referred to herein individually as a "**Party**", or together as the "**Parties**".

Recitals

WHEREAS, Developer is the owner of certain real property ("**Property**") located within the City consisting of approximately 52.6 acres; and

WHEREAS, in connection with development of the Property, Developer is required to install certain water and sanitary sewer line infrastructure to serve the Property; and

WHEREAS, the Developer, pursuant to the Aurora City Code, will also install certain additional water and sanitary sewer infrastructure that is sized to serve both adjacent properties and regional needs as defined in the City's Integrated Water Master Plan and Wastewater Master Plan ("**Regional Improvements**"); and

WHEREAS, the Regional Improvements are more specifically described as set forth in **Exhibit A** (attached hereto, and incorporated by this reference); and

WHEREAS, the Regional Improvements are required for the Developer to obtain water transmission and sanitary sewer interceptor services ("**Service**" or "**Services**" as further defined in Section 1(c)) for their Property; and

WHEREAS, the Developer is willing to construct the Regional Improvements prior to the time the City is prepared or obligated to do so and the Developer will undertake the installation of the Regional Improvements and payment of one hundred percent (100%) of the cost thereof; and

WHEREAS, the City is willing to reimburse the Developer for certain approved incremental costs associated with installation of the Regional Improvements limited to revenues generated from the portion of the Service connection fees as specified in City Code from adjacent properties benefitting from the Regional Improvements (or from capital funding or a combination thereof when approved by Aurora Water, in its sole discretion).

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

Agreement

1. Regional Improvements Initial Payment and Reimbursable Costs.

(a) Payment of Regional Improvements Costs. Developer shall be responsible for one hundred percent (100%) of the Regional Improvement costs subject to partial reimbursement by City as set forth in this Agreement.

(b) Estimated Reimbursement Amount. City will only reimburse Developer for the difference in cost, including all hard and soft costs (including architect and engineering fees), between the infrastructure required to serve the Property and the Regional Improvements ("**Reimbursement Amount**"). The estimated Reimbursement Amount as calculated by the Developer and reviewed and approved by the City is **$398,619.72** for the Water Reimbursement Amount and **$382,149.74** for the Sanitary Reimbursement Amount (collectively **$780,769.46**). The Reimbursement Amount may not exceed the estimated cost difference plus a ten percent (10%) contingency without additional approval of the Aurora City Council. The actual Reimbursement Amount shall be paid to Developer as set forth in Section 5 of this Agreement.

(c) Service Definition. The Regional Improvements shall allow for water transmission and sanitary sewer interceptor Services to and from the Property.

(d) Connection Fee Limitation. In no event shall the Reimbursement Amount exceed the revenues received from the water transmission development fee as referenced in Section 138-221 of City Code and the sanitary sewer interceptor development fee as referenced in Section 138-326 of City Code collected from properties adjacent and/or connecting to the Regional Improvements, unless a separate funding mechanism was previously approved by Aurora Water in writing.

(e) Metropolitan Districts. Developer may organize and form one or more metropolitan districts (each a "**District**" or collectively the "**Districts**") to finance and be responsible for the Developer's obligations under this Agreement. Such Districts may assume the Developer's Regional Improvement and or payment obligations ("**Assumed Obligation**") by executing an assumption agreement. Should a District fail to perform an Assumed Obligation in part or in whole, the Developer shall remain liable for full completion of the Assumed Obligation to the City's satisfaction. Nothing in this Agreement will be construed as an approval by the City of creation of a District.

2. Engineering and Design.

(a) Contract Documents. "**Contract Documents**" means the engineering drawings, specifications, stormwater management plan, geotechnical report, schedule of values, description of all materials, products, process, and any other documents or permits required to successfully construct the Regional Improvements in accordance with all federal and state laws and all provisions of City Code, rules and regulations, and City specifications and standards.

(b) Project Engineer. The Developer must select a project engineer or equally qualified project manager from the City's list of pre-qualified engineers to supervise and coordinate the Developer's obligations under this Agreement ("**Project Engineer**").

(c) City Design, Intentionally Omitted.

(d) Developer Design. If the Regional Improvements have not been designed by the City, the Project Engineer shall supervise the creation of appropriate Contract Documents. The City shall have the right to review such Contract Documents.

(e) Submittals. The Project Engineer shall coordinate all submittals and requests for information with the City's project manager to ensure all materials and product processes meet City specification and standards. All submittals must be uploaded to the City's electronic submittal system in a manner acceptable to the City. The City will review all required submittals and shall require at least twenty-one (21) days for review and approval. The City will advise the Project Engineer if larger or more complex submittals require additional City review time. A construction note must be included on the plans indicating this requirement.

(f) Easements. If the Regional Improvements require easements, licenses or other property interests which have not yet been obtained by the City as part of preliminary design, Developer must obtain and convey all necessary easements, licenses or other property interests to the City to accommodate the City's operation and maintenance of the Regional Improvements (other than the easement for the sanitary sewer transmission lines over the property owned by Colorado Interstate Gas Company, L.L.C. which the City agrees it will be responsible for obtaining, if not already obtained prior to the Effective Date). Easements, fee property interests and licenses acquired by Developer must be consistent with both Aurora Water's and the City's Real Property Department's existing standards, specifications and requirements as necessary for operation and maintenance of the Regional Improvements, and subject to any easements, covenants and matters of record, provided that such matters of record do not (a) negate, infringe or impair the functionality of the Regional Improvements, (b) unreasonably interfere with the use or purpose of the easements, (c) unreasonably interfere with any ability to maintain any Regional Improvements thereunder, or (d) otherwise create an unreasonable liability for the City. All licenses, easements, and fee property interests obtained by Developer pursuant to this Agreement shall be acquired such that they are transferrable and/or assignable to City upon Initial Acceptance of the Regional Improvements. All fee property interests, easements and licenses must permit sufficient access such that Aurora Water can maintain, operate, and deliver services through the Regional Improvements.

(g) Engineering Design. Preliminary design must be at least thirty percent (30%) of the anticipated final design. Upon review of the preliminary design by the City, Developer will begin final design and construction plans and specifications for the Regional Improvements and will coordinate with the City when the design is sixty percent (60%) complete. Upon review of the sixty percent (60%) design by the City, Developer will complete the final design, construction plans, and specifications and will coordinate with the City to obtain formal and final review of the Regional Improvement plans and specifications from the City. The final design of the plans and specifications are subject to review and approval from all City departments. The Developer shall

be responsible for the Contract Documents. As of the date of this Agreement, the Developer has already begun the necessary design work for the Regional Improvements in coordination with the City and such design is currently beyond sixty percent (60%) complete.

3. Regional Improvements Construction.

(a) Bids. Developer, as a condition for reimbursement, must obtain three (3) bids from contractors that have been pre-qualified by the City (or demonstrate that three responsive bids were not received). Developer must submit proposed bid documents to the City for review before providing to qualified contractors. Bid documents must include all work to be performed for complete construction of the Regional Improvements within preferred time periods and must identify the bid items eligible for reimbursement as separate line items. Developer must disclose to City all subcontractors it intends to use for all principal trades. Developer will recommend the contractor to the City and after City approval, the Developer will execute contracts to perform the work. The City reserves the right to be present at the bid opening, to inspect all bids received by the Developer, and to reject any bid for good cause. The City will only reimburse Developer for the lowest bid amount(s) and will not reimburse incremental costs for bid(s) awarded above the lowest bid(s).

(b) Supervision. Developer and Project Engineer will supervise all design, bidding processes, and construction of the Regional Improvements through and including completion of construction, dedication to and Final Acceptance (as that term is defined below) by the City. The City will only pay management costs for the Project Engineer based on a percentage of the Reimbursement Amount.

(c) Pre-Construction Meeting. The Developer will schedule and participate in a pre-construction meeting with the City and representatives from all utilities and local governing entities impacted by the Regional Improvements. Prior to the meeting the Developer shall provide a list of attendees to the City.

(d) Payment Administration. The City and Project Engineer will review contractor pay requests and submit pay requests to the Developer for payment of the costs of the Regional Improvements.

(e) Change Orders. A "**Change Order**" means a written order signed by the Developer and City after execution of this Agreement which authorizes an addition, deletion, or revision to the Regional Improvements and/or an adjustment to the cost or timeframe for the work to be completed that is issued on or after the Effective Date. The Project Engineer, Developer and City may each request a Change Order. The Project Engineer will prepare, review, and make a recommendation to the City and Developer on any Change Order requested. Only those Change Orders approved by the City prior to the work being performed may be included in the Reimbursement Amount. After a Change Order is approved, the Parties will update the Reimbursement Amount to include the amount of the Change Order. Any Change Order or summary of Change Orders that exceeds ten percent (10%) of the Reimbursement Amount shall require Aurora City Council approval.

(f) Inspection. The Developer must provide notice to the City at least five (5) business days prior to the start of construction of the Regional Improvements to allow the City to inspect the installation. The Developer will correct any deficiencies required by the City in a manner satisfactory to the City, in its sole discretion, and within a reasonable time as determined by the City in consultation with Developer prior to issuance of the Initial Acceptance (as further defined below). A construction note must be included on the plans indicating this requirement.

4. Acceptance and Dedication of Regional Improvements.

(a) Utility Permit Extension Agreement. The Developer must apply for and enter into a "**Utility Permit Extension Agreement**" prior to the start of construction of the Regional Improvements. A sample Utility Permit Extension Agreement (Critical Infrastructure) is attached hereto as **Exhibit B**.

(b) Substantial Completion and Initial Acceptance. All pipes are subject to acceptance testing to be approved by the City at different stages in the construction process. "**Substantial Completion**" of the Regional Improvements shall be reached once these tests are passed, as determined by the City in its sole discretion. After Substantial Completion, the City will issue a Regional Improvements "**Initial Acceptance**" notice to the Developer in writing. At Initial Acceptance the Regional Improvements shall become the property of the City and City shall become responsible for operations and maintenance of the Regional Improvements, yet still subject to the warranty as described in Sections 4(d).

(c) Final Acceptance. Final Acceptance shall occur only when, in the City's sole discretion: (a) the Developer has received an Initial Acceptance notice; (b) connection to all regional utilities is complete; (c) the Regional Improvements are operating as functionally intended; and (d) the applicable warranty period has expired and any warranty deficiencies have been corrected to the City's satisfaction. If the conditions in this Section 4(c) are satisfied, the City will issue a "**Final Acceptance**" letter to the Developer.

(d) Warranty. Developer shall be responsible for all repair and maintenance to the Regional Improvements through the warranty period. Upon expiration of the warranty period specified in the Utility Permit Extension Agreement and this Agreement (whereby the warranty term set forth in this Agreement will supersede should there be a discrepancy), the City shall be responsible for all repair and maintenance of the Regional Improvements. The Developer must provide a (3) year warranty from the date of Initial Acceptance that the Regional Improvements are constructed in substantial accordance with the Contract Documents.

5. Reimbursement Payment Process.

(a) Adjustment to Reimbursement Amount. The Reimbursement Amount may be adjusted as necessary to account for properly approved Change Orders. Upon completion of the Regional Improvements and Initial Acceptance by the City, the Parties shall confirm in writing the final Reimbursement Amount owed to Developer. Final cost is issued through approval of the invoicing for all cost eligible items after the issuance of the Initial Acceptance notice.

(b) Documentation. The Reimbursement Amount must be fully supported by invoice and payment documentation which must be supplied to the City in City approved formats and which may include, but are not limited to: signed pay applications from the contractor for actual costs incurred; credited costs for the original infrastructure size for an accurate delta for infrastructure upsize; and signed Change Orders with detailed descriptions of the work performed and line item costs. All reimbursable costs shall be in a line-item format per eligible expense. Documentation should include proof of payment acceptable to the City. All reimbursement payments must be approved by the General Manager of Aurora Water (or designee) before payment may be authorized.

(c) Payment. The City's reimbursement obligation to Developer shall be limited to fees collected from adjacent or connecting developments unless another funding source has been identified by Aurora Water, in its sole discretion.

(d) Timing. The Reimbursement Amount paid to the Developer will be paid annually, commencing after Initial Acceptance of the Regional Improvements. The due date for payment shall be forty-five (45) days after the end of each year.

(e) Connection Fees. The Developer agrees that it shall remain responsible for timely payment of all connection fees in accordance with the City Code, City Rules and Regulations, and fee schedules. Collected Water Transmission Development Fees and Sanitary Sewer Interceptor Development Fees from Developer are eligible for reimbursement under this Agreement.

6. Claims.

(a) Defined. A "**Claim**" is any demand, contention, or assertion by the Developer seeking additional reimbursement other than Change Orders approved pursuant to Section 3(e), above. Claims by the Developer must be made in writing as specified herein. Claims from the Developer must contain and are subject to all the following:

(1) A narrative statement referencing and attaching the supporting documentation and specifically describing the legal, factual and contractual basis of the Claim. All Claims shall be identified as made necessary due to specific legal, factual, or contractual circumstances necessary to the orderly completion of the Regional Improvements.

(2) If the Claim is for additional compensation, the Claim must include a detailed calculation of the precise amount claimed with all supporting documentation. All Claims must reference the specific contract provisions relied upon to support the Claim. All Claims must reference that the claim is being submitted under this Agreement. Any writing or other form of notice, however designated, which fails to reference this Agreement shall not be deemed to constitute a valid Claim hereunder.

(3) The City shall not pay any costs for delay.

(4) The City shall not pay any costs for acceleration.

Items (a)(1) through (4) above shall hereinafter be referred to as the "**Final Accounting**".

(b) Notice of Claim. A "**Claim Notice**" must be made in writing within thirty (30) days after the Developer becomes aware of the occurrence of the legal, factual, or contractual basis of the Claim. Within ten (10) business days of the submission of a Claim Notice, a complete Claim, including Final Accounting, shall be submitted in writing to the City or the right to submit a Claim is waived. The Developer shall submit all information reasonably available that is otherwise required in the Final Accounting at the time of the claim. Failure to timely provide the Final Accounting shall constitute a waiver of the Claim.

(c) Complete Claim Required. All requests for additional reimbursement by the Developer shall be considered a separate Claim and shall follow the Claim procedures specified above. All information required in the Final Accounting must be submitted within the time limits established herein, and no supplementation of the information shall be permitted, unless otherwise agreed to by the City. Any attempted reservation of the right to submit or supplement an earlier-made claim shall be void.

(d) Claim Review. After review of a Claim submitted by the Developer, the City shall decide whether the Developer is entitled to a Change Order for such Claim. The City shall not unreasonably deny a Claim. In the event the City approves a Claim, it shall initiate a written Change Order addressing the legal, factual, or contractual circumstances giving rise to the Claim. If in the opinion of the City, the Developer is not entitled to a Change Order for a Claim, the Developer shall receive notice of the decision in writing from the City within five (5) business days of receipt of the Claim by the City.

(e) Appeal. In the event the City denies a Claim, the Developer shall be entitled to appeal said decision within five (5) business days of receipt of the denial from the City. If the Developer desires to challenge the City's denial, the Parties shall within ten (10) business days engage an independent engineer to review the Claim and make a final determination to approve or deny. If the independent engineer determines that the Claim should be approved, the City shall issue a change order. The costs of such independent engineer shall be equally allocated between the Parties. This will be the final determination with regard to the Claim. The Developer shall not re-submit a Claim following final denial.

7. Term.

The term of this Agreement shall cease ten (10) years after the Effective Date. The term of this Agreement may be extended by up to two (2) five (5) year extensions if Developer has not been reimbursed the full Reimbursement Amount, and adjacent or connecting developments are planned or anticipated. If the Developer has not commenced construction of the Regional Improvements within three (3) years of the Effective Date, the City may revisit the terms of this Agreement.

8. Sole Obligation of Aurora's Utility Enterprise.

(a) This Agreement shall never constitute a general obligation or other indebtedness of the City of Aurora (the "**City**"), or a multiple fiscal year direct or indirect debt or other financial obligation whatsoever of the City within the meaning of the Constitution and laws of the State of Colorado or of the Charter and ordinances of the City.

(b) In the event of a default by the City's Utility Enterprise (Aurora Water) of any of its obligations under this Agreement, Developer shall have no recourse for any amounts owned to it against any funds or revenues of the City except for those revenues derived from rates, fees or charges for the services furnished by, or the direct or indirect use of, the Water System and deposited in the Water Enterprise Fund, as the terms "Water System" and "Water Enterprise Fund" are defined in City Ordinance No 2003-18, and then only after the payment of all operation and maintenance expenses of the Water System and all debt service and reserve requirements of any bonds, notes, or other financial obligations of the Utility Enterprise secured by a pledge of the net revenues of the Water Enterprise Fund. Notwithstanding any language herein to the contrary, nothing in this Contract shall be construed as creating a lien upon any revenues of the Utility Enterprise or the City.

9. Non-Appropriation.

The Parties acknowledge and understand that any financial obligations of the City payable after the current fiscal year are contingent upon funds for that purpose being budgeted and appropriated by the Aurora City Council. Accordingly, should the Aurora City Council exercise its right not to appropriate funds for any future fiscal year sufficient for the continued performance obligations under this Agreement, this Agreement shall terminate at the close of the fiscal year for which funds were last appropriated without penalty or recourse.

10. Relationship of Parties.

Nothing contained herein will be construed or interpreted as: (a) creating a joint venture, partnership, or other similar relationship between the Parties; (b) obligating any party to perform any of the terms, covenants or provisions of any Annexation Agreement between the Parties; (c) entitling any person or entity not a party to this Agreement to any of the benefits of this Agreement; (d) appointing a party to this Agreement as agent of the others or authorizing a party to this Agreement to make contracts in the name of the others; or (e) creating, establishing or imposing a fiduciary duty owned by one party to the other hereunder or in any way creating a fiduciary relationship between the Parties.

11. Notices.

Any notice or Claim provided for or required to be given hereunder will be in writing and will be deemed given (a) the date personally delivered or transmitted by facsimile or email transmission to the recipient of such notice at the facsimile numbers or email addresses hereinafter identified; or (b) three (3) days after the date deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to the recipient of such notice at such place as a Party may designate in writing for such purpose or, in the absence of such designation. Notices shall be provided as follows:

If to the City:	Planning and Engineering Division City of Aurora, Aurora Water Department 26791 E. Quincy Ave. Aurora, CO 80016 Email: waterengineering@auroragov.org
With copy to:	City Attorney's Office City of Aurora 15151 East Alameda Parkway, Suite 5300 Aurora, CO 80012
If to the Developer:	Aero 70 Owner LLC c/o United Properties 1331 17th Street, Suite 604 Denver, Colorado 80202 Attention: Mindy Rietz Telephone: (563) 579-4444 Email: Mindy.Rietz@uproperties.com
With a copy to:	United Properties 250 Nicollet Mall Suite 500 Minneapolis, MN 55401 Attention: General Counsel Telephone: (952) 835-5300 Email: Laura.Rogers@uproperties.com

12. Further Acts.

Each of the Parties hereto shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

13. Amendment; Headings for Convenience Only; Not to be Construed Against Drafter; No Implied Waiver.

No amendment, change or addition is to be made to this Agreement except by written amendment executed by the Parties. The headings, captions and titles contained in this Agreement are intended for convenience of reference only and are of no meaning in the interpretation or effect of this Agreement. This Agreement shall not be construed more strictly against either Party merely by virtue of the fact that it may have been initially drafted by either Party or its counsel, because both Parties have contributed substantially and materially to the preparation of this Agreement. No failure by a Party to insist upon the strict performance of any term, covenant or provision contained in this Agreement, no failure by a Party to exercise any right or remedy under this Agreement, and no acceptance of full or partial payment owed to a Party during the continuance of any default by the other Party, shall constitute a waiver of any such term, covenant or provision, or a waiver of any such right or remedy, or a waiver of any such default unless such waiver is made in writing by the Party to be bound thereby. Any waiver of a breach of a term or a condition of this

Agreement shall not prevent a subsequent act, which would have originally constituted a default under this Agreement, from having all the force and effect of a default.

14. Severability.
If any provision of this Agreement is declared void or unenforceable, such provision shall be severed from this Agreement and shall not affect the enforceability of the remaining provisions of this Agreement.

15. Time is of the Essence; Computation of Time Periods.
As regards any act to be performed under this Agreement, time is of the essence. All time periods referred to in this Agreement shall include all Saturdays, Sundays, and holidays, unless the period of time specifies business days. If the date to perform any act or give a notice with respect to this Agreement shall fall on a Saturday, Sunday or national holiday, the act or notice may be timely performed on the next succeeding day which is not a Saturday, Sunday, or a national holiday.

16. Liability; No Waiver of Governmental Immunity.
Each Party agrees to be responsible for its own wrongful or negligent acts or omissions or those of its officers, agents or employees to the full extent permitted by law. The Parties agree that the City and its respective officers, agents and employees, are relying on, and do not waive or intend to waive the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.* (the "**Act**"), as it is amended from time to time amended. Nothing in this Agreement shall be construed as a waiver of any protections provided under the Act. As an institution of the State of Colorado, the City is not authorized to indemnify any party, public or private, as against the claims and demands of third parties and any such indemnification provision in, or arising from this Agreement, shall be null and void.

17. Insurance.
Developer (or its contractor) must carry insurance as set forth in **Exhibit C** listing the City as an additional insured, except for worker's compensation, on a primary and non-contributory basis. Proof of insurance must be provided to the City prior to commencement of Regional Improvements construction. All policies shall contain a waiver of subrogation in favor of the City and the Developer (or its contractor) shall provide a copy of an endorsement providing this coverage. Developer's (or its contractor's) policies will be primary and non-contributory with respect to all self-insurance or insurance policies purchased by the City.

18. Indemnity by Developer.
Developer shall defend, indemnify, and hold harmless the City from and against all claims, damages, losses, expenses, and costs (including reasonable attorneys' fees) arising out of or relating to the Regional Improvements project to the extent actually or alleged to be caused by the negligence of Developer or those for whom it is responsible, including without limitation its contractor.

19. Successors and Assigns; No Third-Party Beneficiary.
The Developer may not assign this Agreement without the prior written consent of the City. This Agreement is intended by the Parties hereto to be of use and benefit of the Parties and no person

or entity not a party to this Agreement will be authorized or entitled to rely on the benefits of this Agreement or seek to enforce any of the terms, provisions or covenants contained herein as a third-party beneficiary.

20. Governing Law.
This Agreement shall be construed in accordance with the laws of the State of Colorado, and the Aurora City Charter, City Code, and rules and regulations without reference to conflicts of laws. In the event of any dispute over this Agreement, the exclusive venue and jurisdiction for any litigation arising thereunder shall be in the District Court of Arapahoe County, Colorado, and, if necessary for exclusive federal questions, the United States District Court for the District of Colorado.

21. Force Majeure.
Neither Party shall be liable for any failure to perform as required by this Agreement, to the extent such failure to perform is caused by any of the following occurrences: strikes, labor disturbances or disputes, failure of any governmental entity (other than the Parties to this Agreement) or third party action or approval required for full performance, riots, civil disorder, war, floods, earthquakes, acts of God, explosion, pandemic, or similar occurrences outside the control of such Party.

22. Counterparts.
This Agreement may be executed in one or more counterparts, each of which will constitute an original agreement, but all of which together will constitute a single agreement. A facsimile transmitted copy of this Agreement executed by one of the Parties hereto will be accepted as an originally executed copy of this Agreement.

23. Electronic Signatures.
The parties agree that this Agreement may be signed using a digital image (including but not limited to an image in the form of a PDF, JPEG, GIF file, DocuSign, SignNow or other e-signature application), and the same shall be deemed as a true and correct original.

24. Effective Date.
The "**Effective Date**" of this Agreement shall be the date it is signed by Mayor of Aurora (or General Manager of Aurora Water), below.

[*Signature Pages Follow*]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date. By the signature of its representative below, each party affirms that it has taken all necessary action to authorize said representative to execute this Agreement.

Developer Name

AERO 70 OWNER LLC,
a Delaware limited liability company

By: AERO 70 QOZB HOLDINGS LLC, a Delaware limited liability company
Its: Sole Member

By: United Properties Development LLC, a Delaware limited liability company
Its: Manager

By: _____
Name: Mindy Rietz
Its: VP

By: _____
Name: PHIL CATTANACH
Its: EVP

State of Colorado)
) ss
County of Denver)

The foregoing instrument was acknowledged before me this 29th day of January, 2025, by Mindy Rietz, as VP of United Properties Development, a Delaware limited liability company, as Manager of AERO 70 QOZB HOLDINGS LLC, a Delaware limited liability company, as Sole Member of Aero 70 Owner LLC, a Delaware limited liability company.

Witness my hand and official seal. _____

Notary Public

My commission expires:

7/20/2026 (Seal)

ANNA STEINER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224028390
MY COMMISSION EXPIRES JULY 20, 2026

State of Colorado)
) ss
County of Denver

The foregoing instrument was acknowledged before me this 29th day of January, 2025, by Phil Cattanach, as EVP of United Properties Development, a Delaware limited liability company, as Manager of AERO 70 QOZB HOLDINGS LLC, a Delaware limited liability company, as Sole Member of Aero 70 Owner LLC, a Delaware limited liability company.

Witness my hand and official seal.

Notary Public

My commission expires: 7/20/2026

(Seal)

ANNA STEINER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224028390
MY COMMISSION EXPIRES JULY 20, 2026

City of Aurora, Colorado,
acting by and through its
Utility Enterprise

_____ _____
Mike Coffman, Mayor Date

Attest:

_____ _____
Kadee Rodriguez, City Clerk Date

Catherine Olukotun
Catherine Olukotun (Jan 30, 2025 09:49 MST)
_____ Jan 30, 2025
Cat Olukotun, Deputy Director of Financial Administration, Aurora Water Date

Approved as to form for Aurora:

Ian J Best
_____ 1/29/2025 25002644
Ian Best Date ACS #
Assistant City Attorney

State of Colorado)
) ss
County of Arapahoe)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Mike Coffman, Mayor, acting on behalf of the Utility Enterprise of the City of Aurora, Colorado.

Witness my hand and official seal. _____
Notary Public

My commission expires: _____

(Seal)

Exhibit A
Description of Regional Improvements

Exhibit B
Sample Utility Permit Extension Agreement

Exhibit C
Insurance Requirements

(a) Commercial General Liability Insurance. Developer and its contractor(s) shall provide commercial general liability insurance against claims arising out of bodily injury, death, damage to or destruction of the property of others, including loss of use, XCU (underground, collapse and explosion) contractual liability, and products and completed operations coverages in an amount not less than One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) general aggregate.

(b) Commercial Automobile Liability Insurance. Developer and its contractor(s) shall maintain business automobile liability covering liability arising out of the operation of any vehicle (including owned, non-owned and hired vehicles) with minimum limits of One Million Dollars ($1,000,000.00) combined single limit each accident, naming City as an Additional Insured.

(c) Workers' Compensation and Employers Liability Insurance. Developer and its contractor(s) shall maintain Worker's Compensation Insurance with limits in accordance with the provisions of the Workers' Compensation Act, as amended, by the State of Colorado. Additionally, contractors shall maintain Employers Liability Insurance with minimum limits of One Million Dollars ($1,000,000.00) bodily injury for each accident, One Million Dollars ($1,000,000.00) bodily injury by disease each employee, and One Million Dollars ($1,000,000.00) bodily injury disease aggregate.

(d) Contractor's Pollution Liability Insurance. Developer and its contractor(s) shall maintain a Contractor's Pollution Liability insurance policy covering any bodily injury, liability, and property damage liability, arising out of the collection, disposal, and release of pollutants, including items in transit to a permanent disposal facility, which may arise from activities under or incidental to this Extension Agreement. This policy shall be maintained with minimum limits of Five Million Dollars ($5,000,000.00) per claim (with retroactive date included) or per occurrence.

(e) Builder's Risk. Developer and its contractor(s) shall furnish Builder's Risk insurance on "all risk" forms endorsed to provide coverage for physical loss or damage including but not limited to: fire, wind, floods, earthquakes, theft, vandalism, malicious mischief, collapse, sinkholes, demolition, debris removal, increased cost of construction and cover underground property (except for piping and utility lines not related to the Regional Improvements), materials stored on and off site that have become property of the contractor(s) and any other natural or man-made peril. Builder's Risk insurance shall be written on a replacement cost basis for the value of the project without a co-insurance penalty and shall contain an Agreed Amount Endorsement in an amount not less than the value of the Regional Improvements, including all hard and soft costs (including architect and engineering fees), for the entire duration of work under this Agreement (until Final Acceptance of the entire completed Regional Improvements by City). Builder's Risk insurance shall name the City, Developer, and all contractors, subcontractors and sub-subcontractors as named insureds. Each contractor will be responsible for the Builder's Risk deductible in the event of a loss. Any builder's risk coverage must be reviewed and

approved by Developer and the City Senior Risk Manager prior to commencement of construction under this Agreement to ensure the scope and limits of the coverage are appropriate to the project set forth herein.

(f) Limits of Insurance. The total limits of general and excess liability insurance set forth above may be provided to the City using a combination of primary and excess liability insurance.

(g) Certificates of Insurance. Upon the execution of the Agreement, Developer and its contractor(s) shall provide certificates of insurance the City demonstrating that the minimum coverages required herein are in effect. Developer agrees that its required coverages and those of the contractor(s) will not be reduced, canceled, non-renewed or materially changed without thirty (30) days prior written notice to the City. All required insurance coverage must be kept in force throughout the duration of this Agreement. If any of Developer and its contractor(s) coverages are renewed at any time prior to the expiration of this Agreement, Developer shall be responsible for obtaining updated insurance certificates from the respective insurance carriers and forwarding the replacement certificates to the City within ten (10) days of the expiration date of any previously delivered certificate.

(h) Any of the minimum limits of insurance set out herein may be raised or lowered at the sole discretion of the Senior Risk Manager for the City in response to the particular circumstances giving rise to this Agreement.

APPENDIX A

Domestic Water	QTY	UOM	12" WL UP	16" WL UP	NRE Excavating 12" WL Total	NRE Excavating 16" WL Total	Fiore & Sons 12" WL Total	Fiore & Sons 16" WL Total
16" PVC Pipeline	4,580	LF	$108.00	$126.00	$494,640.00	$577,080.00		
45 Degree Bend	2	EA	$2,042.00	$3,019.00	$4,084.00	$6,038.00		
16" x 12" Reducer	1	EA	na	$2,026.00		$2,026.00		
(16 or 12)" x 6" Tee	7	EA	$2,950.00	$3,950.00	$20,650.00	$27,650.00		
(16 or 12)" x 12" Tee	2	EA	$3,314.00	$4,500.00	$6,628.00	$9,000.00		
16" Gate Valve	8	EA	$7,392.00	$36,021.00	$59,136.00	$288,168.00		
Steel Casing	150	EA	$1,909.00	$1,909.00	$286,350.00	$286,350.00		
Casing Chocks	30	EA	$134.00	$134.00	$4,020.00	$4,020.00		
16" Cap w/ Blowoff	1	EA	$4,340.00	$6,133.00	$4,340.00	$6,133.00		
16" PVC Pipeline	4,568	LF	$137.67	$166.37			$628,876.56	$759,978.16
45 Degree Bend	4	EA	$2,884.46	$6,242.30			$11,537.84	$24,969.20
16" x 12" Reducer		EA	price included in overall pipeline					$0.00
(16 or 12)" x 6" Tee		EA	price included in overall pipeline					$0.00
(16 or 12)" x 12" Tee		EA	price included in overall pipeline					$0.00
16" Gate Valve	16	EA	$4,525.62	$14,818.15			$72,409.92	$237,090.40
Steel Casing	154	EA	$1,818.03	$1,956.90			$279,976.62	$301,362.60
Casing Chocks		LF	price included in casing					$0.00
16" Cap w/ Blowoff	1	LS	$5,079.15	$8,841.91			$5,079.15	$10,641.91
				Waterline Total	**$879,848.00**	**$1,206,465.00**	**$997,880.09**	**$1,334,042.27**

	$ 326,617.00	**Construction Delta**	**$336,162.18**

Contractor Fees; General Liability Insurance (0.95%) and Fee (4%)	**$ 16,167.54**
Engineering Delta; 6% of construction costs	**$ 19,597.02**
10% Contingency	**$ 36,238.16**
TOTAL Eligible Water Reimbursement Amount	**$ 398,619.72**

							NRE Excavating	NRE Excavating	NRE Excavating	NRE Excavating		Fiore & Sons	Fiore & Sons	Fiore & Sons	Fiore & Sons	
Sanitary Sewer	**QTY**	**UOM**	**8" SAN**	**10" SAN**	**12" SAN**	**15" SAN**	**8" SAN Total**	**10" SAN Total**	**12" SAN Total**	**15" SAN Total**		**8" SAN Total**	**10" SAN Total**	**12" SAN Total**	**15" SAN Total**	
15" PVC - OFFSITE	4,144	LF		$96.00		$137.00		$397,824.00		$567,728.00	$169,904.00					
MH w/ H2S Coating	11	EA		$0.00		$4,000.00		$0.00		$44,000.00	$44,000.00					
(15" x 10") x 4" Tee	2	EA		$2,780.00		$3,779.00		$5,560.00		$7,558.00	$1,998.00					
Steel Casing	568	EA		$1,047.00		$1,047.00		$594,696.00		$594,696.00						
Casing Chocks	158	EA		$134.00		$134.00		$21,172.00		$21,172.00						
15" PVC - ONSITE SECTION A	1,121	EA		$90.00		$151.00		$100,890.00		$169,271.00	$68,381.00					
MH w/ H2S Coating	-	EA				$4,000.00				$0.00	$0.00					
12" PVC - ONSITE SECTION B	888	EA		$90.00	$96.00			$79,920.00	$85,248.00		$5,328.00					
12" PVC - ONSITE SECTION C	1,195	EA	$77.00		$96.00		$92,015.00		$114,720.00		$22,705.00					
(12" x 10") x 6" Tee	2	EA		$350.00	$539.00			$700.00	$1,078.00		$378.00					
(12" x 8") x 6" Tee	1	EA	$111.00		$539.00		$111.00		$539.00		$428.00					
15" PVC - OFFSITE	4,153	LF		$96.65		$188.46							$401,387.45		$782,674.38	$381,286.93
MH w/ H2S Coating	11	EA		$0.00		$15,542.00							$0.00		$170,962.00	$170,962.00
(15" x 10") x 4" Tee		EA														$0.00
Steel Casing	568	EA		$1,419.25		$1,452.69							$806,134.00		$825,127.92	$18,993.92
Casing Chocks		EA											$0.00		$0.00	$0.00
																$0.00
15" PVC - ONSITE SECTION A	1,158	EA		$107.01		$135.17							$123,917.58		$156,526.86	$32,609.28
MH w/ H2S Coating	6	EA		$0.00		$17,536.00							$0.00		$105,216.00	$105,216.00
12" PVC - ONSITE SECTION B	852	EA		$82.75	$86.64								$70,503.00	$73,817.28		$3,314.28
12" PVC - ONSITE SECTION C	1,196	EA	$67.81		$86.64							$81,100.76		$103,621.44		$22,520.68
(12" x 10") x 6" Tee		EA														
(12" x 8") x 6" Tee		EA														
									$201,585.00	$1,404,425.00				$177,438.72	$2,040,507.16	

Total Sanitary:	**$1,606,010.00**	**Construction Delta:**	**$ 313,122.00**		**Total Sanitary:**	**$2,217,945.88**	**Construction Delta:**	**$734,903.09**

Contractor Fees; General Liability Insurance (0.95%) and Fee (4%)	**$15,499.54**
Engineering Delta; 6% of construction costs	**$ 18,787.32**
10% Contingency	**$ 34,740.89**
TOTAL Eligible Sanitary Reimbursement Amount	**$ 382,149.74**

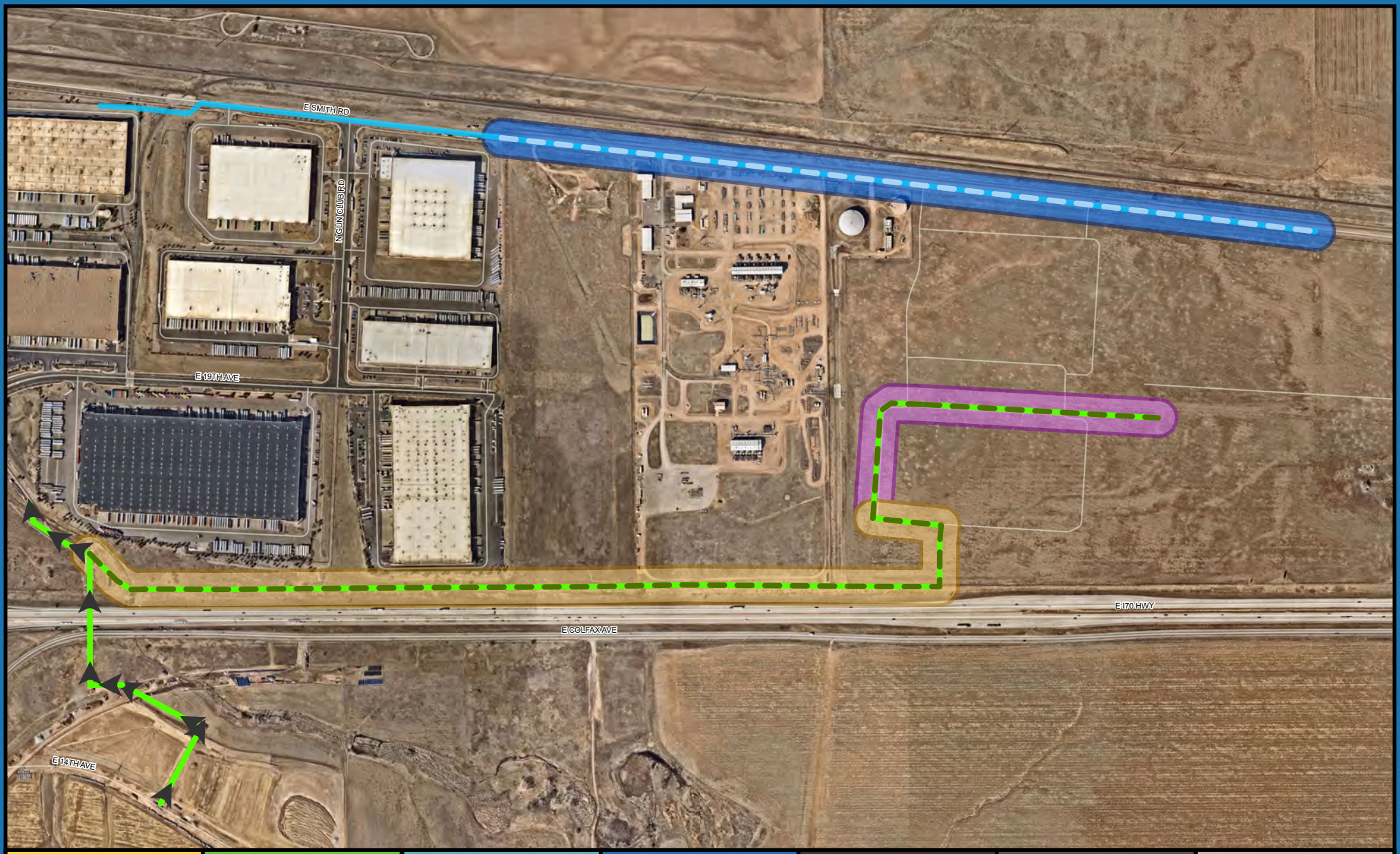
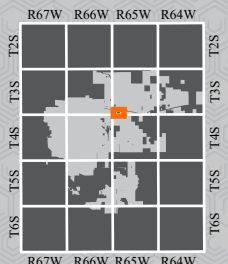


Exhibit A: Aero 70 Regional Improvements

Aurora Water
26791 E Quincy Ave., Aurora, CO 80016 USA
www.auroragov.org | 303-739-7370
waterengrgis@auroragov.org

January 17, 2025



Legend

- Active Wastewater
- Proposed Wastewater
- Active Potable Water
- Proposed Potable Water
- 16" Water Line Reimbursement Section
- 12" Wastewater Reimbursement Section
- 15" Wastewater Reimbursement Section

Miles 0 0.05 0.1 0.2

DISCLAIMER: The City of Aurora, Colorado, makes no warranties or guarantees, express or implied, as to the completeness, accuracy, or correctness of this data, nor shall the City incur any liability from any incorrect, incomplete, or misleading information contained therein. The City makes no warranties, either express or implied, of the value, design, condition, title, merchantability, or fitness for a particular purpose. The City shall not be liable for any direct, indirect, incidental, consequential, punitive, or special damages, whether foreseeable or unforeseeable, arising out of the authorized or unauthorized use of this data or the inability to use this data or out of any breach of warranty whatsoever.

Author: shulshou **Date:** 1/17/2025 **APRX Path:** K:\Dept\WaterEngineering\14 GIS\14.05 PROJECTS\14.05C Map Requests\ENGR_SR_Aero70_Waterline_Reimbursement\PROJECT_MAP.aprx

CITY OF AURORA
Council Agenda Commentary

Item Title: Council Rules of Order and Procedures Regarding Study Session Start Time
Item Initiator: Curtis Gardner, Council Member
Staff Source/Legal Source: Jason Batchelor, City Manager / Andrea Wood, Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 2.1--Work with appointed and elected representatives to ensure Aurora's interests

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 3/10/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO TO AMEND THE RULES OF ORDER AND PROCEDURE FOR THE AURORA, COLORADO CITY COUNCIL CONCERNING STUDY SESSION MEETING TIMES
Sponsor: Curtis Gardner, Council Member
Jason Batchelor, City Manager / Andrea Wood, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

N/A

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

Resolution would amend the Council rules to allow the City Manager to determine the start time of each study session rather than having a specific start time.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

QUESTIONS FOR COUNCIL

Does Council wish to support the Resolution?

LEGAL COMMENTS

The council shall prescribe rules of procedure to govern meetings. (City Charter Art. 3-8) City Council shall determine its own rules and procedures. (City Code § 2-32) (Wood)

RESOLUTION NO. R2025- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, TO AMEND THE RULES OF ORDER AND PROCEDURE FOR THE AURORA, COLORADO, CITY COUNCIL CONCERNING STUDY SESSION MEETING TIMES.

WHEREAS, the Aurora City Council (Council) believes the election of an individual to the Council imposes a heavy responsibility to observe those tenets and requirements which flow from the solemn oath administered at the time of installation to office; and

WHEREAS, the Council wants the Rules for the Council to facilitate the fulfillment of the duties and responsibilities contained in the oath of office; and

WHEREAS, the Council desires to make certain changes to the Rules; and

WHEREAS, as authorized under Article III, Section 8 of the City Charter, the Council promulgates the Rules to govern meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. The Aurora City Council hereby amends Section A.5. of the Council Rules of Order and Procedure to read as follows:

> Study Sessions. The City Council will meet in study session ~~at 5:15 p.m.~~ **at a time to be determined by the City Manager for each meeting**, on the same designated Mondays as the City Council meets in regular session, and on such other days and at such other times as may be chosen by City Council at the last meeting of the calendar year, unless otherwise determined at a prior meeting. Once defined, changes to the calendar can only occur under the Special Meeting Rules set forth in A(2) or with a 2/3 vote of the City Council. No formal legislative action other than the vote to go into an executive session shall be taken at any Study Session and no quorum shall be necessary. Formal legislative action shall be deemed to be the enactment of an ordinance or the promulgation of a resolution. However, efforts to arrive at a consensus position for the purpose of developing subsequent legislative action shall be permitted. Failure to notify all Council Members shall not adversely affect the calling of a Study Session, provided that the City Council's Management Analyst has used reasonable efforts to notify all Council Members at least twenty-four (24) hours in advance of a Study Session.

Section 2. All resolutions or part of resolutions of the City in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____ 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, City Attorney

By: Andrea Wood
ANDREA WOOD, Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: Painted Prairie Business Improvement District No. 1 Boundary Adjustment
Item Initiator: Michael Kerrigan, Special District Administrator, Office of Development Assistance
Staff Source/Legal Source: Michael Kerrigan, Special District Administrator/Brian Rulla, Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 6.0--Provide a well-managed and financially strong City

COUNCIL MEETING DATES:

Study Session: 2/10/2025

Regular Meeting: 2/24/2025

2nd Regular Meeting (if applicable): 3/10/2025

Item requires a Public Hearing: ☒ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2025-17 A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER ONE
Michael Kerrigan, Special District Administrator, Office of Development Assistance / Brian Rulla, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Approve Item as Proposed at Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Management & Finance

Policy Committee Date: 2/7/2025

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval

☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation

☒ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

City Council approved the establishment of the Painted Prairie Business Improvement District No. 1 (BID) in 2017 via ordinance number 2017-36. The BID is currently approximately 3.25 acres and is located at the southeast corner of E. 64th Avenue and Ireland St. The BID has previously adjusted its boundaries in the last few years via ordinance numbers 2024-22, 2023-01, and 2022-04, the previous boundary adjustments were also the result of changing development plans for the project.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The petitions for the proposed Painted Prairie BID No. 1 inclusion and exclusion are attached. The developer of the project, and owner of the property, within the BID boundaries have modified their development plans for the property located within the districts. As such, this request is to include property which is intended for commercial development within the boundaries of the BID as described in the attached petitions. State statute excludes land classified as residential from being included within the boundaries of BID, so the BID must exclude residential land from its boundaries.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does Council wish to move this to the Regular City Council Meeting?

LEGAL COMMENTS

The City Council is vested with the jurisdiction to create and establish business improvement districts within the boundaries of the City. §31-25-1204, C.R.S. City Council passed Ordinance 2017-36 and declared the Painted Prairie Business Improvement District Number One organized. Under §31-25-1220 (5), C.R.S., during or after the formation of the district, any property owner may request that a property may be included or excluded from the district. The district is requesting the inclusion and the exclusion of properties from the district. After Council's approval the boundaries of the district will be amended accordingly. (Rulla)

ORDINANCE NO. 2025-___

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER ONE

WHEREAS, the City Council of the City of Aurora, Colorado (the "City Council") authorized by Ordinances 2017-36 the organization of Painted Prairie Business Improvement District Number One (the "District"); and

WHEREAS, after the District was formed, the City Council received two petitions filed pursuant to C.R.S. § 31-25-1220, by Painted Prairie Owner, LLC (the "Petitioner") for the exclusion and inclusion of certain property into the Districts, which property is more particularly described in the Petition for Exclusion of Property and Petition for Inclusion of Property both of which are attached hereto as Exhibit A (collectively, the "Petitions"); and

WHEREAS, public notice of the hearing on the Petitions has been given and published in the *Aurora Sentinel* in accordance with state law, calling for a public hearing on the request of said Petitions; and

WHEREAS, City Council has held and concluded such Public Hearing in accordance with state law, at which hearing all persons having obligations to the exclusion and inclusion of the properties described in the Petitions were heard, and the City Council has determined that the allegations of the Petitions are true; and

WHEREAS, the properties sought to be included into the District are located entirely within the City of Aurora, in Adams County, Colorado, and does not include property within any other county or within any other incorporated city, town, or city and county.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Pursuant to its authority under C.R.S. § 31-25-1207(5), the City Council, as the governing body of the City, hereby adjudicates all questions of jurisdiction to find that jurisdiction is vested in the City Council, and pursuant to C.R.S. § 31-25-1220, the City Council has authority to grant the Petitioner's request of inclusion and exclusion of the properties described into, and out of, the Painted Prairie Business Improvement District Number One as described in Exhibit A.

Section 2. Pursuant to C.R.S. § 31-25-1220, the City Council has authority to grant the Petitioner's request of inclusion and exclusion from the Painted Prairie Business Improvement District Number One as described in Exhibit A.

Section 3. The City Council, being fully informed, hereby finds and determines that the change in boundaries of the Painted Prairie Business Improvement District Number One as proposed in the Petitions does not adversely affect such Districts nor does it affect their rights or privileges whatsoever.

Section 4. The City Council hereby grants the Petitions described in Exhibit A.

Section 5. The actions of the City Clerk, petitioners, and designated election official in setting and providing public notice of the public hearing on the Petitions are hereby ratified and confirmed.

Section 6. The City Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerk and Recorder of Adams County, Colorado, whereupon the properties shall be included into and excluded from the Painted Prairie Business Improvement District Number One as approved in this ordinance.

Section 7. All acts, orders, resolutions, ordinances, or parts thereof, in conflict with this Ordinance are hereby repealed, except that this section shall not be construed so as to revive any act, order, resolution, or ordinance or part thereof previously repealed.

Section 8. Pursuant to Section 5-5 of the City Charter, the second publication of this ordinance shall be by reference, utilizing the ordinance title. Copies of this ordinance are available at the office of the City Clerk.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2025.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____ RLA
BRIAN J. RULLA, Assistant City Attorney

Exhibit A

Painted Prairie Business Improvement District Number One Petition for Inclusion

PETITION FOR INCLUSION OF PROPERTY
INTO
PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER ONE

TO: City Council, City of Aurora, Colorado:

The undersigned, Painted Prairie Owner, LLC, a Delaware limited liability company, hereby respectfully petitions the City Council of the City of Aurora in accordance with the provisions of Section 31-25-1220, C.R.S., for the inclusion of the hereinafter described property into Painted Prairie Business Improvement District Number One (the "**District**").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "**Property**") be included in the District and that an Ordinance be adopted by the City Council including the Property into the District, and that from and after the effective date of such Ordinance, the Property shall be liable for assessments and other obligations of the District.

The undersigned represents to the City Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for consideration of the Petition.

The undersigned agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of notice of the hearing on inclusion, publication of the ordinance approving the inclusion (if any), filing and recording fees, and all other costs of inclusion of the land into said District , whether or not such inclusion is approved.

The legal description of said property situated in the County of Adams, State of Colorado, is attached hereto as **Exhibit** A.

This is a verified petition.

Petitioner: Painted Prairie Owner, LLC, a Delaware limited liability company

By: _____
Name: Donald Provost
Title: Manager

Petitioner's Street Address: 10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Donald Provost, as Manager of Painted Prairie Owner, LLC, a Delaware limited liability company, Petitioner.

Witness my hand and official seal.

My commission expires: June 11, 2025

Michelle Sanchez
Notary Public

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

EXHIBIT A

Painted Prairie Improvement District Number One Petition for Inclusion

LEGAL DESCRIPTION

EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

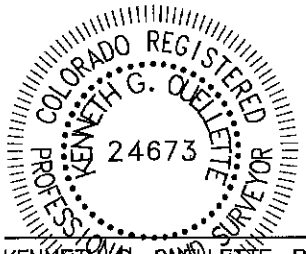
PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING N89°55'04"E BETWEEN THE NORTHWEST CORNER OF SAID SECTION 11 AND THE NORTH QUARTER CORNER OF SAID SECTION 11. BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK, COLORADO STATE PLANE CENTRAL ZONE 1983/1992 HARN. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 11;
THENCE S87°52'03"E A DISTANCE OF 1397.19 FEET TO THE **POINT OF BEGINNING;**
THENCE N89°55'04"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 363.01 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°35'44", A RADIUS OF 25.00 FEET, A CHORD BEARING S45°17'04"E A DISTANCE OF 35.23 FEET, AND AN ARC DISTANCE OF 39.09 FEET;
THENCE S00°29'13"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 15.17 FEET;
THENCE S89°55'04"W A DISTANCE OF 149.85 FEET;
THENCE N00°04'56"W A DISTANCE OF 10.00 FEET;
THENCE S89°55'04"W A DISTANCE OF 263.23 FEET;
THENCE N00°29'13"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 4.83 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°24'16", A RADIUS OF 25.00 FEET, A CHORD BEARING N44°42'56"E A DISTANCE OF 35.48 FEET, AND AN ARC DISTANCE OF 39.45 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 0.313 ACRES, MORE OR LESS.



KENNETH G. OUELLETTE, P.L.S. 24673
DATE: JULY 31, 2024
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

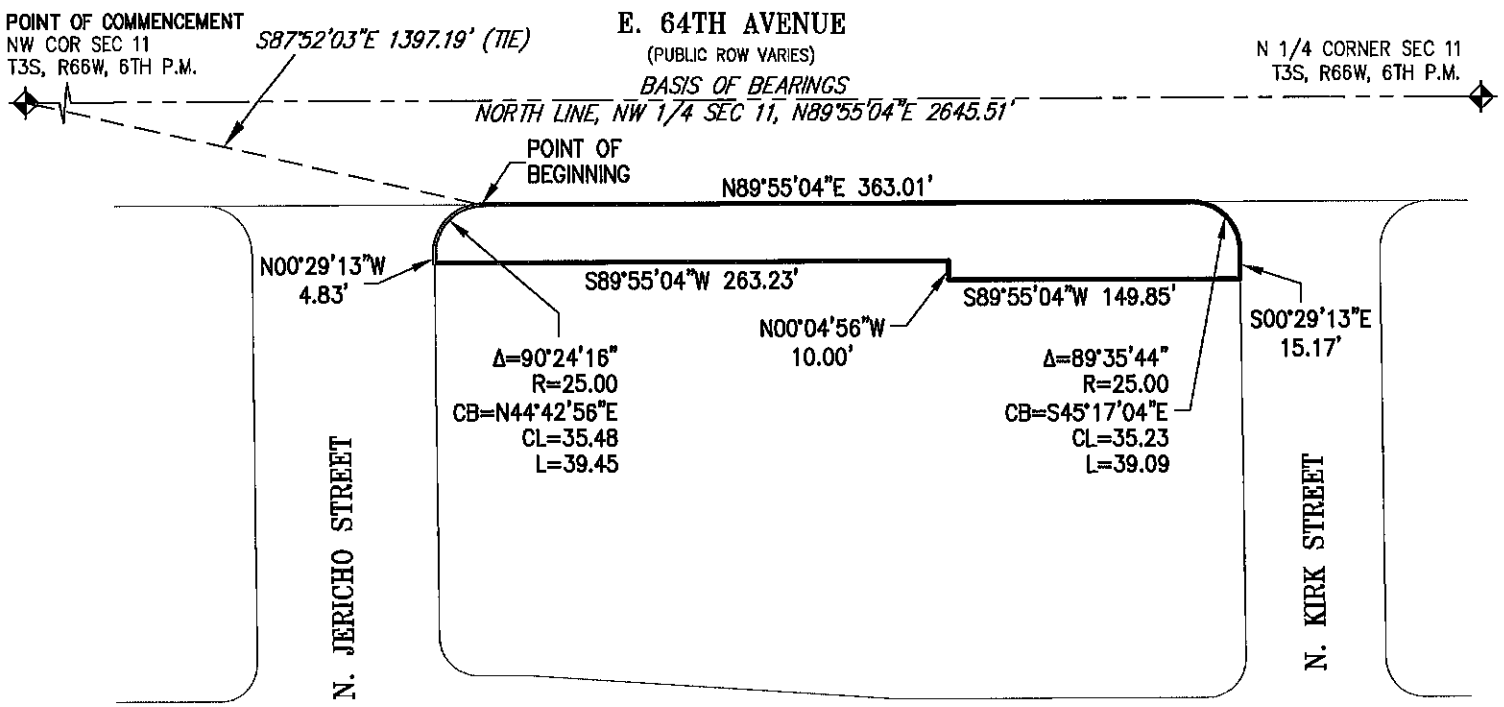
BID 1

DATE: 7/31/24

SHEET: 1 OF 2

Q:\DEN\Projects\9757-00-Pointed Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

ILLUSTRATION FOR
EXHIBIT A



COLORADO REGISTERED
KENNETH G. OUELLETTE
24673
PROFESSIONAL LAND SURVEYOR

NW 1/4
SEC 11
T3S, R66W
6TH P.M.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.313 ACRES MORE OR LESS.

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 1

DATE: 7/31/24

SHEET: 2 OF 2

Q:\DEN\Projects\9757-00-Pointed Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

Exhibit A

Painted Prairie Business Improvement District Number One Petition for Exclusion

PETITION FOR EXCLUSION OF PROPERTY
FROM
PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER ONE

TO: City Council, City of Aurora, Colorado:

The undersigned, Painted Prairie Owner, LLC, a Delaware limited liability company, hereby respectfully petitions the City Council of the City of Aurora in accordance with the provisions of Section 31-25-1220, C.R.S., for the exclusion of the hereinafter described property from Painted Prairie Business Improvement District Number One (the "**District**").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "**Property**") be excluded in the District and that an Ordinance be adopted by the City Council excluding the Property into the District, and that from and after the effective date of such Ordinance, the Property shall no longer be liable for assessments and other obligations of the District.

The undersigned represents to the City Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for consideration of the Petition.

The undersigned agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of notice of the hearing on exclusion, publication of the ordinance approving the inclusion (if any), filing and recording fees, and all other costs of inclusion of the land into said District , whether or not such inclusion is approved.

The legal description of said property situated in the County of Adams, State of Colorado, is attached hereto as **Exhibit A.**

This is a verified petition.

Petitioner: Painted Prairie Owner, LLC, a Delaware limited liability company

By: _____
Name: Donald Provost
Title: Manager

Petitioner's Street Address: 10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Donald Provost, as Manager of Painted Prairie Owner, LLC, a Delaware limited liability company, Petitioner.

Witness my hand and official seal.

My commission expires: June 11, 2025

Michelle Sanchez
Notary Public

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

EXHIBIT A

Painted Prairie Improvement District Number One Petition for Exclusion

LEGAL DESCRIPTION

EXHIBIT A

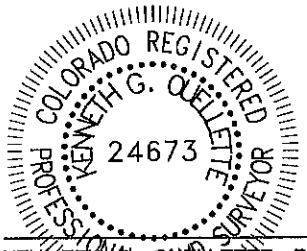
NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING N89°55'04"E BETWEEN THE NORTHWEST CORNER OF SAID SECTION 11 AND THE NORTH QUARTER CORNER OF SAID SECTION 11. BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK, COLORADO STATE PLANE CENTRAL ZONE 1983/1992 HARN. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 11;
THENCE S85°59'137"E A DISTANCE OF 756.16 FEET TO THE **POINT OF BEGINNING;**
THENCE N89°55'04"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 497.98 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°35'44", A RADIUS OF 25.00 FEET, A CHORD BEARING S45°17'04"E A DISTANCE OF 35.23 FEET, AND AN ARC DISTANCE OF 39.09 FEET;
THENCE S00°29'13"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 212.02 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°24'26", A RADIUS OF 20.00 FEET, A CHORD BEARING S44°43'00"W A DISTANCE OF 28.38 FEET, AND AN ARC DISTANCE OF 31.56 FEET;
THENCE S89°55'13"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 507.04 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 06°25'02", A RADIUS OF 214.00 FEET, A CHORD BEARING N86°52'16"W A DISTANCE OF 23.96 FEET, AND AN ARC DISTANCE OF 23.97 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 102°53'46", A RADIUS OF 20.00 FEET, A CHORD BEARING N32°12'51"W A DISTANCE OF 31.28 FEET, AND AN ARC DISTANCE OF 35.92 FEET;



KENNETH G. OUELLETTE, P.L.S. 24673
DATE: SEPTEMBER 6, 2023
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 1

DATE: 9/6/23

SHEET: 1 OF 4

Q:\DEN\Projects\9757-DD-Painted Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

PROPERTY DESCRIPTION

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°43'14", A RADIUS OF 333.00 FEET, A CHORD BEARING N09°22'25"E A DISTANCE OF 114.05 FEET, AND AN ARC DISTANCE OF 114.62 FEET;
THENCE N00°27'54"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 91.48 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°19'44", A RADIUS OF 25.00 FEET, A CHORD BEARING N44°45'12"E A DISTANCE OF 35.46 FEET, AND AN ARC DISTANCE OF 39.41 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.252 ACRES, MORE OR LESS.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
KENNETH G. OUELLETTE
24673

KENNETH G. OUELLETTE, P.L.S. 24673
DATE: SEPTEMBER 6, 2023
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

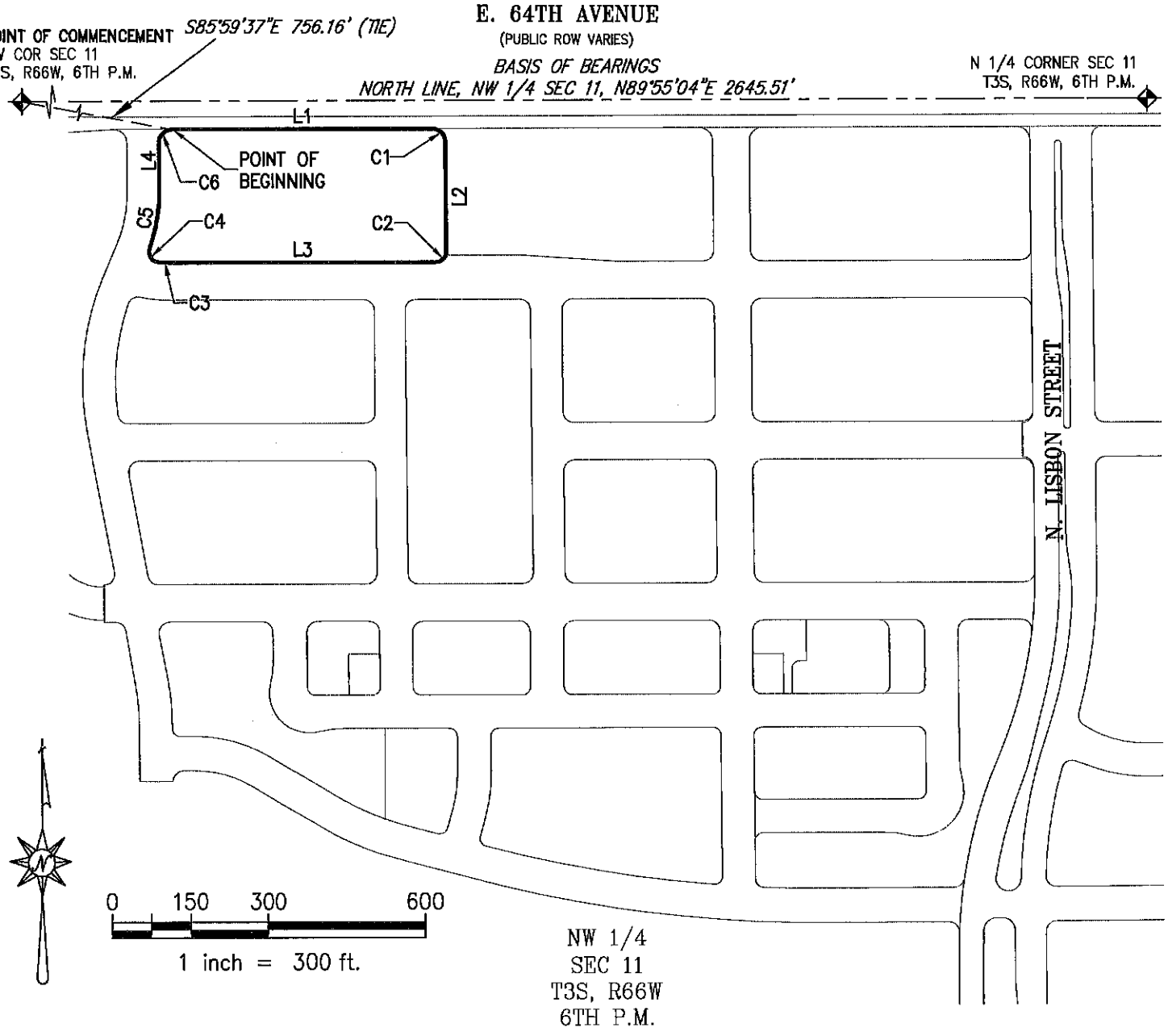
BID 1

DATE: 9/6/23

SHEET: 2 OF 4

Q:\DEN\Projects\9757-00-Painted Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

ILLUSTRATION FOR
EXHIBIT A



THE ABOVE DESCRIBED PARCEL CONTAINS 3.252 ACRES MORE OR LESS.

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 1

DATE: 9/6/23

SHEET: 3 OF 4

Q:\DEN\Projects\9757-00-Painted Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

ILLUSTRATION FOR
EXHIBIT A

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°55'04"E	497.98'
L2	S00°29'13"E	212.02'
L3	S89°55'13"W	507.04'
L4	N00°27'54"W	91.48'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	89°35'44"	25.00'	S45°17'04"E	35.23'	39.09'
C2	90°24'26"	20.00'	S44°43'00"W	28.38'	31.56'
C3	6°25'02"	214.00'	N86°52'16"W	23.96'	23.97'
C4	102°53'46"	20.00'	N32°12'51"W	31.28'	35.92'
C5	19°43'14"	333.00'	N09°22'25"E	114.05'	114.62'
C6	90°19'44"	25.00'	N44°45'12"E	35.46'	39.41'

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 1

DATE: 9/6/23

SHEET: 4 OF 4

Q:\DEN\Projects\9757-00-Painted Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

Megan J. Murphy
Shareholder

303-858-1800
mmurphy@wbapc.com

November 25, 2024

VIA EMAIL
Cesarina Dancy
Project Manager
Office of Development Assistance
City of Aurora
cdancy@auroragov.org

Re: Painted Prairie Business Improvement District Nos. 1 & 2 Petitions for Exclusion and Inclusion of Property

Dear Ms. Dancy:

White Bear Ankele Tanaka & Waldron represents the Painted Prairie Business Improvement District Number One and the Painted Prairie Business Improvement District Number Two (collectively, the "**BIDs**"). The BIDs are seeking to exclude and include certain property into their respective boundaries.

The City Council for the City of Aurora (the "**City Council**") approved Ordinance No. 2017-36 Organizing the Painted Prairie Business Improvement District Number One on September 25, 2017. The City Council approved Ordinance No. 2017-37 Organizing the Painted Prairie Business Improvement District Number Two on September 25, 2017. The City Council approved the Amended and Restated Consolidated Service Plan for Painted Prairie Metropolitan District Nos. 1-9 on July 24, 2017 pursuant to Resolution No. R2017-49. The City Council approved the Consolidated Service Plan for Painted Prairie Metropolitan District Nos. 10-12 on August 5, 2019 pursuant to Resolution No. R2019-64. The BIDs and Painted Prairie Metropolitan District Nos. 1-12 (collectively, the "**Metro Districts**") are collectively referred to herein as the "**Districts**."

The City Council adopted has previously adopted the following Ordinances approving boundary adjustments for the BIDs:

- Ordinance No. 2022-04 effective April 23, 2022;
- Ordinance No. 2023-01 effective April 1, 2023;
- Ordinance No. 2023-02 effective April 1, 2023;
- Ordinance No. 2024-23 effective July 13, 2024; and

- Ordinance No. 2024-22 effective July 13, 2024 (collectively, the "**Prior Ordinances**").

Since the adoption of the Prior Ordinances, the developer of the project and owner of the undeveloped property within the Districts' boundaries, Painted Prairie Owner, LLC, has modified its development plan for the property located within the Districts' boundaries. Certain lots and tracts intended for residential development are in the boundaries of the BIDs.

Pursuant to C.R.S. § 31-25-1208(2), no tract of land which is classified for property tax purposes as residential or agricultural shall be included in the boundaries of a business improvement district. As a result, the BIDs must exclude those lots and tracts intended for residential development within its boundaries as described in the enclosed Petitions for Exclusion. The developer of the project and owner of the undeveloped property within the Districts' boundaries desires to include property which is intended for commercial development within the boundaries of the BIDs as described in the enclosed Petitions for Inclusion.

As of the date of this letter, the BIDs have not issued any debt.

Therefore, in accordance with C.R.S. § 31-25-1220, the following documents are enclosed for consideration:

1. Copy of the executed Petition for Exclusion of Property from Painted Prairie Business Improvement District Number One;
2. Copy of the executed Petition for Exclusion of Property from Painted Prairie Business Improvement District Number Two;
3. Copy of the executed Petition for Inclusion of Property into Painted Prairie Business Improvement District Number One;
4. Copy of the executed Petition for Inclusion of Property into Painted Prairie Business Improvement District Number Two;
5. Proposed Notice of Exclusion for publication in the Aurora Sentinel, required to be coordinated by the City Clerk in accordance with C.R.S. § 31-25-1220(1);
6. Proposed Notice of Inclusion for publication in the Aurora Sentinel, required to be coordinated by the City Clerk in accordance with C.R.S. § 31-25-1220(1);
7. Proposed Ordinance Excluding Certain Property from and Including Certain Property into the boundaries of Painted Prairie Business Improvement District Number One;
8. Proposed Ordinance Excluding Certain Property from and Including Certain Property into the boundaries of Painted Prairie Business Improvement District Number Two; and
9. An overall map of the Districts and BIDs.

The BIDs requests that the City Council approve the statutorily required exclusion and inclusion as soon as possible in order to facilitate development within the project. Please contact our office if you have any questions or concerns. Thank you.

Sincerely,
WHITE BEAR ANKELE TANAKA & WALDRON

Megan J. Murphy
Shareholder

2105.0900

PETITION FOR EXCLUSION OF PROPERTY
FROM
PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER ONE

TO: City Council, City of Aurora, Colorado:

The undersigned, Painted Prairie Owner, LLC, a Delaware limited liability company, hereby respectfully petitions the City Council of the City of Aurora in accordance with the provisions of Section 31-25-1220, C.R.S., for the exclusion of the hereinafter described property from Painted Prairie Business Improvement District Number One (the "**District**").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "**Property**") be excluded in the District and that an Ordinance be adopted by the City Council excluding the Property into the District, and that from and after the effective date of such Ordinance, the Property shall no longer be liable for assessments and other obligations of the District.

The undersigned represents to the City Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for consideration of the Petition.

The undersigned agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of notice of the hearing on exclusion, publication of the ordinance approving the inclusion (if any), filing and recording fees, and all other costs of inclusion of the land into said District , whether or not such inclusion is approved.

The legal description of said property situated in the County of Adams, State of Colorado, is attached hereto as **Exhibit A.**

This is a verified petition.

Petitioner: Painted Prairie Owner, LLC, a Delaware limited liability company

By: _____
Name: Donald Provost
Title: Manager

Petitioner's Street Address: 10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Donald Provost, as Manager of Painted Prairie Owner, LLC, a Delaware limited liability company, Petitioner.

Witness my hand and official seal.

My commission expires: June 11, 2025

Michelle Sanchez
Notary Public

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

EXHIBIT A

Painted Prairie Improvement District Number One Petition for Exclusion

LEGAL DESCRIPTION

EXHIBIT A

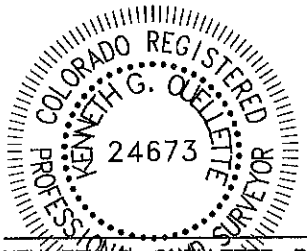
NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING N89°55'04"E BETWEEN THE NORTHWEST CORNER OF SAID SECTION 11 AND THE NORTH QUARTER CORNER OF SAID SECTION 11. BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK, COLORADO STATE PLANE CENTRAL ZONE 1983/1992 HARN. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 11;
THENCE S85°59'137"E A DISTANCE OF 756.16 FEET TO THE **POINT OF BEGINNING;**
THENCE N89°55'04"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 497.98 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°35'44", A RADIUS OF 25.00 FEET, A CHORD BEARING S45°17'04"E A DISTANCE OF 35.23 FEET, AND AN ARC DISTANCE OF 39.09 FEET;
THENCE S00°29'13"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 212.02 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°24'26", A RADIUS OF 20.00 FEET, A CHORD BEARING S44°43'00"W A DISTANCE OF 28.38 FEET, AND AN ARC DISTANCE OF 31.56 FEET;
THENCE S89°55'13"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 507.04 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 06°25'02", A RADIUS OF 214.00 FEET, A CHORD BEARING N86°52'16"W A DISTANCE OF 23.96 FEET, AND AN ARC DISTANCE OF 23.97 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 102°53'46", A RADIUS OF 20.00 FEET, A CHORD BEARING N32°12'51"W A DISTANCE OF 31.28 FEET, AND AN ARC DISTANCE OF 35.92 FEET;



KENNETH G. OUELLETTE, P.L.S. 24673
DATE: SEPTEMBER 6, 2023
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 1

DATE: 9/6/23

SHEET: 1 OF 4

Q:\DEN\Projects\9757-DD-Painted Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

PROPERTY DESCRIPTION

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°43'14", A RADIUS OF 333.00 FEET, A CHORD BEARING N09°22'25"E A DISTANCE OF 114.05 FEET, AND AN ARC DISTANCE OF 114.62 FEET;
THENCE N00°27'54"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 91.48 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°19'44", A RADIUS OF 25.00 FEET, A CHORD BEARING N44°45'12"E A DISTANCE OF 35.46 FEET, AND AN ARC DISTANCE OF 39.41 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.252 ACRES, MORE OR LESS.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
KENNETH G. OUELLETTE
24673

KENNETH G. OUELLETTE, P.L.S. 24673
DATE: SEPTEMBER 6, 2023
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

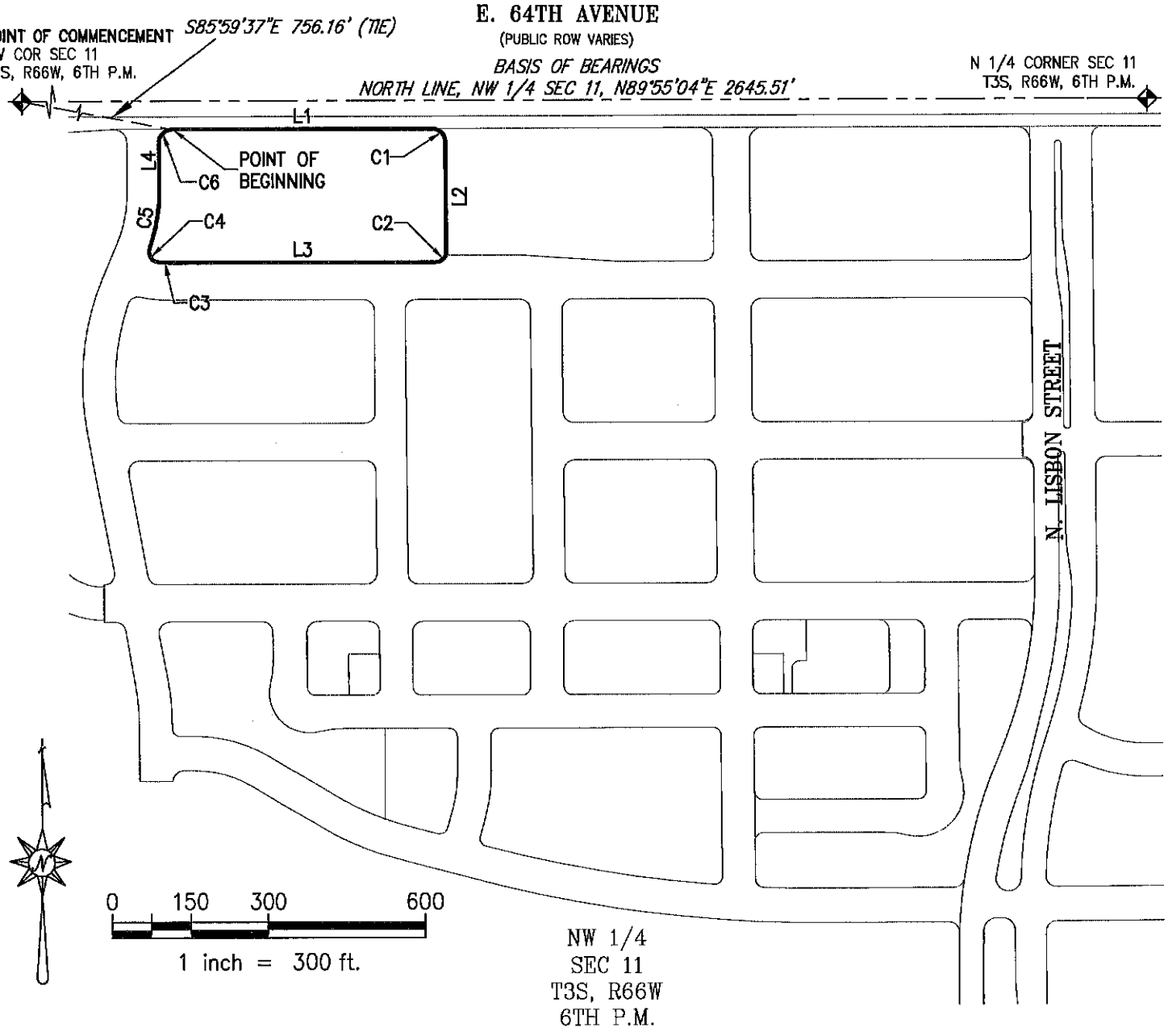
BID 1

DATE: 9/6/23

SHEET: 2 OF 4

Q:\DEN\Projects\9757-00-Painted Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

ILLUSTRATION FOR
EXHIBIT A



THE ABOVE DESCRIBED PARCEL CONTAINS 3.252 ACRES MORE OR LESS.

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 1

DATE: 9/6/23

SHEET: 3 OF 4

Q:\DEN\Projects\9757-00-Painted Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

ILLUSTRATION FOR
EXHIBIT A

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°55'04"E	497.98'
L2	S00°29'13"E	212.02'
L3	S89°55'13"W	507.04'
L4	N00°27'54"W	91.48'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	89°35'44"	25.00'	S45°17'04"E	35.23'	39.09'
C2	90°24'26"	20.00'	S44°43'00"W	28.38'	31.56'
C3	6°25'02"	214.00'	N86°52'16"W	23.96'	23.97'
C4	102°53'46"	20.00'	N32°12'51"W	31.28'	35.92'
C5	19°43'14"	333.00'	N09°22'25"E	114.05'	114.62'
C6	90°19'44"	25.00'	N44°45'12"E	35.46'	39.41'

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 1

DATE: 9/6/23

SHEET: 4 OF 4

Q:\DEN\Projects\9757-00-Painted Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

PETITION FOR INCLUSION OF PROPERTY
INTO
PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER ONE

TO: City Council, City of Aurora, Colorado:

The undersigned, Painted Prairie Owner, LLC, a Delaware limited liability company, hereby respectfully petitions the City Council of the City of Aurora in accordance with the provisions of Section 31-25-1220, C.R.S., for the inclusion of the hereinafter described property into Painted Prairie Business Improvement District Number One (the "**District**").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "**Property**") be included in the District and that an Ordinance be adopted by the City Council including the Property into the District, and that from and after the effective date of such Ordinance, the Property shall be liable for assessments and other obligations of the District.

The undersigned represents to the City Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for consideration of the Petition.

The undersigned agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of notice of the hearing on inclusion, publication of the ordinance approving the inclusion (if any), filing and recording fees, and all other costs of inclusion of the land into said District , whether or not such inclusion is approved.

The legal description of said property situated in the County of Adams, State of Colorado, is attached hereto as **Exhibit** A.

This is a verified petition.

Petitioner: Painted Prairie Owner, LLC, a Delaware limited liability company

By: _____
Name: Donald Provost
Title: Manager

Petitioner's Street Address: 10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Donald Provost, as Manager of Painted Prairie Owner, LLC, a Delaware limited liability company, Petitioner.

Witness my hand and official seal.

My commission expires: June 11, 2025

Michelle Sanchez
Notary Public

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

EXHIBIT A

Painted Prairie Improvement District Number One Petition for Inclusion

LEGAL DESCRIPTION

EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

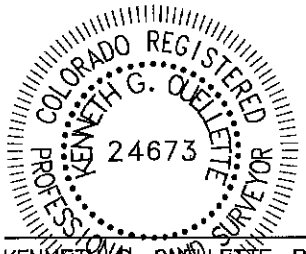
PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING N89°55'04"E BETWEEN THE NORTHWEST CORNER OF SAID SECTION 11 AND THE NORTH QUARTER CORNER OF SAID SECTION 11. BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK, COLORADO STATE PLANE CENTRAL ZONE 1983/1992 HARN. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 11;
THENCE S87°52'03"E A DISTANCE OF 1397.19 FEET TO THE **POINT OF BEGINNING;**
THENCE N89°55'04"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 363.01 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°35'44", A RADIUS OF 25.00 FEET, A CHORD BEARING S45°17'04"E A DISTANCE OF 35.23 FEET, AND AN ARC DISTANCE OF 39.09 FEET;
THENCE S00°29'13"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 15.17 FEET;
THENCE S89°55'04"W A DISTANCE OF 149.85 FEET;
THENCE N00°04'56"W A DISTANCE OF 10.00 FEET;
THENCE S89°55'04"W A DISTANCE OF 263.23 FEET;
THENCE N00°29'13"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 4.83 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°24'16", A RADIUS OF 25.00 FEET, A CHORD BEARING N44°42'56"E A DISTANCE OF 35.48 FEET, AND AN ARC DISTANCE OF 39.45 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 0.313 ACRES, MORE OR LESS.



KENNETH G. OUELLETTE, P.L.S. 24673
DATE: JULY 31, 2024
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 1

DATE: 7/31/24

SHEET: 1 OF 2

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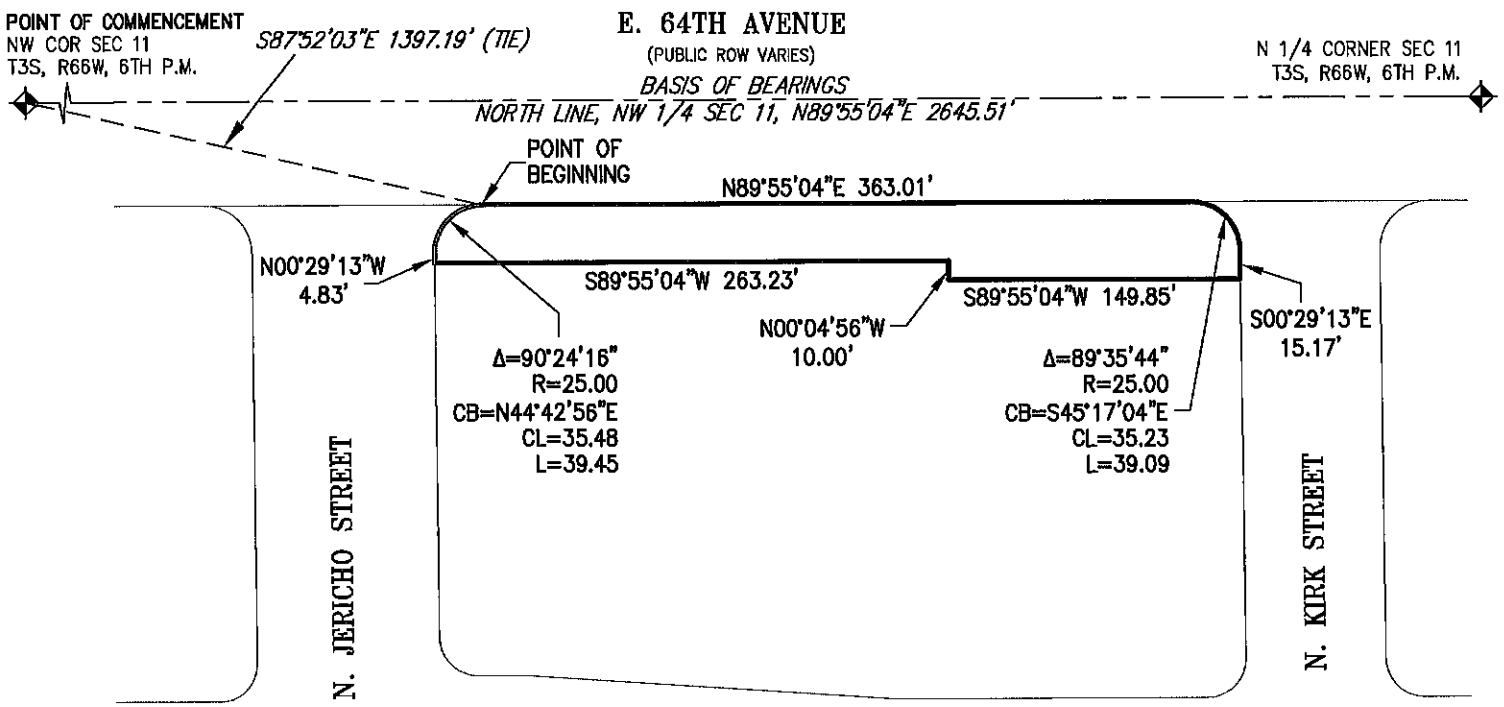
ILLUSTRATION FOR
EXHIBIT A



THE ABOVE DESCRIBED PARCEL CONTAINS 0.313 ACRES MORE OR LESS.

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 1

DATE: 7/31/24

SHEET: 2 OF 2

Q:\DEN\Projects\9757-00-Painted Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

NOTICE OF PUBLIC HEARING ON EXCLUSION OF PROPERTY

NOTICE IS HEREBY GIVEN to all interested persons that a Petition for Exclusion of Property (the "District Number One Petition") has been or is expected to be filed with the City of Aurora requesting the property described below be excluded from Painted Prairie Business Improvement District Number One, City of Aurora, Adams County, Colorado (the "District Number One").

NOTICE IS HEREBY GIVEN to all interested persons that a Petition for Exclusion of Property (the "District Number Two Petition" and together with the District Number One Petition the "Petitions") has been or is expected to be filed with the City of Aurora requesting the property described below be excluded from Painted Prairie Business Improvement District Number Two, City of Aurora, Adams County, Colorado (the "District Number Two").

NOTICE IF HEREBY FURTHER GIVEN that, the City Council, City of Aurora, Adams County, Colorado will hold a public hearing on the Petitions on _____, 2025, at 7:30 p.m. or as soon thereafter as the City Council may hear such matter. Due to ongoing public health and state orders, the public is invited to participate electronically; please see the City's website at www.auroragov.org to register and view the meeting.

The name and address of the Petitioner and a description of the property to be included into **District Number One** are as follows:

Name of Petitioner:	Painted Prairie Owner, LLC
Address of Petitioner:	10100 Santa Monica Blvd., Suite 1000 Los Angeles, CA 90067
General Description of Property:	A parcel of land in the northwest quarter of Section 11, Township 3 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado

The name and address of the Petitioner and a description of the property to be included into **District Number Two** are as follows:

Name of Petitioner:	Painted Prairie Owner, LLC
Address of Petitioner:	10100 Santa Monica Blvd., Suite 1000 Los Angeles, CA 90067
General Description of Property:	A parcel of land in the northwest quarter of Section 11, Township 3 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado

NOTICE IS FURTHER GIVEN to all interested persons that they shall appear at the public meeting and show cause in writing why such Petitions should not be granted.

PUBLISHED IN: *Aurora Sentinel*
PUBLISHED ON: _____, 202_

NOTICE OF PUBLIC HEARING ON INCLUSION OF PROPERTY

NOTICE IS HEREBY GIVEN to all interested persons that a Petition for Inclusion of Property (the "District Number One Petition") has been or is expected to be filed with the City of Aurora requesting the property described below be included into the Painted Prairie Business Improvement District Number One, City of Aurora, Adams County, Colorado (the "District Number One").

NOTICE IS HEREBY GIVEN to all interested persons that a Petition for Inclusion of Property (the "District Number Two Petition" and together with the District Number One Petition the "Petitions") has been or is expected to be filed with the City of Aurora requesting the property described below be included into the Painted Prairie Business Improvement District Number Two, City of Aurora, Adams County, Colorado (the "District Number Two").

NOTICE IF HEREBY FURTHER GIVEN that, the City Council, City of Aurora, Adams County, Colorado will hold a public hearing on the Petitions on _____, 2025, at 7:30 p.m. or as soon thereafter as the City Council may hear such matter. Due to ongoing public health and state orders, the public is invited to participate electronically; please see the City's website at www.auroragov.org to register and view the meeting.

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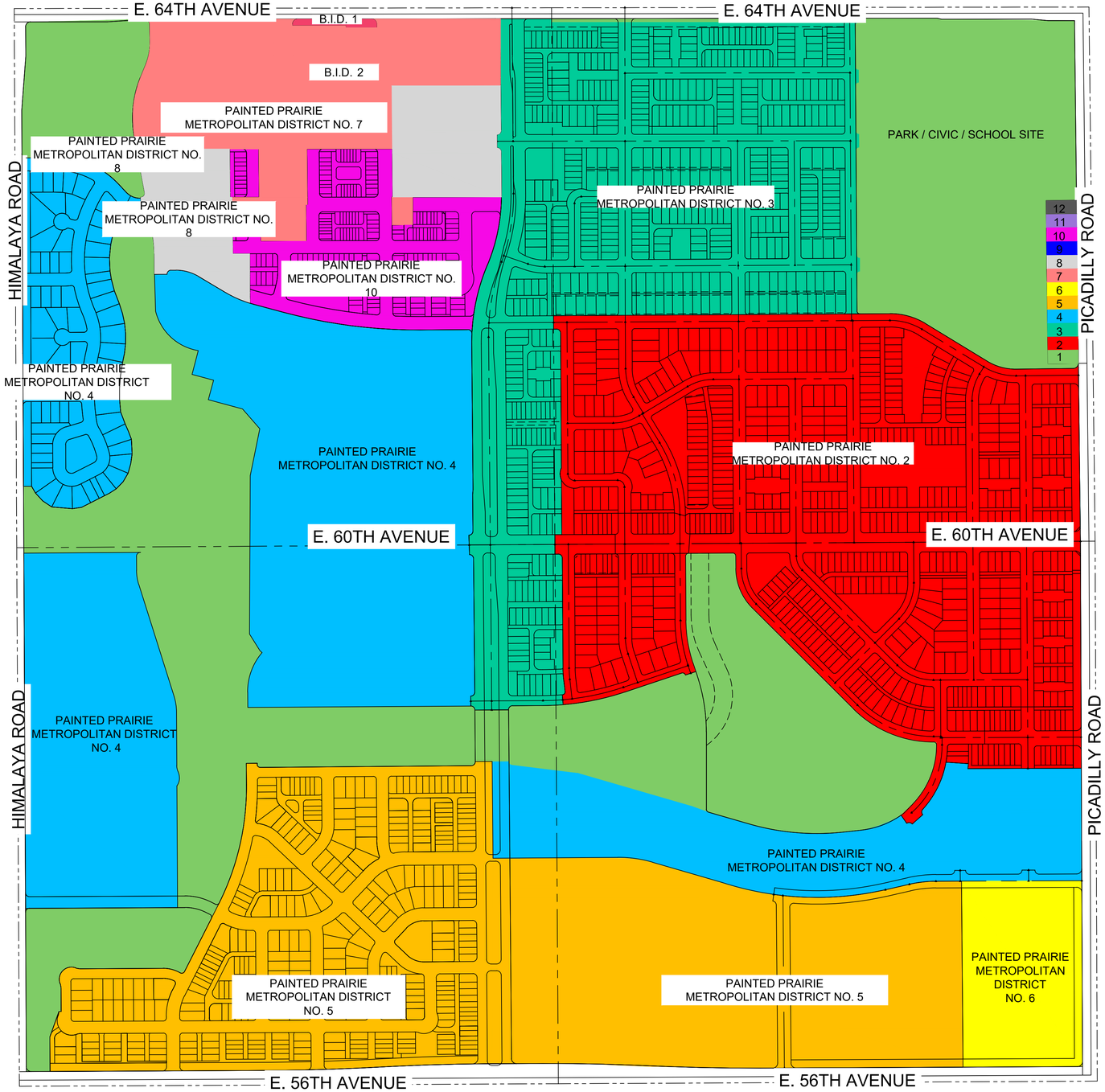
Address of Petitioner:	10100 Santa Monica Blvd., Suite 1000 Los Angeles, CA 90067
General Description of Property:	A parcel of land in the northwest quarter of Section 11, Township 3 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado

The name and address of the Petitioner and a description of the property to be included into **District Number Two** are as follows:

Name of Petitioner:	Painted Prairie Owner, LLC
Address of Petitioner:	10100 Santa Monica Blvd., Suite 1000 Los Angeles, CA 90067
General Description of Property:	A parcel of land in the northwest quarter of Section 11, Township 3 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado

NOTICE IS FURTHER GIVEN to all interested persons that they shall appear at the public meeting and show cause in writing why such Petitions should not be granted.

PUBLISHED IN: *Aurora Sentinel*
PUBLISHED ON: _____, 202_



300 150 0 300 600

SCALE: 1" = 300'

- DISTRICT 1
- DISTRICT 2
- DISTRICT 3
- DISTRICT 4
- DISTRICT 5
- DISTRICT 6
- DISTRICT 7
- DISTRICT 8
- DISTRICT 9
- DISTRICT 10
- DISTRICT 11
- DISTRICT 12
- SCHOOL / CIVIC PARK

MERRICK®

PAINTED PRAIRIE METRO DISTRICT MAP

DATE: 10/25/2024

SHEET:



Planning and Business Development

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

Miles
0 0.02 0.04

City of Aurora, Colorado

Painted Prairie No. 1
Business Improvement District

N
W E
S

1/28/2025 I:\ArcGIS_Pro_Projects\Planning\Development Review\Data Services\#2514 Painted Prairie 1 BID Update.aprx

CITY OF AURORA
Council Agenda Commentary

Item Title: Painted Prairie Business Improvement District No. 2 Boundary Adjustment
Item Initiator: Michael Kerrigan, Special District Administrator, Office of Development Assistance
Staff Source/Legal Source: Michael Kerrigan, Special District Administrator/ Brian Rulla, Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 6.0--Provide a well-managed and financially strong City

COUNCIL MEETING DATES:

Study Session: 2/10/2025

Regular Meeting: 2/24/2025

2nd Regular Meeting (if applicable): 3/10/2025

Item requires a Public Hearing: ☒ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2025-18 A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER TWO
Michael Kerrigan, Special District Administrator, Office of Development Assistance / Brian Rulla, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Approve Item as Proposed at Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Management & Finance

Policy Committee Date: 2/6/2025

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☒ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

City Council approved the establishment of the Painted Prairie Business Improvement District No. 2 (BID) in 2017 via ordinance number 2017-37. The BID is located generally south of E. 64th Avenue, between Lison St. and Ireland St. and north of E. 62nd Ave and consists of approximately 22 acres. The BID has previously adjusted its boundaries in the last few years via ordinance numbers 2024-23, 2023-02, and 2022-04, the previous boundary adjustments were also the result of changing development plans for the project.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The petitions for the proposed Painted Prairie BID No. 2 inclusion and exclusion are attached. The developer of the project, and owner of the property, within the BID boundaries have modified their development plans for the property located within the districts. As such, this request is to include property which is intended for commercial development within the boundaries of the BID as described in the attached petitions. State statute excludes land classified as residential from being included within the boundaries of BID, so the BID must exclude residential land from its boundaries.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does Council wish to move this item to the Regular City Council Meeting?

LEGAL COMMENTS

The City Council is vested with the jurisdiction to create and establish business improvement districts within the boundaries of the City. §31-25-1204, C.R.S. City Council passed Ordinance 2017-37 and declared the Painted Prairie Business Improvement District Number Two organized. Under §31-25-1220 (5), C.R.S., during or after the formation of the district, any property owner may request that a property may be included or excluded from the district. The district is requesting the inclusion and the exclusion of properties from the district. After Council's approval the boundaries of the district will be amended accordingly. (Rulla)

ORDINANCE NO. 2025-___

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER TWO

WHEREAS, the City Council of the City of Aurora, Colorado (the "City Council") authorized by Ordinances 2017-36 the organization of Painted Prairie Business Improvement District Number Two (the "District"); and

WHEREAS, after the District was formed, the City Council received two petitions filed pursuant to C.R.S. § 31-25-1220, by Painted Prairie Owner, LLC (the "Petitioner") for the exclusion and inclusion of certain property into the Districts, which property is more particularly described in the Petition for Exclusion of Property and Petition for Inclusion of Property both of which are attached hereto as Exhibit A (collectively, the "Petitions"); and

WHEREAS, public notice of the hearing on the Petitions has been given and published in the *Aurora Sentinel* in accordance with state law, calling for a public hearing on the request of said Petitions; and

WHEREAS, City Council has held and concluded such Public Hearing in accordance with state law, at which hearing all persons having obligations to the exclusion and inclusion of the properties described in the Petitions were heard, and the City Council has determined that the allegations of the Petitions are true; and

WHEREAS, the properties sought to be included into the District are located entirely within the City of Aurora, in Adams County, Colorado, and does not include property within any other county or within any other incorporated city, town, or city and county.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Pursuant to its authority under C.R.S. § 31-25-1207(5), the City Council, as the governing body of the City, hereby adjudicates all questions of jurisdiction to find that jurisdiction is vested in the City Council, and pursuant to C.R.S. § 31-25-1220, the City Council has authority to grant the Petitioner's request of inclusion and exclusion of the properties described into, and out of, the Painted Prairie Business Improvement District Number Two as described in Exhibit A.

Section 2. Pursuant to C.R.S. § 31-25-1220, the City Council has authority to grant the Petitioner's request of inclusion and exclusion from the Painted Prairie Business Improvement District Number Two as described in Exhibit A.

Section 3. The City Council, being fully informed, hereby finds and determines that the change in boundaries of the Painted Prairie Business Improvement District Number Two as proposed in the Petitions does not adversely affect such Districts nor does it affect their rights or privileges whatsoever.

Section 4. The City Council hereby grants the Petitions described in Exhibit A.

Section 5. The actions of the City Clerk, petitioners, and designated election official in setting and providing public notice of the public hearing on the Petitions are hereby ratified and confirmed.

Section 6. The City Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerk and Recorder of Adams County, Colorado, whereupon the properties shall be included into and excluded from the Painted Prairie Business Improvement District Number One as approved in this ordinance.

Section 7. All acts, orders, resolutions, ordinances, or parts thereof, in conflict with this Ordinance are hereby repealed, except that this section shall not be construed so as to revive any act, order, resolution, or ordinance or part thereof previously repealed.

Section 8. Pursuant to Section 5-5 of the City Charter, the second publication of this ordinance shall be by reference, utilizing the ordinance title. Copies of this ordinance are available at the office of the City Clerk.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2025.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____ RLA
BRIAN J. RULLA, Assistant City Attorney

Exhibit A

Painted Prairie Business Improvement District Number Two Petition for Inclusion

PETITION FOR INCLUSION OF PROPERTY
INTO
PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER TWO

TO: City Council, City of Aurora, Colorado:

The undersigned, Painted Prairie Owner, LLC, a Delaware limited liability company, hereby respectfully petitions the City Council of the City of Aurora in accordance with the provisions of Section 31-25-1220, C.R.S., for the inclusion of the hereinafter described property into Painted Prairie Business Improvement District Number Two (the "**District**").

The undersigned hereby requests that the property described in **Exhibit** A, attached hereto and incorporated herein (the "**Property**") be included in the District and that an Ordinance be adopted by the City Council including the Property into the District, and that from and after the effective date of such Ordinance, the Property shall be liable for assessments and other obligations of the District.

The undersigned represents to the City Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for consideration of the Petition.

The undersigned agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of notice of the hearing on inclusion, publication of the ordinance approving the inclusion (if any), filing and recording fees, and all other costs of inclusion of the land into said District , whether or not such inclusion is approved.

The legal description of said property situated in the County of Adams, State of Colorado, is attached hereto as **Exhibit A.**

This is a verified petition.

Petitioner: Painted Prairie Owner, LLC, a Delaware limited liability company

By: _____
Name: Donald Provost
Title: Manager

Petitioner's Street Address: 10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Donald Provost, as Manager of Painted Prairie Owner, LLC, a Delaware limited liability company, Petitioner.

Witness my hand and official seal.

My commission expires: June 11, 2025

Michelle Sanchez
Notary Public

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

EXHIBIT A

Painted Prairie Improvement District Number Two Petition for Inclusion

LEGAL DESCRIPTION

EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

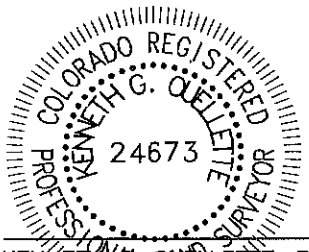
PROPERTY DESCRIPTION

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING N89°55'04"E BETWEEN THE NORTHWEST CORNER OF SAID SECTION 11 AND THE NORTH QUARTER CORNER OF SAID SECTION 11. BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK, COLORADO STATE PLANE CENTRAL ZONE 1983/1992 HARN. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

PARCEL 1

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 11;
THENCE S85°15'16"E A DISTANCE OF 642.89 FEET TO THE **POINT OF BEGINNING;**
THENCE N86°11'41"E A DISTANCE OF 2.99 FEET;
THENCE N89°55'04"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 752.62 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°24'16", A RADIUS OF 25.00 FEET, A CHORD BEARING S44°42'56"W A DISTANCE OF 35.48 FEET, AND AN ARC DISTANCE OF 39.45 FEET;
THENCE S00°29'13"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 4.83 FEET;
THENCE N89°55'04"E A DISTANCE OF 263.24 FEET;
THENCE S00°04'56"E A DISTANCE OF 10.00 FEET;
THENCE N89°55'04"E A DISTANCE OF 149.85 FEET;
THENCE N00°29'13"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 15.17 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 89°35'44", A RADIUS OF 25.00 FEET, A CHORD BEARING N45°17'04"W A DISTANCE OF 35.23 FEET, AND AN ARC DISTANCE OF 39.09 FEET;
THENCE N89°55'04"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 632.34 FEET;
THENCE S00°29'13"E A DISTANCE OF 329.04 FEET;
THENCE S89°55'13"W A DISTANCE OF 535.51 FEET;
THENCE S00°29'13"E A DISTANCE OF 310.01 FEET;
THENCE S89°55'13"W A DISTANCE OF 420.52 FEET;



KENNETH G. OUELLETTE, P.L.S. 24673
DATE: JULY 31, 2024
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 2

DATE: 7/31/24

SHEET: 1 OF 5

Q:\DEN\Projects\9757-00-Pointed Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

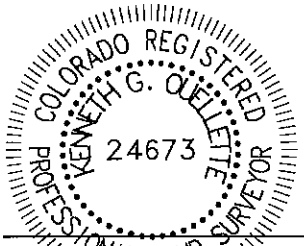
EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

PROPERTY DESCRIPTION

THENCE S00°29'13"E A DISTANCE OF 274.01 FEET;
THENCE S89°55'13"W A DISTANCE OF 7.50 FEET;
THENCE S00°29'13"E A DISTANCE OF 178.00 FEET;
THENCE S89°55'13"W A DISTANCE OF 222.01 FEET;
THENCE N00°29'13"W A DISTANCE OF 79.86 FEET;
THENCE S89°30'47"W A DISTANCE OF 139.64 FEET;
THENCE N00°29'13"W A DISTANCE OF 135.14 FEET;
THENCE N89°55'13"E A DISTANCE OF 132.16 FEET;
THENCE N00°29'13"W A DISTANCE OF 238.01 FEET;
THENCE S89°55'13"W A DISTANCE OF 601.25 FEET;
THENCE N10°32'04"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 58.28 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°30'57", A RADIUS OF 529.00 FEET, A CHORD BEARING N05°43'24"E A DISTANCE OF 296.20 FEET, AND AN ARC DISTANCE OF 300.21 FEET;
THENCE N21°58'53"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 71.41 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°28'05", A RADIUS OF 271.00 FEET, A CHORD BEARING N10°44'50"E A DISTANCE OF 105.59 FEET, AND AN ARC DISTANCE OF 106.27 FEET;
THENCE N00°27'54"W NON-TANGENT WITH THE LAST DESCRIBED CURVE AND TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 92.09 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 93°20'25", A RADIUS OF 25.00 FEET, A CHORD BEARING N47°08'07"W A DISTANCE OF 36.37 FEET, AND AN ARC DISTANCE OF 40.73 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 24.695 ACRES, MORE OR LESS.



KENNETH G. OUELLETTE, P.L.S. 24673
DATE: JULY 31, 2024
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 2

DATE: 7/31/24

SHEET: 2 OF 5

Q:\DEN\Projects\9757-00--Painted Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

EXHIBIT A

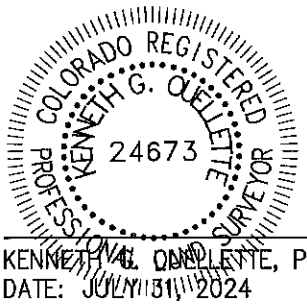
NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

PROPERTY DESCRIPTION

PARCEL 2

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 11;
THENCE S36°15'16"W A DISTANCE OF 1155.75 FEET TO THE **POINT OF BEGINNING**;
THENCE S00°04'47"E A DISTANCE OF 135.00 FEET;
THENCE S89°55'13"W A DISTANCE OF 43.56 FEET;
THENCE S00°29'13"E A DISTANCE OF 1.50 FEET;
THENCE S89°30'47"W A DISTANCE OF 58.00 FEET;
THENCE N00°29'13"W A DISTANCE OF 136.92 FEET;
THENCE N89°55'13"E A DISTANCE OF 102.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.319 ACRES, MORE OR LESS.



KENNETH G. QUELLETTE, P.L.S. 24673
DATE: JULY 31, 2024
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

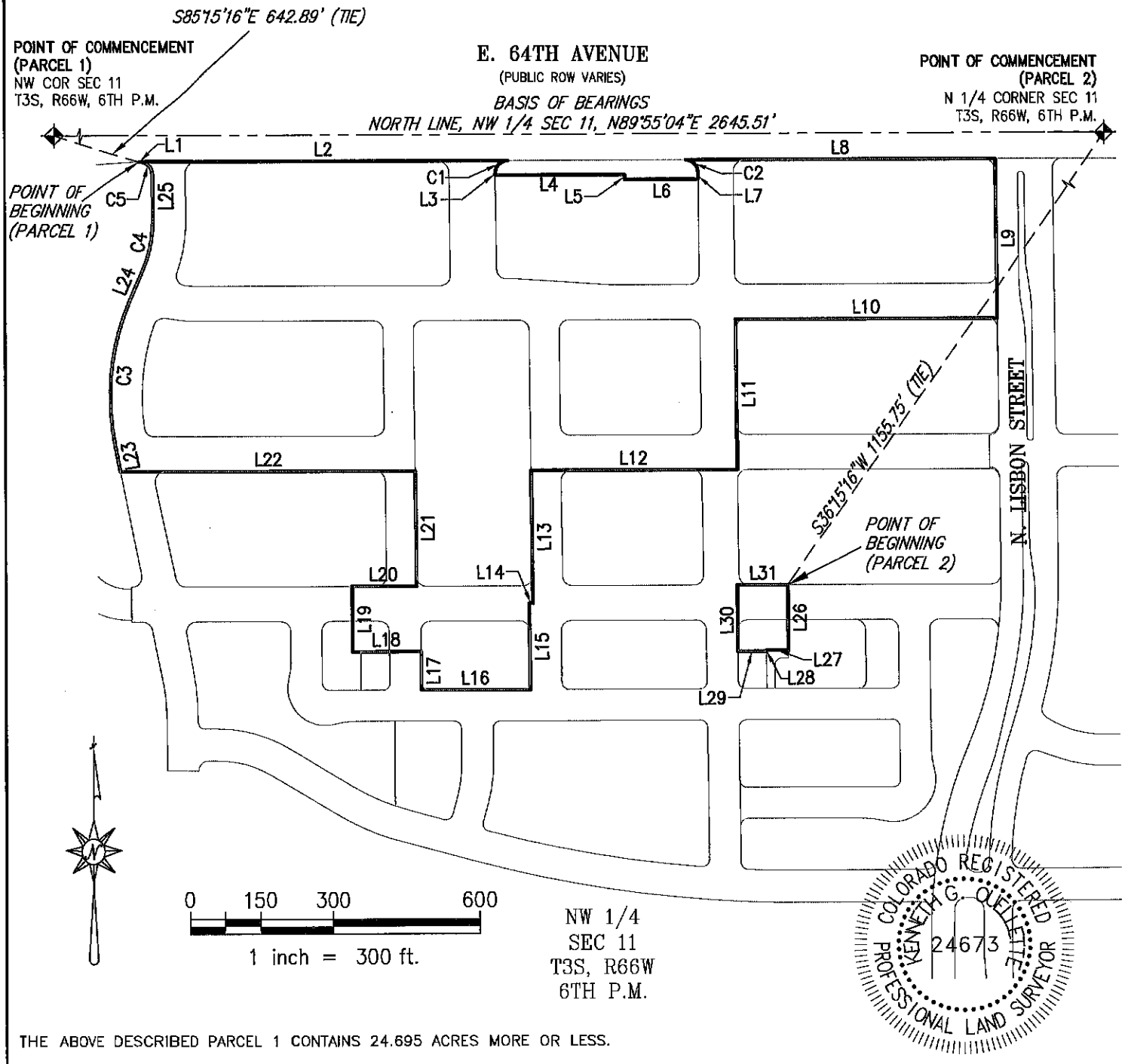
BID 2

DATE: 7/31/24

SHEET: 3 OF 5

Q:\DEN\Projects\9757-00-Painted Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

ILLUSTRATION FOR
EXHIBIT A



THE ABOVE DESCRIBED PARCEL 1 CONTAINS 24.695 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL 2 CONTAINS 0.319 ACRES MORE OR LESS.

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

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Telephone: 303-751-0741

BID 2

DATE: 7/31/24

SHEET: 4 OF 5

Q:\DEN\Projects\9757-00-Painted Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

ILLUSTRATION FOR
EXHIBIT A

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N86°11'41"E	2.99'
L2	N89°55'04"E	752.62'
L3	S00°29'13"E	4.83'
L4	N89°55'04"E	263.24'
L5	S00°04'56"E	10.00'
L6	N89°55'04"E	149.85'
L7	N00°29'13"W	15.17'
L8	N89°55'04"E	632.34'
L9	S00°29'13"E	329.04'
L10	S89°55'13"W	535.51'
L11	S00°29'13"E	310.01'
L12	S89°55'13"W	420.52'
L13	S00°29'13"E	274.01'
L14	S89°55'13"W	7.50'
L15	S00°29'13"E	178.00'
L16	S89°55'13"W	222.01'
L17	N00°29'13"W	79.86'
L18	S89°30'47"W	139.64'
L19	N00°29'13"W	135.14'
L20	N89°55'13"E	132.16'
L21	N00°29'13"W	238.01'
L22	S89°55'13"W	601.25'
L23	N10°32'04"W	58.28'
L24	N21°58'53"E	71.41'
L25	N00°27'54"W	92.09'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	90°24'16"	25.00'	S44°42'56"W	35.48'	39.45'
C2	89°35'44"	25.00'	N45°17'04"W	35.23'	39.09'
C3	32°30'57"	529.00'	N05°43'24"E	296.20'	300.21'
C4	22°28'05"	271.00'	N10°44'50"E	105.59'	106.27'
C5	93°20'25"	25.00'	N47°08'07"W	36.37'	40.73'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	S00°04'47"E	135.00'
L27	S89°55'13"W	43.56'
L28	S00°29'13"E	1.50'
L29	S89°30'47"W	58.00'
L30	N00°29'13"W	136.92'
L31	N89°55'13"E	102.52'



MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 2

DATE: 7/31/24

SHEET: 5 OF 5

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Exhibit A

Painted Prairie Business Improvement District Number Two Petition for Exclusion

PETITION FOR EXCLUSION OF PROPERTY
FROM
PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER TWO

TO: City Council, City of Aurora, Colorado:

The undersigned, Painted Prairie Owner, LLC, a Delaware limited liability company, hereby respectfully petitions the City Council of the City of Aurora in accordance with the provisions of Section 31-25-1220, C.R.S., for the exclusion of the hereinafter described property from Painted Prairie Business Improvement District Number Two (the "**District**").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "**Property**") be excluded in the District and that an Ordinance be adopted by the City Council excluding the Property into the District, and that from and after the effective date of such Ordinance, the Property shall no longer be liable for assessments and other obligations of the District.

The undersigned represents to the City Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for consideration of the Petition.

The undersigned agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of notice of the hearing on exclusion, publication of the ordinance approving the inclusion (if any), filing and recording fees, and all other costs of inclusion of the land into said District , whether or not such inclusion is approved.

The legal description of said property situated in the County of Adams, State of Colorado, is attached hereto as **Exhibit A**.

This is a verified petition.

Petitioner: Painted Prairie Owner, LLC, a Delaware limited liability company

By: _____
Name: Donald Provost
Title: Manager

Petitioner's Street Address: 10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Donald Provost, as Manager of Painted Prairie Owner, LLC, a Delaware limited liability company, Petitioner.

Witness my hand and official seal.

My commission expires: June 11, 2025

Michelle Sanchez
Notary Public

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

EXHIBIT A

Painted Prairie Improvement District Number Two Petition for Exclusion

LEGAL DESCRIPTION

EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

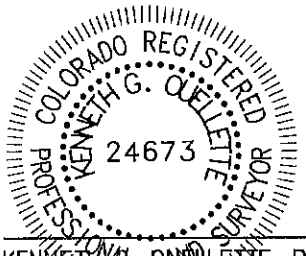
PROPERTY DESCRIPTION

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING N89°55'04"E BETWEEN THE NORTHWEST CORNER OF SAID SECTION 11 AND THE NORTH QUARTER CORNER OF SAID SECTION 11. BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK, COLORADO STATE PLANE CENTRAL ZONE 1983/1992 HARN. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

PARCEL 1

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 11;
THENCE S85°59'37"E A DISTANCE OF 756.16 FEET TO THE **POINT OF BEGINNING;**
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°19'44", A RADIUS OF 25.00 FEET, A CHORD BEARING S44°45'12"W A DISTANCE OF 35.46 FEET, AND AN ARC DISTANCE OF 39.41 FEET;
THENCE S00°27'54"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 91.48 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19°43'14", A RADIUS OF 333.00 FEET, A CHORD BEARING S09°22'25"W A DISTANCE OF 114.05 FEET, AND AN ARC DISTANCE OF 114.62 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 102°53'46", A RADIUS OF 20.00 FEET, A CHORD BEARING S32°12'51"E A DISTANCE OF 31.28 FEET, AND AN ARC DISTANCE OF 35.92 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°25'02", A RADIUS OF 214.00 FEET, A CHORD BEARING S86°52'16"E A DISTANCE OF 23.96 FEET, AND AN ARC DISTANCE OF 23.97 FEET;



KENNETH G. OUELLETTE, P.L.S. 24673
DATE: SEPTEMBER 6, 2023
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 2

DATE: 9/6/23

SHEET: 1 OF 5

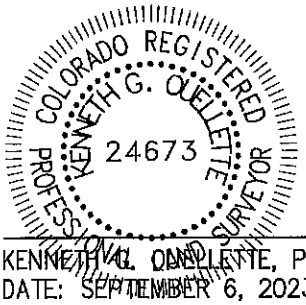
Q:\DEN\Projects\9757-00-Painted Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

PROPERTY DESCRIPTION

THENCE N89°55'13"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 507.04 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°24'26", A RADIUS OF 20.00 FEET, A CHORD BEARING N44°43'00"E A DISTANCE OF 28.38 FEET, AND AN ARC DISTANCE OF 31.56 FEET;
THENCE N00°29'13"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 212.02 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 89°35'44", A RADIUS OF 25.00 FEET, A CHORD BEARING N45°17'04"W A DISTANCE OF 35.23 FEET, AND AN ARC DISTANCE OF 39.09 FEET;
THENCE N89°55'04"E A DISTANCE OF 1139.36 FEET;
THENCE S00°29'13"E A DISTANCE OF 329.04 FEET;
THENCE S89°55'13"W A DISTANCE OF 535.51 FEET;
THENCE S00°29'13"E A DISTANCE OF 310.01 FEET;
THENCE S89°55'13"W A DISTANCE OF 420.52 FEET;
THENCE S00°29'13"E A DISTANCE OF 274.01 FEET;
THENCE S89°55'13"W A DISTANCE OF 7.50 FEET;
THENCE S00°29'13"E A DISTANCE OF 178.00 FEET;
THENCE S89°55'13"W A DISTANCE OF 222.01 FEET;
THENCE N00°29'13"W A DISTANCE OF 79.86 FEET;
THENCE S89°30'47"W A DISTANCE OF 139.64 FEET;
THENCE N00°29'13"W A DISTANCE OF 135.14 FEET;
THENCE N89°55'13"E A DISTANCE OF 132.16 FEET;
THENCE N00°29'13"W A DISTANCE OF 238.01 FEET;
THENCE S89°55'13"W A DISTANCE OF 601.25 FEET;
THENCE N10°32'04"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 58.28 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°30'57", A RADIUS OF 529.00 FEET, A CHORD BEARING N05°43'24"E A DISTANCE OF 296.20 FEET, AND AN ARC DISTANCE OF 300.21 FEET;
THENCE N21°58'53"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 71.41 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°28'05", A RADIUS OF 271.00 FEET, A CHORD BEARING N10°44'50"E A DISTANCE OF 105.59 FEET, AND AN ARC DISTANCE OF 106.27 FEET;
THENCE N00°27'54"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 92.09 FEET;



KENNETH G. OUELLETTE, P.L.S. 24673
DATE: SEPTEMBER 6, 2023
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

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EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

PROPERTY DESCRIPTION

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 93°20'25", A RADIUS OF 25.00 FEET, A CHORD BEARING N47°08'07"W A DISTANCE OF 36.37 FEET, AND AN ARC DISTANCE OF 40.73 FEET;
THENCE N86°11'41"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 2.99 FEET;
THENCE N89°55'04"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 110.63 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 21.756 ACRES, MORE OR LESS.

PARCEL 2

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 11;
THENCE S36°15'16"W A DISTANCE OF 1155.75 FEET TO THE **POINT OF BEGINNING;**
THENCE S00°04'47"E A DISTANCE OF 135.00 FEET;
THENCE S89°55'13"W A DISTANCE OF 43.56 FEET;
THENCE S00°29'13"E A DISTANCE OF 1.50 FEET;
THENCE S89°30'47"W A DISTANCE OF 58.00 FEET;
THENCE N00°29'13"W A DISTANCE OF 136.92 FEET;
THENCE N89°55'13"E A DISTANCE OF 102.53 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 0.319 ACRES, MORE OR LESS.

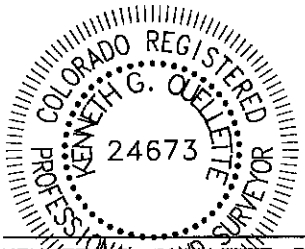

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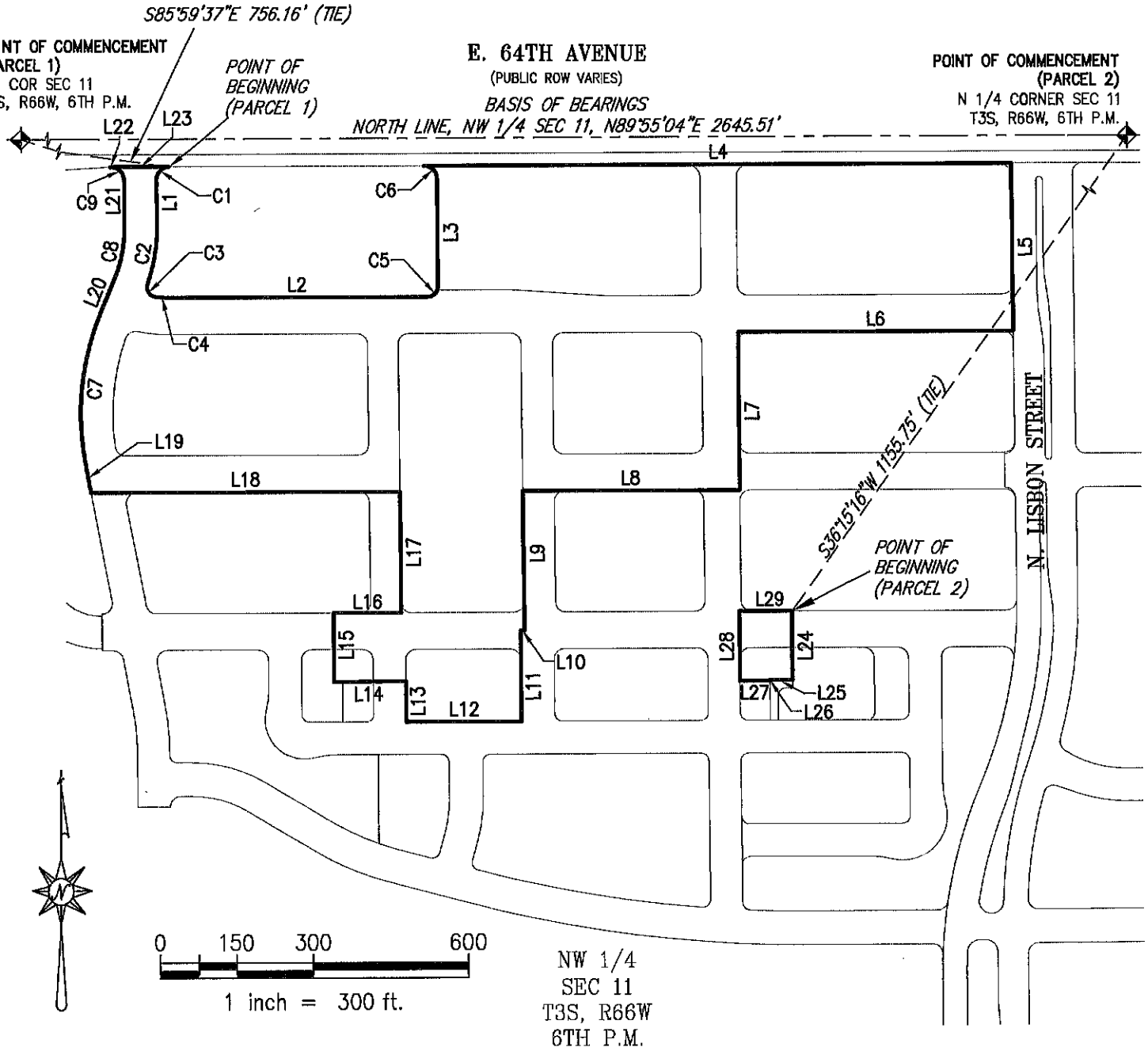
ILLUSTRATION FOR
EXHIBIT A



THE ABOVE DESCRIBED PARCEL 1 CONTAINS 21.756 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL 2 CONTAINS 0.319 ACRES MORE OR LESS.

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

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ILLUSTRATION FOR
EXHIBIT A

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°27'54"E	91.48'
L2	N89°55'13"E	507.04'
L3	N00°29'13"W	212.02'
L4	N89°55'04"E	1139.36'
L5	S00°29'13"E	329.04'
L6	S89°55'13"W	535.51'
L7	S00°29'13"E	310.01'
L8	S89°55'13"W	420.52'
L9	S00°29'13"E	274.01'
L10	S89°55'13"W	7.50'
L11	S00°29'13"E	178.00'
L12	S89°55'13"W	222.01'
L13	N00°29'13"W	79.86'
L14	S89°30'47"W	139.64'
L15	N00°29'13"W	135.14'
L16	N89°55'13"E	132.16'
L17	N00°29'13"W	238.01'
L18	S89°55'13"W	601.25'
L19	N10°32'04"W	58.28'
L20	N21°58'53"E	71.41'
L21	N00°27'54"W	92.09'
L22	N86°11'41"E	2.99'
L23	N89°55'04"E	110.63'
L24	S00°04'47"E	135.00'
L25	S89°55'13"W	43.56'
L26	S00°29'13"E	1.50'
L27	S89°30'47"W	58.00'
L28	N00°29'13"W	136.92'
L29	N89°55'13"E	102.53'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	90°19'44"	25.00'	S44°45'12"W	35.46'	39.41'
C2	19°43'14"	333.00'	S09°22'25"W	114.05'	114.62'
C3	102°53'46"	20.00'	S32°12'51"E	31.28'	35.92'
C4	6°25'02"	214.00'	S86°52'16"E	23.96'	23.97'
C5	90°24'26"	20.00'	N44°43'00"E	28.38'	31.56'
C6	89°35'44"	25.00'	N45°17'04"W	35.23'	39.09'
C7	32°30'57"	529.00'	N05°43'24"E	296.20'	300.21'
C8	22°28'05"	271.00'	N10°44'50"E	105.59'	106.27'
C9	93°20'25"	25.00'	N47°08'07"W	36.37'	40.73'

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Megan J. Murphy
Shareholder

303-858-1800
mmurphy@wbapc.com

November 25, 2024

VIA EMAIL
Cesarina Dancy
Project Manager
Office of Development Assistance
City of Aurora
cdancy@auroragov.org

Re: Painted Prairie Business Improvement District Nos. 1 & 2 Petitions for Exclusion and Inclusion of Property

Dear Ms. Dancy:

White Bear Ankele Tanaka & Waldron represents the Painted Prairie Business Improvement District Number One and the Painted Prairie Business Improvement District Number Two (collectively, the "**BIDs**"). The BIDs are seeking to exclude and include certain property into their respective boundaries.

The City Council for the City of Aurora (the "**City Council**") approved Ordinance No. 2017-36 Organizing the Painted Prairie Business Improvement District Number One on September 25, 2017. The City Council approved Ordinance No. 2017-37 Organizing the Painted Prairie Business Improvement District Number Two on September 25, 2017. The City Council approved the Amended and Restated Consolidated Service Plan for Painted Prairie Metropolitan District Nos. 1-9 on July 24, 2017 pursuant to Resolution No. R2017-49. The City Council approved the Consolidated Service Plan for Painted Prairie Metropolitan District Nos. 10-12 on August 5, 2019 pursuant to Resolution No. R2019-64. The BIDs and Painted Prairie Metropolitan District Nos. 1-12 (collectively, the "**Metro Districts**") are collectively referred to herein as the "**Districts**."

The City Council adopted has previously adopted the following Ordinances approving boundary adjustments for the BIDs:

- Ordinance No. 2022-04 effective April 23, 2022;
- Ordinance No. 2023-01 effective April 1, 2023;
- Ordinance No. 2023-02 effective April 1, 2023;
- Ordinance No. 2024-23 effective July 13, 2024; and

- Ordinance No. 2024-22 effective July 13, 2024 (collectively, the "**Prior Ordinances**").

Since the adoption of the Prior Ordinances, the developer of the project and owner of the undeveloped property within the Districts' boundaries, Painted Prairie Owner, LLC, has modified its development plan for the property located within the Districts' boundaries. Certain lots and tracts intended for residential development are in the boundaries of the BIDs.

Pursuant to C.R.S. § 31-25-1208(2), no tract of land which is classified for property tax purposes as residential or agricultural shall be included in the boundaries of a business improvement district. As a result, the BIDs must exclude those lots and tracts intended for residential development within its boundaries as described in the enclosed Petitions for Exclusion. The developer of the project and owner of the undeveloped property within the Districts' boundaries desires to include property which is intended for commercial development within the boundaries of the BIDs as described in the enclosed Petitions for Inclusion.

As of the date of this letter, the BIDs have not issued any debt.

Therefore, in accordance with C.R.S. § 31-25-1220, the following documents are enclosed for consideration:

1. Copy of the executed Petition for Exclusion of Property from Painted Prairie Business Improvement District Number One;
2. Copy of the executed Petition for Exclusion of Property from Painted Prairie Business Improvement District Number Two;
3. Copy of the executed Petition for Inclusion of Property into Painted Prairie Business Improvement District Number One;
4. Copy of the executed Petition for Inclusion of Property into Painted Prairie Business Improvement District Number Two;
5. Proposed Notice of Exclusion for publication in the Aurora Sentinel, required to be coordinated by the City Clerk in accordance with C.R.S. § 31-25-1220(1);
6. Proposed Notice of Inclusion for publication in the Aurora Sentinel, required to be coordinated by the City Clerk in accordance with C.R.S. § 31-25-1220(1);
7. Proposed Ordinance Excluding Certain Property from and Including Certain Property into the boundaries of Painted Prairie Business Improvement District Number One;
8. Proposed Ordinance Excluding Certain Property from and Including Certain Property into the boundaries of Painted Prairie Business Improvement District Number Two; and
9. An overall map of the Districts and BIDs.

The BIDs requests that the City Council approve the statutorily required exclusion and inclusion as soon as possible in order to facilitate development within the project. Please contact our office if you have any questions or concerns. Thank you.

Sincerely,
WHITE BEAR ANKELE TANAKA & WALDRON

Megan J. Murphy
Shareholder

2105.0900

PETITION FOR EXCLUSION OF PROPERTY
FROM
PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER TWO

TO: City Council, City of Aurora, Colorado:

The undersigned, Painted Prairie Owner, LLC, a Delaware limited liability company, hereby respectfully petitions the City Council of the City of Aurora in accordance with the provisions of Section 31-25-1220, C.R.S., for the exclusion of the hereinafter described property from Painted Prairie Business Improvement District Number Two (the "**District**").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "**Property**") be excluded in the District and that an Ordinance be adopted by the City Council excluding the Property into the District, and that from and after the effective date of such Ordinance, the Property shall no longer be liable for assessments and other obligations of the District.

The undersigned represents to the City Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for consideration of the Petition.

The undersigned agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of notice of the hearing on exclusion, publication of the ordinance approving the inclusion (if any), filing and recording fees, and all other costs of inclusion of the land into said District , whether or not such inclusion is approved.

The legal description of said property situated in the County of Adams, State of Colorado, is attached hereto as **Exhibit A**.

This is a verified petition.

Petitioner: Painted Prairie Owner, LLC, a Delaware limited liability company

By: _____
Name: Donald Provost
Title: Manager

Petitioner's Street Address: 10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Donald Provost, as Manager of Painted Prairie Owner, LLC, a Delaware limited liability company, Petitioner.

Witness my hand and official seal.

My commission expires: June 11, 2025

Michelle Sanchez
Notary Public

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

EXHIBIT A

Painted Prairie Improvement District Number Two Petition for Exclusion

LEGAL DESCRIPTION

EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

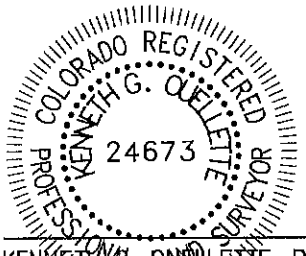
PROPERTY DESCRIPTION

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING N89°55'04"E BETWEEN THE NORTHWEST CORNER OF SAID SECTION 11 AND THE NORTH QUARTER CORNER OF SAID SECTION 11. BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK, COLORADO STATE PLANE CENTRAL ZONE 1983/1992 HARN. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

PARCEL 1

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 11;
THENCE S85°59'37"E A DISTANCE OF 756.16 FEET TO THE **POINT OF BEGINNING;**
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°19'44", A RADIUS OF 25.00 FEET, A CHORD BEARING S44°45'12"W A DISTANCE OF 35.46 FEET, AND AN ARC DISTANCE OF 39.41 FEET;
THENCE S00°27'54"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 91.48 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19°43'14", A RADIUS OF 333.00 FEET, A CHORD BEARING S09°22'25"W A DISTANCE OF 114.05 FEET, AND AN ARC DISTANCE OF 114.62 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 102°53'46", A RADIUS OF 20.00 FEET, A CHORD BEARING S32°12'51"E A DISTANCE OF 31.28 FEET, AND AN ARC DISTANCE OF 35.92 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°25'02", A RADIUS OF 214.00 FEET, A CHORD BEARING S86°52'16"E A DISTANCE OF 23.96 FEET, AND AN ARC DISTANCE OF 23.97 FEET;



KENNETH G. OUELLETTE, P.L.S. 24673
DATE: SEPTEMBER 6, 2023
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

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EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

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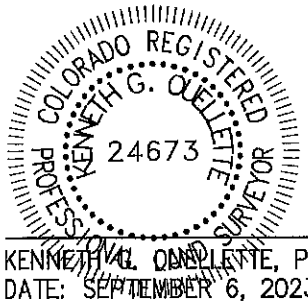

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PARCEL 2

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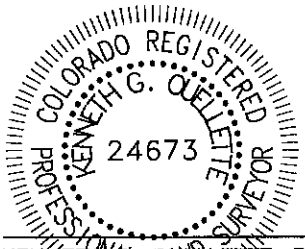

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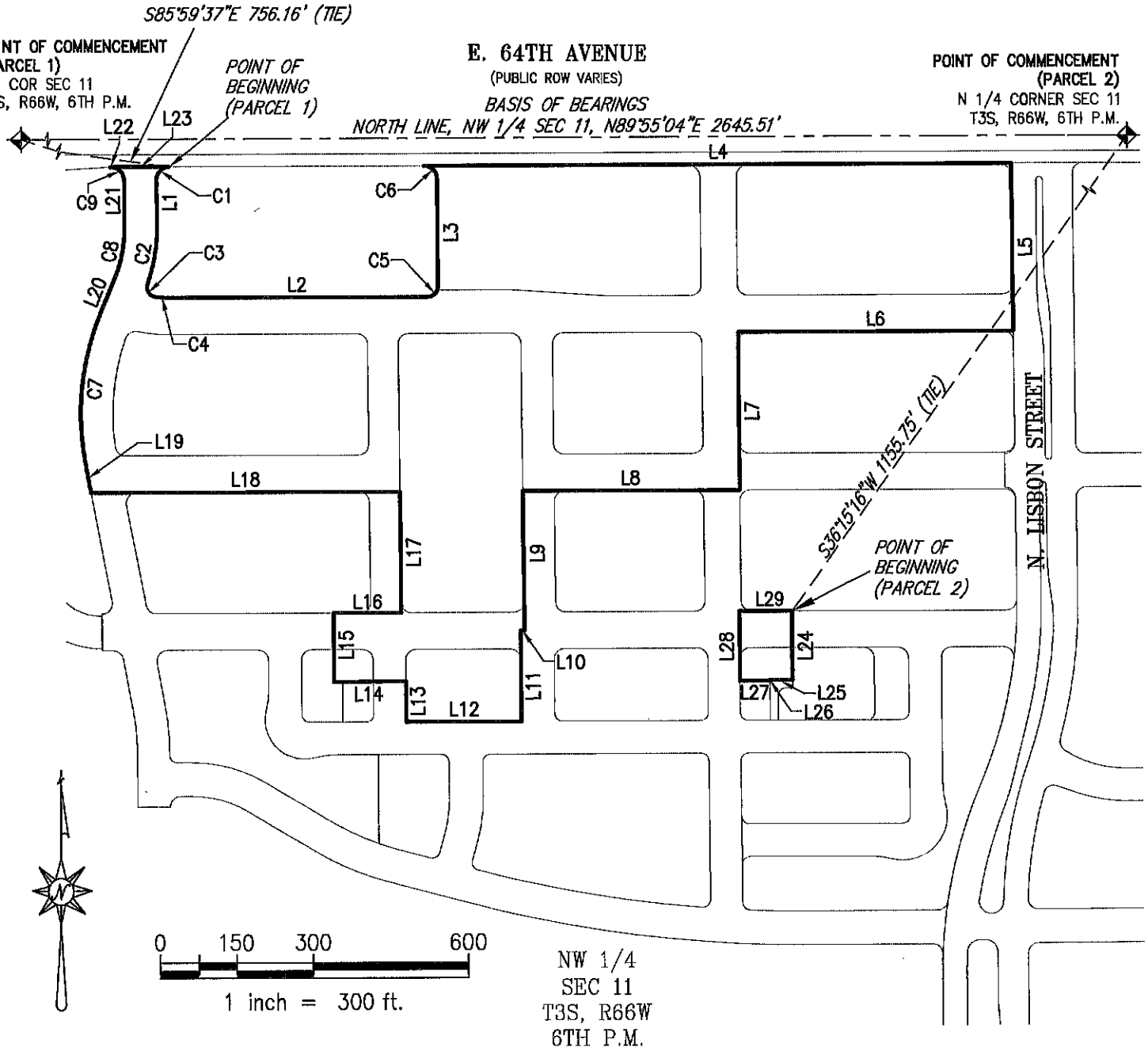

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L4	N89°55'04"E	1139.36'
L5	S00°29'13"E	329.04'
L6	S89°55'13"W	535.51'
L7	S00°29'13"E	310.01'
L8	S89°55'13"W	420.52'
L9	S00°29'13"E	274.01'
L10	S89°55'13"W	7.50'
L11	S00°29'13"E	178.00'
L12	S89°55'13"W	222.01'
L13	N00°29'13"W	79.86'
L14	S89°30'47"W	139.64'
L15	N00°29'13"W	135.14'
L16	N89°55'13"E	132.16'
L17	N00°29'13"W	238.01'
L18	S89°55'13"W	601.25'
L19	N10°32'04"W	58.28'
L20	N21°58'53"E	71.41'
L21	N00°27'54"W	92.09'
L22	N86°11'41"E	2.99'
L23	N89°55'04"E	110.63'
L24	S00°04'47"E	135.00'
L25	S89°55'13"W	43.56'
L26	S00°29'13"E	1.50'
L27	S89°30'47"W	58.00'
L28	N00°29'13"W	136.92'
L29	N89°55'13"E	102.53'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	90°19'44"	25.00'	S44°45'12"W	35.46'	39.41'
C2	19°43'14"	333.00'	S09°22'25"W	114.05'	114.62'
C3	102°53'46"	20.00'	S32°12'51"E	31.28'	35.92'
C4	6°25'02"	214.00'	S86°52'16"E	23.96'	23.97'
C5	90°24'26"	20.00'	N44°43'00"E	28.38'	31.56'
C6	89°35'44"	25.00'	N45°17'04"W	35.23'	39.09'
C7	32°30'57"	529.00'	N05°43'24"E	296.20'	300.21'
C8	22°28'05"	271.00'	N10°44'50"E	105.59'	106.27'
C9	93°20'25"	25.00'	N47°08'07"W	36.37'	40.73'

MERRICK®
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Telephone: 303-751-0741

BID 2

DATE: 9/6/23

SHEET: 5 OF 5

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PETITION FOR INCLUSION OF PROPERTY
INTO
PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER TWO

TO: City Council, City of Aurora, Colorado:

The undersigned, Painted Prairie Owner, LLC, a Delaware limited liability company, hereby respectfully petitions the City Council of the City of Aurora in accordance with the provisions of Section 31-25-1220, C.R.S., for the inclusion of the hereinafter described property into Painted Prairie Business Improvement District Number Two (the "**District**").

The undersigned hereby requests that the property described in **Exhibit** A, attached hereto and incorporated herein (the "**Property**") be included in the District and that an Ordinance be adopted by the City Council including the Property into the District, and that from and after the effective date of such Ordinance, the Property shall be liable for assessments and other obligations of the District.

The undersigned represents to the City Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for consideration of the Petition.

The undersigned agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of notice of the hearing on inclusion, publication of the ordinance approving the inclusion (if any), filing and recording fees, and all other costs of inclusion of the land into said District , whether or not such inclusion is approved.

The legal description of said property situated in the County of Adams, State of Colorado, is attached hereto as **Exhibit A.**

This is a verified petition.

Petitioner: Painted Prairie Owner, LLC, a Delaware limited liability company

By: _____
Name: Donald Provost
Title: Manager

Petitioner's Street Address: 10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Donald Provost, as Manager of Painted Prairie Owner, LLC, a Delaware limited liability company, Petitioner.

Witness my hand and official seal.

My commission expires: June 11, 2025

Michelle Sanchez
Notary Public

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

EXHIBIT A

Painted Prairie Improvement District Number Two Petition for Inclusion

LEGAL DESCRIPTION

EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

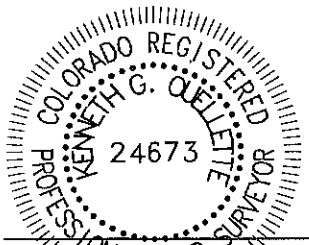
PROPERTY DESCRIPTION

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING N89°55'04"E BETWEEN THE NORTHWEST CORNER OF SAID SECTION 11 AND THE NORTH QUARTER CORNER OF SAID SECTION 11. BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK, COLORADO STATE PLANE CENTRAL ZONE 1983/1992 HARN. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

PARCEL 1

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 11;
THENCE S85°15'16"E A DISTANCE OF 642.89 FEET TO THE **POINT OF BEGINNING;**
THENCE N86°11'41"E A DISTANCE OF 2.99 FEET;
THENCE N89°55'04"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 752.62 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°24'16", A RADIUS OF 25.00 FEET, A CHORD BEARING S44°42'56"W A DISTANCE OF 35.48 FEET, AND AN ARC DISTANCE OF 39.45 FEET;
THENCE S00°29'13"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 4.83 FEET;
THENCE N89°55'04"E A DISTANCE OF 263.24 FEET;
THENCE S00°04'56"E A DISTANCE OF 10.00 FEET;
THENCE N89°55'04"E A DISTANCE OF 149.85 FEET;
THENCE N00°29'13"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 15.17 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 89°35'44", A RADIUS OF 25.00 FEET, A CHORD BEARING N45°17'04"W A DISTANCE OF 35.23 FEET, AND AN ARC DISTANCE OF 39.09 FEET;
THENCE N89°55'04"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 632.34 FEET;
THENCE S00°29'13"E A DISTANCE OF 329.04 FEET;
THENCE S89°55'13"W A DISTANCE OF 535.51 FEET;
THENCE S00°29'13"E A DISTANCE OF 310.01 FEET;
THENCE S89°55'13"W A DISTANCE OF 420.52 FEET;



KENNETH G. QUELLETTE, P.L.S. 24673
DATE: JULY 31, 2024
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 2

DATE: 7/31/24

SHEET: 1 OF 5

Q:\DEN\Projects\9757-00-Pointed Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

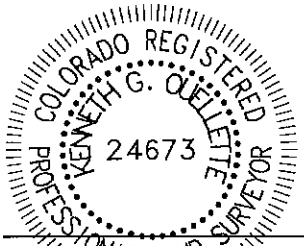
EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

PROPERTY DESCRIPTION

THENCE S00°29'13"E A DISTANCE OF 274.01 FEET;
THENCE S89°55'13"W A DISTANCE OF 7.50 FEET;
THENCE S00°29'13"E A DISTANCE OF 178.00 FEET;
THENCE S89°55'13"W A DISTANCE OF 222.01 FEET;
THENCE N00°29'13"W A DISTANCE OF 79.86 FEET;
THENCE S89°30'47"W A DISTANCE OF 139.64 FEET;
THENCE N00°29'13"W A DISTANCE OF 135.14 FEET;
THENCE N89°55'13"E A DISTANCE OF 132.16 FEET;
THENCE N00°29'13"W A DISTANCE OF 238.01 FEET;
THENCE S89°55'13"W A DISTANCE OF 601.25 FEET;
THENCE N10°32'04"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 58.28 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°30'57", A RADIUS OF 529.00 FEET, A CHORD BEARING N05°43'24"E A DISTANCE OF 296.20 FEET, AND AN ARC DISTANCE OF 300.21 FEET;
THENCE N21°58'53"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 71.41 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°28'05", A RADIUS OF 271.00 FEET, A CHORD BEARING N10°44'50"E A DISTANCE OF 105.59 FEET, AND AN ARC DISTANCE OF 106.27 FEET;
THENCE N00°27'54"W NON-TANGENT WITH THE LAST DESCRIBED CURVE AND TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 92.09 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 93°20'25", A RADIUS OF 25.00 FEET, A CHORD BEARING N47°08'07"W A DISTANCE OF 36.37 FEET, AND AN ARC DISTANCE OF 40.73 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 24.695 ACRES, MORE OR LESS.



KENNETH G. OUELLETTE, P.L.S. 24673
DATE: JULY 31, 2024
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 2

DATE: 7/31/24

SHEET: 2 OF 5

Q:\DEN\Projects\9757-00--Painted Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

EXHIBIT A

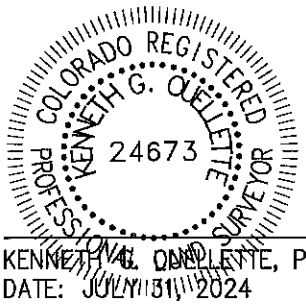
NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

PROPERTY DESCRIPTION

PARCEL 2

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 11;
THENCE S36°15'16"W A DISTANCE OF 1155.75 FEET TO THE **POINT OF BEGINNING**;
THENCE S00°04'47"E A DISTANCE OF 135.00 FEET;
THENCE S89°55'13"W A DISTANCE OF 43.56 FEET;
THENCE S00°29'13"E A DISTANCE OF 1.50 FEET;
THENCE S89°30'47"W A DISTANCE OF 58.00 FEET;
THENCE N00°29'13"W A DISTANCE OF 136.92 FEET;
THENCE N89°55'13"E A DISTANCE OF 102.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.319 ACRES, MORE OR LESS.



KENNETH G. QUELLETTE, P.L.S. 24673
DATE: JULY 31, 2024
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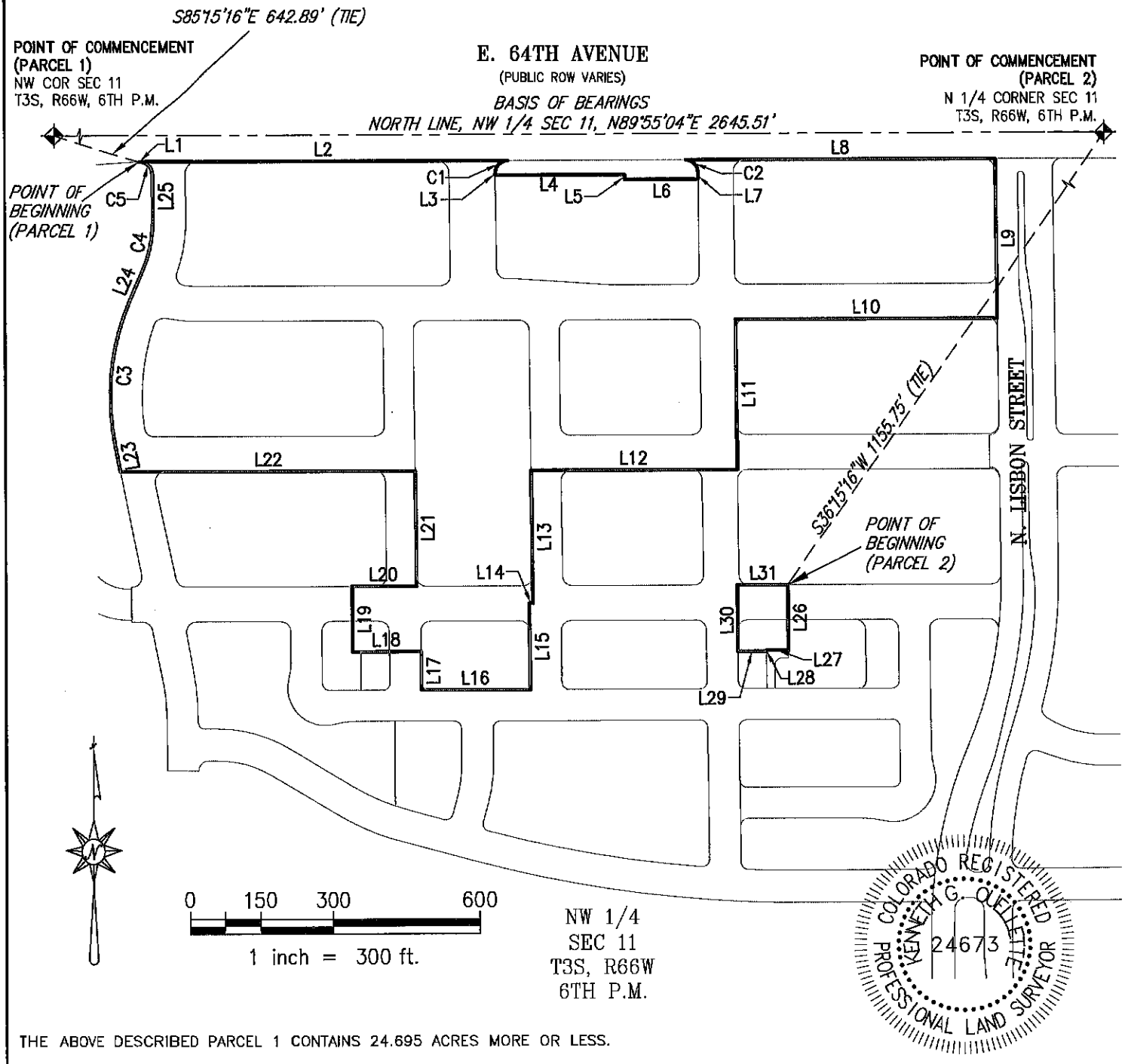
BID 2

DATE: 7/31/24

SHEET: 3 OF 5

Q:\DEN\Projects\9757-00-Painted Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

ILLUSTRATION FOR
EXHIBIT A



THE ABOVE DESCRIBED PARCEL 1 CONTAINS 24.695 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL 2 CONTAINS 0.319 ACRES MORE OR LESS.

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

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BID 2

DATE: 7/31/24

SHEET: 4 OF 5

Q:\DEN\Projects\9757-00-Painted Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

ILLUSTRATION FOR
EXHIBIT A

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N86°11'41"E	2.99'
L2	N89°55'04"E	752.62'
L3	S00°29'13"E	4.83'
L4	N89°55'04"E	263.24'
L5	S00°04'56"E	10.00'
L6	N89°55'04"E	149.85'
L7	N00°29'13"W	15.17'
L8	N89°55'04"E	632.34'
L9	S00°29'13"E	329.04'
L10	S89°55'13"W	535.51'
L11	S00°29'13"E	310.01'
L12	S89°55'13"W	420.52'
L13	S00°29'13"E	274.01'
L14	S89°55'13"W	7.50'
L15	S00°29'13"E	178.00'
L16	S89°55'13"W	222.01'
L17	N00°29'13"W	79.86'
L18	S89°30'47"W	139.64'
L19	N00°29'13"W	135.14'
L20	N89°55'13"E	132.16'
L21	N00°29'13"W	238.01'
L22	S89°55'13"W	601.25'
L23	N10°32'04"W	58.28'
L24	N21°58'53"E	71.41'
L25	N00°27'54"W	92.09'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	90°24'16"	25.00'	S44°42'56"W	35.48'	39.45'
C2	89°35'44"	25.00'	N45°17'04"W	35.23'	39.09'
C3	32°30'57"	529.00'	N05°43'24"E	296.20'	300.21'
C4	22°28'05"	271.00'	N10°44'50"E	105.59'	106.27'
C5	93°20'25"	25.00'	N47°08'07"W	36.37'	40.73'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	S00°04'47"E	135.00'
L27	S89°55'13"W	43.56'
L28	S00°29'13"E	1.50'
L29	S89°30'47"W	58.00'
L30	N00°29'13"W	136.92'
L31	N89°55'13"E	102.52'



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BID 2

DATE: 7/31/24

SHEET: 5 OF 5

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NOTICE OF PUBLIC HEARING ON EXCLUSION OF PROPERTY

NOTICE IS HEREBY GIVEN to all interested persons that a Petition for Exclusion of Property (the "District Number One Petition") has been or is expected to be filed with the City of Aurora requesting the property described below be excluded from Painted Prairie Business Improvement District Number One, City of Aurora, Adams County, Colorado (the "District Number One").

NOTICE IS HEREBY GIVEN to all interested persons that a Petition for Exclusion of Property (the "District Number Two Petition" and together with the District Number One Petition the "Petitions") has been or is expected to be filed with the City of Aurora requesting the property described below be excluded from Painted Prairie Business Improvement District Number Two, City of Aurora, Adams County, Colorado (the "District Number Two").

NOTICE IF HEREBY FURTHER GIVEN that, the City Council, City of Aurora, Adams County, Colorado will hold a public hearing on the Petitions on _____, 2025, at 7:30 p.m. or as soon thereafter as the City Council may hear such matter. Due to ongoing public health and state orders, the public is invited to participate electronically; please see the City's website at www.auroragov.org to register and view the meeting.

The name and address of the Petitioner and a description of the property to be included into **District Number One** are as follows:

Name of Petitioner:	Painted Prairie Owner, LLC
Address of Petitioner:	10100 Santa Monica Blvd., Suite 1000 Los Angeles, CA 90067
General Description of Property:	A parcel of land in the northwest quarter of Section 11, Township 3 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado

The name and address of the Petitioner and a description of the property to be included into **District Number Two** are as follows:

Name of Petitioner:	Painted Prairie Owner, LLC
Address of Petitioner:	10100 Santa Monica Blvd., Suite 1000 Los Angeles, CA 90067
General Description of Property:	A parcel of land in the northwest quarter of Section 11, Township 3 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado

NOTICE IS FURTHER GIVEN to all interested persons that they shall appear at the public meeting and show cause in writing why such Petitions should not be granted.

PUBLISHED IN: *Aurora Sentinel*
PUBLISHED ON: _____, 202_

NOTICE OF PUBLIC HEARING ON INCLUSION OF PROPERTY

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NOTICE IF HEREBY FURTHER GIVEN that, the City Council, City of Aurora, Adams County, Colorado will hold a public hearing on the Petitions on _____, 2025, at 7:30 p.m. or as soon thereafter as the City Council may hear such matter. Due to ongoing public health and state orders, the public is invited to participate electronically; please see the City's website at www.auroragov.org to register and view the meeting.

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The name and address of the Petitioner and a description of the property to be included into **District Number Two** are as follows:

Name of Petitioner:	Painted Prairie Owner, LLC
Address of Petitioner:	10100 Santa Monica Blvd., Suite 1000 Los Angeles, CA 90067
General Description of Property:	A parcel of land in the northwest quarter of Section 11, Township 3 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado

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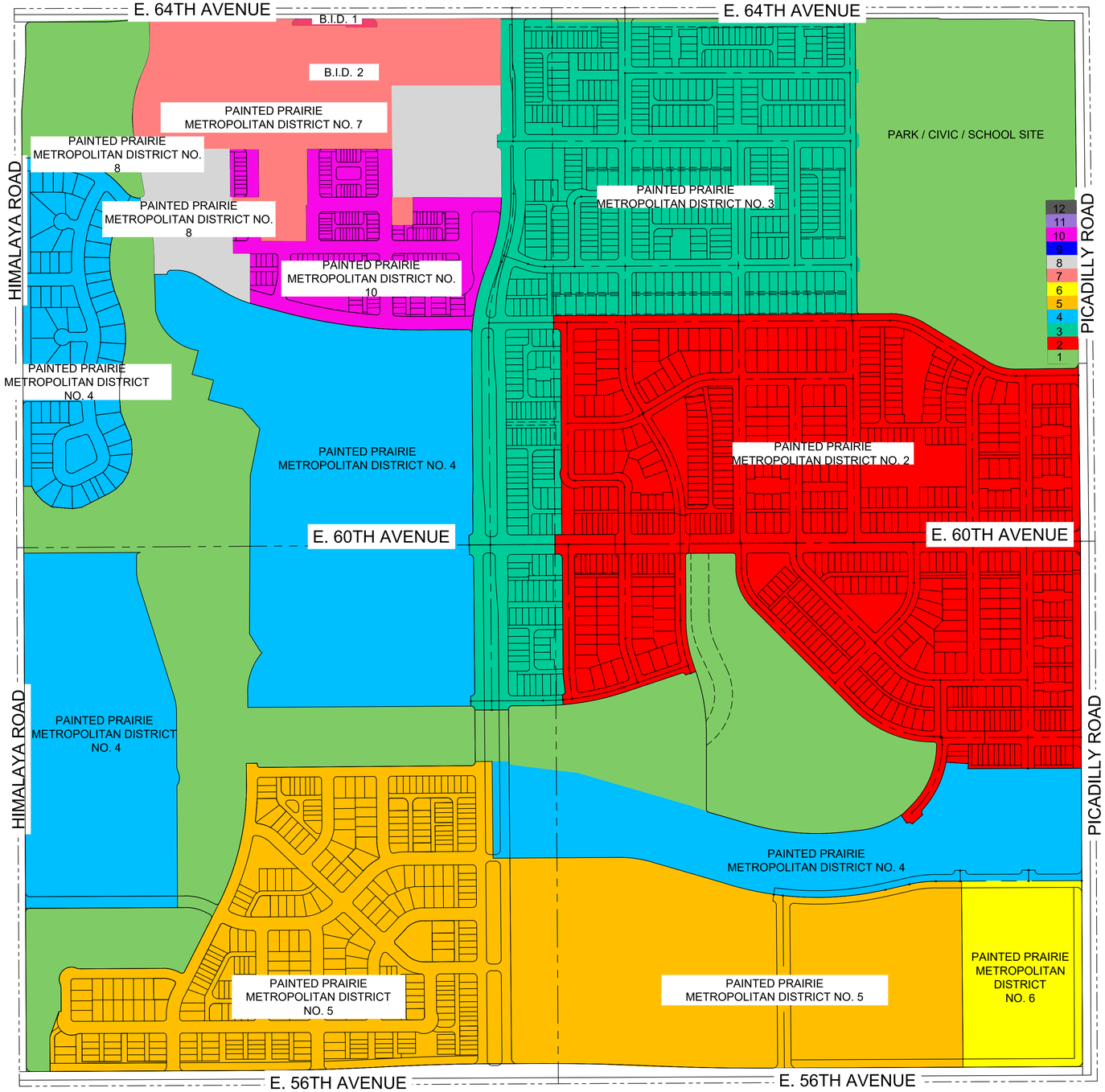
PUBLISHED IN: *Aurora Sentinel*
PUBLISHED ON: _____, 202_



300 150 0 300 600

SCALE: 1" = 300'

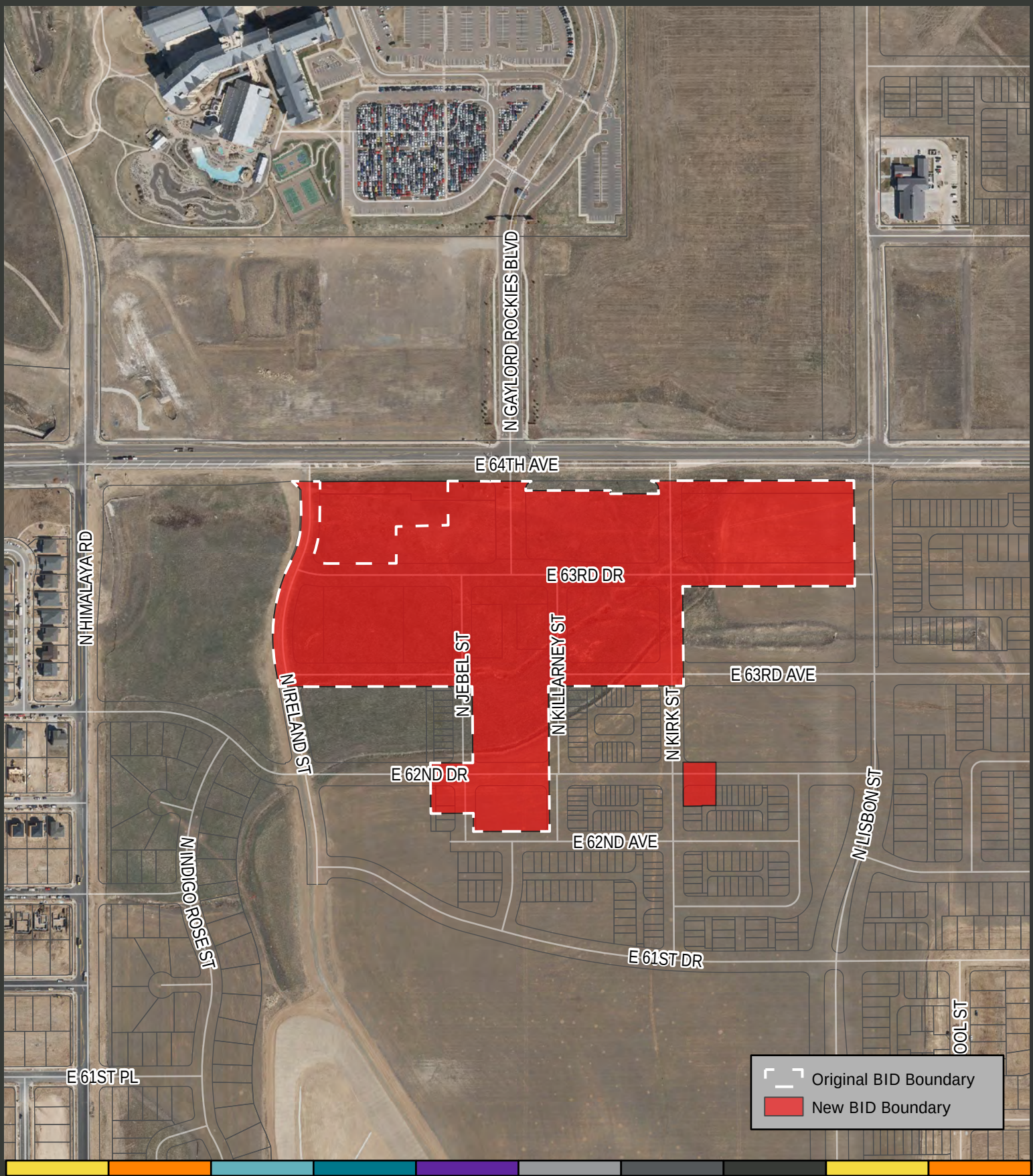
- DISTRICT 1
- DISTRICT 2
- DISTRICT 3
- DISTRICT 4
- DISTRICT 5
- DISTRICT 6
- DISTRICT 7
- DISTRICT 8
- DISTRICT 9
- DISTRICT 10
- DISTRICT 11
- DISTRICT 12
- SCHOOL / CIVIC PARK

MERRICK®

PAINTED PRAIRIE METRO DISTRICT MAP

DATE: 10/25/2024

SHEET:



Planning and Business Development

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Painted Prairie No. 2
Business Improvement District

Miles
0 0.03 0.06

1/28/2025 I:\ArcGIS_Pro_Projects\Planning\Development Review\Data Services\#2514 Painted Prairie 2 BID Update.aprx

CITY OF AURORA
Council Agenda Commentary

Item Title: Windler Business Improvement District No. 1 Boundary Adjustment
Item Initiator: Michael Kerrigan, Special District Administrator, Office of Development Assistance
Staff Source/Legal Source: Michael Kerrigan, Special District Administrator/Brian Rulla, Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 6.0--Provide a well-managed and financially strong City

COUNCIL MEETING DATES:

Study Session: 2/10/2025

Regular Meeting: 2/24/2025

2nd Regular Meeting (if applicable): 3/10/2025

Item requires a Public Hearing: ☒ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2025-19 A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1
Michael Kerrigan, Special District Administrator, Office of Development Assistance / Brian Rulla Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Approve Item as Proposed at Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Management & Finance

Policy Committee Date: 2/6/2025

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☒ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

City Council approved the establishment of the Windler Business Improvement District No. 1 (BID) in 2021 via ordinance number 2021-32. The BID is currently located adjacent to the northbound 56th Ave. offramp of E-470. City Council has additionally approved annual operating plans and budgets for the BID and a board of director appointment in 2022.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The petitions for the proposed Windler BID No. 1 inclusion and exclusion are attached. The developer of the project, and owner of the property, within the BID boundaries have modified their development plans for the property located within the districts. As such, this request is to include property which is intended for commercial development and exclude property that is intended for residential development within the boundaries of the BID as described in the attached petitions. State statute excludes land classified as residential from being included within the boundaries of BID, so the BID must exclude residential land from its boundaries.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does Council wish to move this to the Regular City Council Meeting?

LEGAL COMMENTS

The City Council is vested with the jurisdiction to create and establish business improvement districts within the boundaries of the City. §31-25-1204, C.R.S. City Council passed Ordinance 2021-32 and declared the Windler Business Improvement District Number One organized. Under §31-25-1220 (5), C.R.S., during or after the formation of the district, any property owner may request that a property may be included or excluded from the district. The district is requesting the inclusion and the exclusion of properties from the district. After Council's approval the boundaries of the district will be amended accordingly. (Rulla)

ORDINANCE NO. 2025-___

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1

WHEREAS, the City Council of the City of Aurora, Colorado (the "City Council") authorized by Ordinance 2021-32 the organization of Windler Business Improvement District No. 1 (the "District"); and

WHEREAS, after the District was formed, the City Council received two petitions filed pursuant to C.R.S. § 31-25-1220, by GVP Windler, LLC (the "Petitioner") for the exclusion and inclusion of certain property into the District, which property is more particularly described in the Petition for Exclusion of Property and Petition for Inclusion of Property both of which are attached hereto as Exhibit A (collectively, the "Petitions"); and

WHEREAS, public notice of the hearing on the Petitions has been given and published in the *Aurora Sentinel* in accordance with state law, calling for a public hearing on the request of said Petitions; and

WHEREAS, City Council has held and concluded such Public Hearing in accordance with state law, at which hearing all persons having obligations to the exclusion and inclusion of the properties described in the Petitions were heard, and the City Council has determined that the allegations of the Petitions are true; and

WHEREAS, the properties sought to be included into the District are located entirely within the City of Aurora, in Adams County, Colorado, and does not include property within any other county or within any other incorporated city, town, or city and county.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Pursuant to its authority under C.R.S. § 31-25-1207(5), the City Council, as the governing body of the City, hereby adjudicates all questions of jurisdiction to find that jurisdiction is vested in the City Council, and pursuant to C.R.S. § 31-25-1220, the City Council has authority to grant the Petitioner's request of inclusion and exclusion of the properties described into, and out of, the Windler Business Improvement District No. 1 as described in Exhibit A.

Section 2. Pursuant to C.R.S. § 31-25-1220, the City Council has authority to grant the Petitioner's request of inclusion and exclusion from the Windler Business Improvement District No. 1 as described in Exhibit A.

Section 3. The City Council, being fully informed, hereby finds and determines that the change in boundaries of the Windler Business Improvement District No. 1 as proposed in the Petitions does not adversely affect such Districts nor does it affect their rights or privileges whatsoever.

Section 4. The City Council hereby grants the Petitions described in Exhibit A.

Section 5. The actions of the City Clerk, petitioners, and designated election official in setting and providing public notice of the public hearing on the Petitions are hereby ratified and confirmed.

Section 6. The City Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerk and Recorder of Adams County, Colorado, whereupon the properties shall be included into and excluded from the Windler Business Improvement District No. 1 as approved in this ordinance.

Section 7. All acts, orders, resolutions, ordinances, or parts thereof, in conflict with this Ordinance are hereby repealed, except that this section shall not be construed so as to revive any act, order, resolution, or ordinance or part thereof previously repealed.

Section 8. Pursuant to Section 5-5 of the City Charter, the second publication of this ordinance shall be by reference, utilizing the ordinance title. Copies of this ordinance are available at the office of the City Clerk.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2025.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____ RLA
BRIAN J. RULLA, Assistant City Attorney

Exhibit A

Windler Business Improvement District No. 1 Petition for Inclusion

PETITION FOR INCLUSION OF PROPERTY
INTO
WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1

TO: City Council, City of Aurora, Colorado:

The undersigned, GVP Windler, LLC, a Delaware limited liability company, hereby respectfully petitions the City Council of the City of Aurora in accordance with the provisions of Section 31-25-1220, C.R.S., for the inclusion of the hereinafter described property into the Windler Business Improvement District No. 1 (the "**District**").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "**Property**") be included in the District and that an Ordinance be adopted by the City Council including the Property into the District, and that from and after the effective date of such Ordinance, the Property shall be liable for assessments and other obligations of the District.

The undersigned represents to the City Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for consideration of the Petition.

The undersigned agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of notice of the hearing on inclusion, publication of the ordinance approving the inclusion (if any), filing and recording fees, and all other costs of inclusion of the land into said District , whether or not such inclusion is approved.

The legal description of said property situated in the County of Adams, State of Colorado, is attached hereto as **Exhibit A**.

This is a verified petition.

Petitioner: GVP Windler, LLC, a Delaware limited liability company

By: _____
Name: Donald Provost
Title: Its Authorized Signatory

Petitioner's Street Address: 10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Donald Provost, as Authorized Signatory of GVP Windler, LLC, a Delaware limited liability company, the Petitioner.

Witness my hand and official seal.

My commission expires: June 11, 2025

Michelle Sanchez
Notary Public

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

EXHIBIT A

Windler Business Improvement District No. 1 Petition for Inclusion

LEGAL DESCRIPTION

EXHIBIT A

SW 1/4, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

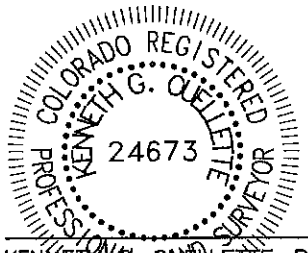
PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT A, WINDLER SUBDIVISION FILING NO. 4, RECORDED AT RECEPTION NO. 2024000013716 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING S00°13'40"E BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 18 AND THE SOUTHWEST CORNER OF SAID SECTION 18. BASED ON THE SAID WINDLER SUBDIVISION FILING NO. 4, WITH ALL BEARINGS HEREIN RELATIVE THERETO. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 18;
THENCE S04°14'03"E A DISTANCE OF 1199.96 FEET TO A POINT ON THE EASTERLY LINE OF A 75.00 FOOT E-470 MULTI USE EASEMENT MU-113 RECORDED IN BOOK 5849 AT PAGE 596 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING;**
THENCE ALONG SAID EASTERLY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°35'11", A RADIUS OF 2177.81 FEET, A CHORD BEARING S05°32'50"E A DISTANCE OF 98.30 FEET, AND AN ARC DISTANCE OF 98.31 FEET;
THENCE S83°09'35"W NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 75.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID 75.00 FOOT E-470 MULTI USE EASEMENT MU-113;
THENCE ALONG SAID WESTERLY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°35'11", A RADIUS OF 2252.81 FEET, A CHORD BEARING N05°32'50"W A DISTANCE OF 101.68 FEET, AND AN ARC DISTANCE OF 101.69 FEET;
THENCE N85°44'46"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 7,500 SQUARE FEET (0.172 ACRES), MORE OR LESS.



KENNETH G. QUELLETTE, P.L.S. 24673
DATE: SEPTEMBER 16, 2024
JOB NO. 65420899
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1

DATE: 9/16/24

SHEET: 1 OF 2

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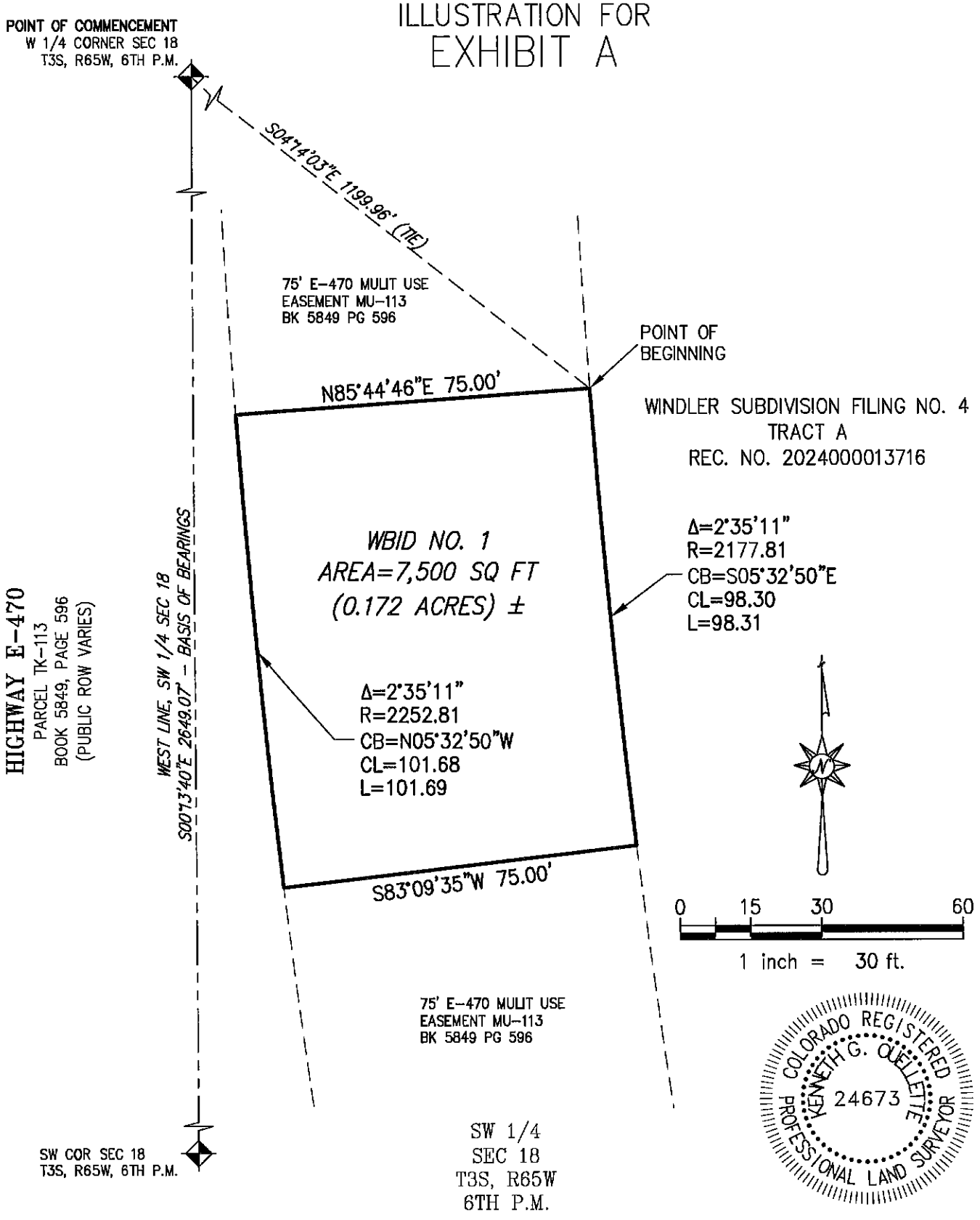
ILLUSTRATION FOR
EXHIBIT A



This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

WINDLER BUSINESS IMPROVEMENT DISTRICT
NO. 1

DATE: 9/16/24

SHEET: 2 OF 2

Q:\DEN\Projects\0899-00-Windler Metro Districts\Design\Survey\dwg\2024\Windler Districts 2024.dwg

Exhibit A

Windler Business Improvement District No. 1 Petition for Exclusion

PETITION FOR EXCLUSION OF PROPERTY
FROM
WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1

TO: City Council, City of Aurora, Colorado:

The undersigned, GVP Windler, LLC, a Delaware limited liability company, hereby respectfully petitions the City Council of the City of Aurora in accordance with the provisions of Section 31-25-1220, C.R.S., for the exclusion of the hereinafter described property from Windler Business Improvement District No. 1 (the "**District**").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "**Property**") be excluded from the District and that an Ordinance be adopted by the City Council excluding the Property from the District, and that from and after the effective date of such Ordinance, the Property shall no longer be liable for assessments and other obligations of the District.

The undersigned represents to the City Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for consideration of the Petition.

The undersigned agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of notice of the hearing on exclusion, publication of the ordinance approving the exclusion (if any), filing and recording fees, and all other costs of exclusion of the land from the District, whether or not such exclusion is approved.

The legal description of said property situated in the County of Adams, State of Colorado, is attached hereto as **Exhibit A**.

This is a verified petition.

Petitioner: GVP Windler, LLC, a Delaware limited liability company

By: _____
Name: Donald Provost
Title: Its Authorized Signatory

Petitioner's
Street Address: 10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Donald Provost, as Authorized Signatory of GVP Windler, LLC, a Delaware limited liability company, the Petitioner.

Witness my hand and official seal.

My commission expires: June 11, 2025

Michelle Sanchez
Notary Public

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

EXHIBIT A

Windler Business Improvement District No. 1 Petition for Exclusion

LEGAL DESCRIPTION

NW 1/4, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING N89°19'42"E A DISTANCE OF 2608.00 FEET BETWEEN THE NORTHWEST CORNER OF SAID SECTION 18 BEING MONUMENTED BY A #6 REBAR WITH 3–1/4" ALUMINUM CAP STAMPED: PLS 24313 AND THE NORTH QUARTER CORNER OF SAID SECTION 18 BEING MONUMENTED BY A #6 REBAR WITH A 2–1/2" ALUMINUM CAP STAMPED: PLS 38058.

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 18;
THENCE S70°13'55"W A DISTANCE OF 2697.02 FEET TO A POINT ON THE EASTERLY RIGHT–OF–WAY LINE OF HIGHWAY E–470 RECORDED IN BOOK 5849 AT PAGE 596 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**;
THENCE S85°53'59"E A DISTANCE OF 75.00 FEET;
THENCE S04°06'01"W A DISTANCE OF 100.00 FEET;
THENCE N85°53'59"W A DISTANCE OF 75.00 FEET TO A POINT ON SAID EASTERLY RIGHT–OF–WAY LINE OF HIGHWAY E–470;
THENCE N04°06'01"E ALONG SAID EASTERLY RIGHT–OF–WAY LINE OF HIGHWAY E–470 A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7,500 SQUARE FEET (0.172 ACRES), MORE OR LESS.



KENNETH G. QUELLETTE, P.L.S. 24673
DATE: MAY 6, 2021
JOB NO. 65420899
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1
EXHIBIT A

DATE: 5/6/21

SHEET: 1 OF 1

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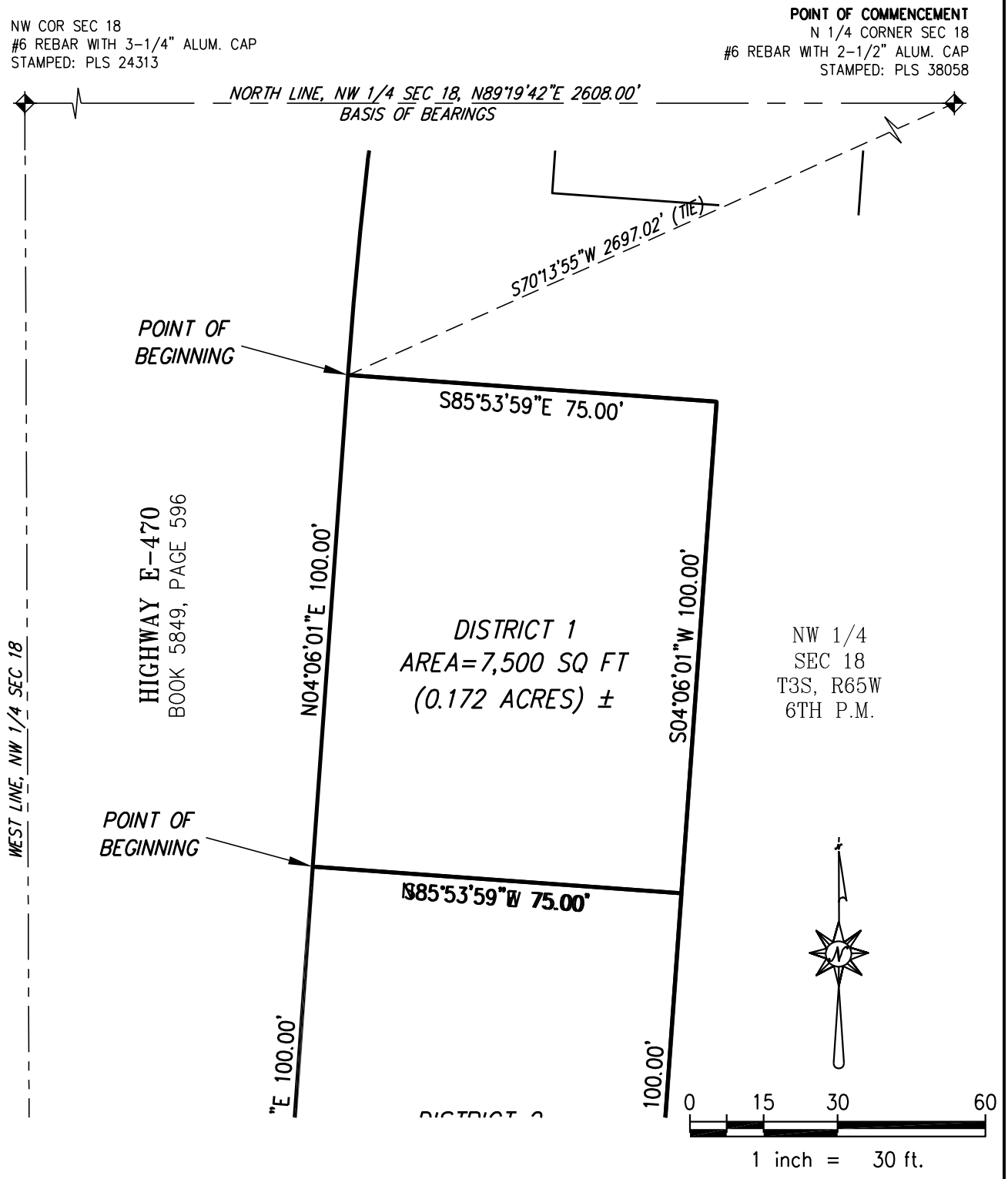
ILLUSTRATION FOR
A-2



This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1
EXHIBIT C-1

DATE: 5/6/21

SHEET: 1 OF 1

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Megan J. Murphy
Shareholder

303-858-1800
mmurphy@wbapc.com

December 2, 2024

VIA EMAIL
Mihcael Kerrigan
Special District Administrator
Office of Development Assistance
City of Aurora
MKerriga@auroragov.org

Re: Windler Business Improvement District Nos. 1 & 2 Petitions for Exclusion and Inclusion of Property

Dear Mr. Kerrigan:

White Bear Ankele Tanaka & Waldron represents the Windler Business Improvement District No. 1 and the Windler Business Improvement District No. 2 (collectively, the "**BIDs**"). The BIDs are seeking to exclude and include certain property into their respective boundaries.

The City Council for the City of Aurora (the "**City Council**") approved Ordinance No. 2021-32 Organizing the Windler Business Improvement District No. 1 on September 13, 2021. The City Council approved Ordinance No. 2021-33 Organizing the Windler Business Improvement District No. 2 on September 13, 2021. The City Council approved the Second Amended and Restated Service Plan for WH Metropolitan District No. 1 and Consolidated Service Plan for WH Metropolitan District Nos. 2-10, on August 23, 2021 and the Amended and Restated Service Plan for Windler Homestead Metropolitan District, on June 28, 2021. Windler Metropolitan District Nos. 1-9, Windler Homestead Metropolitan District, Windler Operations Metropolitan District (collectively, the "**Metro Districts**"), and the BIDs are collectively referred to herein as the "**Districts**."

The developer of the project and owner of the undeveloped property within the Districts' boundaries, GVP Windler, LLC, has modified its development plan for the property located within the Districts' boundaries. Certain lots and tracts intended for residential development are in the boundaries of the BIDs.

Pursuant to C.R.S. § 31-25-1208(2), no tract of land which is classified for property tax purposes as residential or agricultural shall be included in the boundaries of a business improvement district. As a result, the BIDs must exclude those lots and tracts intended for

residential development within its boundaries as described in the enclosed Petitions for Exclusion. The developer of the project and owner of the undeveloped property within the Districts' boundaries desires to include property which is intended for commercial development within the boundaries of the BIDs as described in the enclosed Petitions for Inclusion.

As of the date of this letter, the BIDs have not issued any debt.

Therefore, in accordance with C.R.S. § 31-25-1220, the following documents are enclosed for consideration:

1. Copy of the executed Petition for Exclusion of Property from Windler Business Improvement District No. 1;
2. Copy of the executed Petition for Exclusion of Property from Windler Business Improvement District No. 2;
3. Copy of the executed Petition for Inclusion of Property into Windler Business Improvement District No. 1;
4. Copy of the executed Petition for Inclusion of Property into Windler Business Improvement District No. 2;
5. Proposed Notice of Exclusion for publication in the Aurora Sentinel, required to be coordinated by the City Clerk in accordance with C.R.S. § 31-25-1220(1);
6. Proposed Notice of Inclusion for publication in the Aurora Sentinel, required to be coordinated by the City Clerk in accordance with C.R.S. § 31-25-1220(1);
7. Proposed Ordinance Excluding Certain Property from and Including Certain Property into the boundaries of Windler Business Improvement District No. 1;
8. Proposed Ordinance Excluding Certain Property from and Including Certain Property into the boundaries of Windler Business Improvement District No. 2; and
9. Windler Subdivision Filing No. 4 Plat (the "Plat"). See page 6 of the Plat which shows the current BIDs boundaries which overlay the parcel labeled "District No. 1" and "District No. 2" respectively. The BIDs boundaries are being changed to move them further south as part of the platting process for the Windler project.

The BIDs requests that the City Council approve the statutorily required exclusion and inclusion as soon as possible in order to facilitate development within the project. Please contact our office if you have any questions or concerns. Thank you.

Sincerely,
WHITE BEAR ANKELE TANAKA & WALDRON

Megan J. Murphy

Megan J. Murphy
Shareholder

2357.0900

PETITION FOR EXCLUSION OF PROPERTY
FROM
WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1

TO: City Council, City of Aurora, Colorado:

The undersigned, GVP Windler, LLC, a Delaware limited liability company, hereby respectfully petitions the City Council of the City of Aurora in accordance with the provisions of Section 31-25-1220, C.R.S., for the exclusion of the hereinafter described property from Windler Business Improvement District No. 1 (the "**District**").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "**Property**") be excluded from the District and that an Ordinance be adopted by the City Council excluding the Property from the District, and that from and after the effective date of such Ordinance, the Property shall no longer be liable for assessments and other obligations of the District.

The undersigned represents to the City Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for consideration of the Petition.

The undersigned agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of notice of the hearing on exclusion, publication of the ordinance approving the exclusion (if any), filing and recording fees, and all other costs of exclusion of the land from the District, whether or not such exclusion is approved.

The legal description of said property situated in the County of Adams, State of Colorado, is attached hereto as **Exhibit A**.

This is a verified petition.

Petitioner: GVP Windler, LLC, a Delaware limited liability company

By: _____
Name: Donald Provost
Title: Its Authorized Signatory

Petitioner's Street Address: 10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Donald Provost, as Authorized Signatory of GVP Windler, LLC, a Delaware limited liability company, the Petitioner.

Witness my hand and official seal.

My commission expires: June 11, 2025

Michelle Sanchez
Notary Public

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

EXHIBIT A

Windler Business Improvement District No. 1 Petition for Exclusion

LEGAL DESCRIPTION

NW 1/4, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 18;
THENCE S70°13'55"W A DISTANCE OF 2697.02 FEET TO A POINT ON THE EASTERLY RIGHT–OF–WAY LINE OF HIGHWAY E–470 RECORDED IN BOOK 5849 AT PAGE 596 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**;
THENCE S85°53'59"E A DISTANCE OF 75.00 FEET;
THENCE S04°06'01"W A DISTANCE OF 100.00 FEET;
THENCE N85°53'59"W A DISTANCE OF 75.00 FEET TO A POINT ON SAID EASTERLY RIGHT–OF–WAY LINE OF HIGHWAY E–470;
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CONTAINING 7,500 SQUARE FEET (0.172 ACRES), MORE OR LESS.



KENNETH G. QUELLETTE, P.L.S. 24673
DATE: MAY 6, 2021
JOB NO. 65420899
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1
EXHIBIT A

DATE: 5/6/21

SHEET: 1 OF 1

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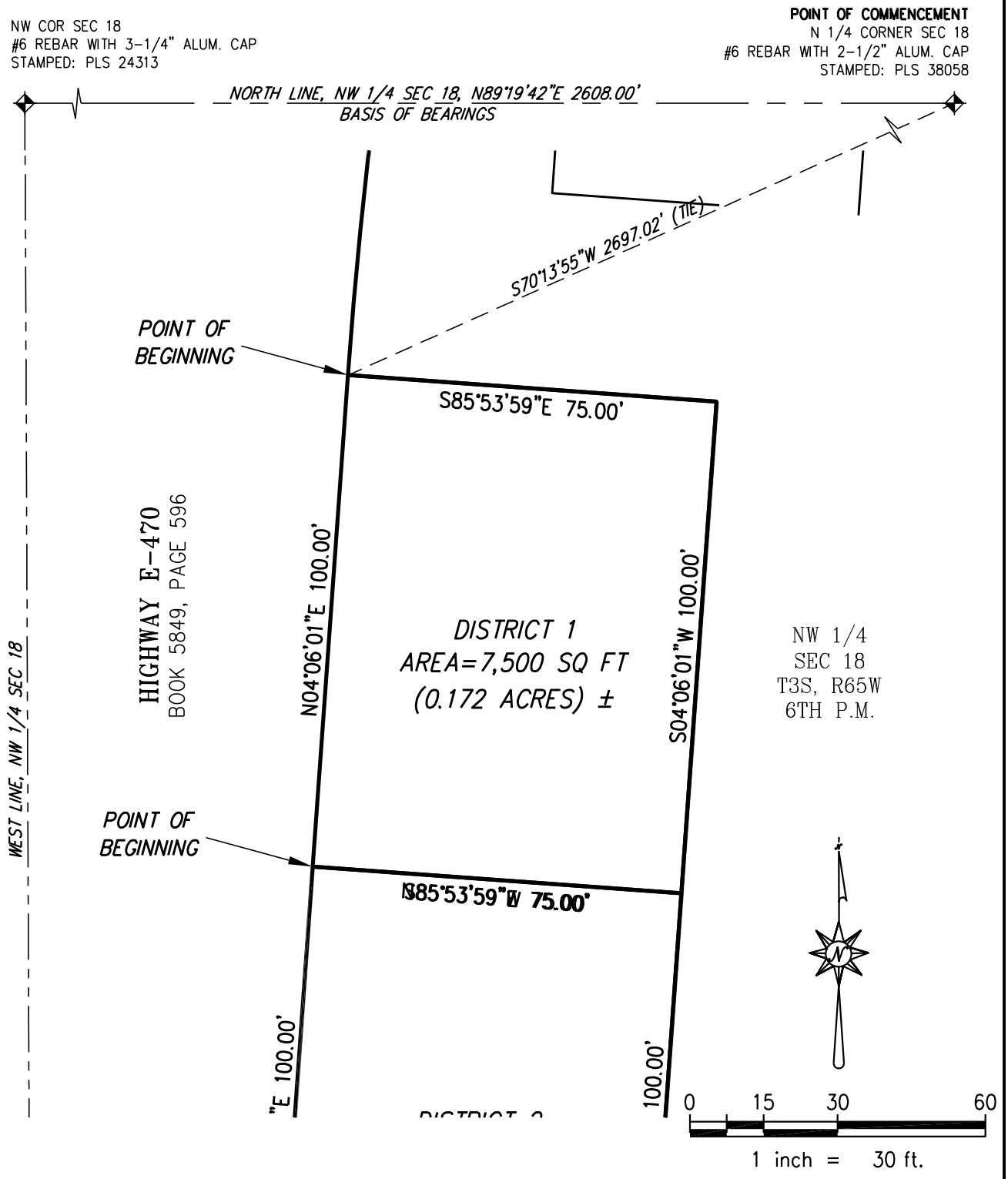
ILLUSTRATION FOR
A-2



This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1
EXHIBIT C-1

DATE: 5/6/21

SHEET: 1 OF 1

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PETITION FOR INCLUSION OF PROPERTY
INTO
WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1

TO: City Council, City of Aurora, Colorado:

The undersigned, GVP Windler, LLC, a Delaware limited liability company, hereby respectfully petitions the City Council of the City of Aurora in accordance with the provisions of Section 31-25-1220, C.R.S., for the inclusion of the hereinafter described property into the Windler Business Improvement District No. 1 (the "**District**").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "**Property**") be included in the District and that an Ordinance be adopted by the City Council including the Property into the District, and that from and after the effective date of such Ordinance, the Property shall be liable for assessments and other obligations of the District.

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Petitioner: GVP Windler, LLC, a Delaware limited liability company

By: _____
Name: Donald Provost
Title: Its Authorized Signatory

Petitioner's Street Address: 10100 Santa Monica Blvd., Suite 1000
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STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Donald Provost, as Authorized Signatory of GVP Windler, LLC, a Delaware limited liability company, the Petitioner.

Witness my hand and official seal.

My commission expires: June 11, 2025

Michelle Sanchez
Notary Public

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

EXHIBIT A

Windler Business Improvement District No. 1 Petition for Inclusion

LEGAL DESCRIPTION

EXHIBIT A

SW 1/4, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

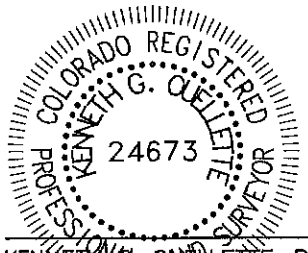
PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT A, WINDLER SUBDIVISION FILING NO. 4, RECORDED AT RECEPTION NO. 2024000013716 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING S00°13'40"E BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 18 AND THE SOUTHWEST CORNER OF SAID SECTION 18. BASED ON THE SAID WINDLER SUBDIVISION FILING NO. 4, WITH ALL BEARINGS HEREIN RELATIVE THERETO. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 18;
THENCE S04°14'03"E A DISTANCE OF 1199.96 FEET TO A POINT ON THE EASTERLY LINE OF A 75.00 FOOT E-470 MULTI USE EASEMENT MU-113 RECORDED IN BOOK 5849 AT PAGE 596 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING;**
THENCE ALONG SAID EASTERLY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°35'11", A RADIUS OF 2177.81 FEET, A CHORD BEARING S05°32'50"E A DISTANCE OF 98.30 FEET, AND AN ARC DISTANCE OF 98.31 FEET;
THENCE S83°09'35"W NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 75.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID 75.00 FOOT E-470 MULTI USE EASEMENT MU-113;
THENCE ALONG SAID WESTERLY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°35'11", A RADIUS OF 2252.81 FEET, A CHORD BEARING N05°32'50"W A DISTANCE OF 101.68 FEET, AND AN ARC DISTANCE OF 101.69 FEET;
THENCE N85°44'46"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 7,500 SQUARE FEET (0.172 ACRES), MORE OR LESS.



KENNETH G. OUELLETTE, P.L.S. 24673
DATE: SEPTEMBER 16, 2024
JOB NO. 65420899
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1

DATE: 9/16/24

SHEET: 1 OF 2

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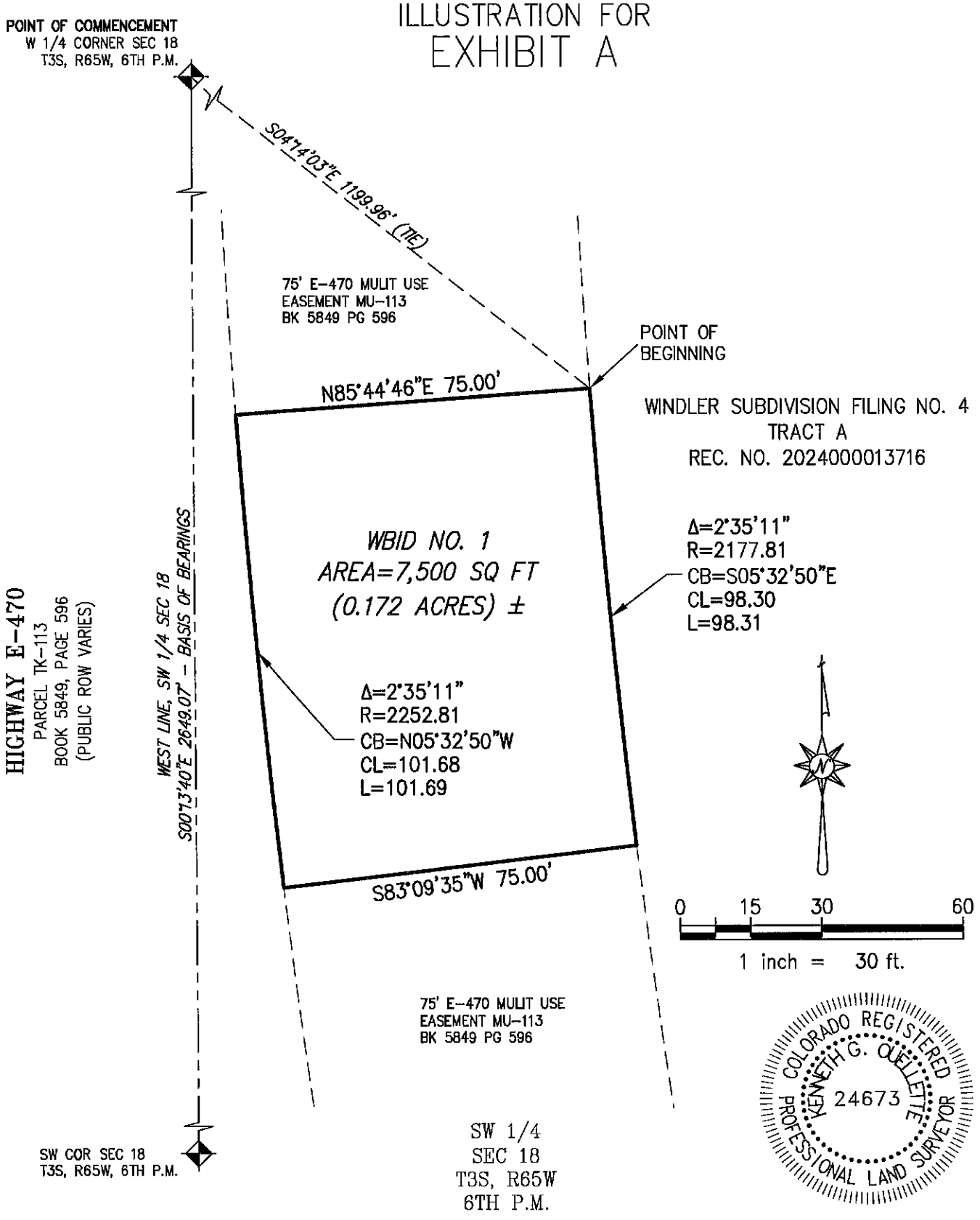
ILLUSTRATION FOR
EXHIBIT A



This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

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WINDLER BUSINESS IMPROVEMENT DISTRICT
NO. 1

DATE: 9/16/24

SHEET: 2 OF 2

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NOTICE OF PUBLIC HEARING ON EXCLUSION OF PROPERTY

NOTICE IS HEREBY GIVEN to all interested persons that a Petition for Exclusion of Property (the "District Number One Petition") has been or is expected to be filed with the City of Aurora requesting the property described below be excluded from Windler Business Improvement District No. 1, City of Aurora, Adams County, Colorado (the "District Number One").

NOTICE IS HEREBY GIVEN to all interested persons that a Petition for Exclusion of Property (the "District Number Two Petition" and together with the District Number One Petition the "Petitions") has been or is expected to be filed with the City of Aurora requesting the property described below be excluded from Windler Business Improvement District No. 2, City of Aurora, Adams County, Colorado (the "District Number Two").

NOTICE IF HEREBY FURTHER GIVEN that, the City Council, City of Aurora, Adams County, Colorado will hold a public hearing on the Petitions on _____, 2025, at 7:30 p.m. or as soon thereafter as the City Council may hear such matter. Due to ongoing public health and state orders, the public is invited to participate electronically; please see the City's website at www.auroragov.org to register and view the meeting.

The name and address of the Petitioner and a description of the property to be included into **District Number One** are as follows:

Name of Petitioner:	GVP Windler, LLC
Address of Petitioner:	10100 Santa Monica Blvd., Suite 1000 Los Angeles, CA 90067
General Description of Property:	A parcel of land in the northwest quarter of Section 18, Township 3 South, Range 65 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado

The name and address of the Petitioner and a description of the property to be included into **District Number Two** are as follows:

Name of Petitioner:	GVP Windler, LLC
Address of Petitioner:	10100 Santa Monica Blvd., Suite 1000 Los Angeles, CA 90067
General Description of Property:	A parcel of land in the northwest quarter of Section 18, Township 3 South, Range 65 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado

NOTICE IS FURTHER GIVEN to all interested persons that they shall appear at the public meeting and show cause in writing why such Petitions should not be granted.

PUBLISHED IN: *Aurora Sentinel*
PUBLISHED ON: _____, 202_

NOTICE OF PUBLIC HEARING ON INCLUSION OF PROPERTY

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PUBLISHED IN: *Aurora Sentinel*
PUBLISHED ON: _____, 202_



Planning and Business Development

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Windler No. 1
Business Improvement District

Miles
0 0.0425 0.085

1/28/2025 I:\ArcGIS_Pro_Projects\Planning\Development Review\Data Services\#2514 Windler 1 BID Update.aprx

CITY OF AURORA
Council Agenda Commentary

Item Title: Windler Business Improvement District No. 2 Boundary Adjustment
Item Initiator: Michael Kerrigan, Special District Administrator, Office of Development Assistance
Staff Source/Legal Source: Michael Kerrigan, Special District Administrator/ Brian Rulla Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 6.0--Provide a well-managed and financially strong City

COUNCIL MEETING DATES:

Study Session: 2/10/2025

Regular Meeting: 2/24/2025

2nd Regular Meeting (if applicable): 3/10/2025

Item requires a Public Hearing: ☒ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2025-20 A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2
Michael Kerrigan, Special District Administrator, Office of Development Assistance / Brian Rulla Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Approve Item as Proposed at Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Management & Finance

Policy Committee Date: 2/6/2025

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☒ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

City Council approved the establishment of the Windler Business Improvement District No. 2 (BID) in 2021 via ordinance number 2021-33. The BID is currently located adjacent to the northbound 56th Ave. offramp of E-470. City Council has additionally approved annual operating plans and budgets for the BID and a board of director appointment in 2022.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The petitions for the proposed Windler BID No. 2 inclusion and exclusion are attached. The developer of the project, and owner of the property, within the BID boundaries have modified their development plans for the property located within the districts. As such, this request is to include property which is intended for commercial development and exclude property which is intended for residential development within the boundaries of the BID as described in the attached petitions. State statute excludes land classified as residential from being included within the boundaries of BID, so the BID must exclude residential land from its boundaries.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does Council wish to move this to the Regular City Council Meeting?

LEGAL COMMENTS

The City Council is vested with the jurisdiction to create and establish business improvement districts within the boundaries of the City. §31-25-1204, C.R.S. City Council passed Ordinance 2021-33 and declared the Windler Business Improvement District Number Two organized. Under §31-25-1220 (5), C.R.S., during or after the formation of the district, any property owner may request that a property may be included or excluded from the district. The district is requesting the inclusion and the exclusion of properties from the district. After Council's approval the boundaries of the district will be amended accordingly. (Rulla)

ORDINANCE NO. 2025-___

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2

WHEREAS, the City Council of the City of Aurora, Colorado (the "City Council") authorized by Ordinance 2021-33 the organization of Windler Business Improvement District No. 2 (the "District"); and

WHEREAS, after the District was formed, the City Council received two petitions filed pursuant to C.R.S. § 31-25-1220, by GVP Windler, LLC (the "Petitioner") for the exclusion and inclusion of certain property into the District, which property is more particularly described in the Petition for Exclusion of Property and Petition for Inclusion of Property both of which are attached hereto as Exhibit A (collectively, the "Petitions"); and

WHEREAS, public notice of the hearing on the Petitions has been given and published in the *Aurora Sentinel* in accordance with state law, calling for a public hearing on the request of said Petitions; and

WHEREAS, City Council has held and concluded such Public Hearing in accordance with state law, at which hearing all persons having obligations to the exclusion and inclusion of the properties described in the Petitions were heard, and the City Council has determined that the allegations of the Petitions are true; and

WHEREAS, the properties sought to be included into the District are located entirely within the City of Aurora, in Adams County, Colorado, and does not include property within any other county or within any other incorporated city, town, or city and county.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Pursuant to its authority under C.R.S. § 31-25-1207(5), the City Council, as the governing body of the City, hereby adjudicates all questions of jurisdiction to find that jurisdiction is vested in the City Council, and pursuant to C.R.S. § 31-25-1220, the City Council has authority to grant the Petitioner's request of inclusion and exclusion of the properties described into, and out of, the Windler Business Improvement District No. 2 as described in Exhibit A.

Section 2. Pursuant to C.R.S. § 31-25-1220, the City Council has authority to grant the Petitioner's request of inclusion and exclusion from the Windler Business Improvement District No. 2 as described in Exhibit A.

Section 3. The City Council, being fully informed, hereby finds and determines that the change in boundaries of the Windler Business Improvement District No. 2 as proposed in the Petitions does not adversely affect such Districts nor does it affect their rights or privileges whatsoever.

Section 4. The City Council hereby grants the Petitions described in Exhibit A.

Section 5. The actions of the City Clerk, petitioners, and designated election official in setting and providing public notice of the public hearing on the Petitions are hereby ratified and confirmed.

Section 6. The City Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerk and Recorder of Adams County, Colorado, whereupon the properties shall be included into and excluded from the Windler Business Improvement District No. 2 as approved in this ordinance.

Section 7. All acts, orders, resolutions, ordinances, or parts thereof, in conflict with this Ordinance are hereby repealed, except that this section shall not be construed so as to revive any act, order, resolution, or ordinance or part thereof previously repealed.

Section 8. Pursuant to Section 5-5 of the City Charter, the second publication of this ordinance shall be by reference, utilizing the ordinance title. Copies of this ordinance are available at the office of the City Clerk.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2025.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____ RLA
BRIAN J. RULLA, Assistant City Attorney

Exhibit A

Windler Business Improvement District No. 2 Petition for Inclusion

PETITION FOR INCLUSION OF PROPERTY
INTO
WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2

TO: City Council, City of Aurora, Colorado:

The undersigned, GVP Windler, LLC, a Delaware limited liability company, hereby respectfully petitions the City Council of the City of Aurora in accordance with the provisions of Section 31-25-1220, C.R.S., for the inclusion of the hereinafter described property into the Windler Business Improvement District No. 2 (the "**District**").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "**Property**") be included in the District and that an Ordinance be adopted by the City Council including the Property into the District, and that from and after the effective date of such Ordinance, the Property shall be liable for assessments and other obligations of the District.

The undersigned represents to the City Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for consideration of the Petition.

The undersigned agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of notice of the hearing on inclusion, publication of the ordinance approving the inclusion (if any), filing and recording fees, and all other costs of inclusion of the land into said District , whether or not such inclusion is approved.

The legal description of said property situated in the County of Adams, State of Colorado, is attached hereto as **Exhibit A**.

This is a verified petition.

Petitioner: GVP Windler, LLC, a Delaware limited liability company

By: _____
Name: Donald Provost
Title: Its Authorized Signatory

Petitioner's
Street Address: 10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Donald Provost, as Authorized Signatory of GVP Windler, LLC, a Delaware limited liability company, the Petitioner.

Witness my hand and official seal.

My commission expires: June 11, 2025

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

Michelle Sanchez
Notary Public

EXHIBIT A

Windler Business Improvement District No. 2 Petition for Inclusion

LEGAL DESCRIPTION

EXHIBIT A

SW 1/4, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

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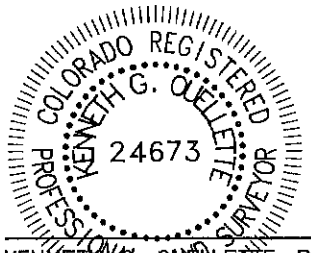

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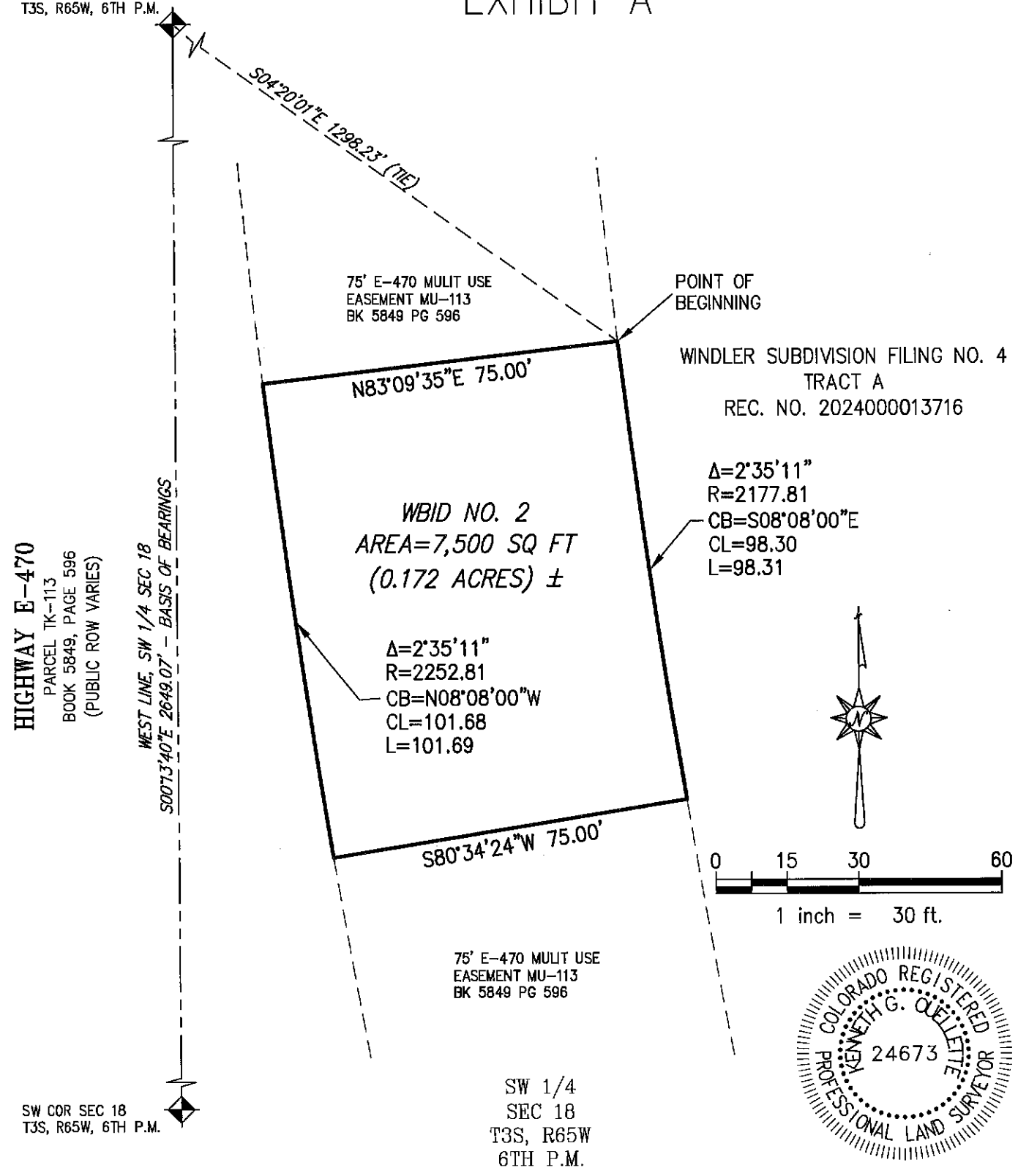

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Q:\DEN\Projects\0899-00-Windler Metro Districts\Design\Survey\dwg\2024\Windler Districts 2024.dwg

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By: _____
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Title: Its Authorized Signatory

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Witness my hand and official seal.

My commission expires: June 11, 2025

Michelle Sanchez
Notary Public

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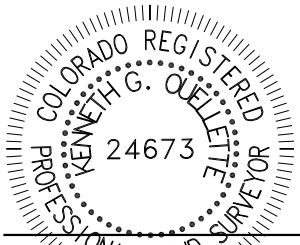
COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 18;
THENCE S68°19'07"W A DISTANCE OF 2739.01 FEET TO A POINT ON THE EASTERLY RIGHT–OF–WAY LINE OF HIGHWAY E–470 RECORDED IN BOOK 5849 AT PAGE 596 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**;
THENCE S85°53'59"E A DISTANCE OF 75.00 FEET;
THENCE S04°06'01"W A DISTANCE OF 100.00 FEET;
THENCE N85°53'59"W A DISTANCE OF 75.00 FEET TO A POINT ON SAID EASTERLY RIGHT–OF–WAY LINE OF HIGHWAY E–470;
THENCE N04°06'01"E ALONG SAID EASTERLY RIGHT–OF–WAY LINE OF HIGHWAY E–470 A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7,500 SQUARE FEET (0.172 ACRES), MORE OR LESS.



KENNETH G. QUELLETTE, P.L.S. 24673
DATE: MAY 6, 2021
JOB NO. 65420899
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

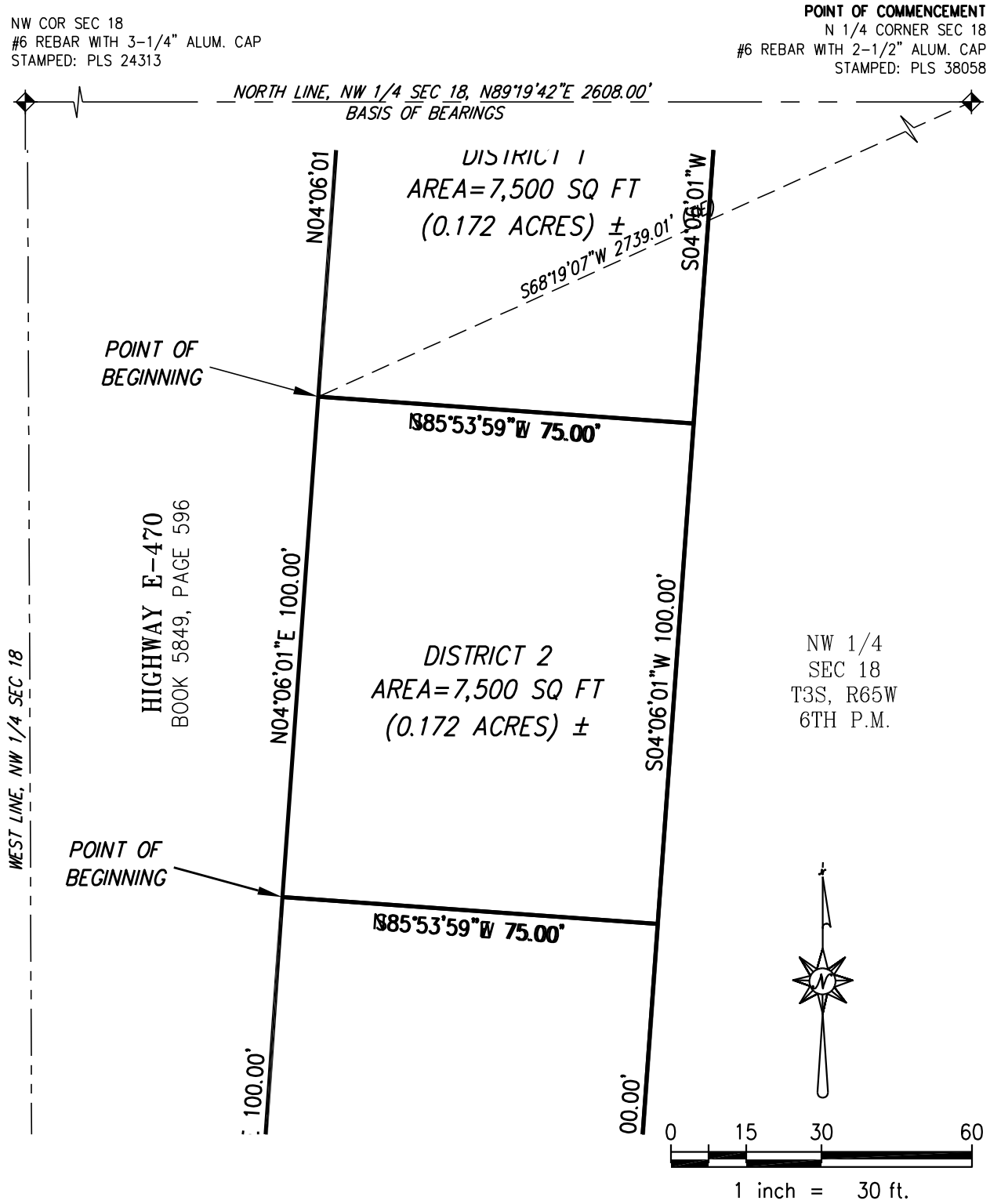
WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2
EXHIBIT A

DATE: 5/6/21

SHEET: 1 OF 1

Q:\DEN\Projects\0899-00-Windler Metro Districts\Design\Survey\dwg\District Parcels.dwg

ILLUSTRATION FOR
A–3



This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2
EXHIBIT C-1

DATE: 5/6/21

SHEET: 1 OF 1

Q:\DEN\Projects\0899-00-Windler Metro Districts\Design\Survey\dwg\District Parcels.dwg

Megan J. Murphy
Shareholder

303-858-1800
mmurphy@wbapc.com

December 2, 2024

VIA EMAIL
Mihcael Kerrigan
Special District Administrator
Office of Development Assistance
City of Aurora
MKerriga@auroragov.org

Re: Windler Business Improvement District Nos. 1 & 2 Petitions for Exclusion and Inclusion of Property

Dear Mr. Kerrigan:

White Bear Ankele Tanaka & Waldron represents the Windler Business Improvement District No. 1 and the Windler Business Improvement District No. 2 (collectively, the "**BIDs**"). The BIDs are seeking to exclude and include certain property into their respective boundaries.

The City Council for the City of Aurora (the "**City Council**") approved Ordinance No. 2021-32 Organizing the Windler Business Improvement District No. 1 on September 13, 2021. The City Council approved Ordinance No. 2021-33 Organizing the Windler Business Improvement District No. 2 on September 13, 2021. The City Council approved the Second Amended and Restated Service Plan for WH Metropolitan District No. 1 and Consolidated Service Plan for WH Metropolitan District Nos. 2-10, on August 23, 2021 and the Amended and Restated Service Plan for Windler Homestead Metropolitan District, on June 28, 2021. Windler Metropolitan District Nos. 1-9, Windler Homestead Metropolitan District, Windler Operations Metropolitan District (collectively, the "**Metro Districts**"), and the BIDs are collectively referred to herein as the "**Districts**."

The developer of the project and owner of the undeveloped property within the Districts' boundaries, GVP Windler, LLC, has modified its development plan for the property located within the Districts' boundaries. Certain lots and tracts intended for residential development are in the boundaries of the BIDs.

Pursuant to C.R.S. § 31-25-1208(2), no tract of land which is classified for property tax purposes as residential or agricultural shall be included in the boundaries of a business improvement district. As a result, the BIDs must exclude those lots and tracts intended for

residential development within its boundaries as described in the enclosed Petitions for Exclusion. The developer of the project and owner of the undeveloped property within the Districts' boundaries desires to include property which is intended for commercial development within the boundaries of the BIDs as described in the enclosed Petitions for Inclusion.

As of the date of this letter, the BIDs have not issued any debt.

Therefore, in accordance with C.R.S. § 31-25-1220, the following documents are enclosed for consideration:

1. Copy of the executed Petition for Exclusion of Property from Windler Business Improvement District No. 1;
2. Copy of the executed Petition for Exclusion of Property from Windler Business Improvement District No. 2;
3. Copy of the executed Petition for Inclusion of Property into Windler Business Improvement District No. 1;
4. Copy of the executed Petition for Inclusion of Property into Windler Business Improvement District No. 2;
5. Proposed Notice of Exclusion for publication in the Aurora Sentinel, required to be coordinated by the City Clerk in accordance with C.R.S. § 31-25-1220(1);
6. Proposed Notice of Inclusion for publication in the Aurora Sentinel, required to be coordinated by the City Clerk in accordance with C.R.S. § 31-25-1220(1);
7. Proposed Ordinance Excluding Certain Property from and Including Certain Property into the boundaries of Windler Business Improvement District No. 1;
8. Proposed Ordinance Excluding Certain Property from and Including Certain Property into the boundaries of Windler Business Improvement District No. 2; and
9. Windler Subdivision Filing No. 4 Plat (the "Plat"). See page 6 of the Plat which shows the current BIDs boundaries which overlay the parcel labeled "District No. 1" and "District No. 2" respectively. The BIDs boundaries are being changed to move them further south as part of the platting process for the Windler project.

The BIDs requests that the City Council approve the statutorily required exclusion and inclusion as soon as possible in order to facilitate development within the project. Please contact our office if you have any questions or concerns. Thank you.

Sincerely,
WHITE BEAR ANKELE TANAKA & WALDRON

Megan J. Murphy
Shareholder

2357.0900

PETITION FOR EXCLUSION OF PROPERTY
FROM
WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2

TO: City Council, City of Aurora, Colorado:

The undersigned, GVP Windler, LLC, a Delaware limited liability company, hereby respectfully petitions the City Council of the City of Aurora in accordance with the provisions of Section 31-25-1220, C.R.S., for the exclusion of the hereinafter described property from Windler Business Improvement District No. 2 (the "**District**").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "**Property**") be excluded from the District and that an Ordinance be adopted by the City Council excluding the Property from the District, and that from and after the effective date of such Ordinance, the Property shall no longer be liable for assessments and other obligations of the District.

The undersigned represents to the City Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for consideration of the Petition.

The undersigned agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of notice of the hearing on exclusion, publication of the ordinance approving the exclusion (if any), filing and recording fees, and all other costs of exclusion of the land from the District, whether or not such exclusion is approved.

The legal description of said property situated in the County of Adams, State of Colorado, is attached hereto as **Exhibit A**.

This is a verified petition.

Petitioner: GVP Windler, LLC, a Delaware limited liability company

By: _____
Name: Donald Provost
Title: Its Authorized Signatory

Petitioner's Street Address: 10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Donald Provost, as Authorized Signatory of GVP Windler, LLC, a Delaware limited liability company, the Petitioner.

Witness my hand and official seal.

My commission expires: June 11, 2025

Michelle Sanchez
Notary Public

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

EXHIBIT A

Windler Business Improvement District No. 2 Petition for Exclusion

LEGAL DESCRIPTION

NW 1/4, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING N89°19'42"E A DISTANCE OF 2608.00 FEET BETWEEN THE NORTHWEST CORNER OF SAID SECTION 18 BEING MONUMENTED BY A #6 REBAR WITH 3–1/4" ALUMINUM CAP STAMPED: PLS 24313 AND THE NORTH QUARTER CORNER OF SAID SECTION 18 BEING MONUMENTED BY A #6 REBAR WITH A 2–1/2" ALUMINUM CAP STAMPED: PLS 38058.

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 18;
THENCE S68°19'07"W A DISTANCE OF 2739.01 FEET TO A POINT ON THE EASTERLY RIGHT–OF–WAY LINE OF HIGHWAY E–470 RECORDED IN BOOK 5849 AT PAGE 596 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**;
THENCE S85°53'59"E A DISTANCE OF 75.00 FEET;
THENCE S04°06'01"W A DISTANCE OF 100.00 FEET;
THENCE N85°53'59"W A DISTANCE OF 75.00 FEET TO A POINT ON SAID EASTERLY RIGHT–OF–WAY LINE OF HIGHWAY E–470;
THENCE N04°06'01"E ALONG SAID EASTERLY RIGHT–OF–WAY LINE OF HIGHWAY E–470 A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7,500 SQUARE FEET (0.172 ACRES), MORE OR LESS.



KENNETH G. QUELLETTE, P.L.S. 24673
DATE: MAY 6, 2021
JOB NO. 65420899
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

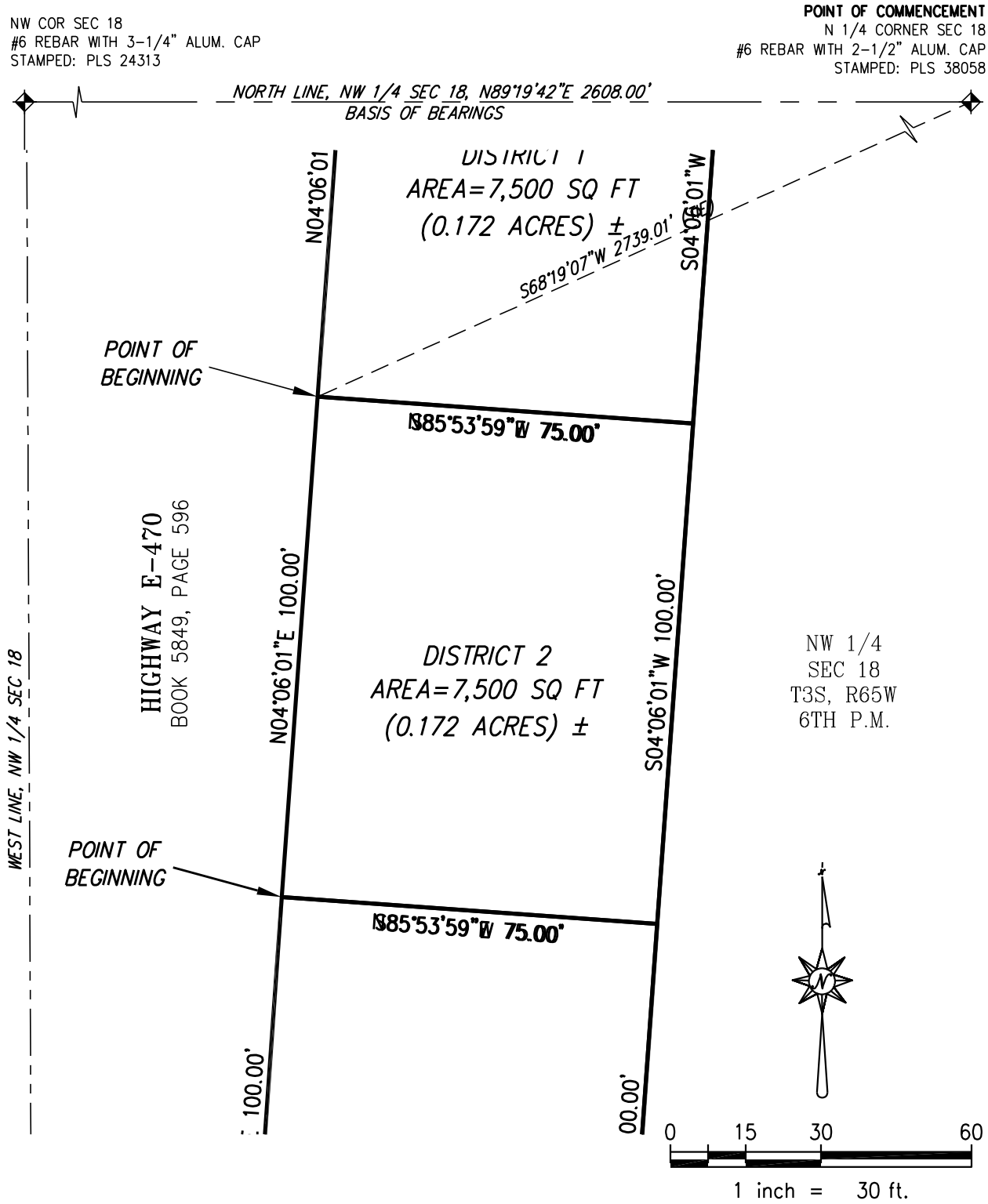
WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2
EXHIBIT A

DATE: 5/6/21

SHEET: 1 OF 1

Q:\DEN\Projects\0899-00-Windler Metro Districts\Design\Survey\dwg\District Parcels.dwg

ILLUSTRATION FOR
A–3



This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2
EXHIBIT C-1

DATE: 5/6/21

SHEET: 1 OF 1

Q:\DEN\Projects\0899-00-Windler Metro Districts\Design\Survey\dwg\District Parcels.dwg

PETITION FOR INCLUSION OF PROPERTY
INTO
WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2

TO: City Council, City of Aurora, Colorado:

The undersigned, GVP Windler, LLC, a Delaware limited liability company, hereby respectfully petitions the City Council of the City of Aurora in accordance with the provisions of Section 31-25-1220, C.R.S., for the inclusion of the hereinafter described property into the Windler Business Improvement District No. 2 (the "**District**").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "**Property**") be included in the District and that an Ordinance be adopted by the City Council including the Property into the District, and that from and after the effective date of such Ordinance, the Property shall be liable for assessments and other obligations of the District.

The undersigned represents to the City Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for consideration of the Petition.

The undersigned agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of notice of the hearing on inclusion, publication of the ordinance approving the inclusion (if any), filing and recording fees, and all other costs of inclusion of the land into said District , whether or not such inclusion is approved.

The legal description of said property situated in the County of Adams, State of Colorado, is attached hereto as **Exhibit A**.

This is a verified petition.

Petitioner: GVP Windler, LLC, a Delaware limited liability company

By: _____
Name: Donald Provost
Title: Its Authorized Signatory

Petitioner's
Street Address: 10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Donald Provost, as Authorized Signatory of GVP Windler, LLC, a Delaware limited liability company, the Petitioner.

Witness my hand and official seal.

My commission expires: June 11, 2025

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

Michelle Sanchez
Notary Public

EXHIBIT A

Windler Business Improvement District No. 2 Petition for Inclusion

LEGAL DESCRIPTION

EXHIBIT A

SW 1/4, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

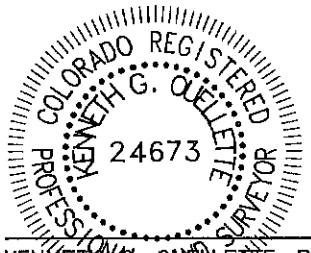
PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT A, WINDLER SUBDIVISION FILING NO. 4, RECORDED AT RECEPTION NO. 2024000013716 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING S00°13'40"E BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 18 AND THE SOUTHWEST CORNER OF SAID SECTION 18. BASED ON THE SAID WINDLER SUBDIVISION FILING NO. 4, WITH ALL BEARINGS HEREIN RELATIVE THERETO. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 18;
THENCE S04°20'01"E A DISTANCE OF 1298.23 FEET TO A POINT ON THE EASTERLY LINE OF A 75.00 FOOT E-470 MULTI USE EASEMENT MU-113 RECORDED IN BOOK 5849 AT PAGE 596 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING;**
THENCE ALONG SAID EASTERLY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°35'11", A RADIUS OF 2177.81 FEET, A CHORD BEARING S08°08'00"E A DISTANCE OF 98.30 FEET, AND AN ARC DISTANCE OF 98.31 FEET;
THENCE S80°34'24"W NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 75.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID 75.00 FOOT E-470 MULTI USE EASEMENT MU-113;
THENCE ALONG SAID WESTERLY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°35'11", A RADIUS OF 2252.81 FEET, A CHORD BEARING N08°08'00"W A DISTANCE OF 101.68 FEET, AND AN ARC DISTANCE OF 101.69 FEET;
THENCE N83°09'35"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 7,500 SQUARE FEET (0.172 ACRES), MORE OR LESS.



KENNETH G. QUELLETTE, P.L.S. 24673
DATE: SEPTEMBER 16, 2024
JOB NO. 65420899
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

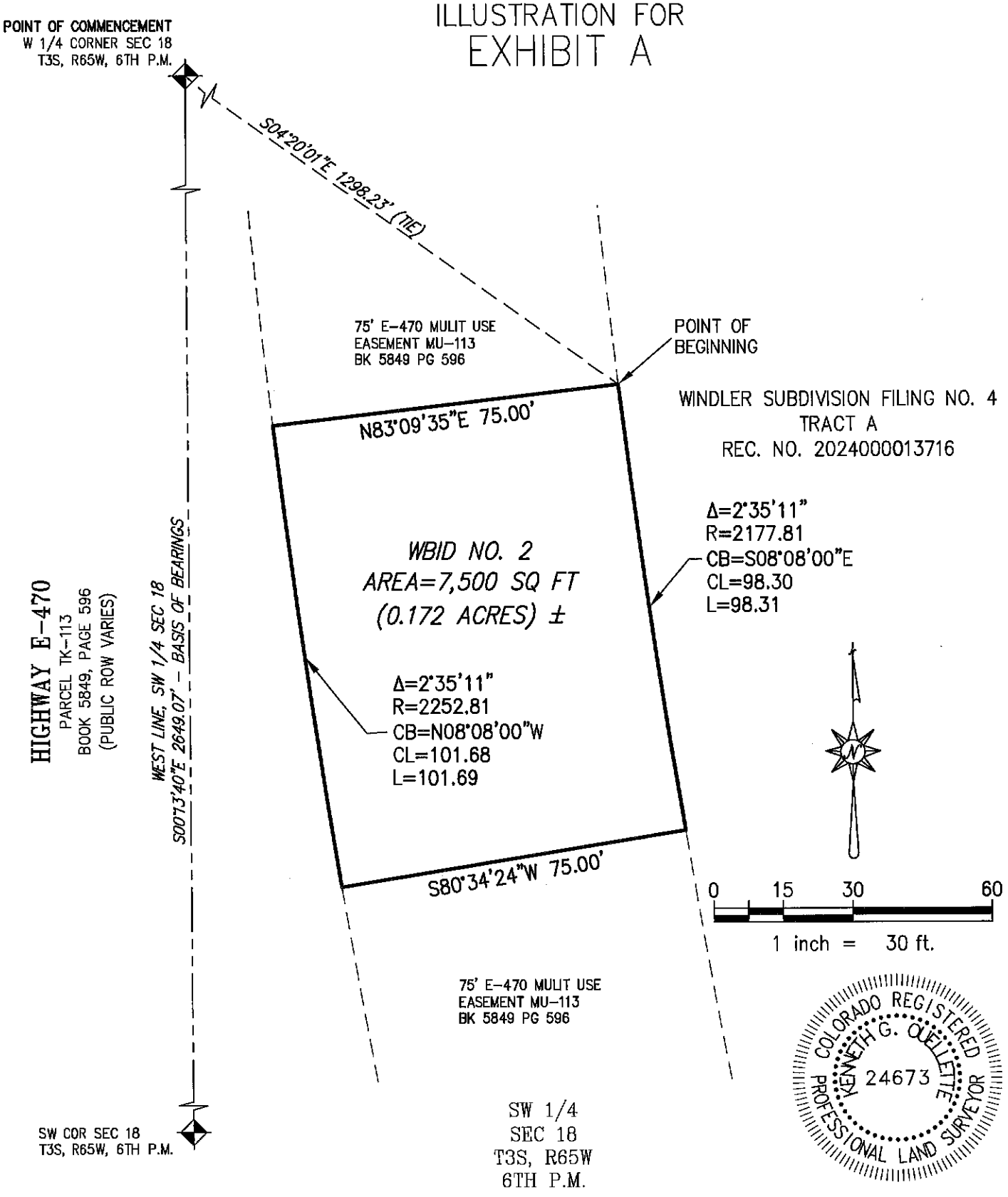
WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2

DATE: 9/16/24

SHEET: 1 OF 2

Q:\DEN\Projects\0899-00-Windler Metro Districts\Design\Survey\dwg\2024\Windler Districts 2024.dwg

ILLUSTRATION FOR
EXHIBIT A



This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

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5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2

DATE: 9/16/24

SHEET: 2 OF 2

Q:\DEN\Projects\0899-00-Windler Metro Districts\Design\Survey\dwg\2024\Windler Districts 2024.dwg

NOTICE OF PUBLIC HEARING ON EXCLUSION OF PROPERTY

NOTICE IS HEREBY GIVEN to all interested persons that a Petition for Exclusion of Property (the "District Number One Petition") has been or is expected to be filed with the City of Aurora requesting the property described below be excluded from Windler Business Improvement District No. 1, City of Aurora, Adams County, Colorado (the "District Number One").

NOTICE IS HEREBY GIVEN to all interested persons that a Petition for Exclusion of Property (the "District Number Two Petition" and together with the District Number One Petition the "Petitions") has been or is expected to be filed with the City of Aurora requesting the property described below be excluded from Windler Business Improvement District No. 2, City of Aurora, Adams County, Colorado (the "District Number Two").

NOTICE IF HEREBY FURTHER GIVEN that, the City Council, City of Aurora, Adams County, Colorado will hold a public hearing on the Petitions on _____, 2025, at 7:30 p.m. or as soon thereafter as the City Council may hear such matter. Due to ongoing public health and state orders, the public is invited to participate electronically; please see the City's website at www.auroragov.org to register and view the meeting.

The name and address of the Petitioner and a description of the property to be included into **District Number One** are as follows:

Name of Petitioner:	GVP Windler, LLC
Address of Petitioner:	10100 Santa Monica Blvd., Suite 1000 Los Angeles, CA 90067
General Description of Property:	A parcel of land in the northwest quarter of Section 18, Township 3 South, Range 65 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado

The name and address of the Petitioner and a description of the property to be included into **District Number Two** are as follows:

Name of Petitioner:	GVP Windler, LLC
Address of Petitioner:	10100 Santa Monica Blvd., Suite 1000 Los Angeles, CA 90067
General Description of Property:	A parcel of land in the northwest quarter of Section 18, Township 3 South, Range 65 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado

NOTICE IS FURTHER GIVEN to all interested persons that they shall appear at the public meeting and show cause in writing why such Petitions should not be granted.

PUBLISHED IN: *Aurora Sentinel*
PUBLISHED ON: _____, 202_

NOTICE OF PUBLIC HEARING ON INCLUSION OF PROPERTY

NOTICE IS HEREBY GIVEN to all interested persons that a Petition for Inclusion of Property (the "District Number One Petition") has been or is expected to be filed with the City of Aurora requesting the property described below be included into the Windler Business Improvement District No. 1, City of Aurora, Adams County, Colorado (the "District Number One").

NOTICE IS HEREBY GIVEN to all interested persons that a Petition for Inclusion of Property (the "District Number Two Petition" and together with the District Number One Petition the "Petitions") has been or is expected to be filed with the City of Aurora requesting the property described below be included into the Windler Business Improvement District No. 2, City of Aurora, Adams County, Colorado (the "District Number Two").

NOTICE IF HEREBY FURTHER GIVEN that, the City Council, City of Aurora, Adams County, Colorado will hold a public hearing on the Petitions on _____, 2025, at 7:30 p.m. or as soon thereafter as the City Council may hear such matter. Due to ongoing public health and state orders, the public is invited to participate electronically; please see the City's website at www.auroragov.org to register and view the meeting.

The name and address of the Petitioner and a description of the property to be included into **District Number One** are as follows:

Name of Petitioner:	GVP Windler, LLC
Address of Petitioner:	10100 Santa Monica Blvd., Suite 1000 Los Angeles, CA 90067
General Description of Property:	A parcel of land being a portion of Tract A, Windler Subdivision Filing No. 4, recorded at Reception No. 2024000013716 in the office of the Adams County Clerk and Recorder, State of Colorado

The name and address of the Petitioner and a description of the property to be included into **District Number Two** are as follows:

Name of Petitioner:	GVP Windler, LLC
Address of Petitioner:	10100 Santa Monica Blvd., Suite 1000 Los Angeles, CA 90067
General Description of Property:	A parcel of land being a portion of Tract A, Windler Subdivision Filing No. 4, recorded at Reception No. 2024000013716 in the office of the Adams County Clerk and Recorder, State of Colorado

NOTICE IS FURTHER GIVEN to all interested persons that they shall appear at the public meeting and show cause in writing why such Petitions should not be granted.

PUBLISHED IN: *Aurora Sentinel*
PUBLISHED ON: _____, 202_

Electronically Recorded RECEPTION#: 2024000013716,
3/18/2024 at 11:20 AM, 1 OF 12,
REC: $123.00
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

WINDLER SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACTS A & D, WINDLER SUBDIVISION FILING NO. 2
SITUATED IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 12

OWNER:
GVP WINDLER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

SIGNATURE
Donald Provost — PRINT NAME
Authorized Signer — PRINT TITLE

NOTARIAL:
STATE OF COLORADO)
)SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF February, 2024 A.D.
BY Donald Provost AS Authorized Signer OF GVP Windler, LLC
GVP WINDLER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL
Michelle Sanchez — NOTARY PUBLIC
MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025
MY COMMISSION EXPIRES: June 11, 2025

OWNER:
CHRISTOPHER FELLOWS.

SIGNATURE
Chris Fellows — PRINT NAME
Owner — PRINT TITLE

NOTARIAL:
STATE OF COLORADO)
)SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF February, 2024 A.D.
BY Chris Fellows AS Owner OF Windler
CHRISTOPHER FELLOWS.

WITNESS MY HAND AND OFFICIAL SEAL
Julia Johnson — NOTARY PUBLIC
Julia A. Johnson
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204042147
MY COMMISSION EXPIRES January 12, 2025
MY COMMISSION EXPIRES: 1/12/25

OWNER:
TIMOTHY O'CONNOR.

SIGNATURE
Timothy O'Connor — PRINT NAME
Owner — PRINT TITLE

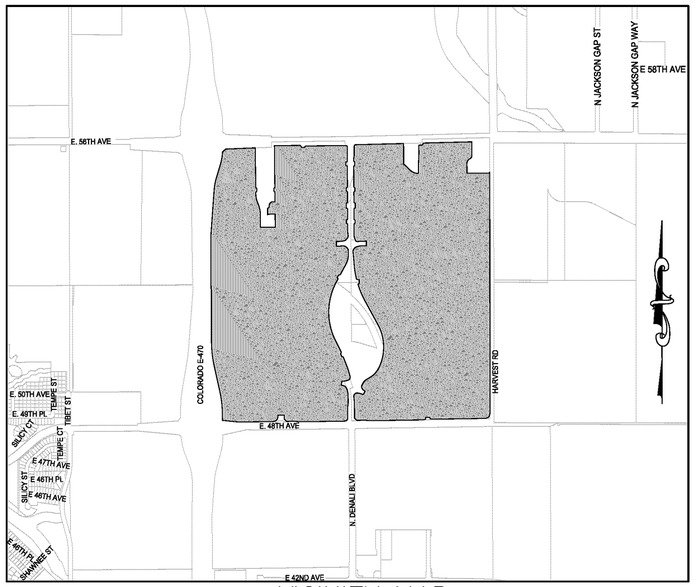
NOTARIAL:
STATE OF COLORADO)
)SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF February, 2024 A.D.
BY Timothy O'Connor AS Owner OF GVP Windler, LLC
TIMOTHY O'CONNOR.

WITNESS MY HAND AND OFFICIAL SEAL
Michelle Sanchez — NOTARY PUBLIC
MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025
MY COMMISSION EXPIRES: June 11, 2025

OWNER:
DUSTIN ANDERSON.

SIGNATURE
Dustin Anderson — PRINT NAME
Owner — PRINT TITLE



VICINITY MAP
SCALE: 1" = 2000'

NOTARIAL:
STATE OF COLORADO)
)SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF February, 2024 A.D.
BY Dustin Anderson AS Owner OF GVP Windler
DUSTIN ANDERSON.

WITNESS MY HAND AND OFFICIAL SEAL
Michelle Sanchez — NOTARY PUBLIC
MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025
MY COMMISSION EXPIRES: June 11, 2025

OWNER:
DOUGLAS HATFIELD.

SIGNATURE
Douglas Hatfield — PRINT NAME
OWNER — PRINT TITLE

NOTARIAL:
STATE OF COLORADO)
)SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF February, 2024 A.D.
BY Douglas Hatfield AS Owner OF GVP Windler, LLC
DOUGLAS HATFIELD.

WITNESS MY HAND AND OFFICIAL SEAL
Michelle Sanchez — NOTARY PUBLIC
MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025
MY COMMISSION EXPIRES: June 11, 2025

OWNER: GVP Windler, LLC A Delaware Limited Liability Company
Windler Subdivision Filing No. 4
KEVIN COLLINS.

SIGNATURE
Kevin Collins — PRINT NAME
OWNER — PRINT TITLE

NOTARIAL:
STATE OF COLORADO)
)SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF February, 2024 A.D.
BY Kevin Collins AS Owner OF GVP Windler, LLC
KEVIN COLLINS.

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
ASHLEY LOPEZ
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204023786
My Commission Expires 7/9/2024
MY COMMISSION EXPIRES July 09, 2024

MORTGAGE HOLDER:
THE UNDERSIGNED, PACIFICCAL DEBT (PF) IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MORTGAGE HOLDER ON PART OR ALL OF THE HEREIN SHOWN REAL PROPERTY, DOES HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

MORTGAGE HOLDER — AS Authorized Signatory

MORTGAGE HOLDER:
THE UNDERSIGNED, KB HOME COLORADO INC., A COLORADO CORPORATION, AS MORTGAGE HOLDER ON PART OR ALL OF THE HEREIN SHOWN REAL PROPERTY, DOES HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

MORTGAGE HOLDER — AS Deed of Trust Beneficiary

COVENANTS:
THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

PORTIONS OF NORTH DENALI BOULEVARD, PORTIONS OF THE EAST HALF OF E-470, PORTIONS OF THE WEST HALF OF HARVEST ROAD, PORTIONS OF THE SOUTH HALF OF EAST 56TH AVENUE, AND PORTIONS OF THE NORTH HALF OF EAST 48TH AVENUE, ABUTTING THE PROPERTY SHALL BE INCLUDED AS A PUBLIC IMPROVEMENT FOR THIS SUBDIVISION AND WILL BE IMPROVED BY THE OWNER TO CITY OF AURORA SPECIFICATIONS;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND, AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

CITY OF AURORA APPROVALS:
THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS 15th DAY OF March, 2024 A.D. SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER — DATE 03/15/2024
PLANNING DIRECTOR — DATE 3/13/2024

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON MAY 5, 2023.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OF WARRANTY, EITHER EXPRESSED OR IMPLIED.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
PATRICK M. STEENBURG, PLS NO. 38004
FOR AND ON BEHALF OF WESTWOOD PROFESSIONAL SERVICES, INC.
COLORADO LICENSED — PATRICK M. STEENBURG — 38004 — PROFESSIONAL LAND SURVEYOR
2/19/2024

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ENGINEER/SURVEYOR
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Englewood, CO 80112
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Electronically Recorded RECEPTION#: 2024000013716,
3/18/2024 at 11:20 AM, 2 OF 12,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

WINDLER SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACTS A & D, WINDLER SUBDIVISION FILING NO. 2
SITUATED IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 12

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF TWO PARCELS OF LAND, A RE-SUBDIVISION OF TRACTS A AND D, OF WINDLER SUBDIVISION, FILING NO. 2, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2024000006662. BEING FURTHER SITUATED IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PARCEL A – A RE-SUBDIVISION OF SAID TRACT A

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A 3" BRASS CAP GROUTED IN CONCRETE, STAMPED "WESTWOOD T3S R66W-R65W S13/S18/S24/S19 2024 PLS 38004", FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A NO. 6 REBAR WITH 3.25 INCH ALUMINUM CAP STAMPED "WESTWOOD T3S R66W ¼ S13/S24 2023 PLS 38004", IS ASSUMED TO BEAR SOUTH 89°38'39" WEST, A DISTANCE OF 2646.53 FEET, WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO;

THENCE NORTH 58°45'42" EAST, A DISTANCE OF 237.65 FEET TO A POINT ON THE EAST BOUNDARY LINE OF COLORADO E-470 PARCEL TK-113, AS DESCRIBED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 5849 AT PAGE 596, BEING THE **POINT OF BEGINNING**.

THENCE THE FOLLOWING ONE HUNDRED TWENTY-SIX (126) COURSES TO FOLLOW THE BOUNDARY OF SAID TRACT A;

1. NORTH 00°51'50" WEST, A DISTANCE OF 134.17 FEET TO A POINT OF CURVATURE;
2. NORTHWESTERLY, A DISTANCE OF 406.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1999.86 FEET, A CENTRAL ANGLE OF 11°39'25", A CHORD BEARING OF NORTH 06°41'32" WEST, AND A CHORD LENGTH OF 406.17 FEET TO A POINT OF TANGENCY;
3. NORTH 12°31'14" WEST, A DISTANCE OF 476.04 FEET TO A POINT OF CURVATURE;
4. NORTHWESTERLY, A DISTANCE OF 492.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2252.81 FEET, A CENTRAL ANGLE OF 12°31'14", A CHORD BEARING OF NORTH 06°15'37" WEST, AND A CHORD LENGTH OF 491.32 FEET TO A POINT OF TANGENCY;
5. NORTH 00°00'00" EAST, A DISTANCE OF 935.52 FEET;
6. NORTH 13°50'55" WEST, A DISTANCE OF 30.54 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18;
7. NORTH 00°13'40" WEST, ALONG SAID WEST LINE, A DISTANCE OF 69.97 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;
8. NORTH 00°14'00" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 902.42 FEET TO THE SOUTHERLY MOST CORNER OF E-470 PARCEL TK-115, AS DESCRIBED IN THE RECORDS OF SAID CLERK AND RECORDER IN BOOK 5849 AT PAGE 596;

THENCE THE FOLLOWING SIX (6) COURSES TO FOLLOW THE EAST BOUNDARY OF SAID E-470 PARCEL TK-115;

9. NORTH 04°06'07" EAST, A DISTANCE OF 865.62 FEET TO A POINT OF CURVATURE;
10. NORTHEASTERLY, A DISTANCE OF 234.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1055.92 FEET, A CENTRAL ANGLE OF 12°42'37", A CHORD BEARING OF NORTH 10°27'25" EAST, AND A CHORD LENGTH OF 233.76 FEET TO A POINT OF TANGENCY;
11. NORTH 16°48'44" EAST, A DISTANCE OF 247.48 FEET TO A POINT OF CURVATURE;
12. NORTHEASTERLY, A DISTANCE OF 248.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1044.93 FEET, A CENTRAL ANGLE OF 13°38'02", A CHORD BEARING OF NORTH 09°59'43" EAST, AND A CHORD LENGTH OF 248.06 FEET TO A POINT OF NON-TANGENCY;
13. NORTH 48°50'48" EAST, A DISTANCE OF 75.85 FEET;
14. NORTH 87°43'32" EAST, A DISTANCE OF 551.45 FEET;

THENCE DEPARTING SAID BOUNDARY OF E-470 PARCEL TK-115 THE FOLLOWING TWENTY-FOUR (24) COURSES;

15. SOUTH 00°35'14" EAST, A DISTANCE OF 729.64 FEET TO A POINT OF CURVATURE;
16. SOUTHEASTERLY, A DISTANCE OF 31.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°39'20", A CHORD BEARING OF SOUTH 45°24'54" EAST, AND A CHORD LENGTH OF 28.20 FEET TO A POINT OF NON-TANGENCY;
17. SOUTH 00°48'09" EAST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
18. SOUTHWESTERLY, A DISTANCE OF 31.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°20'40", A CHORD BEARING OF SOUTH 44°35'06" WEST, AND A CHORD LENGTH OF 28.37 FEET TO A POINT OF TANGENCY ;
19. SOUTH 00°35'14" EAST, A DISTANCE OF 16.96 FEET TO A POINT OF CURVATURE;
20. SOUTHEASTERLY, A DISTANCE OF 178.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 466.00 FEET, A CENTRAL ANGLE OF 21°59'48", A CHORD BEARING OF SOUTH 11°35'08" EAST, AND A CHORD LENGTH OF 177.81 FEET;
21. SOUTH 22°35'02" EAST, A DISTANCE OF 23.25 FEET TO A POINT OF CURVATURE;
22. SOUTHEASTERLY, A DISTANCE OF 200.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 534.00 FEET, A CENTRAL ANGLE OF 21°32'24", A CHORD BEARING OF SOUTH 11°48'50" EAST, AND A CHORD LENGTH OF 199.57 FEET TO A POINT OF NON-TANGENCY;
23. SOUTH 00°35'29" EAST, A DISTANCE OF 237.92 FEET;
24. SOUTH 89°59'18" EAST, A DISTANCE OF 276.52 FEET;
25. NORTH 00°35'14" WEST, A DISTANCE OF 248.01 FEET;

LEGAL DESCRIPTION (CONTINUED):

26. NORTH 89°55'43" WEST, A DISTANCE OF 96.12 FEET TO A POINT OF CURVATURE;
27. SOUTHWESTERLY, A DISTANCE OF 13.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14°55'34", A CHORD BEARING OF SOUTH 82°36'30" WEST, AND A CHORD LENGTH OF 12.99 FEET;
28. SOUTH 75°08'42" WEST, A DISTANCE OF 32.27 FEET;
29. NORTH 00°13'28" EAST, A DISTANCE OF 118.62 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
30. NORTHEASTERLY, A DISTANCE OF 52.46 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 31.68 FEET, A CENTRAL ANGLE OF 94°51'54", A CHORD BEARING OF NORTH 38°56'18" EAST, AND A CHORD LENGTH OF 46.67 FEET TO A POINT OF TANGENCY;
31. NORTH 08°29'40" WEST, A DISTANCE OF 2.98 FEET TO A POINT OF CURVATURE;
32. NORTHEASTERLY, A DISTANCE OF 119.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 97°53'29", A CHORD BEARING OF NORTH 40°27'05" EAST, AND A CHORD LENGTH OF 105.57 FEET;
33. NORTH 89°23'50" EAST, A DISTANCE OF 40.01 FEET;
34. NORTH 00°35'14" WEST, A DISTANCE OF 170.91 FEET TO A POINT OF CURVATURE;
35. NORTHWESTERLY, A DISTANCE OF 31.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°39'20", A CHORD BEARING OF NORTH 45°24'54" WEST, AND A CHORD LENGTH OF 28.20 FEET TO A POINT OF NON-TANGENCY;
36. NORTH 00°48'09" WEST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
37. NORTHEASTERLY, A DISTANCE OF 31.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°20'40", A CHORD BEARING OF NORTH 44°35'06" EAST, AND A CHORD LENGTH OF 28.37 FEET TO A POINT OF TANGENCY;
38. NORTH 00°35'14" WEST, A DISTANCE OF 768.86 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PROPOSED WINDLER SUBDIVISION FILING NO. 1;

THENCE THE FOLLOWING TEN (10) COURSES TO FOLLOW SAID NORTHERLY BOUNDARY;

39. NORTH 89°19'43" EAST, A DISTANCE OF 470.20 FEET TO A POINT OF CURVATURE;
40. SOUTHEASTERLY, A DISTANCE OF 39.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°41'20", A CHORD BEARING OF SOUTH 45°19'37" EAST, AND A CHORD LENGTH OF 35.57 FEET TO A POINT OF NON-TANGENCY;
41. NORTH 88°49'20" EAST, A DISTANCE OF 68.01 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
42. NORTHEASTERLY, A DISTANCE OF 38.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°18'40", A CHORD BEARING OF NORTH 44°40'23" EAST, AND A CHORD LENGTH OF 35.14 FEET TO A POINT OF TANGENCY;
43. NORTH 89°19'43" EAST, A DISTANCE OF 743.04 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
44. SOUTHEASTERLY, A DISTANCE OF 39.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°25'43", A CHORD BEARING OF SOUTH 45°27'45" EAST, AND A CHORD LENGTH OF 35.49 FEET TO A POINT OF NON-TANGENCY;
45. SOUTH 00°14'34" EAST, DEPARTING SAID NORTH BOUNDARY, A DISTANCE OF 259.89 FEET TO A POINT OF CURVATURE;
46. SOUTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'56", A CHORD BEARING OF SOUTH 44°45'24" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
47. SOUTH 89°45'22" WEST, A DISTANCE OF 8.02 FEET;
48. SOUTH 00°14'38" EAST, A DISTANCE OF 68.00 FEET;
49. NORTH 89°45'22" EAST, A DISTANCE OF 7.52 FEET TO A POINT OF CURVATURE;
50. SOUTHEASTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'04", A CHORD BEARING OF SOUTH 45°14'36" EAST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
51. SOUTH 00°14'34" EAST, A DISTANCE OF 373.54 FEET TO A POINT OF CURVATURE;
52. SOUTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 44°45'26" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
53. SOUTH 89°45'26" WEST, A DISTANCE OF 2.83 FEET;
54. SOUTH 00°14'34" EAST, A DISTANCE OF 64.00 FEET;
55. NORTH 89°45'26" EAST, A DISTANCE OF 2.83 FEET TO A POINT OF CURVATURE;
56. SOUTHEASTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 45°14'34" EAST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
57. SOUTH 00°14'34" EAST, A DISTANCE OF 181.00 FEET TO A POINT OF CURVATURE;
58. SOUTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 44°45'26" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;

LEGAL DESCRIPTION (CONTINUED):

59. SOUTH 89°45'26" WEST, A DISTANCE OF 5.00 FEET;
60. SOUTH 00°14'34" EAST, A DISTANCE OF 94.00 FEET;
61. NORTH 89°45'26" EAST, A DISTANCE OF 5.00 FEET TO A POINT OF CURVATURE;
62. SOUTHEASTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 45°14'34" EAST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
63. SOUTH 00°14'34" EAST, A DISTANCE OF 181.00 FEET TO A POINT OF CURVATURE;
64. SOUTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 44°45'26" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
65. SOUTH 89°45'26" WEST, A DISTANCE OF 2.83 FEET;
66. SOUTH 00°14'34" EAST, A DISTANCE OF 64.00 FEET;
67. NORTH 89°45'26" EAST, A DISTANCE OF 2.83 FEET TO A POINT OF CURVATURE;
68. SOUTHEASTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 45°14'34" EAST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
69. SOUTH 00°14'34" EAST, A DISTANCE OF 99.83 FEET TO A POINT OF CURVATURE;
70. SOUTHEASTERLY, A DISTANCE OF 99.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 564.00 FEET, A CENTRAL ANGLE OF 10°07'15", A CHORD BEARING OF SOUTH 05°18'11" EAST, AND A CHORD LENGTH OF 99.50 FEET TO A POINT OF NON-TANGENTIAL REVERSE CURVATURE;
71. SOUTHWESTERLY, A DISTANCE OF 57.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 66.99 FEET, A CENTRAL ANGLE OF 48°47'14", A CHORD BEARING OF SOUTH 14°04'46" WEST, AND A CHORD LENGTH OF 55.33 FEET TO A POINT OF NON-TANGENCY;
72. SOUTH 38°28'08" WEST, A DISTANCE OF 41.98 FEET TO A POINT OF CURVATURE;
73. SOUTHWESTERLY, A DISTANCE OF 14.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 27.50 FEET, A CENTRAL ANGLE OF 29°23'14", A CHORD BEARING OF SOUTH 53°09'46" WEST, AND A CHORD LENGTH OF 13.95 FEET TO A POINT OF COMPOUND CURVATURE;
74. SOUTHWESTERLY, A DISTANCE OF 18.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 03°55'10", A CHORD BEARING OF SOUTH 69°48'58" WEST, AND A CHORD LENGTH OF 18.98 FEET TO A POINT OF TANGENCY;
75. SOUTH 71°46'33" WEST, A DISTANCE OF 15.93 FEET TO A POINT OF CURVATURE;
76. SOUTHWESTERLY, A DISTANCE OF 52.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 169.50 FEET, A CENTRAL ANGLE OF 17°38'13", A CHORD BEARING OF SOUTH 80°35'40" WEST, AND A CHORD LENGTH OF 51.97 FEET TO A POINT OF TANGENCY;
77. SOUTH 89°24'46" WEST, A DISTANCE OF 84.08 FEET;
78. SOUTH 00°35'14" EAST, A DISTANCE OF 90.50 FEET;
79. NORTH 89°24'46" EAST, A DISTANCE OF 52.66 FEET TO A POINT OF CURVATURE;
80. NORTHEASTERLY, A DISTANCE OF 22.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.50 FEET, A CENTRAL ANGLE OF 06°19'33", A CHORD BEARING OF NORTH 86°14'60" EAST, AND A CHORD LENGTH OF 22.13 FEET TO A POINT OF TANGENCY;
81. NORTH 83°05'13" EAST, A DISTANCE OF 39.04 FEET TO A POINT OF CURVATURE;
82. SOUTHEASTERLY, A DISTANCE OF 60.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 82.50 FEET, A CENTRAL ANGLE OF 41°45'46", A CHORD BEARING OF SOUTH 76°01'54" EAST, AND A CHORD LENGTH OF 58.81 FEET TO A POINT OF TANGENCY;
83. SOUTH 55°09'01" EAST, A DISTANCE OF 21.31 FEET TO A POINT OF TANGENTIAL CURVATURE;
84. SOUTHEASTERLY, A DISTANCE OF 70.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 77.00 FEET, A CENTRAL ANGLE OF 52°19'35", A CHORD BEARING OF SOUTH 28°59'15" EAST, AND A CHORD LENGTH OF 67.90 FEET TO A POINT OF TANGENCY;
85. SOUTH 02°49'28" EAST, A DISTANCE OF 48.12 FEET TO A POINT OF CURVATURE;
86. SOUTHWESTERLY, A DISTANCE OF 220.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 404.50 FEET, A CENTRAL ANGLE OF 31°12'50", A CHORD BEARING OF SOUTH 12°46'57" WEST, AND A CHORD LENGTH OF 217.65 FEET TO A POINT OF TANGENCY;
87. SOUTH 28°23'22" WEST, A DISTANCE OF 208.78 FEET TO A POINT OF CURVATURE;
88. SOUTHWESTERLY, A DISTANCE OF 33.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 95°55'00", A CHORD BEARING OF SOUTH 76°20'52" WEST, AND A CHORD LENGTH OF 29.71 FEET TO A POINT OF TANGENCY;



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WINDLER SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACTS A & D, WINDLER SUBDIVISION FILING NO. 2
SITUATED IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 12

LEGAL DESCRIPTION (CONTINUED):

89. SOUTH 34°18'22" WEST, A DISTANCE OF 64.00 FEET;

90. SOUTH 55°41'38" EAST, A DISTANCE OF 1.24 FEET TO A POINT OF CURVATURE;

91. SOUTHEASTERLY, A DISTANCE OF 8.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 232.00 FEET, A CENTRAL ANGLE OF 02°09'50", A CHORD BEARING OF SOUTH 56°46'33" EAST, AND A CHORD LENGTH OF 8.76 FEET TO A POINT OF REVERSE CURVATURE;

92. SOUTHEASTERLY, A DISTANCE OF 30.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 86°14'50", A CHORD BEARING OF SOUTH 14°44'03" EAST, AND A CHORD LENGTH OF 27.34 FEET TO A POINT OF TANGENCY;

93. SOUTH 28°23'22" WEST, A DISTANCE OF 55.80 FEET TO A POINT OF CURVATURE;

94. SOUTHWESTERLY, A DISTANCE OF 1151.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1186.50 FEET, A CENTRAL ANGLE OF 55°36'06", A CHORD BEARING OF SOUTH 00°35'19" WEST, AND A CHORD LENGTH OF 1106.76 FEET TO A POINT OF TANGENCY;

95. SOUTH 27°12'44" EAST, A DISTANCE OF 141.26 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;

96. SOUTHEASTERLY, A DISTANCE OF 80.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1279.97 FEET, A CENTRAL ANGLE OF 03°37'10", A CHORD BEARING OF SOUTH 25°26'07" EAST, AND A CHORD LENGTH OF 80.84 FEET TO A POINT OF NON-TANGENTIAL COMPOUND CURVATURE;

97. SOUTHWESTERLY, A DISTANCE OF 32.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 92°28'42", A CHORD BEARING OF SOUTH 22°34'52" WEST, AND A CHORD LENGTH OF 28.89 FEET TO A POINT OF TANGENCY;

98. SOUTH 21°10'48" EAST, A DISTANCE OF 67.50 FEET;

99. NORTH 68°49'12" EAST, A DISTANCE OF 2.08 FEET TO A POINT OF CURVATURE;

100. SOUTHEASTERLY, A DISTANCE OF 31.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°10'30", A CHORD BEARING OF SOUTH 66°35'33" EAST, AND A CHORD LENGTH OF 28.08 FEET TO A POINT OF TANGENCY;

101. SOUTH 22°00'17" EAST, A DISTANCE OF 215.93 FEET;

102. SOUTH 16°24'00" EAST, A DISTANCE OF 156.80 FEET TO A POINT OF CURVATURE;

103. SOUTHWESTERLY, A DISTANCE OF 50.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 65.50 FEET, A CENTRAL ANGLE OF 43°56'53", A CHORD BEARING OF SOUTH 05°34'26" WEST, AND A CHORD LENGTH OF 49.02 FEET TO A POINT OF COMPOUND CURVATURE;

104. SOUTHWESTERLY, A DISTANCE OF 28.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.50 FEET, A CENTRAL ANGLE OF 35°25'16", A CHORD BEARING OF SOUTH 45°15'30" WEST, AND A CHORD LENGTH OF 27.68 FEET TO A POINT OF COMPOUND CURVATURE;

105. SOUTHWESTERLY, A DISTANCE OF 112.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.50 FEET, A CENTRAL ANGLE OF 28°29'03", A CHORD BEARING OF SOUTH 77°12'40" WEST, AND A CHORD LENGTH OF 110.96 FEET TO A POINT OF NON-TANGENTIAL COMPOUND CURVATURE;

106. NORTHWESTERLY, A DISTANCE OF 17.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 363.50 FEET, A CENTRAL ANGLE OF 02°45'03", A CHORD BEARING OF NORTH 87°10'17" WEST, AND A CHORD LENGTH OF 17.45 FEET TO A POINT OF NON-TANGENCY;

107. SOUTH 11°13'29" WEST, A DISTANCE OF 77.22 FEET;

108. SOUTH 77°36'53" EAST, A DISTANCE OF 35.17 FEET TO A POINT OF CURVATURE;

109. SOUTHEASTERLY, A DISTANCE OF 73.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 42°15'42", A CHORD BEARING OF SOUTH 56°29'02" EAST, AND A CHORD LENGTH OF 72.10 FEET TO A POINT OF COMPOUND CURVATURE;

110. SOUTHEASTERLY, A DISTANCE OF 25.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 17°05'03", A CHORD BEARING OF SOUTH 26°48'39" EAST, AND A CHORD LENGTH OF 25.25 FEET TO A POINT OF NON-TANGENTIAL COMPOUND CURVATURE;

111. CONTINUING SOUTHEASTERLY, A DISTANCE OF 149.44 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 18°01'34", A CHORD BEARING OF SOUTH 9°15'21" EAST, AND A CHORD LENGTH OF 148.83 FEET TO A POINT OF TANGENCY;

112. SOUTH 00°14'34" EAST, A DISTANCE OF 34.17 FEET TO A POINT OF CURVATURE;

113. SOUTHWESTERLY, A DISTANCE OF 45.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 227.50 FEET, A CENTRAL ANGLE OF 11°25'16", A CHORD BEARING OF SOUTH 05°28'04" WEST, AND A CHORD LENGTH OF 45.27 FEET TO A POINT OF REVERSE CURVATURE;

114. SOUTHWESTERLY, A DISTANCE OF 55.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 11°25'16", A CHORD BEARING OF SOUTH 05°28'04" WEST, AND A CHORD LENGTH OF 55.22 FEET TO A POINT OF TANGENCY;

115. SOUTH 00°14'34" EAST, A DISTANCE OF 282.69 FEET;

116. SOUTH 44°26'47" WEST, A DISTANCE OF 41.84 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;

117. SOUTHWESTERLY, A DISTANCE OF 30.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 89.50 FEET, A CENTRAL ANGLE OF 19°37'57", A CHORD BEARING OF SOUTH 79°07'22" WEST, AND A CHORD LENGTH OF 30.52 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF EAST 48TH AVENUE, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 2007000085459;

118. SOUTH 89°08'09" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1071.69 FEET TO A POINT OF CURVATURE;

119. DEPARTING SAID RIGHT OF WAY LINE, NORTH 43°50'34" WEST, A DISTANCE OF 71.92 FEET;

LEGAL DESCRIPTION (CONTINUED):

120. NORTH 00°36'48" WEST, A DISTANCE OF 74.68 FEET;

121. SOUTH 89°23'12" WEST, A DISTANCE OF 116.54 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;

122. SOUTHWESTERLY, A DISTANCE OF 80.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 25°39'35", A CHORD BEARING OF SOUTH 12°14'34" WEST, AND A CHORD LENGTH OF 79.50 FEET TO A POINT OF COMPOUND CURVATURE;

123. SOUTHWESTERLY, A DISTANCE OF 34.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 40°31'16", A CHORD BEARING OF SOUTH 45°19'59" WEST, AND A CHORD LENGTH OF 33.94 FEET TO A POINT OF COMPOUND CURVATURE;

124. SOUTHWESTERLY, A DISTANCE OF 73.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 23°32'31", A CHORD BEARING OF SOUTH 77°21'53" WEST, AND A CHORD LENGTH OF 73.03 FEET TO A POINT OF TANGENCY;

125. SOUTH 89°08'09" WEST, A DISTANCE OF 614.83 FEET;

126. NORTH 84°07'05" WEST, A DISTANCE OF 307.87 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 11,736,416 SQUARE FEET OR 269.431 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

PARCEL B – A RE-SUBDIVISION OF SAID TRACT D

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A NO. 6 REBAR WITH 3.25 INCH ALUMINUM CAP, IN A RANGE BOX, STAMPED "MK CENTENNIAL T3S R66W/R65W S13/S18/S24/S19 PLS 24313 1999", FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A NO. 6 REBAR WITH 3.25 INCH ALUMINUM CAP STAMPED "WESTWOOD T3S R66W ¼ S13/S24 2023 PLS 38004", IS ASSUMED TO BEAR SOUTH 89°38'39" WEST, A DISTANCE OF 2646.53 FEET, WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO;
THENCE NORTH 87°46'14" EAST, A DISTANCE OF 3021.93 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT D, BEING THE POINT OF BEGINNING.

THENCE THE FOLLOWING ONE HUNDRED EIGHT (108) COURSES TO FOLLOW THE BOUNDARY OF SAID TRACT D;

1. NORTHWESTERLY, A DISTANCE OF 58.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 348.50 FEET, A CENTRAL ANGLE OF 09°34'24", A CHORD BEARING OF NORTH 86°04'41" WEST, AND A CHORD LENGTH OF 58.16 FEET TO A POINT OF REVERSE CURVATURE;

2. NORTHWESTERLY, A DISTANCE OF 61.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 369.50 FEET, A CENTRAL ANGLE OF 09°34'21", A CHORD BEARING OF NORTH 86°04'40" WEST, AND A CHORD LENGTH OF 61.66 FEET TO A POINT OF NON-TANGENCY;

3. SOUTH 89°08'09" WEST, A DISTANCE OF 197.74 FEET;

4. NORTH 43°29'26" WEST, A DISTANCE OF 56.70 FEET;

5. NORTH 00°14'34" WEST, A DISTANCE OF 264.19 FEET TO A POINT OF CURVATURE;

6. NORTHWESTERLY, A DISTANCE OF 51.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 472.00 FEET, A CENTRAL ANGLE OF 06°13'57", A CHORD BEARING OF NORTH 03°21'32" WEST, AND A CHORD LENGTH OF 51.32 FEET TO A POINT OF TANGENCY;

7. NORTH 06°28'30" WEST, A DISTANCE OF 85.18 FEET TO A POINT OF CURVATURE;

8. NORTHEASTERLY, A DISTANCE OF 62.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 55°29'07", A CHORD BEARING OF NORTH 21°16'03" EAST, AND A CHORD LENGTH OF 60.52 FEET TO A POINT OF COMPOUND CURVATURE;

9. NORTHEASTERLY, A DISTANCE OF 26.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 38°18'12", A CHORD BEARING OF NORTH 68°09'42" EAST, AND A CHORD LENGTH OF 26.25 FEET TO A POINT OF COMPOUND CURVATURE;

10. SOUTHEASTERLY, A DISTANCE OF 86.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 22°01'00", A CHORD BEARING OF SOUTH 81°40'42" EAST, AND A CHORD LENGTH OF 85.93 FEET TO A POINT OF COMPOUND CURVATURE;

11. SOUTHEASTERLY, A DISTANCE OF 45.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 463.00 FEET, A CENTRAL ANGLE OF 05°41'28", A CHORD BEARING OF SOUTH 67°49'28" EAST, AND A CHORD LENGTH OF 45.97 FEET TO A POINT OF NON-TANGENCY;

12. NORTH 27°42'45" EAST, A DISTANCE OF 76.69 FEET;

13. NORTH 58°57'19" WEST, A DISTANCE OF 24.54 FEET TO A POINT OF CURVATURE;

14. NORTHWESTERLY, A DISTANCE OF 69.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 41°53'57", A CHORD BEARING OF NORTH 38°00'20" WEST, AND A CHORD LENGTH OF 67.93 FEET TO A POINT OF COMPOUND CURVATURE;

15. NORTHEASTERLY, A DISTANCE OF 34.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 35°41'45", A CHORD BEARING OF NORTH 00°47'30" EAST, AND A CHORD LENGTH OF 33.71 FEET TO A POINT OF NON-TANGENTIAL COMPOUND CURVATURE;

16. NORTHEASTERLY, A DISTANCE OF 177.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 45°10'51", A CHORD BEARING OF NORTH 41°13'48" EAST, AND A CHORD LENGTH OF 172.86 FEET TO A POINT OF NON-TANGENCY;

17. NORTH 60°43'07" EAST, A DISTANCE OF 28.78 FEET TO A POINT OF CURVATURE;

18. NORTHEASTERLY, A DISTANCE OF 249.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 32°26'58", A CHORD BEARING OF NORTH 44°29'38" EAST, AND A CHORD LENGTH OF 245.88 FEET TO A POINT OF TANGENCY;

19. NORTH 28°16'09" EAST, A DISTANCE OF 19.69 FEET TO A POINT OF CURVATURE;

LEGAL DESCRIPTION (CONTINUED):

20. NORTHEASTERLY, A DISTANCE OF 35.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 433.50 FEET, A CENTRAL ANGLE OF 04°42'18", A CHORD BEARING OF NORTH 25°55'00" EAST, AND A CHORD LENGTH OF 35.59 FEET TO A POINT OF COMPOUND CURVATURE;

21. NORTHEASTERLY, A DISTANCE OF 797.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 875.50 FEET, A CENTRAL ANGLE OF 52°10'26", A CHORD BEARING OF NORTH 02°31'22" WEST, AND A CHORD LENGTH OF 769.98 FEET TO A POINT OF TANGENCY;

22. NORTH 28°36'35" WEST, A DISTANCE OF 503.26 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;

23. NORTHWESTERLY, A DISTANCE OF 324.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1717.48 FEET, A CENTRAL ANGLE OF 10°49'15", A CHORD BEARING OF NORTH 23°09'17" WEST, AND A CHORD LENGTH OF 323.88 FEET TO A POINT OF NON-TANGENTIAL COMPOUND CURVATURE;

24. NORTHEASTERLY, A DISTANCE OF 37.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 107°06'45", A CHORD BEARING OF NORTH 35°51'24" EAST, AND A CHORD LENGTH OF 32.18 FEET TO A POINT OF TANGENCY;

25. NORTH 89°24'46" EAST, A DISTANCE OF 0.77 FEET;

26. NORTH 00°35'14" WEST, A DISTANCE OF 75.00 FEET;

27. SOUTH 89°24'46" WEST, A DISTANCE OF 31.77 FEET TO A POINT OF CURVATURE;

28. NORTHWESTERLY, A DISTANCE OF 26.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 76°56'31", A CHORD BEARING OF NORTH 52°06'59" WEST, AND A CHORD LENGTH OF 24.88 FEET TO A POINT OF COMPOUND CURVATURE;

29. NORTHWESTERLY, A DISTANCE OF 327.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1703.50 FEET, A CENTRAL ANGLE OF 11°00'38", A CHORD BEARING OF NORTH 08°08'24" WEST, AND A CHORD LENGTH OF 326.86 FEET TO A POINT OF REVERSE CURVATURE;

30. NORTHWESTERLY, A DISTANCE OF 27.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 460.50 FEET, A CENTRAL ANGLE OF 03°25'06", A CHORD BEARING OF NORTH 04°20'38" WEST, AND A CHORD LENGTH OF 27.47 FEET TO A POINT OF TANGENCY;

31. NORTH 06°03'11" WEST, A DISTANCE OF 138.05 FEET;

32. NORTH 00°14'34" WEST, A DISTANCE OF 27.33 FEET TO A POINT OF CURVATURE;

33. NORTHEASTERLY, A DISTANCE OF 23.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 26°01'07", A CHORD BEARING OF NORTH 12°45'59" EAST, AND A CHORD LENGTH OF 23.41 FEET TO A POINT OF COMPOUND CURVATURE;

34. NORTHEASTERLY, A DISTANCE OF 46.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 127.00 FEET, A CENTRAL ANGLE OF 21°10'25", A CHORD BEARING OF NORTH 36°21'46" EAST, AND A CHORD LENGTH OF 46.67 FEET TO A POINT OF COMPOUND CURVATURE;

35. NORTHEASTERLY, A DISTANCE OF 7.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 15°30'32", A CHORD BEARING OF NORTH 54°42'14" EAST, AND A CHORD LENGTH OF 7.29 FEET TO A POINT OF COMPOUND CURVATURE;

36. NORTHEASTERLY, A DISTANCE OF 130.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 26°57'16", A CHORD BEARING OF NORTH 75°56'08" EAST, AND A CHORD LENGTH OF 129.35 FEET TO A POINT OF TANGENCY;

37. NORTH 89°24'46" EAST, A DISTANCE OF 9.99 FEET;

38. SOUTH 87°33'24" EAST, A DISTANCE OF 42.56 FEET;

39. NORTH 89°24'46" EAST, A DISTANCE OF 31.27 FEET;

40. NORTH 00°06'36" WEST, A DISTANCE OF 90.50 FEET;

41. SOUTH 89°24'46" WEST, A DISTANCE OF 103.73 FEET TO A POINT OF CURVATURE;

42. SOUTHWESTERLY, A DISTANCE OF 45.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 180.50 FEET, A CENTRAL ANGLE OF 14°32'23", A CHORD BEARING OF SOUTH 82°08'34" WEST, AND A CHORD LENGTH OF 45.68 FEET TO A POINT OF REVERSE CURVATURE;

43. NORTHWESTERLY, A DISTANCE OF 71.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 83°30'34", A CHORD BEARING OF NORTH 63°22'20" WEST, AND A CHORD LENGTH OF 65.26 FEET TO A POINT OF COMPOUND CURVATURE;

44. NORTHWESTERLY, A DISTANCE OF 81.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 457.50 FEET, A CENTRAL ANGLE OF 10°12'00", A CHORD BEARING OF NORTH 16°31'03" WEST, AND A CHORD LENGTH OF 81.34 FEET TO A POINT OF NON-TANGENCY;

45. NORTH 01°13'46" EAST, A DISTANCE OF 71.08 FEET;

46. NORTH 00°14'34" WEST, A DISTANCE OF 138.47 FEET TO A POINT OF CURVATURE;

47. NORTHEASTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 44°45'26" EAST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;

48. NORTH 00°14'34" WEST, A DISTANCE OF 64.00 FEET TO A POINT OF CURVATURE;

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
38004
2/19/2024

ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 400
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

Electronically Recorded RECEPTION#: 2024000013716,
3/18/2024 at 11:20 AM, 4 OF 12,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

WINDLER SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACTS A & D, WINDLER SUBDIVISION FILING NO. 2
SITUATED IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 12

LEGAL DESCRIPTION (CONTINUED):

49. NORTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 45°14'34" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;

50. NORTH 00°14'34" WEST, A DISTANCE OF 181.00 FEET TO A POINT OF CURVATURE;

51. NORTHEASTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 44°45'26" EAST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;

52. NORTH 89°45'26" EAST, A DISTANCE OF 5.11 FEET;

53. NORTH 00°14'34" WEST, A DISTANCE OF 94.00 FEET;

54. SOUTH 89°45'26" WEST, A DISTANCE OF 5.11 FEET TO A POINT OF CURVATURE;

55. NORTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 45°14'34" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF NON-TANGENCY;

56. NORTH 00°14'34" WEST, A DISTANCE OF 181.00 FEET TO A POINT OF CURVATURE;

57. NORTHEASTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 44°45'26" EAST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;

58. NORTH 00°14'34" WEST, A DISTANCE OF 64.00 FEET TO A POINT OF CURVATURE;

59. NORTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 45°14'34" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;

60. NORTH 00°14'34" WEST, A DISTANCE OF 373.54 FEET TO A POINT OF CURVATURE;

61. NORTHEASTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'56", A CHORD BEARING OF NORTH 44°45'24" EAST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;

62. NORTH 00°14'38" WEST, A DISTANCE OF 68.00 FEET;

63. SOUTH 89°45'22" WEST, A DISTANCE OF 0.50 FEET TO A POINT OF CURVATURE;

64. NORTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'04", A CHORD BEARING OF NORTH 45°14'36" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;

65. NORTH 00°14'34" WEST, A DISTANCE OF 25.21 FEET TO A POINT OF CURVATURE;

66. NORTHEASTERLY, A DISTANCE OF 45.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 227.50 FEET, A CENTRAL ANGLE OF 11°25'16", A CHORD BEARING OF NORTH 05°28'04" EAST, AND A CHORD LENGTH OF 45.27 FEET TO A POINT OF REVERSE CURVATURE;

67. NORTHEASTERLY, A DISTANCE OF 55.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 11°25'16", A CHORD BEARING OF NORTH 05°28'04" EAST, AND A CHORD LENGTH OF 55.22 FEET TO A POINT OF NON-TANGENCY;

68. NORTH 00°14'30" WEST, A DISTANCE OF 137.21 FEET;

69. NORTH 00°14'18" WEST, A DISTANCE OF 11.99 FEET;

70. NORTHEASTERLY, A DISTANCE OF 38.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°50'41", A CHORD BEARING OF NORTH 44°10'55" EAST, AND A CHORD LENGTH OF 35.00 FEET TO A POINT OF NON-TANGENCY;

71. NORTH 88°36'07" EAST, A DISTANCE OF 894.65 FEET;

72. SOUTH 00°13'56" EAST, A DISTANCE OF 383.89 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;

73. SOUTHEASTERLY, A DISTANCE OF 58.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 284.00 FEET, A CENTRAL ANGLE OF 11°45'52", A CHORD BEARING OF SOUTH 51°07'34" EAST, AND A CHORD LENGTH OF 58.21 FEET TO A POINT OF TANGENCY;

74. SOUTH 45°14'38" EAST, A DISTANCE OF 106.58 FEET TO A POINT OF CURVATURE;

75. SOUTHEASTERLY, A DISTANCE OF 151.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 40°05'40", A CHORD BEARING OF SOUTH 65°17'28" EAST, AND A CHORD LENGTH OF 148.09 FEET TO A POINT OF COMPOUND CURVATURE;

76. NORTHEASTERLY, A DISTANCE OF 33.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 94°54'16", A CHORD BEARING OF NORTH 47°12'34" EAST, AND A CHORD LENGTH OF 29.47 FEET TO A POINT OF TANGENCY;

77. NORTH 00°14'34" WEST, A DISTANCE OF 142.32 FEET;

78. NORTH 02°37'11" EAST, A DISTANCE OF 188.56 FEET TO A POINT OF CURVATURE;

79. NORTHEASTERLY, A DISTANCE OF 23.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 468.00 FEET, A CENTRAL ANGLE OF 02°51'45", A CHORD BEARING OF NORTH 01°11'19" EAST, AND A CHORD LENGTH OF 23.38 FEET TO A POINT OF NON-TANGENCY;

80. NORTH 00°14'34" WEST, A DISTANCE OF 47.57 FEET;

81. NORTH 03°06'18" WEST, A DISTANCE OF 40.05 FEET;

82. NORTH 00°14'34" WEST, A DISTANCE OF 65.15 FEET;

83. NORTH 87°49'35" EAST, A DISTANCE OF 75.04 FEET;

LEGAL DESCRIPTION (CONTINUED):

84. NORTH 00°14'34" WEST, A DISTANCE OF 12.49 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;

85. NORTHEASTERLY, A DISTANCE OF 38.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°49'37", A CHORD BEARING OF NORTH 44°10'47" EAST, AND A CHORD LENGTH OF 35.00 FEET TO A POINT OF NON-TANGENCY;

86. NORTH 88°36'07" EAST, A DISTANCE OF 835.57 FEET;

87. SOUTH 00°25'03" EAST, A DISTANCE OF 292.53 FEET TO A POINT OF CURVATURE;

88. SOUTHWEST, A DISTANCE OF 14.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 85°33'00", A CHORD BEARING OF SOUTH 42°21'27" WEST, AND A CHORD LENGTH OF 13.58 FEET TO A POINT OF REVERSE CURVATURE;

89. SOUTHWESTERLY, A DISTANCE OF 134.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 85°22'36", A CHORD BEARING OF SOUTH 42°26'40" WEST, AND A CHORD LENGTH OF 122.04 FEET TO A POINT OF TANGENCY;

90. SOUTH 00°14'38" EAST, A DISTANCE OF 192.06 FEET;

91. NORTH 89°45'22" EAST, A DISTANCE OF 449.69 FEET TO A POINT OF CURVATURE;

92. NORTHEASTERLY, A DISTANCE OF 39.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°50'49", A CHORD BEARING OF NORTH 44°49'57" EAST, AND A CHORD LENGTH OF 35.31 FEET TO A POINT OF CUSP, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF HARVEST ROAD, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 20060516000505740;

93. SOUTH 00°05'28" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2016.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18;

94. SOUTH 00°01'51" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID HARVEST ROAD, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 2006051500049690, A DISTANCE OF 1265.94 FEET;

95. SOUTH 00°01'51" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID HARVEST ROAD, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 20060524000533770, A DISTANCE OF 1197.30 FEET TO A POINT OF CURVATURE;

96. DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTHWESTERLY, A DISTANCE OF 74.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 23°44'22", A CHORD BEARING OF SOUTH 11°50'21" WEST, AND A CHORD LENGTH OF 73.64 FEET TO A POINT OF COMPOUND CURVATURE;

97. SOUTHWESTERLY, A DISTANCE OF 35.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 41°41'12", A CHORD BEARING OF SOUTH 44°33'08" WEST, AND A CHORD LENGTH OF 34.87 FEET TO A POINT OF COMPOUND CURVATURE;

98. SOUTHWESTERLY, A DISTANCE OF 74.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 23°44'23", A CHORD BEARING OF SOUTH 77°15'56" WEST, AND A CHORD LENGTH OF 73.64 FEET TO A POINT OF TANGENCY

99. SOUTH 89°08'07" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 977.80 FEET TO A POINT OF CURVATURE;

100. NORTHWESTERLY, A DISTANCE OF 28.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 65°28'21", A CHORD BEARING OF NORTH 58°07'43" WEST, AND A CHORD LENGTH OF 27.04 FEET TO A POINT OF TANGENCY;

101. NORTH 25°23'32" WEST, A DISTANCE OF 10.01 FEET TO A POINT OF CURVATURE;

102. NORTHWESTERLY, A DISTANCE OF 11.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 25°21'42", A CHORD BEARING OF NORTH 12°42'41" WEST, AND A CHORD LENGTH OF 10.98 FEET TO A POINT OF NON-TANGENCY;

103. SOUTH 89°24'52" WEST, A DISTANCE OF 80.81 FEET;

104. SOUTH 00°00'00" EAST, A DISTANCE OF 12.95 FEET TO A POINT OF CURVATURE;

105. SOUTHWESTERLY, A DISTANCE OF 33.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°38'42", A CHORD BEARING OF SOUTH 38°49'21" WEST, AND A CHORD LENGTH OF 31.35 FEET TO A POINT OF REVERSE CURVATURE;

106. SOUTHWESTERLY, A DISTANCE OF 12.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 110.50 FEET, A CENTRAL ANGLE OF 06°42'39", A CHORD BEARING OF SOUTH 74°17'22" WEST, AND A CHORD LENGTH OF 12.93 FEET TO A POINT OF REVERSE CURVATURE;

107. CONTINUING SOUTHWESTERLY, A DISTANCE OF 28.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 89.50 FEET, A CENTRAL ANGLE OF 18°12'04", A CHORD BEARING OF SOUTH 80°02'05" WEST, AND A CHORD LENGTH OF 28.31 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF EAST 48TH AVENUE, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 2018000045211;

108. SOUTH 89°08'07" WEST, A DISTANCE OF 906.33 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 11,857,320 SQUARE FEET OR 272.207 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF WINDLER SUBDIVISION FILING NO. 4, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".

2. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 18 BY A SET 3" BRASS CAP GROUTED IN CONCRETE, STAMPED "WESTWOOD T3S R66W / R65W S13/S18/S24/S19 2024 PLS 38004", FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 13, BEING MONUMENTED BY A NO. 6 REBAR WITH 3-1/4" INCH ALUMINUM CAP STAMPED "WESTWOOD T3S R66W 1/4 S13/S24 2023 PLS 38004", IS ASSUMED TO BEAR SOUTH 89°38'39" WEST, A DISTANCE OF 2646.53 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

4. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

5. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, AND O ARE TO BE PRIVATELY OWNED AND MAINTAINED.

6. ALL OWNERS OF LOTS ADJACENT TO N. BUCHANAN STREET, N. CATAWBA STREET, E. 55TH AVENUE, N. FULTONDALE STREET, E. 53RD AVENUE, AND E. 52ND AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

7. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

8. ALL EXTERIOR BOUNDARY MONUMENTS SHALL BE SET BY THE SURVEYOR OF RECORD PER COLORADO REVISED STATUTES 38.51.105.

9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

10. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY ORDER NUMBER RND70811264-4, EFFECTIVE FEBRUARY 06, 2024 AT 5:00 P.M. EVERY EFFORT HAS BEEN MADE TO LOCATE, IDENTIFY, AND DEPICT ANY AND ALL EASEMENTS ENCUMBERING THE SUBJECT PROPERTY. THE POSSIBILITY EXISTS, HOWEVER, THAT UNRECORDED EASEMENTS WITH NO READILY VISIBLE EVIDENCE EXIST.

11. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.

12. 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.

13. ARCHITECTURAL FEATURES ROOF OVERHANGS, GUTTERS, EAVES, AND DOWNSPOUTS, EACH EXTENDING NO MORE THAN 24-INCHES MEASURED PERPENDICULAR FROM THE EXTERIOR FACE OF THE OUTSIDE WALL TO THE FURTHEST EDGE OF THE PROJECTION AND 10-FT MINIMUM MEASURED PARALLEL TO THE EXTERIOR FACE OF THE OUTSIDE WALL FROM THE FURTHEST EDGE OF THE PROJECTION TO THE FINISHED GRADE; SHALL BE ALLOWED TO PROTRUDE INTO THE VERTICAL EXTENSION OF THE ADJACENT POCKET WATER EASEMENT ON ALL ALLEY FACING WALLS.

COLORADO LICENSED
PE 38004
2/19/2024
PROFESSIONAL LAND SURVEYOR

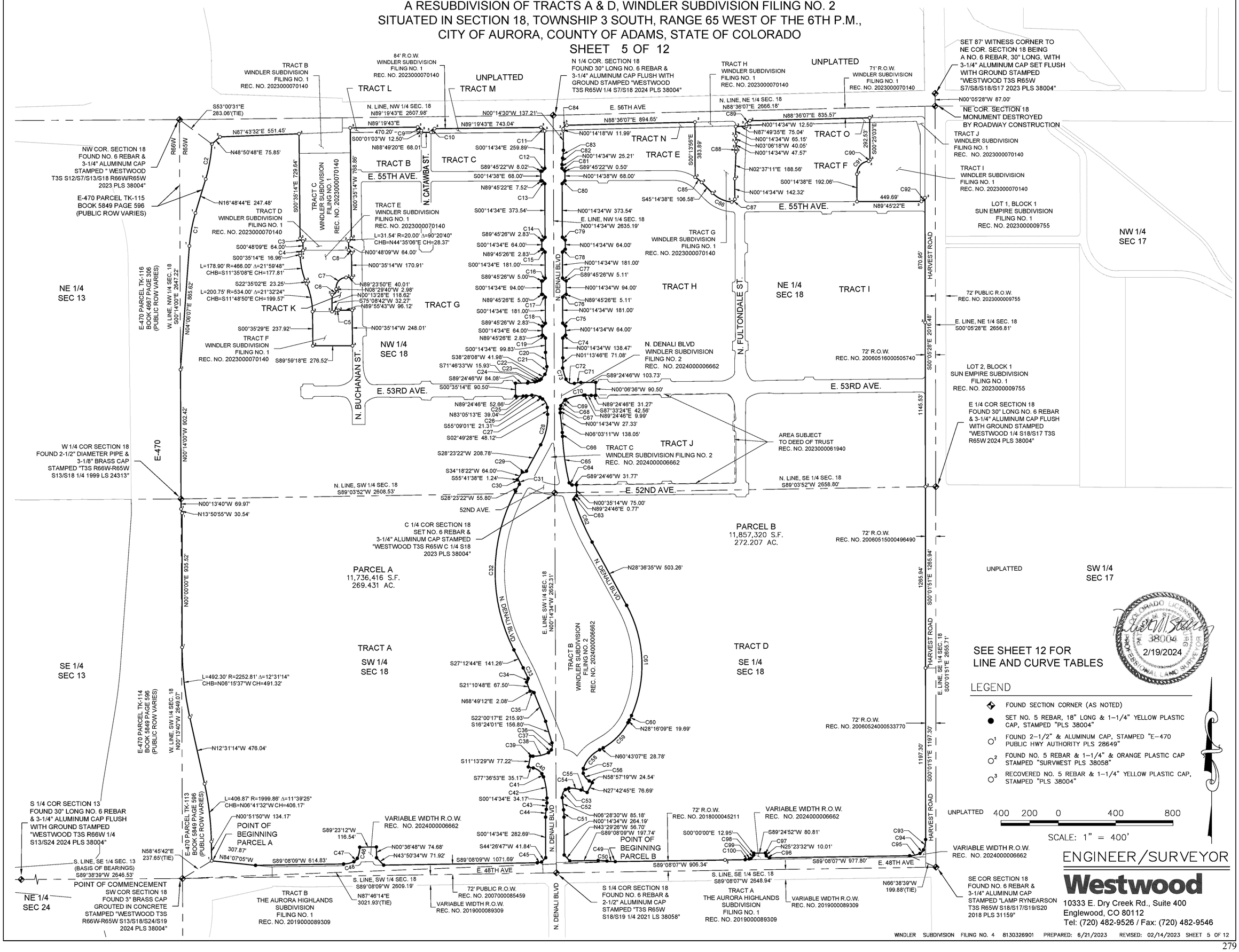
ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 400
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

Electronically Recorded RECEPTION#: 2024000013716,
3/18/2024 at 11:20 AM, 5 OF 12,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

WINDLER SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACTS A & D, WINDLER SUBDIVISION FILING NO. 2
SITUATED IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

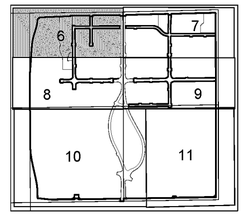
SHEET 5 OF 12

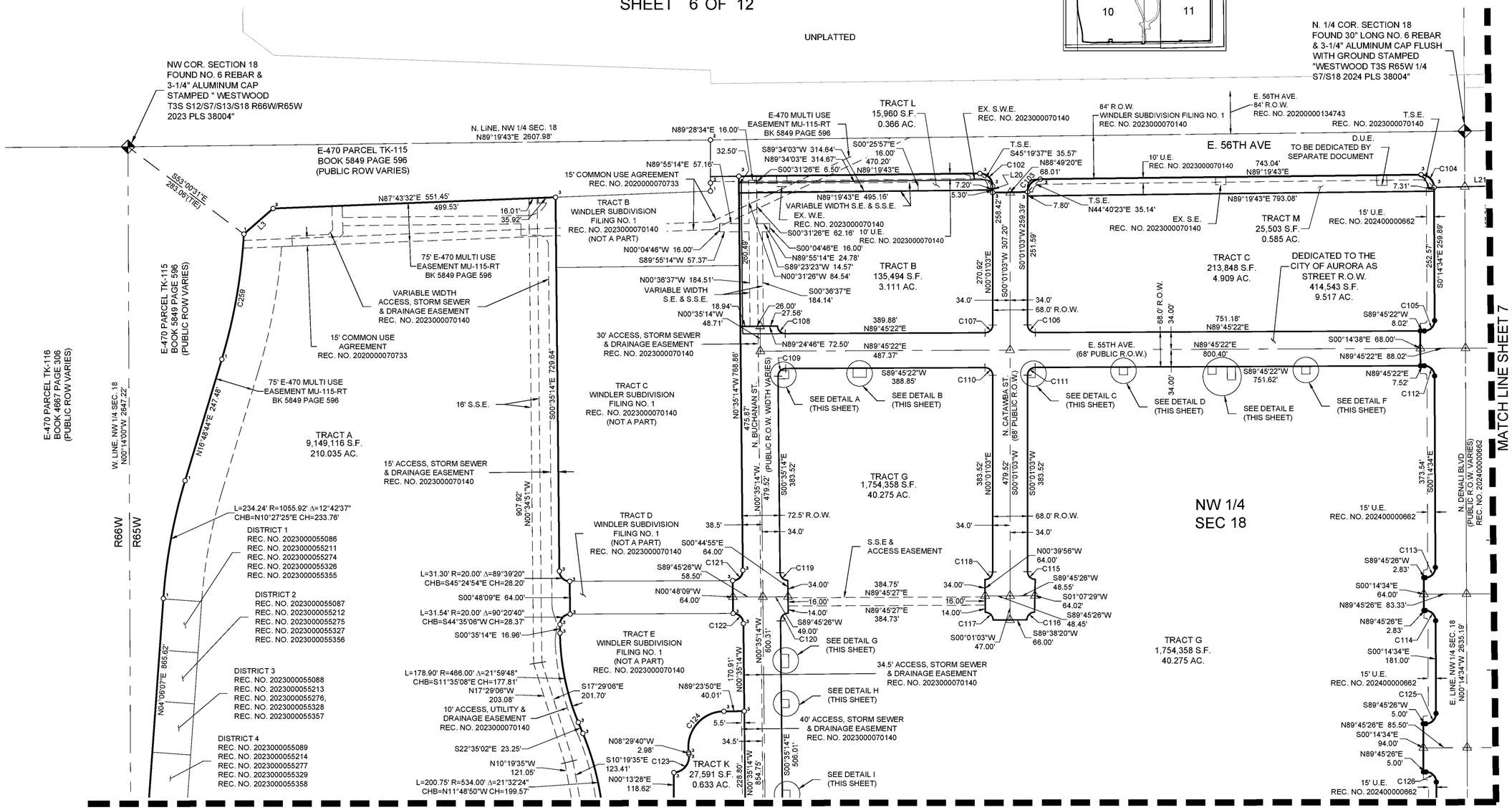


Electronically Recorded RECEPTION#: 2024000013716,
3/18/2024 at 11:20 AM, 6 OF 12,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

WINDLER SUBDIVISION FILING NO. 4

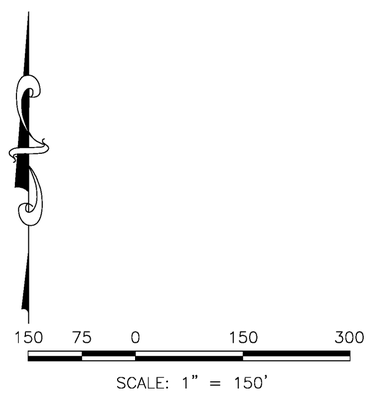
A RESUBDIVISION OF TRACTS A & D, WINDLER SUBDIVISION FILING NO. 2
SITUATED IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 12

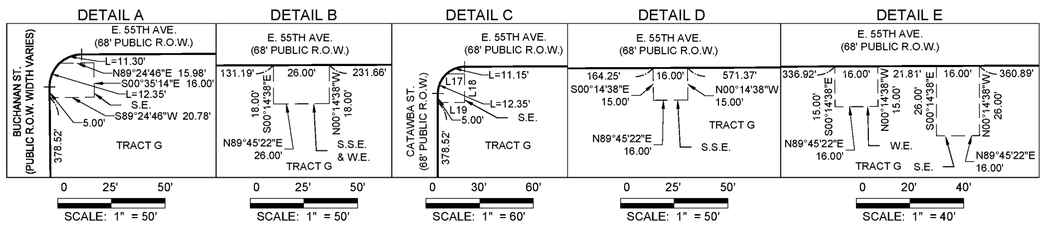


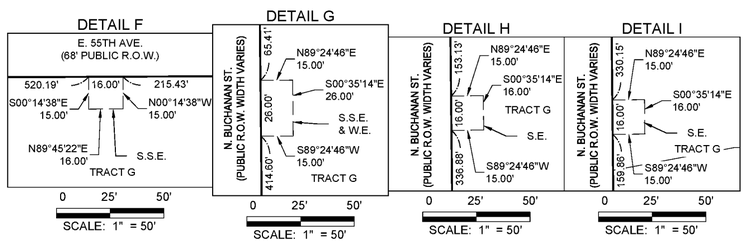


SEE SHEET 12 FOR
LINE AND CURVE TABLES

LEGEND	
◆	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 30" LONG & 1-1/4" YELLOW PLASTIC CAP STAMPED WESTWOOD PLS 38004
○¹	FOUND NO. 5 REBAR & 2-1/2" & ALUMINUM CAP, STAMPED "E-470 PUBLIC HWY AUTHORITY PLS 28649"
○²	FOUND NO. 5 REBAR & 1-1/4" & ORANGE PLASTIC CAP STAMPED "SURVWEST PLS 38058"
○³	RECOVERED NO. 5 REBAR, 30" LONG & 1-1/4" YELLOW PLASTIC CAP STAMPED WESTWOOD PLS 38004
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.E.	STORM SEWER EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
D.U.E.	DRY UTILITY EASEMENT









ENGINEER/SURVEYOR
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10333 E. Dry Creek Rd., Suite 400
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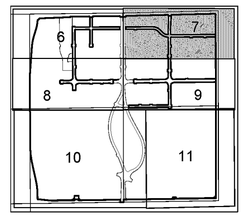
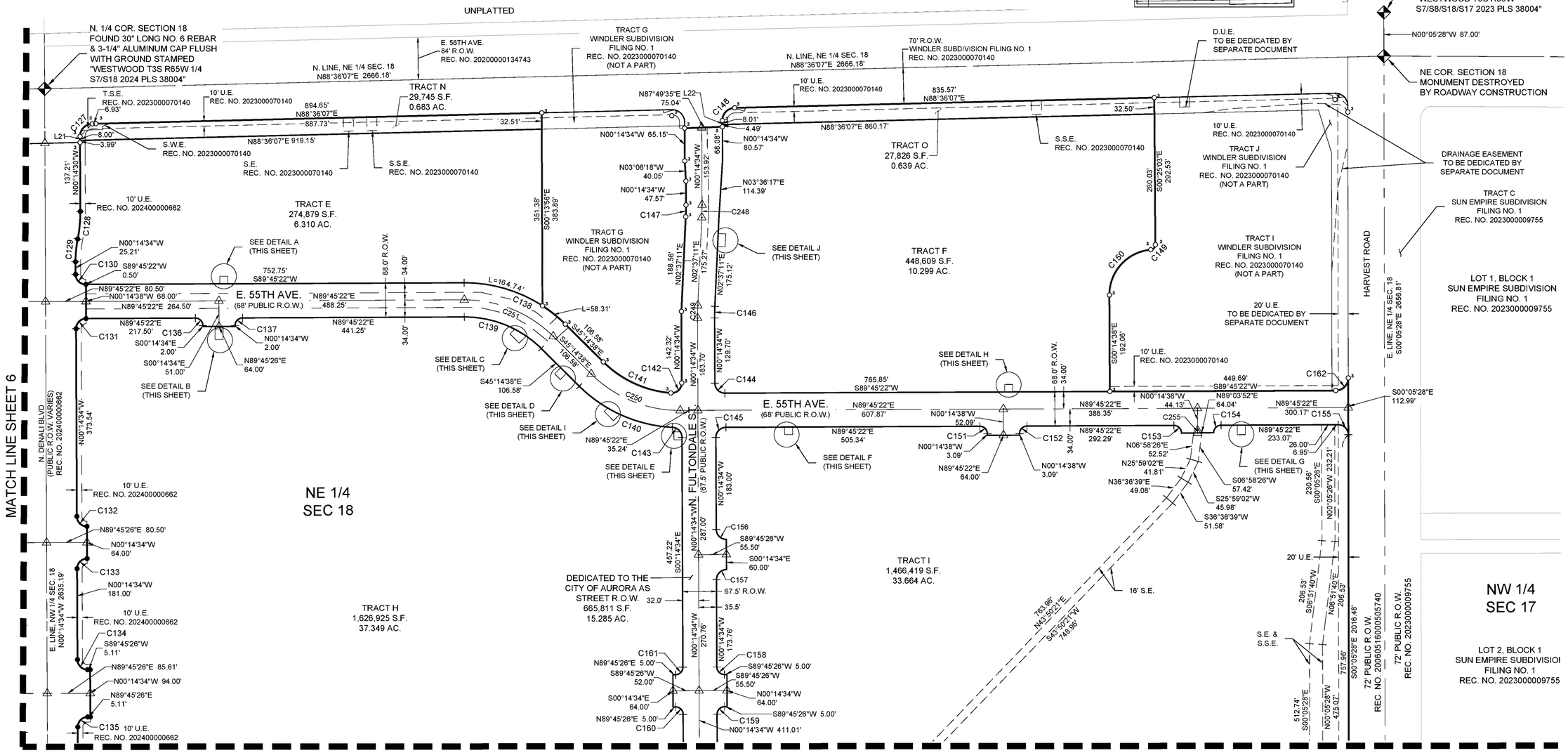
Tel: (720) 482-9526 / Fax: (720) 482-9546

Electronically Recorded RECEPTION#: 2024000013716,
3/18/2024 at 11:20 AM, 7 OF 12,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

WINDLER SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACTS A & D, WINDLER SUBDIVISION FILING NO. 2
SITUATED IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 12

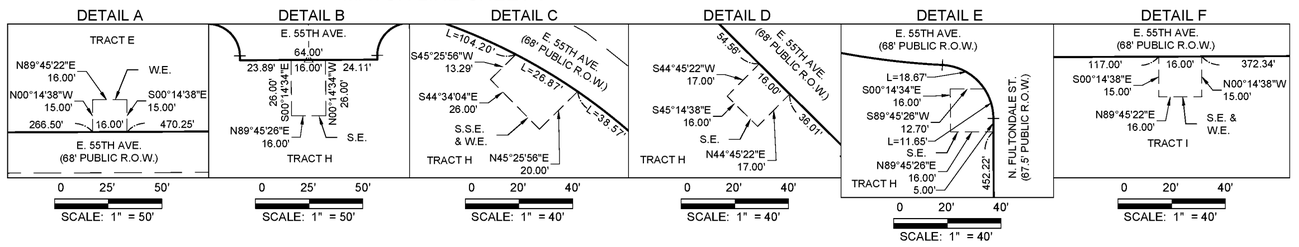


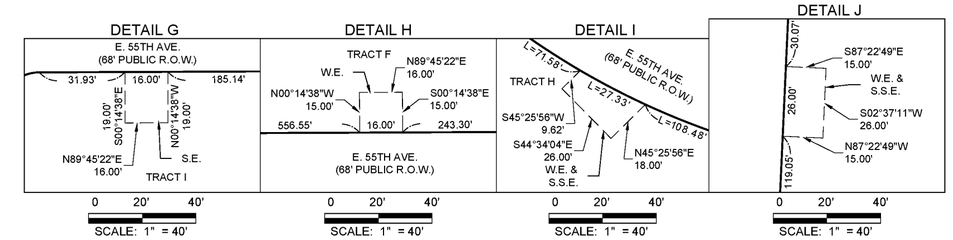


SEE SHEET 12 FOR
LINE AND CURVE TABLES

LEGEND	
◆	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 30" LONG & 1–1/4" YELLOW PLASTIC CAP STAMPED WESTWOOD PLS 38004
○¹	FOUND NO. 5 REBAR & 2–1/2" & ALUMINUM CAP, STAMPED "E–470 PUBLIC HWY AUTHORITY PLS 28649"
○²	FOUND NO. 5 REBAR & 1–1/4" & ORANGE PLASTIC CAP STAMPED "SURVWEST PLS 38058"
○³	RECOVERED NO. 5 REBAR, 30" LONG & 1–1/4" YELLOW PLASTIC CAP STAMPED WESTWOOD PLS 38004
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147–47 AURORA CITY CODE AND PER SEC. 38–51–105–9(A & B) COLORADO REVISED STATUTES.
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.E.	STORM SEWER EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT–OF–WAY
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
D.U.E.	DRY UTILITY EASEMENT

150 75 0 150 300
SCALE: 1" = 150'





COLORADO LICENSED
PROFESSIONAL LAND SURVEYOR
P.L.S. 38004
2/19/2024

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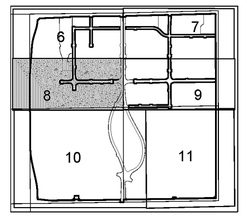
Electronically Recorded RECEPTION#: 2024000013716,
3/18/2024 at 11:20 AM, 8 OF 12,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

WINDLER SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACTS A & D, WINDLER SUBDIVISION FILING NO. 2
SITUATED IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 12



MATCH LINE SHEET 6

W. LINE NW1/4 SEC. 18
N00°14'00"W 2647.22'
N04°08'07"E 865.62'

DISTRICT 5
REC. NO. 2023000055090, REC. NO. 2023000055215
REC. NO. 2023000055278
REC. NO. 2023000055330, REC. NO. 2023000055359

DISTRICT 6
REC. NO. 2023000055091, REC. NO. 2023000055216, REC. NO. 2023000055279
REC. NO. 2023000055331, REC. NO. 2023000055360

DISTRICT 7
REC. NO. 2023000055092, REC. NO. 2023000055217, REC. NO. 2023000055280
REC. NO. 2023000055332, REC. NO. 2023000055361

DISTRICT 8
REC. NO. 2023000055093, REC. NO. 2023000055218, REC. NO. 2023000055281
REC. NO. 2023000055333, REC. NO. 2023000055362

DISTRICT 9
REC. NO. 2023000055094, REC. NO. 2023000055219, REC. NO. 2023000055282
REC. NO. 2023000055334, REC. NO. 2023000055363

DISTRICT 10
REC. NO. 2023000055140, REC. NO. 2023000055240, REC. NO. 2023000055297
REC. NO. 2023000055343, REC. NO. 2023000055386

WINDLER HOMESTEAD MD
REC. NO. 2023000055085, REC. NO. 2023000055210
REC. NO. 2023000055273, REC. NO. 2023000055325, REC NO. 2023000055354

E-470 PARCEL TK-116
BOOK 4667 PAGE 306
(PUBLIC ROW VARIES)

N00°14'00"W 902.42'

VARIABLE WIDTH E-470 MULTI USE
EASEMENT MU-115-RT
BK 5849 PAGE 596

W. 1/4 COR SECTION 18
FOUND 2-1/2" DIAMETER PIPE &
3-1/8" BRASS CAP
STAMPED "T3S R66W / R65W
S13/S18 1/4 1999 PLS 24313"

N00°13'40"W 69.97'
N13°50'55"W 30.54'

N. LINE, SW 1/4 SEC. 18
N89°03'52"E 2608.53'

NW 1/4
SEC 18

N10°19'35"W 121.05'
S10°19'35"E 123.41'
L=200.75' R=534.00' Δ=21°32'24"
CHB=N11°48'50"W CH=199.57'

ACCESS, STORM SEWER,
& DRAINAGE EASEMENT
REC. NO. 2023000070140

16' S.S.E.
N00°35'14"W 186.30'

37.99'
16.00'
1.50'

N89°26'35"E
55.49'

VARIABLE WIDTH
S.E. & S.S.E.

337.70'
N00°35'14"W

S00°35'14"E
294.67'

L5
L=23.56' R=15.00' Δ=90°00'15"
CHB=N44°24'39"E CH=21.21'

S89°24'31"W 72.50'
S00°35'14"E 68.00'
N89°24'46"E
49.00'

L6
L=23.56' R=15.00' Δ=89°59'45"
CHB=N45°35'21"W CH=21.21'
N89°24'53"E 64.00'

SEE DETAIL B
(THIS SHEET)

S00°35'14"E
166.88'
N00°35'29"W 237.92'

43.00'

27.98'
N89°59'18"W 276.52'

S89°26'35"W
12.50'

16.98'
43.00'
12.52'
C260
L4
N00°35'42"W
53.50'
N00°35'14"W
49.00'
C261
L7

L=54.88' R=249.52' Δ=12°36'09"
CHB=N84°17'08"W CH=54.77'
L=29.71' R=42.00' Δ=40°31'36"
CHB=N57°43'13"W CH=29.09'
L=95.14' R=149.50' Δ=36°27'51"
CHB=N18°49'25"W CH=93.55'
N00°35'14"W 71.78'
N03°26'17"E 16.02'
N90°00'00"W 90.50'

TRACT K
27,591 S.F.
0.633 AC.

N00°13'28"E
118.62'

S75°08'42"W
32.27'
C185
N89°55'43"W
96.12'

TRACT F
WINDLER SUBDIVISION
FILING NO. 1
REC. NO. 2023000070140
(NOT A PART)

228.80'
N00°35'14"W 854.75'
N00°35'14"W
600.31'
248.01'
N00°35'14"E
170.27'

N. BUCHANAN ST.
(PUBLIC R.O.W.
WIDTH VARIES)

S00°35'14"E 506.01'

40' ACCESS, UTILITY &
DRAINAGE EASEMENT
REC. NO. 2023000070140

SEE DETAIL A
(THIS SHEET)

C184
N89°24'46"E
10.00'
S00°35'14"E
64.00'
S89°24'46"W
59.00'
S89°24'46"W
10.00'
C183

72.5' R.O.W.
34.0'
38.5'
207.03'
C182
C181
C188

DEDICATED TO THE
CITY OF AURORA AS
STREET R.O.W.
414,543 S.F.
9.517 AC.

C187
316.31'
N89°24'46"E
C165
64.01'
N89°02'06"E
C166
90.5' R.O.W.
44.25'
467.66'
N89°24'46"E

E. 53RD AVE.
(PUBLIC R.O.W.
WIDTH VARIES)
N89°24'46"E
471.50'

S00°01'03"W
64.25'
N89°24'46"E
298.32'
S00°35'14"E
47.00'

C252
C253
C254
S89°24'46"W
32.69'
SEE DETAIL D
(THIS SHEET)
L8
N88°28'04"W 54.08'
L9
C163
C247
C164
N86°56'18"W
64.88'

N00°35'14"W
66.25'
S89°24'46"W
193.07'
C167
S89°24'46"W
64.00'

N89°24'46"E
274.01'
N00°35'14"W
66.25'
C168 170.01'
C169
S89°24'46"W
64.00'

TRACT G
1,754,358 S.F.
40.275 AC.

C171
64.00'
N89°24'46"E
C172
L12
C173
L13
C174
L14
C176
C175
C180
C178
S89°45'26"W
2.83'
N89°45'26"E 83.33'
S00°14'34"E
64.00'
N89°45'26"E
2.83'
C177
S00°14'34"E
99.83'

N89°24'46"W
64.00'
C170
S89°24'46"W
64.00'
N89°24'46"E 275.99'
S00°35'14"E 90.50'
L10
C188
L11
C179
L15
C189
N89°24'46"E
47.00'
S02°49'28"E
48.12'

181.00'
S00°14'34"E
E. LINE, NW 1/4 SEC. 18
N00°14'34"W 2635.19'

N. DENALI BLVD
(PUBLIC R.O.W. VARIES)
REC. NO. 2024000000662

15' U.E.
REC. NO. 2024000000662

L=220.36' R=404.50' Δ=31°12'50"
CHB=N12°46'57"E CH=217.65'

TRACT D
WINDLER SUBDIVISION
FILING NO. 2
REC. NO. 2024000006662
(NOT A PART)

TRACT A
9,149,116 S.F.
210.035 AC.

C 1/4 COR SECTION 18
FOUND NO. 6 REBAR &
3-1/4" ALUMINUM CAP STAMPED
"WESTWOOD T3S R65W C 1/4 S18
2023 PLS 38004"

208.78'
S29°21'22"W

C190
S34°18'22"W
64.00'
L=24.48' R=250.00' Δ=5°36'40"
CHB=S58°48'24"E CH=24.47'
S55°41'38"E
1.24'
C192
C191
S28°23'22"W
55.80'

15' U.E.
REC. NO. 2024000000662

L=1151.42' R=1186.50' Δ=55°36'06"
CHB=S00°35'19"W CH=1106.76'

TRACT B
WINDLER SUBDIVISION
FILING NO. 2
REC. NO. 2024000006662
(NOT A PART)

MATCH LINE SHEET 9

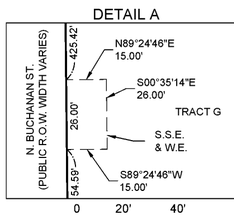
MATCH LINE SHEET 10

SEE SHEET 12 FOR
LINE AND CURVE TABLES

LEGEND	
◆	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 30" LONG & 1–1/4" YELLOW PLASTIC CAP STAMPED WESTWOOD PLS 38004
○¹	FOUND NO. 5 REBAR & 2–1/2" & ALUMINUM CAP, STAMPED "E–470 PUBLIC HWY AUTHORITY PLS 28649"
○²	FOUND NO. 5 REBAR & 1–1/4" & ORANGE PLASTIC CAP STAMPED "SURVWEST PLS 38058"
○³	RECOVERED NO. 5 REBAR, 30" LONG & 1–1/4" YELLOW PLASTIC CAP STAMPED WESTWOOD PLS 38004
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147–47 AURORA CITY CODE AND PER SEC. 38–51–105–9(A & B) COLORADO REVISED STATUTES.
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.E.	STORM SEWER EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT–OF–WAY
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
D.U.E.	DRY UTILITY EASEMENT

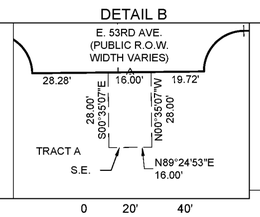
150 75 0 150 300
SCALE: 1" = 150'

DETAIL A



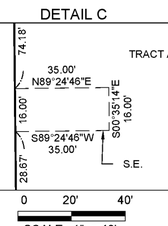
0 20' 40'
SCALE: 1" = 40'

DETAIL B



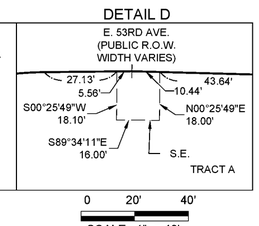
0 20' 40'
SCALE: 1" = 40'

DETAIL C



0 20' 40'
SCALE: 1" = 40'

DETAIL D



0 20' 40'
SCALE: 1" = 40'

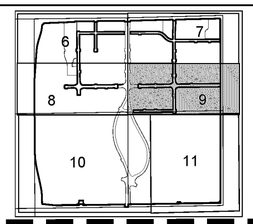


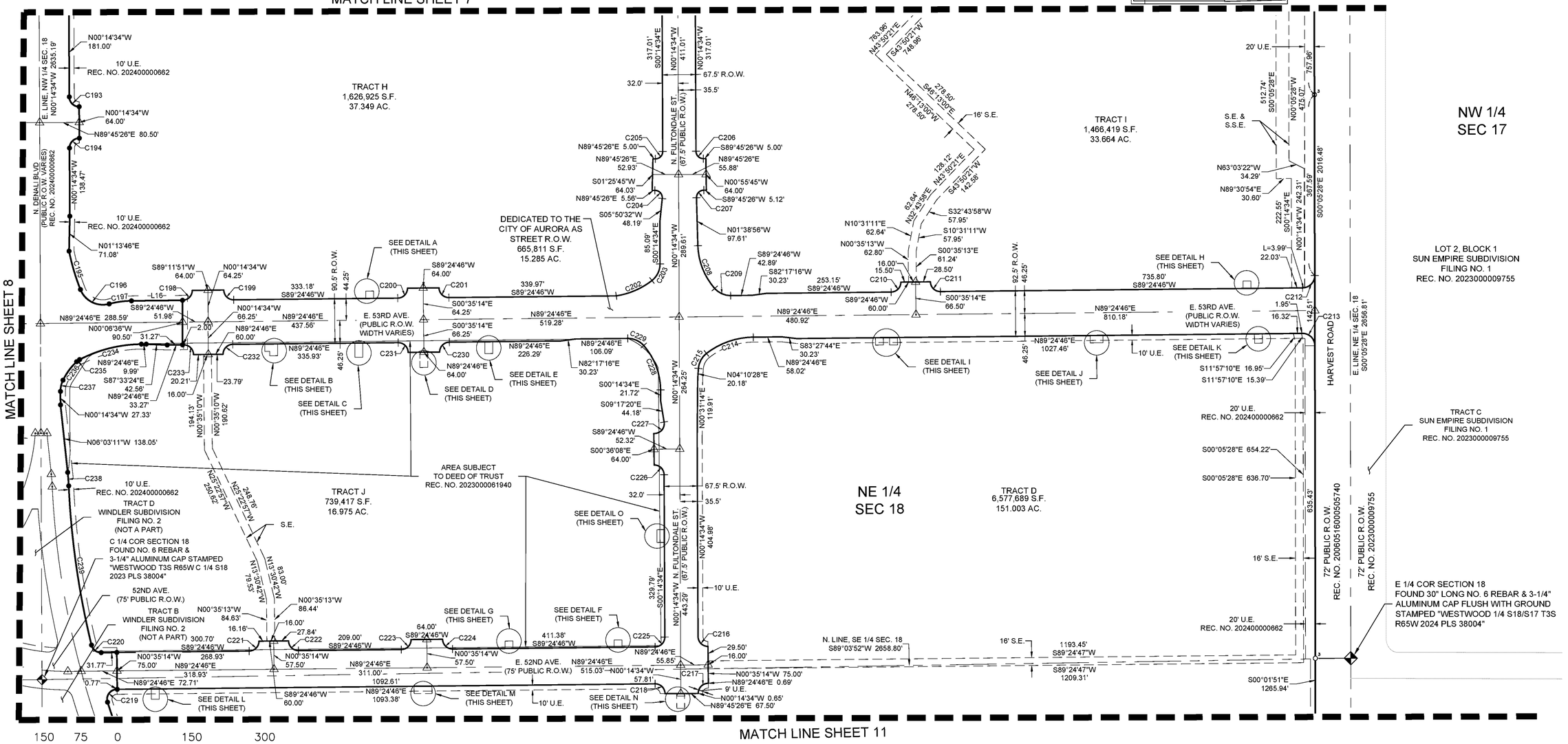
ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 400
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

Electronically Recorded RECEPTION#: 2024000013716,
3/18/2024 at 11:20 AM, 9 OF 12,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

WINDLER SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACTS A & D, WINDLER SUBDIVISION FILING NO. 2
SITUATED IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 12





SCALE: 1" = 150'

SEE SHEET 12 FOR
LINE AND CURVE TABLES

LEGEND	
◆	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 30" LONG & 1–1/4" YELLOW PLASTIC CAP STAMPED WESTWOOD PLS 38004
○¹	FOUND NO. 5 REBAR & 2–1/2" & ALUMINUM CAP, STAMPED "E–470 PUBLIC HWY AUTHORITY PLS 28649"
○²	FOUND NO. 5 REBAR & 1–1/4" & ORANGE PLASTIC CAP STAMPED "SURVWEST PLS 38058"
○³	RECOVERED NO. 5 REBAR, 30" LONG & 1–1/4" YELLOW PLASTIC CAP STAMPED WESTWOOD PLS 38004
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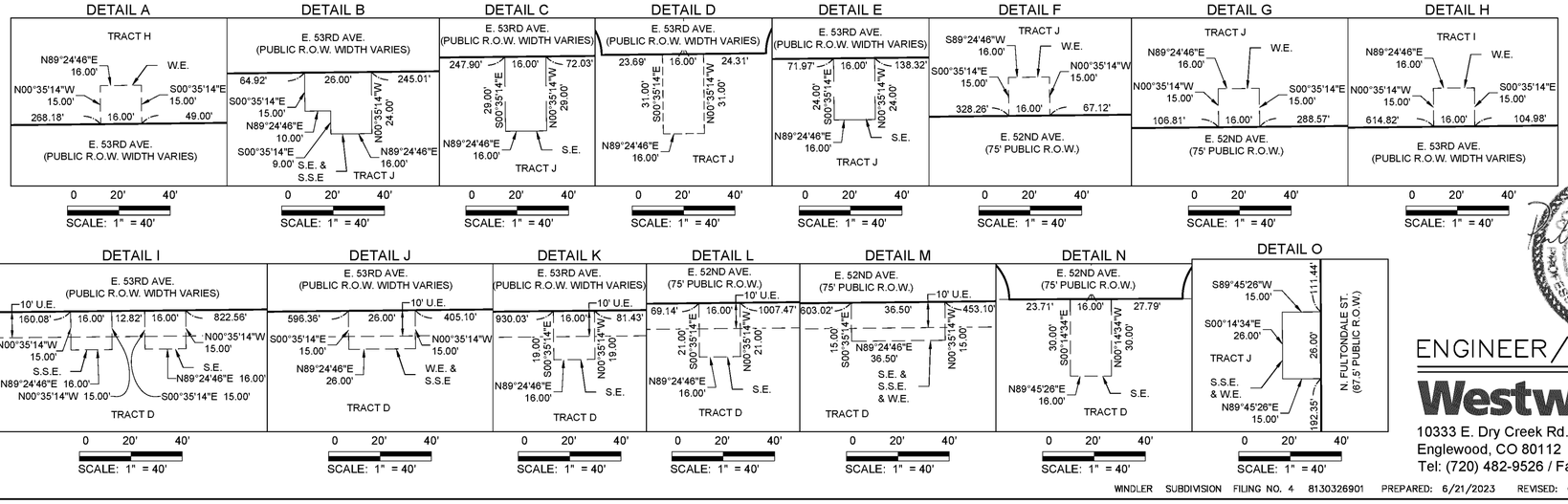
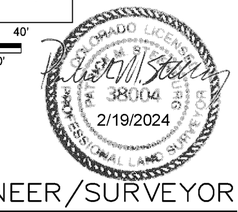
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.E.	STORM SEWER EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT–OF–WAY
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
D.U.E.	DRY UTILITY EASEMENT





ENGINEER/SURVEYOR
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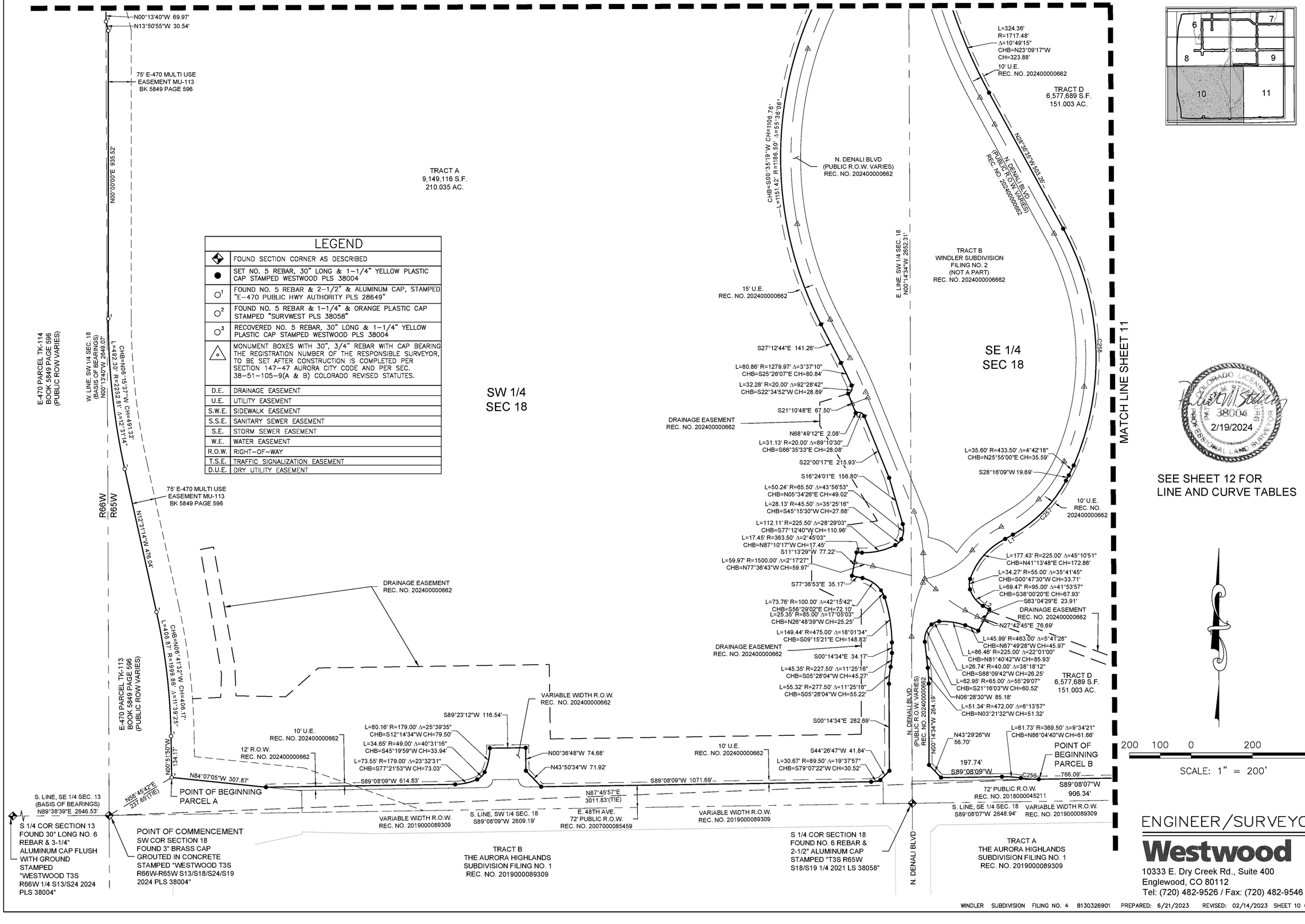
Tel: (720) 482-9526 / Fax: (720) 482-9546

Electronically Recorded RECEPTION#: 2024000013716,
3/18/2024 at 11:20 AM, 10 OF 12,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

WINDLER SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACTS A & D, WINDLER SUBDIVISION FILING NO. 2
SITUATED IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 12

MATCH LINE SHEET 8



LEGEND	
◆	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 30" LONG & 1–1/4" YELLOW PLASTIC CAP STAMPED WESTWOOD PLS 38004
○¹	FOUND NO. 5 REBAR & 2–1/2" & ALUMINUM CAP, STAMPED "E–470 PUBLIC HWY AUTHORITY PLS 28649"
○²	FOUND NO. 5 REBAR & 1–1/4" & ORANGE PLASTIC CAP STAMPED "SURVWEST PLS 38058"
○³	RECOVERED NO. 5 REBAR, 30" LONG & 1–1/4" YELLOW PLASTIC CAP STAMPED WESTWOOD PLS 38004
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U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.E.	STORM SEWER EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT–OF–WAY
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
D.U.E.	DRY UTILITY EASEMENT

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
Patrick W. Stevens
38004
2/19/2024

ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 400
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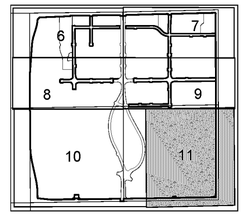
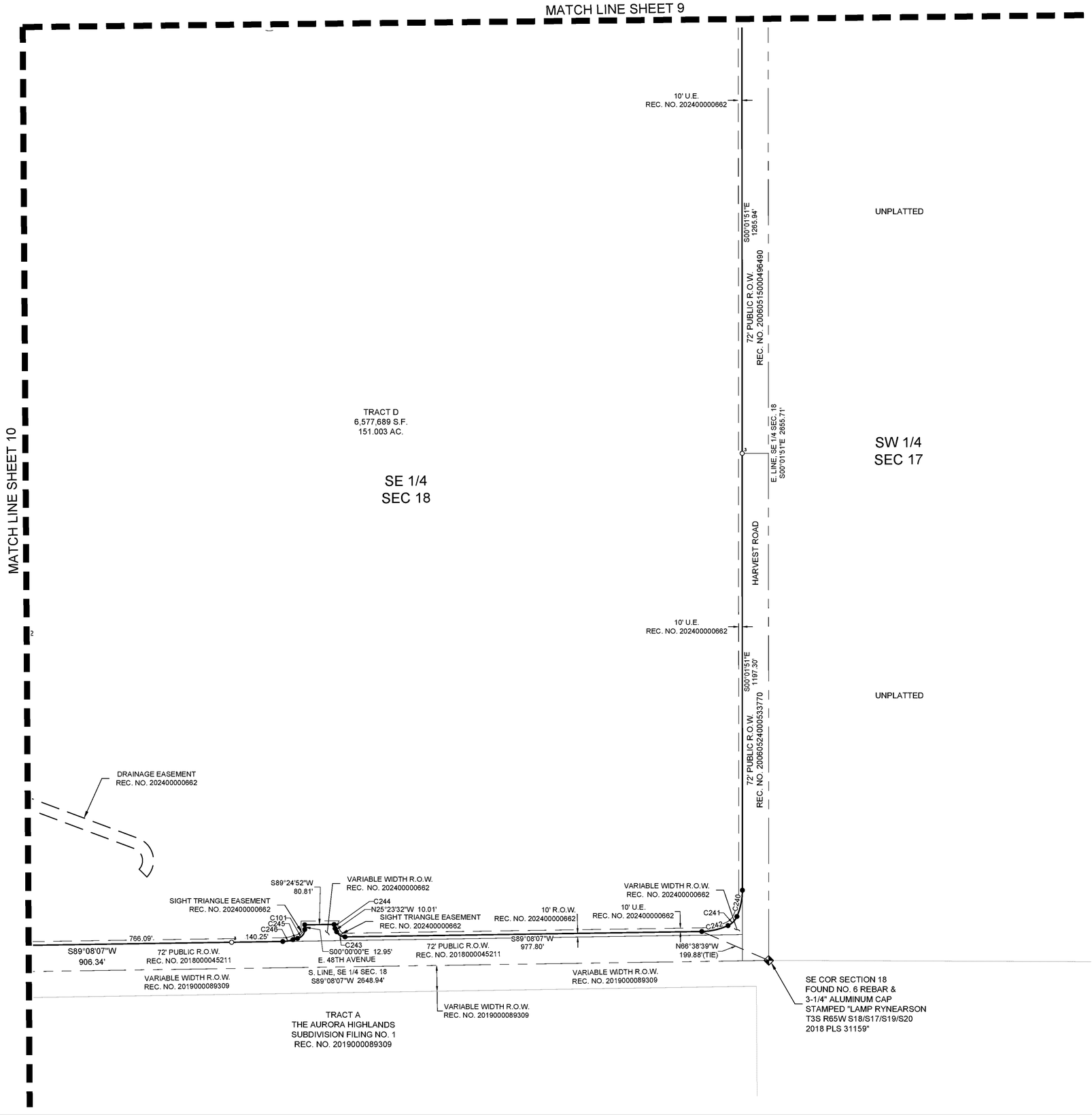
WINDLER SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACTS A & D, WINDLER SUBDIVISION FILING NO. 2
SITUATED IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 12





SEE SHEET 12 FOR
LINE AND CURVE TABLES

LEGEND	
◆	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 30" LONG & 1–1/4" YELLOW PLASTIC CAP STAMPED WESTWOOD PLS 38004
$\circ^1$	FOUND NO. 5 REBAR & 2–1/2" & ALUMINUM CAP, STAMPED "E–470 PUBLIC HWY AUTHORITY PLS 28649"
$\circ^2$	FOUND NO. 5 REBAR & 1–1/4" & ORANGE PLASTIC CAP STAMPED "SURVWEST PLS 38058"
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S.E.	STORM SEWER EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT–OF–WAY
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
D.U.E.	DRY UTILITY EASEMENT



200 100 0 200 400

SCALE: 1" = 200'



ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 400
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

Electronically Recorded RECEPTION#: 2024000013716,
3/18/2024 at 11:20 AM, 12 OF 12,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

WINDLER SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACTS A & D, WINDLER SUBDIVISION FILING NO. 2
SITUATED IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 12

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1055.92'	12°42'37"	234.24'	N10°27'25"E	233.76'
C2	1044.93'	13°38'02"	248.65'	N09°59'43"E	248.06'
C3	20.00'	89°39'20"	31.30'	S45°24'54"E	28.20'
C4	20.00'	90°20'40"	31.54'	S44°35'06"W	28.37'
C5	50.00'	14°55'34"	13.03'	S82°36'30"W	12.99'
C6	31.68'	94°51'54"	52.45'	N38°56'18"E	46.67'
C7	70.00'	97°53'29"	119.60'	N40°27'05"E	105.57'
C8	20.00'	89°39'20"	31.30'	N45°24'54"W	28.20'
C9	25.00'	90°41'20"	39.57'	S45°19'37"E	35.57'
C10	25.00'	89°18'40"	38.97'	N44°40'23"E	35.14'
C11	25.00'	90°25'43"	39.46'	S45°27'25"E	35.49'
C12	20.00'	89°59'56"	31.42'	S44°45'24"W	28.28'
C13	20.00'	90°00'04"	31.42'	S45°14'36"E	28.28'
C14	20.00'	90°00'00"	31.42'	S44°45'26"W	28.28'
C15	20.00'	90°00'00"	31.42'	S45°14'34"E	28.28'
C16	20.00'	90°00'00"	31.42'	S44°45'26"W	28.28'
C17	20.00'	90°00'00"	31.42'	S45°14'34"E	28.28'
C18	20.00'	90°00'00"	31.42'	S44°45'26"W	28.28'
C19	20.00'	90°00'00"	31.42'	S45°14'34"E	28.28'
C20	564.00'	10°07'15"	99.63'	S05°18'11"E	99.50'
C21	66.99'	48°47'14"	57.04'	S14°04'46"W	55.33'
C22	27.50'	29°23'14"	14.10'	S53°09'46"W	13.95'
C23	277.50'	3°55'10"	18.98'	S69°48'58"W	18.98'
C24	169.50'	17°38'13"	52.18'	S80°35'40"W	51.97'
C25	200.50'	6°19'33"	22.14'	N86°15'00"E	22.13'
C26	82.50'	41°45'46"	60.13'	S76°01'54"E	58.81'
C27	77.00'	52°19'35"	70.32'	S28°59'15"E	67.90'
C28	404.50'	31°12'50"	220.36'	S12°46'57"W	217.65'
C29	20.00'	95°55'00"	33.48'	S76°20'52"W	29.71'
C30	232.00'	2°09'50"	8.76'	S56°46'33"E	8.76'
C31	20.00'	86°14'50"	30.11'	S14°44'03"E	27.34'
C32	1186.50'	55°36'06"	1151.42'	S00°35'19"W	1106.76'
C33	1279.97'	3°37'10"	80.86'	S25°26'07"E	80.84'
C34	20.00'	92°28'42"	32.28'	S22°34'52"W	28.89'
C35	20.00'	89°10'30"	31.13'	S66°35'33"E	28.08'
C36	65.50'	43°56'53"	50.24'	S05°34'26"W	49.02'
C37	45.50'	35°25'16"	28.13'	S45°15'30"W	27.68'
C38	225.50'	28°29'03"	112.11'	S77°12'40"W	110.96'
C39	363.50'	2°45'03"	17.45'	N87°10'17"W	17.45'
C40	100.00'	42°15'42"	73.76'	S56°29'02"E	72.10'
C41	85.00'	17°05'03"	25.35'	S26°48'39"E	25.25'
C42	475.00'	18°01'34"	149.44'	S09°15'21"E	148.83'
C43	227.50'	11°25'16"	45.35'	S05°28'04"W	45.27'
C44	277.50'	11°25'16"	55.32'	S05°28'04"W	55.22'
C45	89.50'	19°37'57"	30.67'	S79°07'22"W	30.52'
C46	179.00'	25°39'35"	80.16'	S12°14'34"W	79.50'
C47	49.00'	40°31'16"	34.65'	S45°19'59"W	33.94'
C48	179.00'	23°32'31"	73.55'	S77°21'53"W	73.03'
C49	348.50'	9°34'24"	58.23'	N86°04'41"W	58.16'
C50	369.50'	9°34'21"	61.73'	N86°04'40"W	61.66'

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C51	472.00'	6°13'57"	51.34'	N03°21'32"W	51.32'
C52	65.00'	55°29'07"	62.95'	N21°16'03"E	60.52'
C53	40.00'	38°18'12"	26.74'	N68°09'42"E	26.25'
C54	225.00'	22°01'00"	86.46'	S81°40'42"E	85.93'
C55	463.00'	5°41'28"	45.99'	S67°49'28"E	45.97'
C56	95.00'	41°53'57"	69.47'	N38°00'20"W	67.93'
C57	55.00'	35°41'45"	34.27'	N00°47'30"E	33.71'
C58	225.00'	45°10'51"	177.43'	N41°13'48"E	172.86'
C59	440.00'	32°26'58"	249.19'	N44°29'38"E	245.88'
C60	433.50'	4°42'18"	35.60'	N25°55'00"E	35.59'
C61	875.50'	52°10'26"	797.24'	N02°31'22"W	769.98'
C62	1717.48'	10°49'15"	324.37'	N23°09'17"W	323.88'
C63	20.00'	107°06'45"	37.39'	N35°51'24"E	32.18'
C64	20.00'	76°56'31"	26.86'	N52°06'59"W	24.88'
C65	1703.50'	11°00'38"	327.36'	N08°08'24"W	326.86'
C66	460.50'	3°25'06"	27.47'	N04°20'38"W	27.47'
C67	52.00'	26°01'07"	23.61'	N12°45'59"E	23.41'
C68	127.00'	21°10'25"	46.93'	N36°21'46"E	46.67'
C69	27.00'	15°30'32"	7.31'	N54°42'14"E	7.29'
C70	277.50'	26°57'16"	130.55'	N75°56'08"E	129.35'
C71	180.50'	14°32'23"	45.81'	S82°08'34"W	45.68'
C72	49.00'	83°30'34"	71.42'	N63°22'20"W	65.26'
C73	457.50'	10°12'00"	81.45'	N16°31'03"W	81.34'
C74	20.00'	90°00'00"	31.42'	N44°45'26"E	28.28'
C75	20.00'	90°00'00"	31.42'	N45°14'34"W	28.28'
C76	20.00'	90°00'00"	31.42'	N44°45'26"E	28.28'
C77	20.00'	90°00'00"	31.42'	N45°14'34"W	28.28'
C78	20.00'	90°00'00"	31.42'	N44°45'26"E	28.28'
C79	20.00'	90°00'00"	31.42'	N45°14'34"W	28.28'
C80	20.00'	89°59'56"	31.42'	N44°45'24"E	28.28'
C81	20.00'	90°00'04"	31.42'	N45°14'36"W	28.28'
C82	227.50'	11°25'16"	45.35'	N05°28'04"E	45.27'
C83	277.50'	11°25'16"	55.32'	N05°28'04"E	55.22'
C84	25.00'	88°50'41"	38.77'	N44°10'55"E	35.00'
C85	284.00'	11°45'52"	58.31'	S51°07'34"E	58.21'
C86	216.00'	40°05'40"	151.15'	S65°17'28"E	148.09'
C87	20.00'	94°54'16"	33.13'	N47°12'34"E	29.47'
C88	468.00'	2°51'45"	23.38'	N01°11'19"E	23.38'
C89	25.00'	88°49'37"	38.76'	N44°10'47"E	35.00'
C90	10.00'	85°33'00"	14.93'	S42°21'27"W	13.58'
C91	90.00'	85°22'36"	134.11'	S42°26'40"W	122.04'
C92	25.00'	89°50'49"	39.20'	N44°49'57"E	35.31'
C93	179.00'	23°44'22"	74.17'	S11°50'21"W	73.64'
C94	49.00'	41°41'12"	35.65'	S44°33'08"W	34.87'
C95	179.00'	23°44'23"	74.17'	S77°15'56"W	73.64'
C96	25.00'	65°28'21"	28.57'	N58°07'43"W	27.04'
C97	25.00'	25°21'42"	11.07'	N12°42'41"W	10.98'
C98	25.00'	77°38'39"	33.88'	N38°49'22"E	31.35'
C99	110.50'	6°42'39"	12.94'	S74°17'22"W	12.93'
C100	89.50'	18°12'04"	28.43'	S80°02'05"W	28.31'

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C101	25.00'	77°38'39"	33.88'	N38°49'22"E	31.35'
C102	25.00'	90°41'20"	39.57'	N45°19'37"W	35.57'
C103	25.00'	89°18'40"	38.97'	S44°40'23"W	35.14'
C104	25.25'	89°16'25"	39.35'	N45°27'25"W	35.49'
C105	20.00'	89°59'56"	31.42'	N44°45'24"E	28.28'
C106	15.00'	90°15'41"	23.63'	S45°06'48"E	21.26'
C107	15.00'	89°44'19"	23.49'	N44°53'12"E	21.16'
C108	15.00'	89°39'24"	23.47'	S45°24'56"E	21.15'
C109	15.00'	90°20'36"	23.65'	S44°35'04"W	21.28'
C110	15.00'	90°15'41"	23.63'	N45°06'48"W	21.26'
C111	15.00'	89°44'19"	23.49'	S44°53'12"W	21.16'
C112	20.00'	90°00'04"	31.42'	N45°14'36"W	28.28'
C113	20.00'	90°00'00"	31.42'	N44°45'26"E	28.28'
C114	20.00'	90°00'00"	31.42'	N45°14'34"W	28.28'
C115	15.00'	90°15'37"	23.63'	S45°06'45"E	21.26'
C116	15.00'	89°44'23"	23.49'	S44°53'15"W	21.16'
C117	15.00'	90°15'37"	23.63'	N45°06'45"W	21.26'
C118	15.00'	89°44'23"	23.49'	N44°53'15"E	21.16'
C119	15.00'	89°39'20"	23.47'	S45°24'54"E	21.15'
C120	15.00'	90°20'40"	23.65'	S44°35'06"W	21.28'
C121	20.00'	90°20'40"	31.54'	N44°35'06"E	28.37'
C122	20.00'	89°39'20"	31.30'	N45°24'54"W	28.20'
C123	31.68'	94°51'54"	52.46'	N38°56'18"E	46.67'
C124	70.00'	97°53'29"	119.60'	S40°27'05"W	105.57'
C125	20.00'	90°00'00"	31.42'	N44°45'26"E	28.28'
C126	20.00'	90°00'00"	31.42'	N45°14'34"W	28.28'
C127	25.00'	88°50'41"	38.76'	S44°10'55"W	35.00'
C128	277.50'	11°25'16"	55.32'	N05°28'04"E	55.22'
C129	227.50'	11°25'16"	45.35'	S05°28'04"W	45.27'
C130	20.00'	90°00'04"	31.42'	S45°14'36"E	28.28'
C131	20.00'	89°59'56"	31.42'	S44°45'24"W	28.28'
C132	20.00'	90°00'00"	31.42'	S45°14'34"E	28.28'
C133	20.00'	90°00'00"	31.42'	S44°45'26"W	28.28'
C134	20.00'	90°00'00"	31.42'	S45°14'34"E	28.28'
C135	20.00'	90°00'00"	31.42'	S44°45'26"W	28.28'
C136	15.00'	89°59'58"	23.56'	N45°14'39"W	21.21'
C137	15.00'	90°00'02"	23.56'	S44°45'24"W	21.21'
C138	284.00'	45°00'00"	223.05'	N67°44'38"W	217.36'
C139	216.00'	45°00'00"	169.65'	N67°44'38"W	165.32'
C140	284.00'	41°50'20"	207.38'	S66°09'49"E	202.81'
C141	216.00'	40°05'40"	151.15'	S65°17'28"E	148.09'
C142	20.00'	94°54'16"	33.13'	N47°12'34"E	29.47'
C143	20.00'	86°50'25"	30.31'	N43°39'46"W	27.49'
C144	20.00'	90°00'04"	31.42'	S45°14'36"E	28.28'
C145	20.00'	89°59'56"	31.42'	S44°45'24"W	28.28'
C146	464.00'	2°51'45"	23.18'	S01°11'19"W	23.18'
C147	468.00'	2°51'45"	23.38'	N01°11'19"E	23.38'
C148	25.00'	88°49'37"	38.76'	S44°10'47"W	35.00'
C149	10.00'	85°33'00"	14.93'	N42°21'27"E	13.58'
C150	90.00'	85°22'36"	134.11'	S42°26'40"W	122.04'
C151	15.00'	90°01'06"	23.56'	N45°14'38"W	21.21'
C152	15.00'	90°02'35"	23.57'	S44°46'39"W	21.22'
C153	15.00'	91°49'26"	24.04'	N44°19'55"W	21.55'
C154	15.00'	88°52'13"	23.27'	S45°19'15"W	21.00'
C155	20.00'	90°09'11"	31.47'	N45°10'03"W	28.32'
C156	20.00'	90°00'00"	31.42'	S45°14'34"E	28.28'
C157	20.00'	90°00'00"	31.42'	S44°45'26"W	28.28'
C158	15.00'	90°00'00"	23.56'	S45°14'34"E	21.21'
C159	15.00'	90°00'00"	23.56'	S44°45'26"W	21.21'
C160	15.00'	90°00'00"	23.56'	N45°14'34"W	21.21'

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C161	15.00'	90°00'00"	23.56'	N44°45'26"E	21.21'
C162	25.00'	89°50'49"	39.20'	N44°49'57"E	35.31'
C163	19.80'	86°41'33"	29.96'	N47°46'40"W	27.18'
C164	20.34'	95°20'39"	33.84'	S40°40'34"W	30.07'
C165	20.00'	89°23'43"	31.20'	N44°42'54"E	28.13'
C166	20.00'	90°36'17"	31.63'	S45°17'06"E	28.43'
C167	20.00'	90°00'00"	31.42'	N45°35'14"W	28.28'
C168	20.00'	90°00'00"	31.42'	S44°24'46"W	28.28'
C169	20.00'	90°00'00"	31.42'	N45°35'14"W	28.28'
C170	20.00'	90°00'00"	31.42'	S44°24'46"W	28.28'
C171	20.00'	90°00'00"	31.42'	N44°24'46"E	28.28'
C172	20.00'	90°00'00"	31.42'	S45°35'14"E	28.28'
C173	169.50'	17°38'13"	52.18'	N80°35'40"E	51.97'
C174	277.50'	3°55'10"	18.98'	N69°48'58"E	18.98'
C175	27.50'	29°23'14"	14.10'	N53°09'46"E	13.95'
C176	66.99'	48°47'14"	57.04'	N14°04'46"E	55.33'
C177	20.00'	90°00'00"	31.42'	N45°14'34"W	28.28'
C178	20.00'	90°00'00"	31.42'	N44°45'26"E	28.28'
C179	200.50'	6°19'33"	22.14'	N86°15'00"E	22.13'
C180	564.00'	10°07'15"	99.63'	S05°18'11"E	99.50'
C181	324.50'	9°01'56"	51.16'	S09°19'51"E	51.10'
C182	324.50'	4°13'39"	23.94'	S02°42'03"E	23.94'
C183	15.00'	89°59'58"	23.56'	S44°24'47"W	21.21'
C184	15.00'	90°00'00"	23.56'	S45°35'14"E	21.21'
C185	50.00'	14°55'34"	13.03'	S82°36'30"W	12.99'
C186	137.00'	27°20'12"	65.36'	S27°30'54"E	64.75'
C187	42.00'	49°24'15"	36.22'	S65°53'06"E	35.10'
C188	82.50'	41°45'46"	60.13'	N76°01'54"W	58.81'
C189	77.00'	52°19'35"	70.32'	N28°59'15"W	67.90'
C190	20.00'	95°55'00"	33.48'	N76°20'52"E	29.71'
C191	20.00'	86°14'50"	30.11'	N14°44'03"W	27.34'
C192	232.00'	2°09'50"	8.76'	S56°46'33"E	8.76'
C193	20.00'	90°00'00"	31.42'	S45°14'34"E	28.28'
C194	20.00'	90°00'00"	31.42'	S44°45'26"W	28.28'
C195	457.50'	10°12'00"	81.45'	S16°31'03"E	81.34'
C196	49.00'	83°30'34"	71.42'	S63°22'20"E	65.26'
C197	180.50'	14°32'23"	45.81'	S82°08'34"W	45.68'
C198	20.00'	89°39'20"	31.30'	N44°35'06"E	28.20'
C199	20.00'	90°20'40"	31.54'	S45°24'54"E	28.37'
C200	20.00'	90°00'00"	31.42'	N44°24'46"E	28.28'
C201	20.00'	90°00'00"	31.42'	S45°35'14"E	28.28'
C202	155.77'	29°20'33"	79.77'	N66°41'26"E	78.91'
C203	42.50'	52°15'44"	38.77'	N25°53'18"E	37.44'
C204	15.00'	96°05'06"	25.16'	N42°12'01"W	22.31'
C205	15.00'	90°00'00"	23.56'	N44°45'26"E	21.21'
C206	15.00'	90°00'00"	23.56'	S45°14'34"E	21.21'
C207	15.00'	91°24'22"	23.93'	S44°03'15"W	21.47'
C208	137.50'	39°39'11"	95.16'	S21°28'31"E	93.27'
C209	42.50'	49°17'07"	36.56'	S65°56'40"E	35.44'
C210	20.00'	90°00'00"	31.42'	N44°24'46"E	28.28'
C211	20.00'	90°00'00"	31.42'	S45°35'14"E	28.28'
C212	25.00'	89°30'14"	39.05'	N44°39'39"E	35.20'
C213	25.00'	90°29'46"	39.49'	N45°20'21"W	35.51'
C214	157.50'	37°15'37"	102.42'	S70°46'58"W	100.63'
C215	42.50'	47°58'41"	35.59'	S28°09'49"W	34.56'
C216	20.00'	90°20'40"	31.54'	S45°24'54"E	28.37'
C217	20.00'	89°39'21"	31.30'	S44°35'06"W	28.20'
C218	20.00'	90°20'40"	31.54'	N45°24'54"W	28.37'
C219	20.00'	107°06'45"	37.39'	S35°51'24"W	32.18'
C220	20.00'	76°56'31"	26.86'	S52°06'59"E	24.88'

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C221	20.00'	90°00'00"	31.42'	N44°24'46"E	28.28'
C222	20.00'	90°00'00"	31.42'	S45°35'14"E	28.28'
C223	20.00'	90°00'00"	31.42'	N44°24'46"E	28.28'
C224	20.00'	90°00'00"	31.42'	S45°35'14"E	28.28'
C225	20.00'	89°39'20"	31.30'	N44°35'06"E	28.20'
C226	20.00'	90°20'40"	31.54'	N45°24'54"W	28.37'
C227	20.00'	98°42'06"	34.45'	N40°03'43"E	30.35'
C228	137.50'	41°05'25"	98.61'	N20°47'16"W	96.51'
C229	42.50'	49°15'15"	36.54'	N65°57'36"W	35.42'
C230	20.00'	90°00'00"	31.42'	S44°24'46"W	28.28'
C231	20.00'	90°00'00"	31.42'	N45°35'14"W	28.28'
C232	20.00'	90°00'00"	31.42'	S44°24'46"W	28.28'
C233	20.00'	90°00'00"	31.42'	N45°35'14"W	28.28'
C234	277.50'	26°57'16"	130.55'	S75°56'08"W	129.35'
C235	27.00'	15°30'32"	7.31'	S54°42'14"W	7.29'
C236	127.00'	21°10'25"	46.93'	S36°21'46"W	46.67'
C237	52.00'	26°01'07"	23.61'	S12°45'59"W	23.41'
C238	460.50'	3°25'06"	27.47'	N04°20'38"W	27.47'
C239	1703.50'	11°00'38"	327.36'	S08°08'24"E	326.86'
C240	179.00'	23°44'22"	74.17'	N11°50'21"E	73.64'
C241	49.00'	41°41'12"	35.65'	N44°33'08"E	34.87'
C242	179.00'	23°44'23"	74.17'	N77°15'56"E	73.64'
C243	25.00'	65°28'21"	28.57'	S58°07'43"E	27.04'
C244	25.00'	25°21'42"	11.07'	S12°42'41"E	10.98'
C245	110.50'	6°42'39"	12.94'	S74°17'22"W	12.93'
C246	89.50'	18°12'04"	28.43'	N80°02'05"E	28.31'
C247	200.00'	5°40'35"	19.81'	S03°25'32"E	19.81'
C248	500.00'	2°51'44"	24.98'	N01°11'19"E	24.98'
C249	500.00'	2°51'45"	24.98'	N01°11'19"E	24.98'
C250	250.00'	45°00'00"	196.35'	S67°44'38"E	191.34'
C251	250.00'	45°00'00"	196.35'	S67°44'38"E	191.34'
C252	127.00'	39°40'40"	87.95'	S69°34'35"W	86.20'
C253	42.00'	31°34'14"	23.14'	S34°36'17"W	22.85'
C254	20.00'	19°24'25"	6.77'	S09°06'58"W	6.74'
C255	178.01'	1°35'48"	4.96'	N00°30'29"E	4.96'
C256	348.50'	9°34'24"	58.23'	S86°04'41"E	58.16'
C257	440.00'	32°26'58"	249.19'	N44°29'38"E	245.88'
C258	875.50'	52°10'26"	797.24'	N02°31'22"W	769.98'
C259	1044.93'	13°38'02"	248.65'	N09°59'43"E	248.06'
C260	15.00'	89°59'45"	23.56'	S45°35'21"E	21.21'
C261	15.00'	90°00'15"	23.56'	S44°24'39"W	21.21'

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	N60°43'07"E	28.78'
L2	N58°57'19"W	24.54'
L3	N48°50'48"E	75.85'
L4	N89°24'46"E	151.41'
L7	S89°24'46"W	153.20'
L8	N87°00'39"W	20.04'
L9	S89°24'46"W	173.86'
L10	N83°05'13"E	39.04'
L11	N89°24'46"E	52.66'
L12	N89°24'46"E	84.08'
L13	S71°46'33"W	15.93'

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L14	S38°28'08"W	41.98'
L15	S55°09'01"E	21.31'
L16	N89°24'46"E	103.73'
L17	S89°58'57"E	10.20'
L18	S00°01'03"W	16.00'
L19	N89°58'57"W	15.00'
L20	N00°01'03"E	12.50'
L21	N00°14'18"W	8.01'
L22	S00°14'34"E	12.49'



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City of Aurora, Colorado

Windler No. 2
Business Improvement District

Miles
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N W E S

1/28/2025 I:\ArcGIS_Pro_Projects\Planning\Development Review\Data Services\#2514 Windler 2 BID Update.aprx

CITY OF AURORA
Council Agenda Commentary

Item Title: Urban Cottages Jewell - Zoning Map Amendment
Item Initiator: Rachid Rabbaa, Planner III, Planning and Business Development
Staff Source/Legal Source: Rachid Rabbaa, Planner III / Lena McClelland, Assistant City Attorney
Outside Speaker: Todd Johnson, Applicant, Urban Cottages LLC / Alan Cunningham, Agent, PCS Group INC
Council Goal: 2012: 5.6--Continue to plan for high quality neighborhoods with a balanced housing stock

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 3/10/2025

2nd Regular Meeting (if applicable): 3/24/2025

Item requires a Public Hearing: ☒ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2025-06 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 3.91 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED SOUTH OF THE INTERSECTION OF EAST JEWELL AVENUE AND SOUTH JOLIET STREET (URBAN COTTAGES ON JEWELL REZONE)
Rachid Rabbaa, Planner III, Planning and Business Development / Lena McClelland, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Study Session

☐ Approve Item and Move Forward to Regular Meeting

☒ Approve Item as Proposed at Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Planning and Zoning Commission

Policy Committee Date: 1/8/2025

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval

☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation

☐ Minutes Not Available

☒ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The Planning and Zoning Commission held a public hearing to review the Zoning Map Amendment and Site Plan request at a regular meeting held on January 8, 2025. Following staff's presentation, public comments were given at the hearing. The commission voted to make recommendation of approval for the Zoning Map Amendment. The commission voted to table the Site Plan request. A copy of the Planning Commission Meeting Minutes are attached for reference.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The applicant, Urban Cottages, LCC, is requesting approval of a Zoning Map Amendment (Rezone) for 3.91 acres from the Rural Residential (R-R) to Medium-Density Residential (R-2) District. The subject property is located south of E. Jewell Avenue, a collector street, approximately 900' east of S. Havana Street. The site is bounded by single-family attached and detached residential development to the north, a park to the east, a large lot rural residential development to the west, and single-family detached residential development and vacant land to the south. The subject property lies within the Established Neighborhood placetype in the Aurora Places Comprehensive Plan and is located in direct proximity to Havana Heights, a low-density single-family neighborhood.

The purpose of the R-2 Medium Density District is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. This district is intended for use close to collector streets and public transit facilities. The surrounding area includes a variety of land uses with commercial on Havana and Ponderosa Elementary school to the east. Residential uses include single family detached, townhome and multifamily all nearby. Based on the approval criteria regarding the consistency with the Comprehensive Plan, purpose statement of the zoning district, scale of the proposal and compatibility with the surrounding area, the proposed Zoning Map Amendment complies with the approval criteria in the City Code.

Neighborhood comments were received during the first review cycle regarding infrastructure, parking, and traffic concerns. Based on the comments and concerns, a neighborhood meeting was held on Tuesday, May 31, 2022. The applicant addressed the concerns raised at the meeting.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

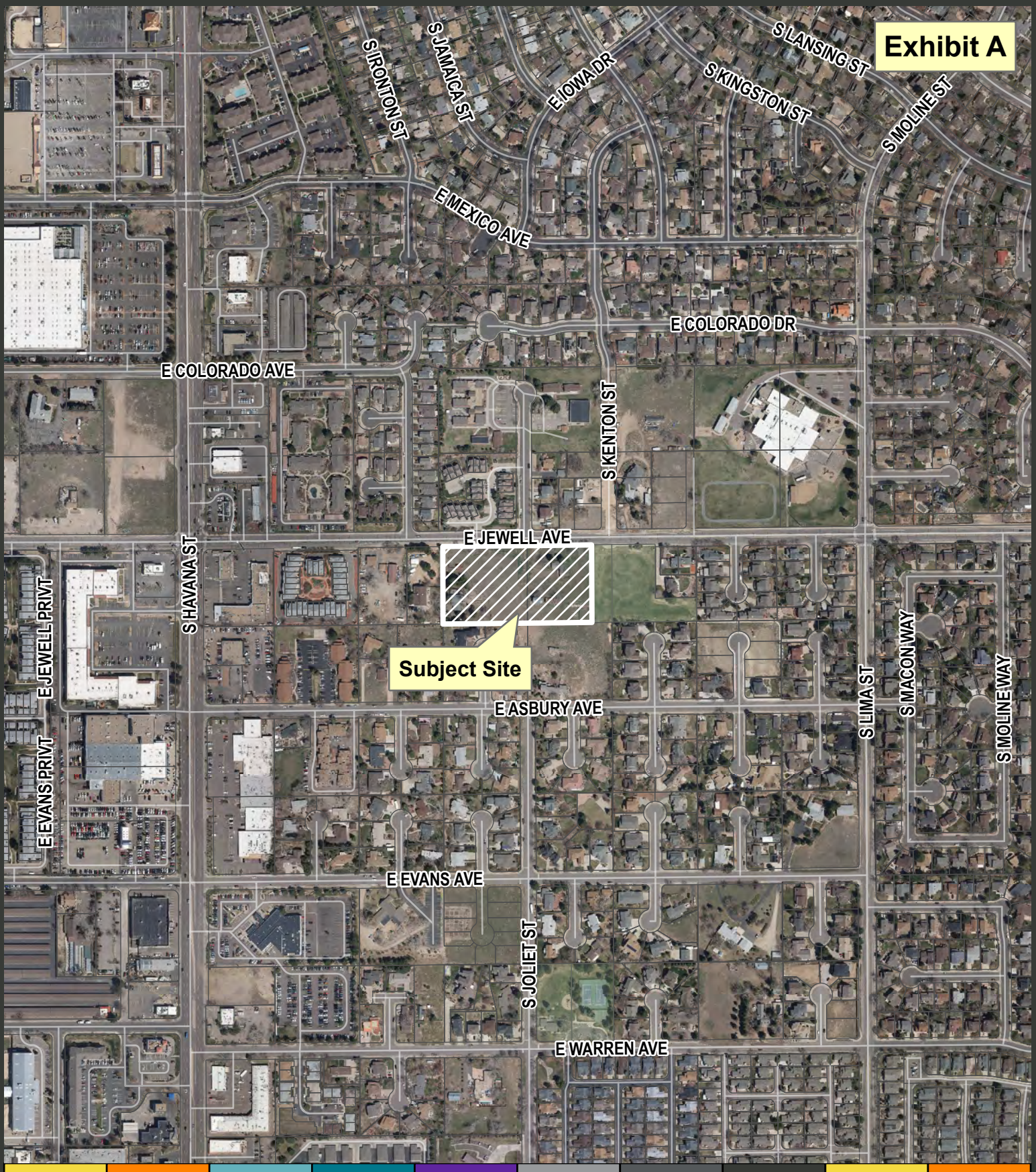
N/A

QUESTIONS FOR COUNCIL

Does the City Council wish to approve the ordinance to rezone 3.91 acres of Rural Residential (R-R) to Medium Density Residential (R-2) for the Urban Cottages Jewell Zoning Map Amendment?

LEGAL COMMENTS

The City Council is the governing body of the City and has the authority to approve the Official Zoning Map and amendments to that map. (UDO §146-5.1.1.B)
The City Council shall conduct a public hearing on the application. (UDO §146-5.4.1.C.2.c)
Changes to the Zoning Map for individual parcels shall only be approved if City Council finds that the change to the Zoning Map is required because of changed conditions or circumstances on the property or the surrounding area and (a) the applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, the other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s); (b) the applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible through approval conditions; and (c) the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application. (UDO §146-5.4.1.C.3.a.ii) (McClelland)



Planning and Business Development

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Miles 0 0.04 0.08

City of Aurora, Colorado

Urban Cottages Jewell
Zoning Map Amendment
Site Plan w/ Adjustments

N W E S

Case Numbers: 1984-2057-02, 2022-4026-00
Development Application: #2309-00

12/12/2024 I:\GIS\ArcGIS_Pro_Projects\Planning\Development Review\Data Services\VicinityMap_Pro\VicinityMap_Pro_Arial.aprx

Project No: DA-2309-00
Public Hearing
Aurora City Council
January 27, 2025

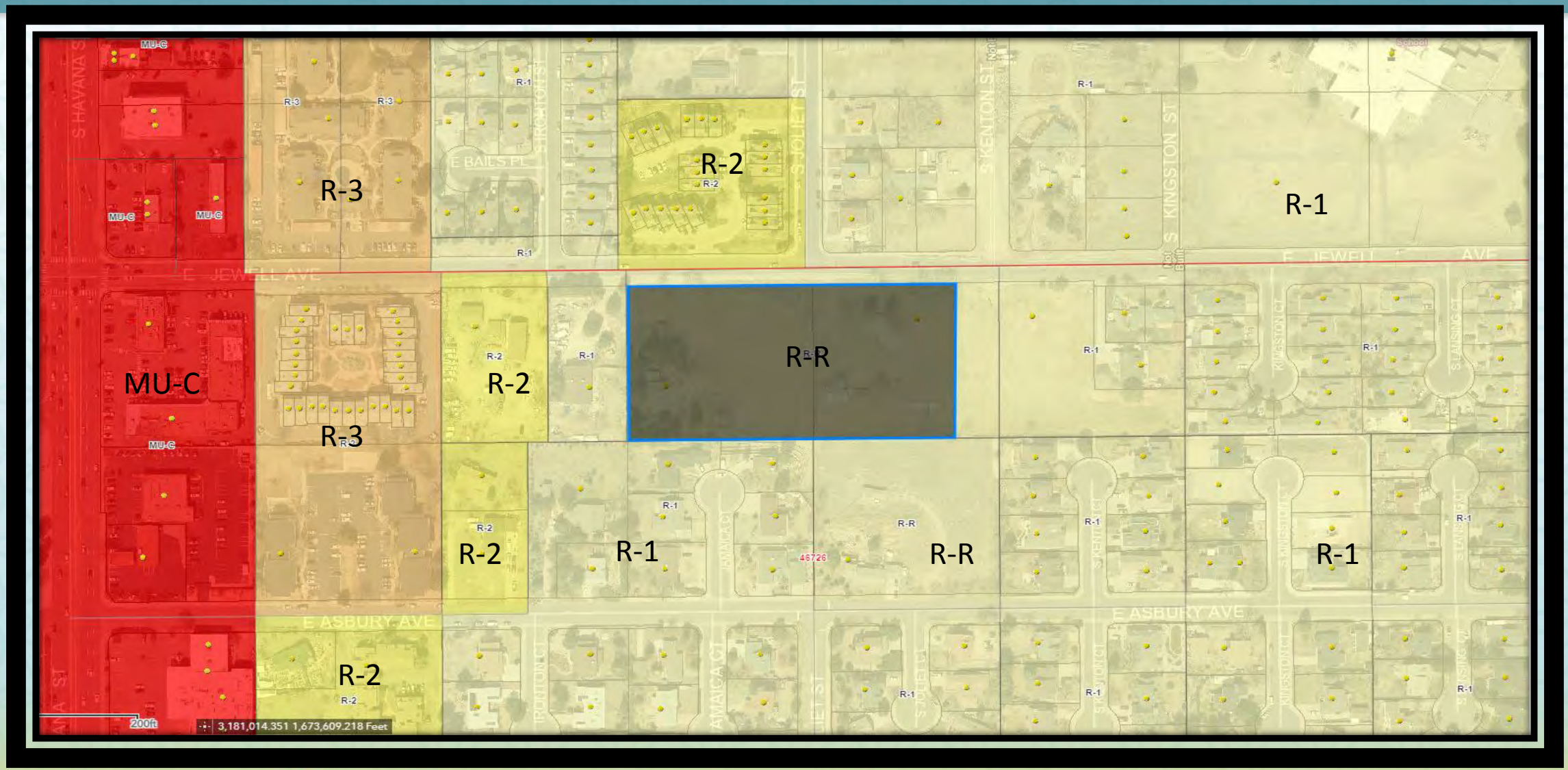
APPLICATION

- **Request:** Zoning Map Amendment from RR- to R-2
- **Location:** The subject property is located south of the intersection of E Jewell Avenue and S Joliet Street approximately 900’ east of S Havana Street
- **Applicant:** Urban Cottages, LLC. (Todd Johnson)
- **Agent:** PCS Group, INC. (Liam Hogan)
- **Current Zoning:** R-R (Rural Residential) District
- **Proposed Zoning**: R-2 (Medium Density Residential) District
- **Placetype:** Established Neighborhood

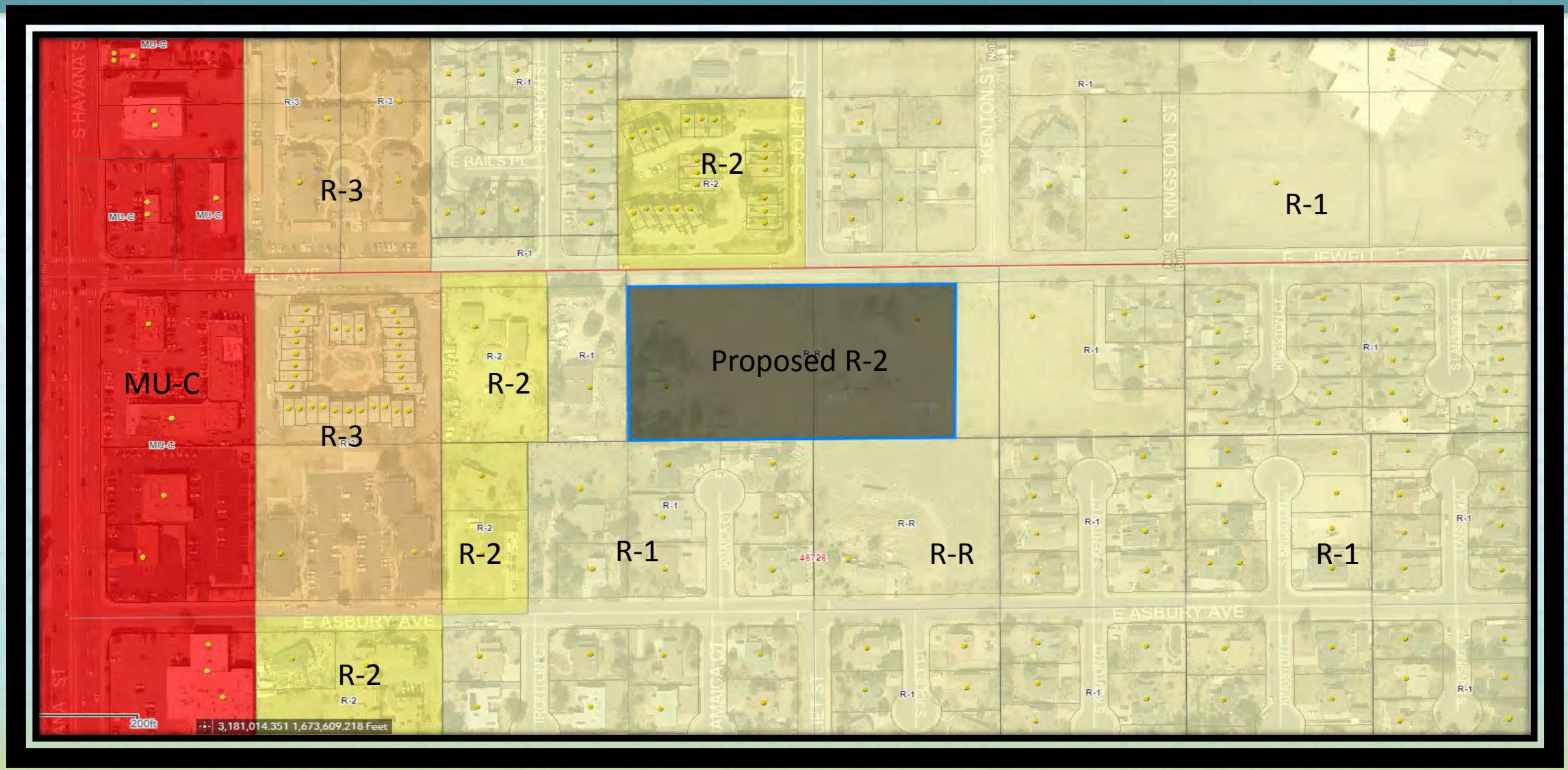
AERIAL MAP



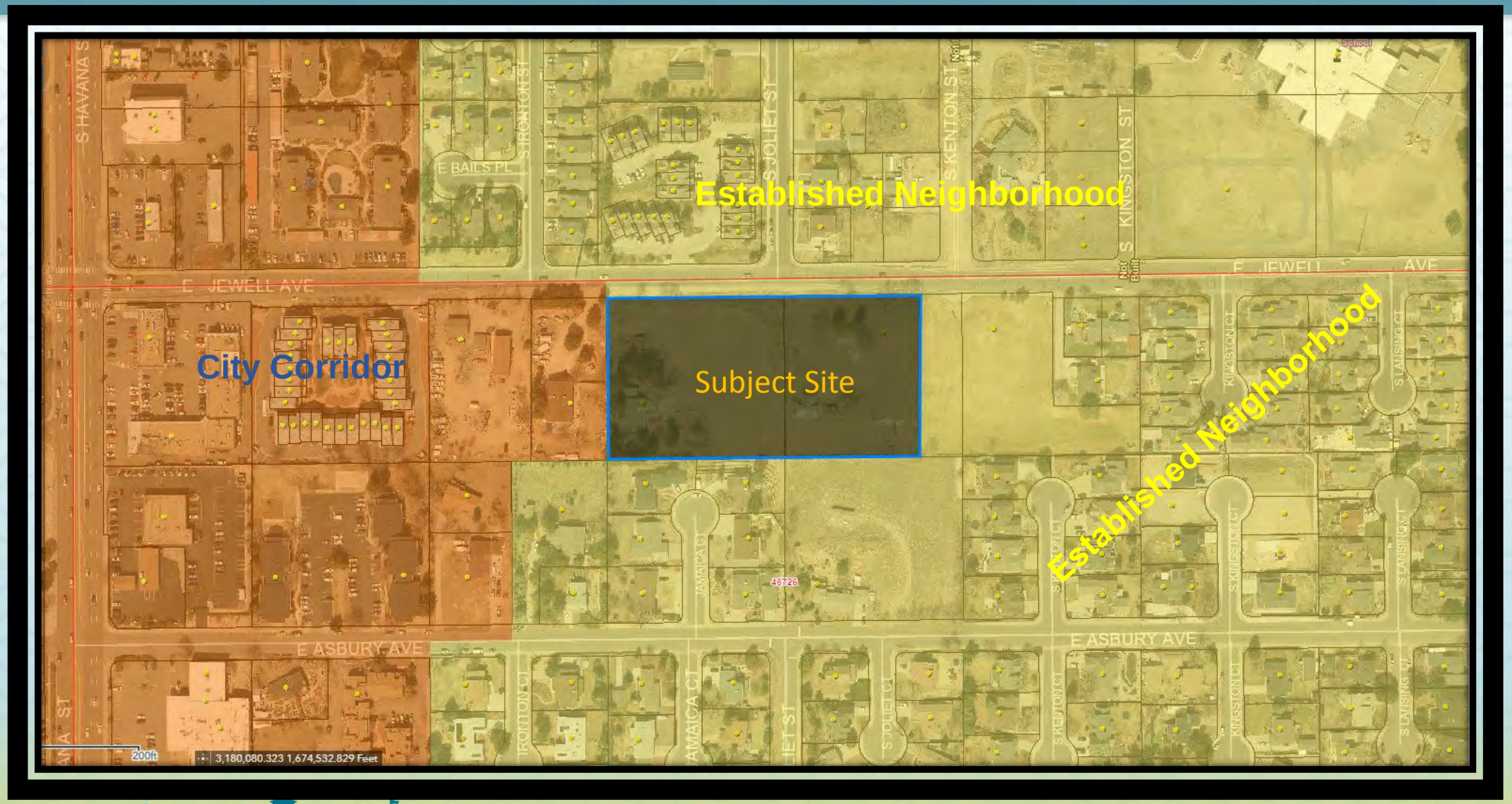
ZONING MAP AMENDMENT (Existing Zoning)



ZONING MAP AMENDMENT (Proposed Zoning)



PLACETYPE MAP



ZONING MAP AMENDMENT APPROVAL CRITERIA

Per Section 146-5.4.1.C.3, an application for changes to the Zoning Map shall only be recommended for approval to City Council if the Planning and Zoning Commission finds that the following criteria have been met and shall only be approved if City Council finds that the following criteria have been met:

1)The change to the Zoning Map is needed to correct an error; or

2)The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:

- *The applicant has demonstrated that the change in zoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s);*
- *The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the change in zoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions; and,*
- *The applicant demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.*

ZONING MAP AMENDMENT PROPOSAL
LETTER OF JUSTIFICATION

ZONING MAP AMENDMENT PROPOSAL
LETTER OF JUSTIFICATION

The 11000 E. Jewell Ave site sits between S. Havana St and 225 and north of S. Parker Rd. As can be seen on the attached graphics, this site currently falls within a R-R zoning map designation.

In terms of context, the character of the surrounding 11000 E. Jewell project consists mainly of R-1 zoning designated parcels to the east & south, with higher intensity uses to the west and a mix of R-1, R-2 and educational uses to the north. Along the eastern border of the site sits Havana Heights Pond Park and directly north, opposite of the 11000 E. Jewell site is a R-2 parcel designation, with existing town home development of approximately 10 du/ac . In close proximity, as you move west towards S. Havana St., there are some MU-C zoned parcels situated within a short walking distance to the 11000 E. Jewell Ave Site as well as more R-2 and R-3 zoned parcels.

With our Zoning Map Amendment proposal we are requesting to revise the zoning designation on the 11000 E. Jewell Ave property to be rezoned from R-R to R-2. The purpose of the R-2 district is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. Our proposed change in zoning designation to R-2 with the use of Two-Family Dwellings (Duplex), will allow for an increase in the diversity of residential housing types within the context of the surrounding neighborhood, providing a mix of options and price points within this part of Aurora. Additionally, the direct adjacency to Havana Heights Pond Park assures adequate usable open space and amenities for the future residents of this infill development.

The applicant believes that this zoning map amendment request will be beneficial for the city and that it should be approved for several reasons. First, as depicted within Aurora Places, the 11000 E. Jewell site is located within an Established Neighborhood “placetype.” Accordingly, this placetype is predominantly characterized as “residential areas with a variety of unit types including single-family detached, single-family attached, and multifamily.” The 11000 E. Jewell Ave community is being designed as a well-defined and connected neighborhood that provides a paired home unit type to ensure consistency with the current surrounding residential character while also creating a transition in density between the single family detached homes to the south, and the higher density town home development across Jewell Ave.

In addition to the Comprehensive Plan compliance, the requested change to the R-2 zone district is also consistent with many of the zone districts located along Jewell Ave. For instance, in the mile long stretch of E. Jewell Ave between S. Lima St and S Daytona Street, that is bisected by Havana St, and is relevant to this site’s frontage, this is the only site that is currently zoned R-R. In fact, this site is the only property zoned R-R west of I-225 along E. Jewell Ave. Otherwise, the aforementioned stretch of Jewell Ave consists of less than 25 % of the frontage as R-1 zone district, with the remaining frontage consisting of R-2 or higher zone districts, along with a small part of the frontage being attributed to the Ponderosa Elementary School . As such, the requested zoning change on this property is in keeping with the existing development patterns along Jewell. Additionally, the majority of R-R and R-1 zoned property exists to the south and east of this site, much of which is buffered by Havana Heights Pond Park. With respect to the existing R-R zone district and homes to the south, we are addressing the relationship to the south by turning our proposed units sideways to the property, and by incorporating and additional 10’ buffer and new privacy fence along that interface.

Furthermore, as explained in the City of Aurora Housing Strategy study, it has been acknowledged that the City of Aurora is experiencing continual growth and increase in resident population and home prices each year. The 11000 E. Jewell Ave site plan with paired homes will provide more attainable housing options, and diversity of home types within this portion of the City of Aurora. The concept for Urban Cottages is to be attainable by design, meaning the site design approach focuses on creating modestly sized homes on smaller lots. These missing middle design features allow walkable, medium density, infill housing near public transportation and amenities. Missing middle housing caters to households usually overlooked in home design and planning, including seniors, singles, and young families.

Overall, when considering the mixture of the surrounding site character; the Established Neighborhood placetype in the comprehensive plan, and the City of Aurora Housing Strategy study, the Zoning Map Amendment request associated with the 11000 E. Jewell community is warranted and will ultimately benefit the City of Aurora. By providing additional variety of residential uses to support the ultimate housing demand in the area, while at the same time fitting within the general site context of the area, the 11000 E. Jewell community will ensure the creation of a cohesive and beneficial neighborhood on this infill site. In this regard, the proposed site plan for 11000 E. Jewell Ave. will fulfill the City's approval criteria by creating a residential community which will promote diversity and affordable housing for the City of Aurora. The City's approval criteria are included below.

Section 5.4.1.C.3.A - Criteria Approval.
An application for initial zoning, rezoning, and changes to the Zoning Map for individual parcels or small areas shall only be recommended if the Planning Director and the Planning and Zoning Commission finds that the following criteria have been met, and shall only be approved if City Council finds that the following criteria have been met.

i. The change to the Zoning Map is needed to correct an error (change in the character of surrounding areas does not constitute an error in the map); or
As far as we know there has not been an error in the Zoning Map that needs correcting.

ii. The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:
There have been changes in the surrounding area as this part of the City has continued to evolve and more multi-family developments have occurred. Additionally, circumstances and conditions have changed on the subject property as existing buildings are now sitting vacant and in a state of disrepair.

(a) The applicant has demonstrated that the proposed initial zoning or rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s);
As outlined above, the rezoning of this property from R-R to R-2 is consistent with the spirit and intent of the Comprehensive Plan and the integration within the Established Neighborhoods placetype, as well as the purpose statement of the R-2 zone district. Additionally, it is consistent with several Comprehensive Plan Principles such as: the Housing for All Principle which envisions high-quality housing options that enable people across all socioeconomic levels, cultural practices and stages of life to establish and manage households, and the Easy Mobility and Active Transportation Principle with an easy to use transportation network with multiple choices for travel. In essence, the requested Zoning Map Amendment will allow this site to develop in an infill manner, filling a need within the City of Aurora for housing diversity, and attainability within the missing middle of housing product.

(b) The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed initial zoning or rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions; and

As a neighborhood of paired residential homes, the size, scale, height, density and multi-modal traffic impacts are appropriate for an infill development site along a city thoroughfare such as Jewell Ave. The proposed residential product is similar in height to the surrounding residential uses, and given the grade difference between this property and the residential units to the south, there will be very little impact to those existing homes. The size and scale of the homes are smaller than some surrounding residences, but as outlined above, this is geared towards providing much needed housing diversity to a missing segment of the market that is in desperate need of housing options. Providing options such as this often results in increased density, but given the adjacency to E. Jewell Ave and the higher density uses located along it, the applicant believes that this proposed development is a compatible, transitioning use that will fit cohesively into the fabric of the greater neighborhood.

(c) The application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.

The change in zoning will not create significant dislocations of occupants of the property, as the buildings are currently sitting vacant and in a state of disrepair. As such, the redevelopment of this site will help progress it towards the goals of the Comprehensive Plan and advance it beyond its' current state.



Contextual Birdseye View of the Site

LEGAL DESCRIPTION
EXHIBIT A
SHEET 1 OF 2

A PARCEL OF LAND LYING SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, ALSO BEING PLOT FOUR (4) AND A PORTION OF PLOT FIVE (5), MALONE SUBDIVISION, RECORDED IN BOOK 9, PAGE 48, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED UPON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26, ASSUMED TO BEAR NORTH 89°20'02" EAST, A DISTANCE OF 2,626.00 FEET, FROM THE NORTHWEST CORNER OF SAID SECTION 26 TO THE NORTH QUARTER CORNER OF SAID SECTION 26;

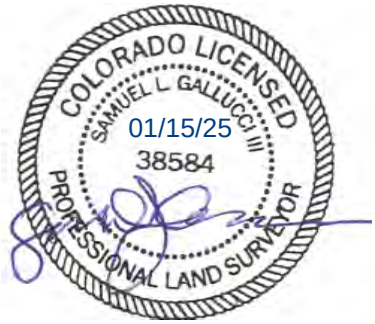
COMMENCING AT SAID NORTHWEST CORNER OF SECTION 26; THENCE ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER, NORTH 89°20'02" EAST, A DISTANCE OF 984.93 FEET; THENCE SOUTH 00°11'48" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID PLOT FOUR (4), ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINES OF SAID PLOTS FOUR (4) AND FIVE (5), ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF JEWELL AVENUE, AS RECORDED AT BOOK 9, PAGE 48 OF SAID COUNTY RECORDS, NORTH 89°20'02" EAST, A DISTANCE OF 578.43 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4583 AT PAGE 506;
THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND SOUTH 00°14'21" EAST, A DISTANCE OF 300.88 FEET TO THE SOUTH LINE OF SAID PLOT FIVE (5);
THENCE ALONG THE SOUTH LINES OF SAID PLOTS FIVE (5) AND FOUR (4), SOUTH 89°21'07" WEST, A DISTANCE OF 578.65 FEET, TO THE SOUTHWEST CORNER OF SAID PLOT FOUR (4);
THENCE ALONG THE WEST LINE OF SAID PLOT FOUR (4) NORTH 00°11'48" WEST, A DISTANCE OF 300.70 FEET, TO THE POINT OF BEGINNING;

CONTAINING 174,012 SQUARE FEET OR 3.995 ACRES, MORE OR LESS.

ALL LINEAL UNITS ARE REPRESENTED IN U.S. SURVEY FEET.
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

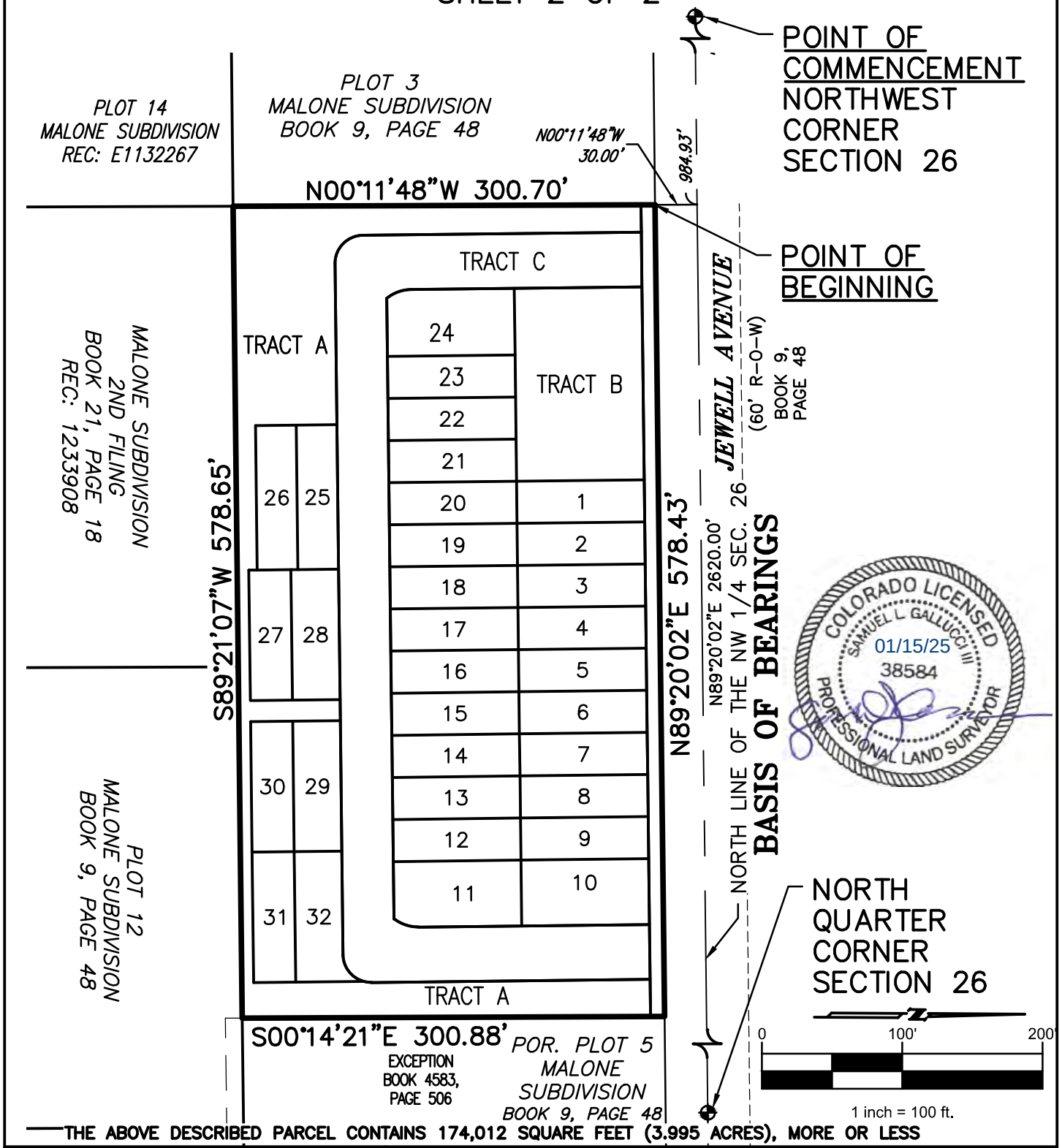


SAMUEL L. GALLUCCI III, PLS 38584
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.

ILLUSTRATION FOR

EXHIBIT A

SHEET 2 OF 2

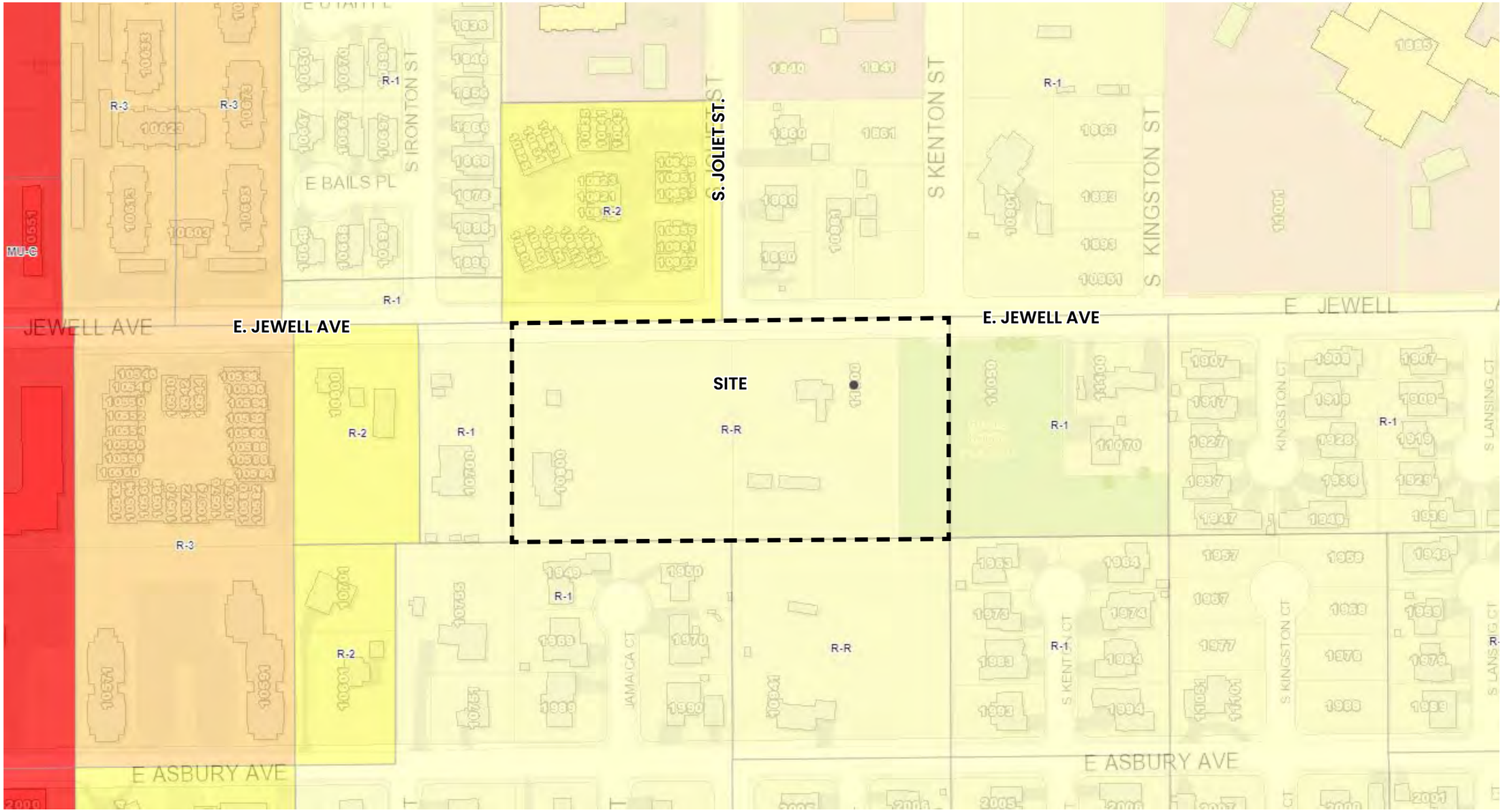


THE ABOVE DESCRIBED PARCEL CONTAINS 174,012 SQUARE FEET (3.995 ACRES), MORE OR LESS

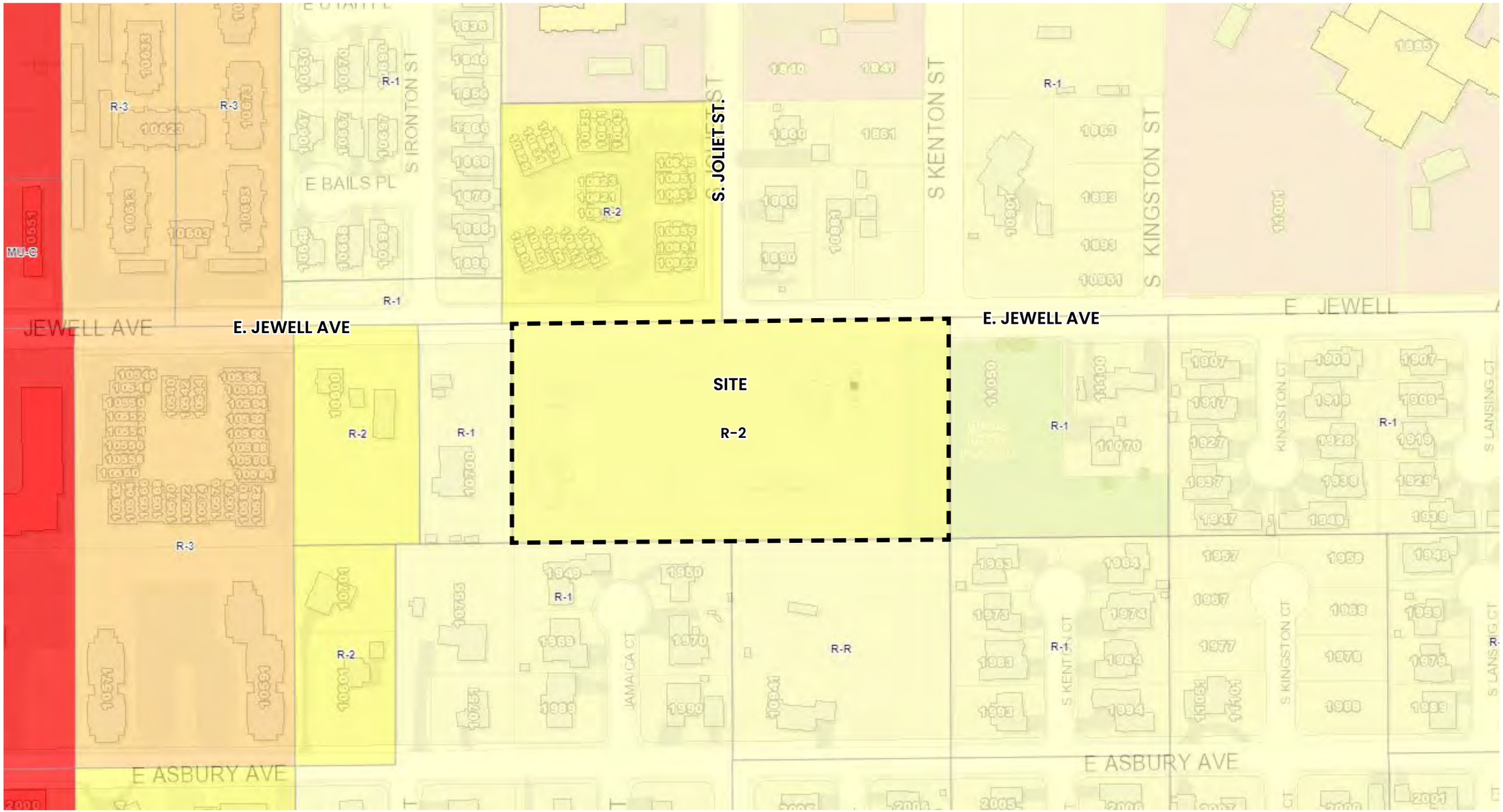
CITY OF AURORA, COLORADO		
DRAWN BY: SLG3	SCALE: 1"=100'	R.O.W. FILE NO.
CHECKED BY: JTH	DATE: 01/15/25	JOB NO.: 13298

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 26, T4S, R67W, 6TH P.M. CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

ZONING MAP: EXISTING R-R ZONE DISTRICT



ZONING MAP: PROPOSED R-2 ZONE DISTRICT





Conceptual Site Plan:

- Site Area: 3.91 AC
- 32 Paired Home Units
- Alley Loaded Product Placing Front Architecture along Jewell Ave.
- Buffering of Adjacent Properties with Setbacks, Landscape and Side Orientation.
- 72 Parking Spaces
  - 64 Residential
  - 12 Parallel

8gh. URBAN COTTAGES – ZONING MAP AMENDMENT AND SITE PLAN WITH ADJUSTMENTS

The applicant, Urban Cottages, LCC, is requesting a recommendation of approval of a Zoning Map Amendment (Rezone) for 3.91 acres from the Rural Residential (R-R) to Medium-Density Residential (R-2) District; and is requesting approval of a Site Plan with 16 two-family duplexes (24 units) and green courts (eight units). The subject property is located south of the intersection of E. Jewell Avenue and S. Joliet Street, approximately 900' east of S. Havana Street. The site is bounded by single-family attached and detached residential development to the north, a park and pond to the east, a large lot rural residential development to the west, and single-family detached residential development and vacant land to the south. The subject property lies within the Established Neighborhood placetype in the *Aurora Places Comprehensive Plan* and five (5) adjustments are requested with the application.

As mentioned, the proposed Site Plan includes two-family duplexes and green courts. An internal private street, E. Jewell Place, loops through the development providing access for the duplexes and green courts. Five (5) alley-served duplexes (10 units) will have direct pedestrian access to E. Jewell Avenue. The remaining seven alley-served duplexes (14 units) will have direct access to E. Jewell Place as a private internal street. E. Jewell Place incorporates an attached sidewalk along the west and east sides. The southern and northern perimeter include a detached sidewalk with a tree lawn and street trees. The end green court units will have direct pedestrian access to the attached sidewalk along E. Jewell Place. Vehicular access to the units is provided via Alley 2 and Alley 3. The green courts face and open to a 25'- special landscape buffer on the east end and a robust tract of on-site open space to the west. Also, on-site detention is provided.

The proposed architectural design of the duplexes strives to be consistent with the surrounding neighborhood by reflecting the building massing, articulation, and varied materials that characterize the existing single-family homes in the area.

The Site Plan proposal includes five (5) adjustment requests regarding lot area. Of the five adjustments requested, two (2) concern green courts, one (1) landscape, and (1) setback. Staff support the adjustment requests as proposed.

Twenty-one (21) registered neighborhood organizations and seventeen (17) adjacent property owners were notified of the Site Plan application. Neighborhood comments were received as part of the first review regarding infrastructure, parking, and traffic concerns; and a neighborhood meeting was held on Tuesday, May 31, 2022. The applicant addressed the concerns raised at the meeting.

Testimony Given at the Hearing:
Rachid Rabbaa, Case Manager, gave a presentation on the item, including the staff recommendation.

Commissioner Jetchick asked staff to confirm that five adjustments were requested by the applicant.

R Rabba, case manager, confirmed this understanding was correct.

Todd Johnson, Urban Cottages, 4601 DTC Boulevard Ste 525, Denver, CO 80237, applicant, gave a presentation on the item. T Johnson reviewed the intent of the intent of the proposal, to provide what they feel is a good fit for urban infill projects

Alan Cunningham, PCS Group, Inc. 200 Kalamath Street, Denver, CO 80223, agent representing the applicant, gave a presentation on the item. A Cunningham argued that the rezoning request is in keeping with the surrounding zone districts and neighborhood character. A Cunningham stressed it is also necessary to move forward with the site plan with adjustments proposed. Proposed is to develop 32 paired home units, 16 buildings total. Design, landscaping and parking information was reviewed.

Eric Pearson, CAGE Engineering, 8475 Oak Way, Arvada, CO 80005, agent representing the applicant, was available for questions.

Orly Babakhanov, 1918 S Kingston Cir, Aurora, CO 80014, citizen, gave public comment on the item. O Babakhanov spoke in opposition to the proposal stating concerns for overcrowding, safety neighborhood fit and noticing completed.

Gary Pettersen, 11070 E Jewell Avenue, Aurora, CO 80012, 720-388-5496 citizen, gave public comment on the item. G Petterson questioned the applicability of the rezoning request for this community. Concerns were raised regarding the limited information offered on the pricing of the proposed units and the time delay of the noticing for the project from the initial referral. G Petterson urged the commission to deny the project for these reasons.

Sue Miranda, 10941 E Asbury Avenue, Aurora, CO 80014, 319-621-0543 citizen, gave public comment on the item. S Miranda spoke in opposition to the proposal and stressed that the negative impact it would have on Havana Heights.

Fred Cottingham, 19526 E Basset Drive, Aurora, CO 80018, citizen, gave public comment on the item. F Cottingham noted residing the area of the proposal for 50 years. F Cottingham stated that the rezoning request goes against the original plan of zoning for Havana Heights. Concerns were voiced regarding the potential negative impacts of the rezoning and the site plan with adjustments requested. These concerns included overcrowding, traffic, and inadequate buffer from adjacent properties

Arnie Schultz, Village East Neighborhood Association, 1137 S Oakland Street, Aurora, CO 80012, 720-281-2880 citizen, submitted a speaker slip but did not provide public comment when called upon to speak. Several attempts were made to allow the citizen to provide comment.

Shayna Shabatura, 1950 S Jamaica Court, Aurora, CO 80014, 651-334-3816 citizen, gave public comment on the item. S Shabatura voice interest in the commission tabling the project to allow the applicant to conduct additional studies and provide data to

interested parties. S Shabatura stressed concerns amongst residents that the applicant did not adequately address the impacts of the rezoning and compatibility with surrounding development. It was noted that residents have not been informed whether the proposed units will be for low income or affordable housing. S Shabatura opposed the project for these reasons but also due to drainage and design concerns.

Kyle Weber, 1950 S Jamaica Court, Aurora, CO 80014, citizen, gave public comment on the item. K Weber stressed that neighboring developments were constructed without the number of adjustments requested by this applicant. K Weber stressed the proposal was not a good fit for the area. Concerns were raised about wildlife impacts.

Gary Ravdel, 10744 E Colorado Ave, Aurora, CO 80012, citizen, gave public comment on the item. G Ravdel opposed the project due to concerns that it will significantly change the neighborhood, in a negative way.

Darryl Goodwin 10821 E Jewel, Aurora, CO 80012 citizen, gave public comment on the item. D Goodwin spoke about traffic congestion that may be caused by the development. D Goodwin opposed the project.

Alina Katanov, 1927 S Kingston Court, Aurora, CO 80014, citizen, gave public comment on the item agreed with previous concerns raised on traffic impacts due to the proposal. Safety issues for students of the adjacent Ponderosa Elementary school while walking to school were voiced. A Katanov expressed doubts that adequate noticing took place.

Alex Katanov, 1927 S Kingston Court, Aurora, CO 80014, gave public comment on the item. A Katanov noted that there are already existing traffic and safety concerns due to speeding vehicles in the area where this project is planned to be built. Collaboration with Aurora Police Departments is being made. A Katanov stressed that this project will only make matters worse.

Aharon Molokondo, 1917 S Kingston Court, Aurora, CO 80014, citizen, agreed with comments made by his neighbors. A Molokondo indicated there are concerns that the children who attend the adjacent school will not be safe due to traffic issues exacerbated by the development.

Sunny Malachi, 1947 S Kingston Court, Aurora, CO, 80014, citizen, stated that this project does not fit the neighborhood.

Alan Cunningham, PCS Group, responded to citizen commentary. A Cunningham indicated that, coordinating with city staff, it was determined that due to the number of units proposed traffic impacts were too low for the city to require a full traffic impact study. A Cunningham stressed that traffic numbers are expected to be low. A Cunningham then addressed concerns regarding the type of housing being proposed by noting it will be market rate. Information was provided on the compatibility of the rezone with surrounding zone districts and uses.

Todd Johnson, Urban Cottages, acknowledged that this project has been in the making for some time. T Johnson stated that a neighborhood meeting was conducted, and staff has been worked closely with to address any concerns. T Johnson also spoke about drainage plans, setbacks, and proposed detached sidewalks. T Johnson stated that a

traffic study was conducted, though not required. It was stressed there are low traffic impacts projected.

Arthur Simonov, 11040 E Colorado Drive, Aurora, CO 80012, citizen, asked confirmation if a traffic report was completed.

Chair Walls indicated that the citizens' question has already been addressed by the applicant.

A Simonov stated concerns due to impacts of traffic for the community and existing safety issues.

Commissioner Hogan asked staff when the last time noticing for the project was completed.

Rachid Rabbaa stated that notices were mailed to abutting property owners and neighborhood groups in December and a Public Hearing notice was posted on the site.

Chair Walls closed public comment.

Chairman Walls indicated support for postponing the project to allow the applicant to complete additional neighborhood meetings.

Commissions Gayle and Banka agreed with Chairman Walls.

Commissioner Hogan expressed support for the rezoning but not the site plan due to the number of adjustments requested and the density of the proposed housing.

Commissioner Bush agreed with Commissioner Hogan and stated that postponing may not be the answer as this may not have a significant impact on the neighbors.

Chairman Walls also agreed with general support for the rezoning but not the site plan due to the adjustments and issues noted in public comment, noting support for postponing that decision for a future meeting. Chairman Walls also expressed concerns regarding the traffic.

Planning Commission Results

AGENDA ITEM 8g – ZONING MAP AMENDMENT TO REZONE FROM RURAL RESIDENTIAL TO MEDIUM-DENSITY RESIDENTIAL

A MOTION WAS MADE BY COMMISSIONER JETCHICK AND SECONDED BY COMMISSIONER HOGAN.

MOVE TO RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL OF THE ZONING MAP AMENDMENT FROM RURAL RESIDENTIAL (R-R) TO MEDIUM-DENSITY (R-2) DISTRICT BECAUSE THE PROPOSAL COMPLIES WITH THE CRITERIA IN CODE SECTION 146-5.4.1.C.3 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE PROPOSED ZONING MAP AMENDMENT IS REQUESTED TO ADDRESS HOUSING TREND CHANGES IN THE SURROUNDING AREA AND CITY-WIDE, WHICH INCLUDE THE INCREASING NEED FOR AFFORDABLE HOUSING OPTIONS AND HOUSING AVAILABILITY NOT MEETING GROWTH DEMAND;
2. THE CITY OF AURORA HOUSING PLAN IDENTIFIES THESE TRENDS AND RECOMMENDS SUPPORTING MIXED-INCOME NEIGHBORHOODS THAT OFFER A VARIETY OF HOUSING OPTIONS AND BREAKING BARRIERS TO HOME OWNERSHIP, ESPECIALLY FOR LOW-INCOME HOUSEHOLDS;
3. THE APPLICATION IS CONSISTENT WITH THE SPIRIT AND INTENT OF THE AURORA PLACES PLAN BECAUSE IT IS CONSISTENT WITH THE "ESTABLISHED NEIGHBORHOOD PLACETYPE".
4. THE APPLICANT HAS DEMONSTRATED THAT THE PROPOSED SIZE, SCALE, HEIGHT, DENSITY, AND MULTI-MODAL TRAFFIC IMPACTS OF THIS PROPOSAL ARE COMPATIBLE WITH THE SURROUNDING DEVELOPMENT BY PROVIDING A SITE PLAN AND TRAFFIC ANALYSIS ILLUSTRATING DUPLEX DWELLING UNITS IN THE SAME SIZE, SCALE, HEIGHT, AND MULTI-MODAL TRAFFIC IMPACTS OF THE SURROUNDING DEVELOPMENT; AND,
5. THIS REZONING APPLICATION WILL NOT DISLOCATE TENANTS OR OCCUPANTS OF THE PROPERTY.

Further Discussion:

Chair Walls voiced concerns regarding the proposal and suggested postponing the decision to allow the applicant to respond to public concerns, noting that the applicant conducted the last neighborhood meeting some time ago. Chair Walls also indicated concerns regarding the number of adjustments requested for item 8h.

Commissioner Jetchick stated, that though she made a motion on item 8g, she was inclined to deny. Commissioner Jetchick agreed with Chair Walls comments on 8g and 8h.

Commissioner Banka also agreed that the decision should be postponed to allow additional neighborhood meetings.

Commissioner Hogan stated comfort with the rezoning application, 8g, but not the site plan, 8h, due to the number of adjustments requested. Commissioner Hogan stated that more communication on the plan would help the applicant and the neighbors.

Commissioner Bush agreed with Commissioner Hogan. Commissioner Bush then noted that postponing may not yield different comments from the neighbors regarding 8h. The preferred approach for Commissioner Bush would be to deny 8h.

Chair Walls voiced agreement with the comments provided by Commissioners Hogan and Bush's recommendation of approval for 8g for the Zoning Map Amendment but not approval of the 8h Site Plan with Adjustments. Chair Walls reiterated that additional work on the site plan may be needed, with public collaboration. Chair Walls stated that development in this area would be an asset but traffic issues due to the neighboring

school would need to be considered. Chair Walls indicated an inclination to move forward with a vote on 8g and tabling 8h for a future undetermined date.

COMMISSIONER JETCHICK DENIED

MOTION APPROVED

AGENDA ITEM 8h – SITE PLAN WITH ADJUSTMENTS

A MOTION WAS MADE BY COMMISSIONER BUSH AND SECONDED BY COMMISSIONER BANKA.

MOVE TO DENY AGENDA ITEM 8h FOR THE REASONS TO BE STATE FOLLOWING A MOTION TO SECOND IF THAT MOTION IS SECONDED.

COMMISSIONER BANKA SECONDED

Commissioner Hogan asked if there would be an option to postpone the decision to a certain date rather than deny it.

Chair Walls stated that those would be options that would in order. Chair Walls stated that two options would be to postpone until a date certain or lay on the table which does not require a specific date but would require a motion to remove it from the table in the future.

Lena McClelland, City Attorney, stated that if the desire to postpone the decision to a date certain there is a presidential motion on the floor. The commission would need to have that motion withdrawn or vote on that motion, and if it fails, vote on a new motion if the commission would like to move forward with postponement.

Chair Walls asked for clarification that a motion to postpone to a certain day can apply to a main motion.

L. McClelland stated this would be applicable.

COMMISSIONER BUSH WITHDREW THE MOTION ON AGENDA ITEM 8h, COMMISSIONER BANKA CONCEDED TO WITHDRAWING THE MOTION.

Chair Walls entertained a motion to postpone the agenda item to a date certain or to table it to a date uncertain.

L. McClelland reminded the commission that a motion to table the decision will require a motion to remove it from the table at a future undetermined date. L. McClelland advised postponing it to a certain date but deferred to the commission to decide.

Commissioner Banka stated one of the concerns is the number of units in the space. Commissioner Banka stated that time will be needed for the applicant to address the issues therefore it may be difficult to determine a future date to consider the item.

Chair Walls commented that the commission can work with staff to determine when the applicant has addressed issues of concern. At that time, a decision to remove the item from the table can be placed on the agenda for a commission meeting.

L. McClelland concurred that this procedure would be acceptable.

CHAIR WALLS MOVED TO LAY AGENDA ITEM 8h ON THE TABLE TO BE RECONSIDERED AT A LATER DATE AND COMMISSIONER HOGAN SECONDED.

Further Discussion:

There was no further discussion

MOTION APPROVED UNANIMOUSLY TO TABLE AGENDA ITEM 8h

ORDINANCE NO. 2025- ____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 3.91 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED SOUTH OF THE INTERSECTION OF EAST JEWELL AVENUE AND SOUTH JOLIET STREET (URBAN COTTAGES ON JEWELL REZONE)

WHEREAS, the applicant has requested that approximately 3.91 acres of land located south of the intersection of East Jewell Avenue and South Joliet Street, County of Arapahoe, State of Colorado (the "Property"), be rezoned from Rural Residential District (R-R) to Medium-Density Residential District (R-2); and

WHEREAS, Section 146-5.4.1.C.3 of the Uniform Development Ordinance provides that all applications for the rezoning of property within the City of Aurora, Colorado (the "City"), shall be presented for a public hearing, both to the Planning and Zoning Commission, who shall render a recommendation to City Council, and to City Council for final decision; and

WHEREAS, on January 8, 2025, following a public hearing, the Planning and Zoning Commission voted to recommend the rezoning of the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Based on the evidence presented at tonight's public hearing, City Council finds and determines that: the rezoning is consistent with the spirit and intent of the Comprehensive Plan, is compatible with surrounding development, and would not result in a significant dislocation of tenants or occupants of the Property.

Section 2. The Property, as more particularly described in "Exhibit A" attached hereto and incorporated herein, is zoned Medium-Density Residential District (R-2) and the zoning map is hereby amended in accordance with said zoning.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the

extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2025.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM BY CITY ATTORNEY PETE SCHULTE:

BY: Lena McClelland RLA
LENA MCCLELLAND, Assistant City Attorney

LEGAL DESCRIPTION
EXHIBIT A
SHEET 1 OF 2

A PARCEL OF LAND LYING SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, ALSO BEING PLOT FOUR (4) AND A PORTION OF PLOT FIVE (5), MALONE SUBDIVISION, RECORDED IN BOOK 9, PAGE 48, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED UPON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26, ASSUMED TO BEAR NORTH 89°20'02" EAST, A DISTANCE OF 2,626.00 FEET, FROM THE NORTHWEST CORNER OF SAID SECTION 26 TO THE NORTH QUARTER CORNER OF SAID SECTION 26;

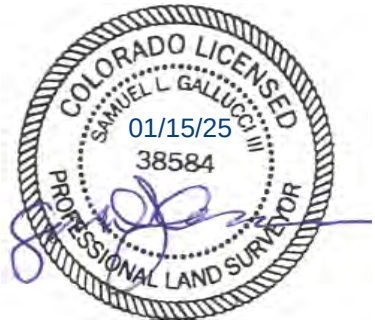
COMMENCING AT SAID NORTHWEST CORNER OF SECTION 26; THENCE ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER, NORTH 89°20'02" EAST, A DISTANCE OF 984.93 FEET; THENCE SOUTH 00°11'48" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID PLOT FOUR (4), ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINES OF SAID PLOTS FOUR (4) AND FIVE (5), ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF JEWELL AVENUE, AS RECORDED AT BOOK 9, PAGE 48 OF SAID COUNTY RECORDS, NORTH 89°20'02" EAST, A DISTANCE OF 578.43 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4583 AT PAGE 506;
THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND SOUTH 00°14'21" EAST, A DISTANCE OF 300.88 FEET TO THE SOUTH LINE OF SAID PLOT FIVE (5);
THENCE ALONG THE SOUTH LINES OF SAID PLOTS FIVE (5) AND FOUR (4), SOUTH 89°21'07" WEST, A DISTANCE OF 578.65 FEET, TO THE SOUTHWEST CORNER OF SAID PLOT FOUR (4);
THENCE ALONG THE WEST LINE OF SAID PLOT FOUR (4) NORTH 00°11'48" WEST, A DISTANCE OF 300.70 FEET, TO THE POINT OF BEGINNING;

CONTAINING 174,012 SQUARE FEET OR 3.995 ACRES, MORE OR LESS.

ALL LINEAL UNITS ARE REPRESENTED IN U.S. SURVEY FEET.
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

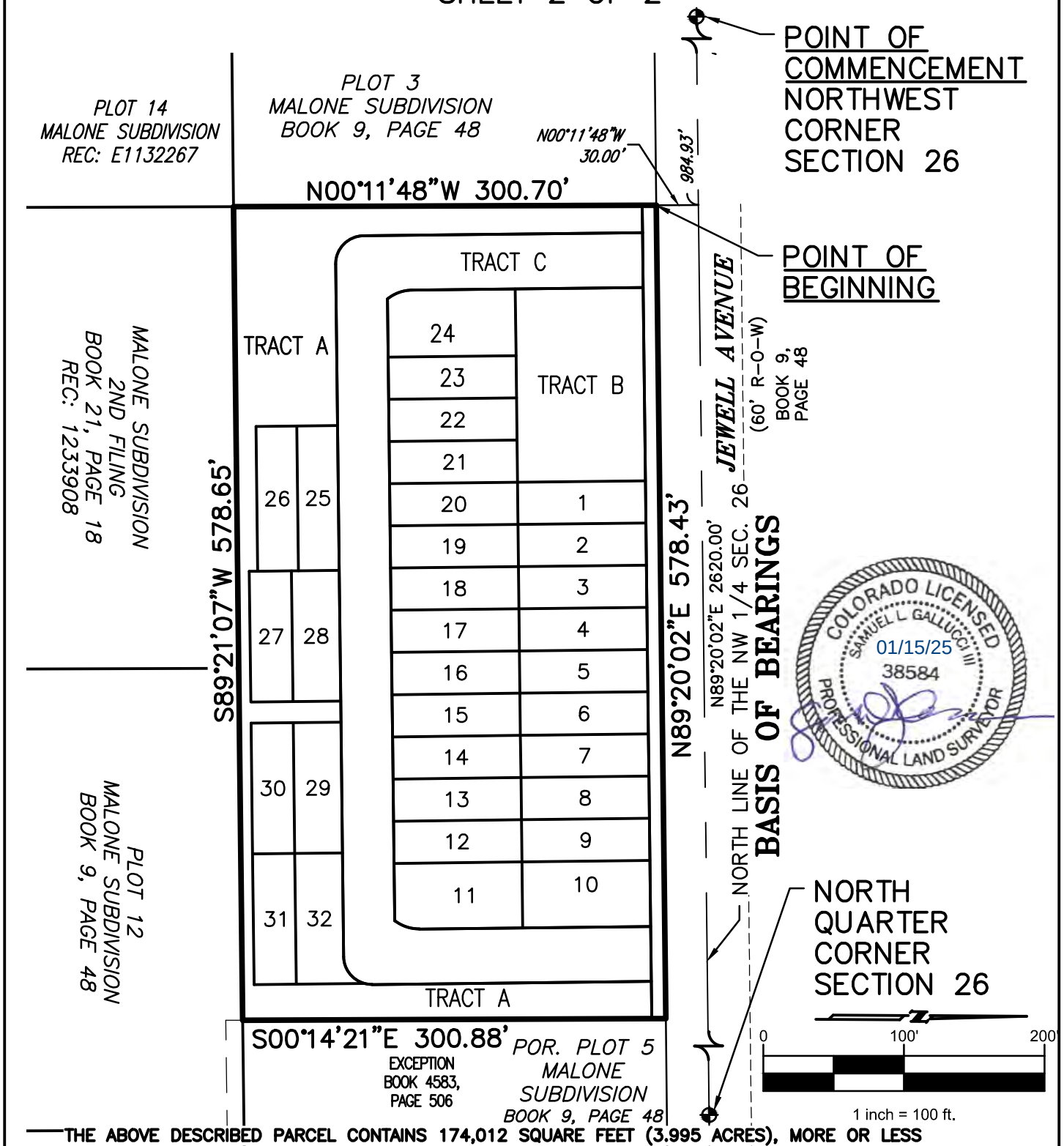


SAMUEL L. GALLUCCI III, PLS 38584
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.

ILLUSTRATION FOR

EXHIBIT A

SHEET 2 OF 2



COLORADO LICENSED SAMUEL L. GALLUCCI III 38584 PROFESSIONAL LAND SURVEYOR 01/15/25

THE ABOVE DESCRIBED PARCEL CONTAINS 174,012 SQUARE FEET (3.995 ACRES), MORE OR LESS

CITY OF AURORA, COLORADO		
DRAWN BY: SLG3	SCALE: 1"=100'	R.O.W. FILE NO.
CHECKED BY: JTH	DATE: 01/15/25	JOB NO.: 13298

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 26, T4S, R67W, 6TH P.M. CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

CITY OF AURORA
Council Agenda Commentary

Item Title: Designation of 13th Avenue Station Area as a Blighted Area
Item Initiator: Jennifer Orozco, Project Manager, Planning and Business Development
Staff Source/Legal Source: Jennifer Orozco, Project Manager, Planning and Business Development / Brian Rulla, Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 5.2--Plan for the development and redevelopment of strategic areas, station areas and urban centers

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 3/10/2025

2nd Regular Meeting (if applicable): 3/24/2025

Item requires a Public Hearing: ☒ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, DECLARING THE 13TH AVENUE STATION AREA AS A BLIGHTED AREA APPROPRIATE FOR AN URBAN RENEWAL AREA
Sponsor: Angela Lawson, Council Member
Jennifer Orozco, Project Manager, Planning and Business Development / Brian Rulla, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session
☐ Approve Item as Proposed at Study Session
☐ Approve Item and Move Forward to Regular Meeting
☒ Approve Item as Proposed at Regular Meeting
☐ Information Only
☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

On September 16, 2019, Council approved ordinance 2019-56 declaring the 13th Avenue/Colfax Station study area as a blighted area and appropriate for an urban renewal area. Due to the elapsed time since the 2019 approval, an updated conditions survery was commissioned in late 2024 to confirm the continued presence of blight factors in the study area.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

Staff retained a consultant, Matrix Environmental, to review the pervious 2019 conditions study, conduct a site visit, and to issue the following Property Conditions Assessment / Blight Study (attached), dated September 2024.

Colorado's Urban Renewal Law (C.R.S. 31-25-101 to 116) defines eleven factors, four of which must be identified within a defined area before an Urban Renewal Project or Plan can be established and adopted. In the East Colfax/ 13th Avenue Station area, the consultant identified the continued presence of the following six blighting factors within the area:

- Predominance of defective or inadequate street layout;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Unusual topography or inadequate public improvements or utilities;
- Environmental contamination of buildings or property; and
- The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

The report includes the detailed findings and the following conclusion: "It is the conclusion of this Conditions Assessment that six blight factors identified within the Study Area exhibited significant levels of blight. Those six factors exceed the minimum required number under Colorado Urban Renewal Law to consider the Study Area a 'blighted area.'"

This blight designation will allow staff to proceed with negotiations with the taxing jurisdictions and finalizing the urban renewal plan and accompanying intergovernmental agreements.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

Declaration of blight is a prerequisite for the eventual adoption of an urban renewal plan and establishment of Tax Increment Financing (TIF) areas. An urban renewal plan and TIF areas are proposed in this area as a means of providing revenue to support the construction of public infrastructure: the extension of Dillon Way and a bridge over Tollgate Creek.

BUDGETED EXPENDITURE IMPACT

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

The workload impact is absorbable with current staff.

QUESTIONS FOR COUNCIL

Does Council agree with the findings contained in the Property Conditions Assessment and wish to declare the 13th Avenue Station a blighted area within the meaning of the Urban Renewal Law and thus appropriate for urban renewal projects?

LEGAL COMMENTS

An authority shall not actually undertake an urban renewal project for an urban renewal area unless based on evidence presented at a public hearing the governing body, by resolution, has determined such area to be a slum, blighted area, or a combination thereof and designated such area as appropriate for an urban renewal project. (C.R.S. Section 31-25-107). (Allen)

ORDINANCE No. 2025 -__

A BILL

FOR AN ORDINANCE AND A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, DECLARING THE 13TH AVENUE STATION AREA AS A BLIGHTED AREA APPROPRIATE FOR AN URBAN RENEWAL AREA

WHEREAS, the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 (the "Act") provides for urban renewal of slums and blighted areas; and

WHEREAS, the Aurora Urban Renewal Authority (the "Authority") has been duly organized and is validly existing as a Colorado urban renewal authority in the City of Aurora, Colorado ("City"), under Part 1 of Article 25 of Title 31, C.R.S. and has undertaken to eliminate and prevent blight within the City; and

WHEREAS, pursuant to Section 31-25-107(1), C.R.S., the Authority shall not undertake an urban renewal project for an urban renewal area within the City unless, based on evidence presented at a public hearing, the City Council of the City ("Council"), by ordinance, has determined such area to be a blighted area and designated such area as appropriate for an urban renewal project; and

WHEREAS, pursuant to Section 31-25-107(3), C.R.S., once an area is determined to be a blighted area and, as a result, is designated as appropriate for urban renewal, Council shall hold a public hearing on the adoption of an urban renewal plan for the redevelopment of such area; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Council has caused the appropriate notice of the public hearing to be published in a newspaper of general circulation.

Section 2. Council hereby legislatively finds and determines based upon the blight study of the 13th Avenue Station Area and other evidence presented to the City Council that the following factors of blight are present throughout the 13th Avenue Station Area:

(1) Predominance of defective or inadequate street layout;

(2) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(3) Unsanitary or unsafe conditions;

(4) Unusual topography or inadequate public improvements or utilities;

(5) Environmental contamination of buildings or property;

(6) The existence of health, safety, or welfare factors requiring high levels of municipal services.

Section 3. Council hereby finds and determines the 13th Avenue Station Area, in its present condition and use and by reason of the presence of the above-mentioned factors, substantially impairs or arrests the sound growth of the City, retards the provision of housing accommodations, constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare and, as such, constitutes a blighted area within the meaning of Section 31-25-103(2), C.R.S. and without regard to the economic performance of the property included within the Area.

Section 4. Council hereby designates the 13th Avenue Station Area as an area appropriate for an urban renewal project.

Section 5. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

Section 6. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this ordinance shall be by reference, utilizing the ordinance title. Copies of this ordinance are available at the Office of the City Clerk.

INTRODUCED, READ, AND ORDERED PUBLISHED this _____ day of _____, 2025.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2025.

_____

MIKE COFFMAN, Mayor

ATTEST:

_____

KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____

RACHEL ALLEN, Deputy City Attorney

Property Conditions Assessment (Blight Study)

East Colfax 13th Ave Station

Aurora, Colorado

September 2024







Prepared for:

Aurora Urban Renewal Authority (AURA)

Prepared by:

Matrix ENVIRONMENTAL

No document content on this page

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Section 1: Project Overview

EXECUTIVE SUMMARY

The Aurora Urban Renewal Authority (AURA) and the City of Aurora have requested that Matrix Design Group, Inc. (Matrix) complete a Property Conditions Assessment (also known as a "Conditions Assessment" or "Blight Study") for the East Colfax 13th Avenue Station RTD Light Rail Corridor located along Toll Gate Creek. The Study Areas is generally bounded by East 17th Ave to the north, Potomac Street to the west, Sable Boulevard to the east and Aurora Meadows apartment complex to the south. This Assessment is an examination and analysis of physical conditions identified within a defined geographic area to determine if the area qualifies as "blighted" within the meaning of Colorado Urban Renewal Law under the 2023 Colorado Revised Statute (CRS Title 31, Article 25, Part 1 (*CRS § 31-25-101 et seq*).

The area assessed as part of this Conditions Assessment is composed of approximately 108.5 acres of land. The Conditions Assessment Survey Area (also identified as the "Study Area") includes five parcels of land within Adams County and 18 parcels of land within Arapahoe County. The Study Area is developed, with an RTD bus depot metro facility, bus and light rail platforms, a Park-n-Ride asphalt lot, commercial operations, Interstate 225, Toll Gate Creek and portions of vacant native land. A detailed map of the Study Area boundary for the current Conditions Assessment is included in *Figure 1.1*.

For the Study Area to qualify as a blighted area, the presence of at least **four** factors of blight (out of a possible eleven) must be identified. These factors are indicators of substantially impaired or arrested growth of the municipality, retardation of the provision of housing accommodations, economic or social liability, and can be considered a menace to the public health, safety, morals, or welfare of the area (*CRS § 31-25-103 (2)).*

This assessment identified conditions within the Study Area to qualify a total of **six** blight factors including the following:

- Predominance of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary or unsafe conditions
- Unusual topography or inadequate public improvements or utilities
- Environmental contamination of buildings or property
- The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

Based on this Conditions Assessment prepared in accordance with the Colorado Urban Renewal statute, the E. Colfax 13th Ave Station survey area qualifies as a **blighted area**.

Figure 1.1 – Study Area Boundary



Methodology

The Conditions Assessment includes data collection for conditions of blight (see Sections 2 and 3 for what constitutes conditions of blight) which was accomplished through several means. For those blight conditions that could be identified by visual observation, Matrix conducted a field survey on August 22, 2024. For those blight conditions that are not observable in the field (such as traffic data, crime statistics, etc.), blight condition data was obtained through research of numerous sources.

The defined geographic area (the East Colfax RTD Light Rail Corridor survey area) examined in this Conditions Assessment lies entirely within the City of Aurora's municipal boundaries includes 5 parcels of land listed by the Adams County Assessor and 19 Parcels of land listed by the Arapahoe County Assessor. In addition to the parceled land, areas of unparcelled land are present within the Study Area boundary, mainly along ill-defined roadways and Toll Gate Creek.

Previous Blight Studies

In February 2001, the *Fitzsimons Boundary Area Blight Survey* was prepared by Clarion Associates, LLC. This Conditions Assessment included some of the northern portion of the current Study Area as well as several acres of land along Colfax Avenue and Peoria Street (west of the current Study Area). The 2001 Blight Survey identified ten factors of blight and concluded that the area "in its present condition and use substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare". Because of the age of the 2001 historic Blight Survey, significant development of the area in the past 23 years, and incompatible size of the 2001 Survey Area and the current Study Area, the 2001 Conditions Assessment does not corroborate or validate the historical findings of the current Blight Survey.

In June 2019, an *East Colfax RTD Light Rail Corridor Blight Study* was prepared by Matrix. This Conditions Assessment included the current study area with along with a single additional parcel of land in Adams County parcel number 0182131306013. The 2019 Blight Survey identified six factors of blight and concluded that the area "in its present condition, exhibits a sufficient level of blight to be considered a "blighted area". Matrix notes that the 2019 Blight Survey area is representative of the current survey area as significant changes in development have not occurred since then. When compared, the findings in the 2019 report corroborate and validate the historical findings of the current Blight Survey.

In 2023, The *Toll Gate Creek Conditions Survey* was completed for the Toll Gate Creek survey area located east of the Fitzsimons Health Sciences Area. Seven factors of blight were identified in the 2023 Conditions Survey and the site qualified as a blighted area. This Conditions Assessment included several acres of land adjacent to the north of the current study area as well as Adams County parcel

number 0182131306013. The 2023 Conditions Survey does not corroborate or validate the historical findings of the current Conditions Assessment based on different location.

Section 2: Colorado Urban Renewal Statutes

In *CRS 31-25 (§ 31-25-101 et seq.),* the legislature has declared that an area of blight "constitutes a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state in general and municipalities thereof; that the existence of such areas contributes substantially to the spread of disease and crime, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of public policy and statewide concern…."

Under the Urban Renewal Law, the term "blighted area" describes an area with an array of issues, including health and social deficiencies, and physical deterioration *CRS § 31-25-103(2)*. Before remedial action can be taken, however, the Urban Renewal Law requires a finding by the appropriate governing body that an area such as the Study Area constitutes a blighted area. *CRS § 31-25-107(1).*

For purposes of the Survey, the definition of a blighted area is articulated in the Colorado Urban Renewal statute as follows:

"*Blighted area*" means an area that, in its present condition and use and, by reason of the presence of at least **four** of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

a. Slum, deteriorated, or deteriorating structures;
b. Predominance of defective or inadequate street layout;
c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
d. Unsanitary or unsafe conditions;
e. Deterioration of site or other improvements;
f. Unusual topography or inadequate public improvements or utilities;
g. Defective or unusual conditions of title rendering the title non-marketable;
h. The existence of conditions that endanger life or property by fire or other causes;
i. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;

j. Environmental contamination of buildings or property; or
k. (actually k.5. in the statute) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or
l. if there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, 'blighted area' also means an area that, in its present condition and use and, by reason of the presence of any **one** of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (l), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.

The statute also states a separate requirement for the number of blight factors that must be present if private property is to be acquired by eminent domain. *CRS § 31-25-105 .5(5)*, paragraph (a.) states, "'Blighted area' shall have the same meaning as set forth in section 31-25-103 (2); except that, for purposes of this section only, 'blighted area' means an area that, in its present condition and use and, by reason of the presence of at least **five** of the factors specified in section 31-25-103 (2)(a) to (2)(l)…"

In any case where the acquisition of property by eminent domain by an authority displaces individuals, families, or business concerns, the authority shall make reasonable efforts to relocate such individuals, families, or business concerns within the urban renewal area, where such relocation is consistent with the uses provided in the urban renewal plan, or in areas within reasonable proximity of, or comparable to, the original location of such individuals, families, or business concerns.

Thus, the state statutes require, depending on the circumstances, that a minimum of **one** (if no objections by owner or tenant), **four** (standard number of blight factors required), or **five** (acquisition by eminent domain) blight factors be present for an area to be considered a "blighted area."

Several principles have been developed by Colorado courts to guide the determination of whether an area constitutes a blighted area under the Urban Renewal Law. First, the absence of widespread violation of building and health codes does not, by itself, preclude a finding of blight. According to the courts, "the definition of 'blighted area' contained in [the Urban Renewal Law] is broad and encompasses not only those areas containing properties so dilapidated as to justify

condemnation as nuisances, but also envisions the prevention of deterioration." *CRS § 31-25-103.*

Second, the presence of one well-maintained building does not defeat a determination that an area constitutes a blighted area. Normally, a determination of blight is based upon an area "taken as a whole," and not on a building-by-building, parcel-by-parcel, or block-by-block basis. *CRS § 31-25-103.*

This report makes a recommendation as to whether the Study Area qualifies as a blighted area based on the number of blight factors identified during the Assessment. As discussed in the following sections, **six** of the eleven factors of blight have been identified within the Study Area indicating that the East Colfax 13th Avenue Station Light Rail Corridor qualifies as a blighted area in all scenarios.

Section 3: Conditions Indicative of the Presence of Blight

As discussed in Section 3, the Colorado Urban Renewal statute provides a list of 11 factors that, through their presence, may allow an area to be declared as blighted. This section elaborates on those 11 factors by describing some of the conditions that might be found within a Study Area that would indicate the presence of those factors.

a. *Slum, Deteriorated, or Deteriorating Structures:*

During the field reconnaissance of the Study Area, the general condition and level of deterioration of buildings within the Study Area are evaluated. This examination is limited to a visual inspection of the building's exterior condition and is not a detailed engineering or architectural analysis, nor does it include the building's interior. The intent is to document obvious indications of disrepair and deterioration to the exterior of a structure found within the Study Area. Some of the exterior elements observed for signs of deterioration include:

- Primary elements (exterior walls, visible foundation, roof)
- Secondary elements (fascia/soffits, gutters/downspouts, windows/doors, façade finishes, loading docks, etc.)
- Ancillary structures (detached garages, storage buildings, etc.)

b. Predominance of Defective or Inadequate Street Layout:

The presence of this factor is determined through a combination of both field observation as well as an analysis of the existing transportation network and vehicular and pedestrian circulation patterns in the Study Area by persons with expertise in transportation planning and/or traffic engineering. These conditions include:

- Inadequate street or alley widths, cross-sections, or geometries
- Poor provisions or unsafe conditions for the flow of vehicular traffic
- Poor provisions or unsafe conditions for the flow of pedestrians
- Insufficient roadway capacity leading to unusual congestion of traffic
- Inadequate emergency vehicle access
- Poor vehicular/pedestrian access to buildings or sites
- Poor internal vehicular/pedestrian circulation
- Excessive curb cuts/driveways in commercial area

These conditions can affect the adequacy or performance of the transportation system within the Study Area, creating a street layout that is defective or inadequate.

c. Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness:

This factor requires an analysis of the parcels within the Study Area as to their potential and usefulness as developable sites. Conditions indicative of the presence of this factor include:

- Lots that are long, narrow, or irregularly shaped
- Lots with limited or no access
- Lots that are inadequate in size
- Lots with configurations that result in stagnant, misused, or unused land
- Lots with billboards that have active leases, making redevelopment more difficult

This analysis considers the shape, orientation, and size of undeveloped parcels within the Study Area and if these attributes would negatively impact the potential for development of the parcel. This evaluation is performed both through observation in the field and through an analysis of parcel boundary maps of the Study Area.

d. Unsanitary or Unsafe Conditions:

Conditions observed within the Study Area that qualify under this blight factor include:

- Floodplains or flood prone areas
- Inadequate storm drainage systems/evidence of standing water
- Poor fire protection facilities
- Fire-prone areas or structures
- Above average incidences of public safety responses
- Inadequate sanitation or water systems
- Existence of contaminants or hazardous conditions or materials
- High or unusual crime statistics
- Open trash dumpsters
- Severely cracked, sloped, or uneven surfaces for pedestrians
- Illegal dumping
- Vagrants/vandalism/graffiti/criminal activity
- Open ditches, holes, or trenches in pedestrian areas

These represent situations in which the safety of individuals, especially pedestrians and children, may be compromised due to environmental and physical conditions considered to be unsanitary or unsafe.

e. Deterioration of Site or Other Improvements:

The conditions that apply to this blight factor reflect the deterioration of various improvements made on a site other than building structures. These conditions may represent a lack of general maintenance at a site, the physical degradation of

specific improvements, or an improvement that was poorly planned or constructed. Overall, the presence of these conditions can reduce a site's usefulness and desirability and negatively affect nearby properties.

- Neglected properties or evidence of general site maintenance problems
- Deteriorated signage or lighting
- Deteriorated fences, walls, or gates
- Deterioration of on-site parking surfaces, curb & gutter, or sidewalks
- Poorly maintained landscaping or overgrown vegetation
- Poor parking lot/driveway layout
- Unpaved parking lot on commercial properties

f. Unusual Topography or Inadequate Public Improvements or Utilities:

The focus of this factor is on the presence of unusual topographical conditions that could make development prohibitive, such as steep slopes or poor load- bearing soils, as well as deficiencies in the public infrastructure system within the Study Area that could include:

- Steep slopes / rock outcroppings / poor load-bearing soils
- Deteriorated public infrastructure (street/alley pavement, curb, gutter, sidewalks, street lighting, storm drainage systems)
- Lack of public infrastructure (same as above)
- Presence of overhead utilities or billboards
- Inadequate fire protection facilities/hydrants
- Inadequate sanitation or water systems

g. Defective or Unusual Conditions of Title Rendering the Title Non-Marketable:

Certain properties can be considered non-marketable making redevelopment overly difficult if they have overly restrictive or prohibitive clauses in their deeds or titles, or if they involve an unusually complex or highly divided ownership arrangement. Examples of conditions considered non-marketable include:

- Properties with covenants or other limiting clauses that significantly impair their ability to redevelop
- Properties with disputed or defective title
- Multiplicity of ownership making assemblages of land difficult or impossible

h. Existence of Conditions that Endanger Life or Property by Fire or Other Causes:

A finding of blight within this factor can result from the presence of the following conditions, which include both the deterioration of physical improvements that can lead to dangerous situations as well as the inability for emergency personnel or equipment to provide services to a site:

- Sites inaccessible to fire and emergency vehicles
- Fire-prone areas or structures
- Blocked/poorly maintained fire and emergency access routes/frontages
- Insufficient fire and emergency vehicle turning radii
- Properties not in compliance with fire codes or environmental regulations

i. Buildings that are Unsafe or Unhealthy for Persons to Live or Work In because of Building Code Violations, Dilapidation, Deterioration, Defective Design, Physical Construction, or Faulty or Inadequate Facilities:

Some of the conditions that can contribute to this blight factor include:

- Buildings or properties not in compliance with fire codes, building codes, or environmental regulations
- Buildings with deteriorated elements that create unsafe conditions
- Buildings with inadequate or improperly installed utility components

j. Environmental Contamination of Buildings or Property:

This factor represents the presence of contamination in the soils, water sources, or other locations within the Study Area and may include:

- Presence of hazardous substances, liquids, or gases
- Presence of Environmental Land Use Controls
- Regulatory Oversight or Corrective Actions
- Presence of Recognized Environmental Conditions

k.5 Existence of Health, Safety, or Welfare Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements:

The physical conditions that may contribute to this blight factor include:

- Sites with a high incidence of fire, police, or emergency responses
- Sites adjacent to streets/alleys with a high incidence of traffic accidents
- Sites with a high incidence of code enforcement responses
- An undeveloped parcel in a generally urbanized area
- Vacant, empty, or unused buildings
- A parcel with a disproportionately small percentage of its total land area developed

Section 4: Study Area Location, Definition, and Description

This Conditions Assessment focuses on the East Colfax RTD 13th Avenue Station Study Area. The Study Area includes both parceled land and unparcelled land. The unparcelled land mainly includes roadways, right of ways, land along Toll Gate Creek and Toll Gate Creek itself. A map outlining each parcel is included in Figure 4.1. The following table includes a list of the parceled properties located within the Study Area boundary, with addresses, parcel numbers, and legal descriptions recorded by the County Assessor Geographic Information System (GIS) databases:

Parcel No.	Address	Legal Description
182131320007 (Adams County)	1600 Potomac St	SUB:GUTHEIL GARDENS DESC: BEG AT A PT ON W LN BLK 6 WHICH PT IS 260 FT N OF S LN SW4 SEC 31/3/66 TH E 383/9 FT TO A PT ON WLY ROW LN S H NO 72 TH ALG SD ROW LN N 04D 08M W 149/6 FT TH N 18D 44M W 79/5 FT TH N 17D 04M W 177/9 FT TH N 17D 58M W 518 FT M/L TO PT ON N LN LOT 3 BLK 5 TH W 140 FT M/L TO PT ON W LN SD BLK 5 TH S ALG W LN BLKS 5 AND 6 891/6 FT M/L TO POB EXC PARC
182131320008 (Adams County)	1520 N Fitzsimons Pkwy	SUB:GUTHEIL GARDENS DESC: PT OF BLKS 5 AND 6 DESC AS FOLS BEG AT PT 260 FT N AND 30 FT E OF SW COR SW4 SEC 31/3/66 SD PT ALSO ON E ROW LN POTOMAC ST TH E 383/90 FT TO PT ON WLY ROW LN INTERSTATE 225 TH N 04D 08M W ALG SD ROW 149/60 FT TH N 18D 44M W 79/50 FT TH N 17D 40M W 177/90 FT TH N 17D 58M W 68/31 FT TH W 276/12 FT TO PT ON E ROW LN POTOMAC ST TH S 460 FT TO POB EXC PARC TO RTD FOR FASTRACKS (REC NO 2016000061404) BLKS 5 AND 6
182131320009 (Adams County)	13721 E Colfax Ave	SUB:GUTHEIL GARDENS BLK:6 DESC: BEG AT PT ON N LN E COLFAX AVE AND W LN BLK 6 WHICH PT IS 110 FT N OF S LN SW4 SEC 31 TH E ALG N LN E COLFAX AVE 180 FT TH N 150 FT TH W 180 FT TO PT ON W LN SD BLK 6 TH S 150 FT TO POB BLK 6
18213132005 (Adams County)	13771 E Colfax Avenue	SUB:GUTHEIL GARDENS BLK:6 DESC: BEG AT A PT ON N LN E COLFAX AVE WHICH PT IS 110 FT N OF S LN SW4 SEC 31/3/66 AND 180 FT E OF W LN BLK 6 TH E 50 FT TH N 150 FT TH W 50 FT TH S 150 FT TO POB EXC PARC TO RTD FOR FASTRACKS (REC NO 2013000071792) (2013 - ENTIRE PARCEL TO REGIONAL TRANSPORTATION DISTRICT (RTD - EXEMPT) PER DEED IN RECEPTION NO 2013000071792. PRORATED FOR 226 DAYS FOR 2013 AND FULL

Parcel No.	Address	Legal Description
		EXEMPTION FOR 2014.)
18213132010 (Adams County)	13791 E Colfax Ave	SUB:GUTHEIL GARDENS DESC: PT OF BLK 6 DESC AS FOLS BEG AT A PT ON N LN E COLFAX AVE WHICH PT IS 110 FT N OF S LN OF SW4 SEC 31/3/66 AND 230 FT E OF W LN SD BLK 6 TH N 89D 28M E ALG N LN E COLFAX AVE 164/7 FT M/L TO A PT ON WLY ROW LN HIWAY 72 TH N 04D 08M W 150/4 FT M/L TO A PT WHICH IS 150 FT M/L N OF SD N LN OF E COLFAX AVE TH S 89D 28M W 153/9 FT M/L TO A PT 230 FT E OF W LN BLK 6 TH S 0D 27 E 150 FT TO POB EXC PARC TO RTD FOR FASTRACKS (REC NO 2013000071792) (2013 - ENTIRE PARCEL TO REGIONAL TRANSPORTATION DISTRICT (RTD - EXEMPT) PER DEED IN RECEPTION NO 2013000071792. PRORATED FOR 226 DAYS FOR 2013 AND FULL EXEMPTION FOR 2014.)
1975-06-2-00-018 (Arapahoe County)	13750 E Colfax Ave	That Part Of The Nw 1/4 Of Sec 6-4-66 Desc As Beg 40 Ft S & 195 Ft E Of The Nw Cor Of Sd Nw 1/4 Th S 150 Ft Th E 145.69 Ft Th Nw 150.79 Ft To A Pt On The S Row Line Of E Colfax Ave Th W 129.88 Ft To Beg Sec 6-4-66
1975-06-2-00-019 (Arapahoe County)	0 E Colfax Avenue	That Part Of The Nw 1/4 Of Sec 6-4-66 Desc As Beg 347.2 Ft Se Of The Nw Cor Of Sd Sec At A Pt On The S Row Line Of E Colfax Ave Th S 150 Ft Th W 4.31 Ft Th Nw 150.79 Ft To Sd S Row Line Th E 20.12 Ft To Beg Sec 6-4-66
1975-06-2-00-025 (Arapahoe County)	No Address	That Part Of The Nw 1/4 Of Sec 6-4-66 Desc As Beg 70 Ft S & 425 Ft E Of The Nw Cor Of Sd Nw 1/4 Th S 370 Ft Th W 80 Ft Th N 370 Ft Th E 80 Ft To Beg Sec 6-4-66
1975-06-2-00-020 (Arapahoe County)	14100 E Colfax Ave	That Part Of The Nw 1/4 Of Sec 6-4-66 Desc As Beg At The Ne Cor Of Lot 1 Blk 1 H&H Sub Amended At A Pt On The S Row Line Of E Colfax Ave Th E 279.5 Ft M/L Th S 1395.5 Ft To A Pt On The N Row Line Of E 13Th Ave Th W 2.63 Ft Th Alg Curve To Left 147.93 Ft Th Sw 120 Ft Th Alg Curve To Left 242.32 Ft Th Nw 120 Ft Th Alg Curve To Left 3.51 Ft Th N 35.92 Ft Th W 100 Ft To A Pt On The E Row Line Of Int
1975-06-2-04-001 (Arapahoe County)	No Address	Lot 1 Blk 1 H & H Sub Amended
1975-06-2-00-021 (Arapahoe County)	0 E Colfax Avenue	That Part Of The Nw 1/4 Of Sec 6-4-66 Desc As Beg 827.66 Ft W Of The Se Cor Of Sd Nw 1/4 At The Sw Cor Of Blk 4 Mobile Home Estates Subdivision Th W 334.53 Ft Th Nw 441.86 Ft Th

Parcel No.	Address	Legal Description
		N 906.41 Ft To A Pt On The S Row Line Of E 13Th Ave Th E 11.7 Ft Th Alg Curve Rt 69.56 Ft Th Se 120 Ft Th Alg Curve To Left 295.86 Ft Th Ne 120 Ft Th Alg Curve Rt 121.16 Ft Th S 1150.17 Ft To Beg Sec 6-4-66
1975-06-3-14-005 (Arapahoe County)	No Address	Tract C Tollgate Commercial Sub 1st Flg
1975-06-3-14-012 (Arapahoe County)	No Address	That Part Of Lot 3 Tollgate Commercial Subdivision Filing No. 1 Desc As Beg At The Sw Cor Of Sd Lot Th Nw 575.1 Ft Th Se 187.93 Ft Th Alg Curve To Left 341.59 Ft Th Se 63.2 Ft & 63.32 Ft To A Pt On The S Line Of Sd Lot Th Sw 89.2 Ft To Beg Tollgate Commercial Subdivision Filing No. 1
1975-06-3-14-013 (Arapahoe County)	No Address	Lot 3 Tollgate Commercial Subdivision Filing No. 1 Ex That Part Desc As Beg At The Sw Cor Of Sd Lot Th Nw 575.1 Ft Th Se 187.93 Ft Th Alg Curve To Left 341.59 Ft Th Se 63.2 Ft & 63.32 Ft To A Pt On The S Line Of Sd Lot Th Sw 89.2 Ft To Beg Tollgate Commercial Subdivision Filing No. 1
1975-06-3-14-004 (Arapahoe County)	No address	Lot 4 Tollgate Commercial Sub 1st Flg
1975-06-3-14-015 (Arapahoe County)	No address	Lot 2 Tollgate Commercial Subdivision Filing No. 1 Ex That Part Desc As Beg At The Nw Cor Of Sd Lot Th Ne 89.2 Ft Th Se 98.35 Ft & 51.99 Ft Th Alg Curve Rt 163.39 Ft To A Pt On The S Line Of Sd Lot Th Sw 78.04 Ft Th Nw 313.32 Ft To Beg Tollgate Commercial Subdivision Filing No. 1
1975-06-3-14-014 (Arapahoe County)	No Address	That Part Of Lot 2 Tollgate Commercial Subdivision Filing No. 1 Desc As Beg At The Nw Cor Of Sd Lot Th Ne 89.2 Ft Th Se 98.35 Ft & 51.99 Ft Th Alg Curve Rt 163.39 Ft To A Pt On The S Line Of Sd Lot Th Sw 78.04 Ft Th Nw 313.32 Ft To Beg Tollgate Commercial Subdivision Filing No. 1
1975-06-3-14-016 (Arapahoe County)	No Address	That Part Of Lot 1 Tollgate Commercial Subdivision Filing No. 1 Desc As Comm At The Sw Cor Of Sd Lot Th Alg Curve Rt 16.12 Ft To The Pob Th Alg Curve Rt 160.33 Ft Th Nw 403.88 Ft Th Ne 78.04 Ft Th Alg Curve Rt 43.52 Ft Th Sw 51.99 Ft & 204.62 Ft Th Alg Curve To Left 263.04 Ft To Beg Tollgate Commercial Subdivision Filing No. 1
1975-06-3-14-	No Address	Lot 1 Tollgate Commercial Subdivision Filing

Parcel No.	Address	Legal Description
017 (Arapahoe County)		No. 1 Ex That Part Desc As Comm At The Sw Cor Of Sd Lot Th Alg Curve Rt 16.12 Ft To The Pob Th Alg Curve Rt 160.33 Ft Th Nw 403.88 Ft Th Ne 78.04 Ft Th Alg Curve Rt 43.52 Ft Th Sw 51.99 Ft & 204.62 Ft Th Alg Curve To Left 263.04 Ft To Beg & Ex That Part Desc As Beg At The Se Cor Of Sd Lot Th W 45.89 Ft & 18.93 Ft Th N 67.78 Ft Th Se 27.39 Ft & 66.4 Ft T
1975-06-3-03-026 (Arapahoe County)	No Address	That Part Of Lot 2 Desc As Beg At Se Cor Of Sd Lot Th N 44.76 Ft Th Sw 23.16 Ft To A Pt On Nely Row Line Of Dillon Way Th Se 26.11 Ft To Beg Blk 1 Casa Grande
1975-06-3-03-028 (Arapahoe County)	No Address	Tri Tract Lying In Sw Cor Of Lot 2 Blk 1 Casa Grande Desc As 62.13 Ft X 70 Ft X 25 Ft M/L Blk 1 Casa Grande
1975-06-3-14-010 (Arapahoe County)	No Address	That Part Of Lot 1 Tollgate Commercial Sub 1st Flg Desc As Beg 45.89 Ft W Of The Se Cor Of Sd Lot Th W 18.93 Ft Th N 67.78 Ft Th Se 27.39 Ft Th S 47.99 Ft To Beg Tollgate Commercial Sub 1st Flg
1975-06-3-14-011 (Arapahoe County)	No Address	That Part Of Lot 1 Tollgate Commercial Sub 1st Flg Desc As Beg At The Se Cor Of Sd Lot Th W 45.89 Ft Th N 47.99 Ft Th Se 66.4 Ft To Beg Tollgate Commercial Sub 1st Flg
1975-06-3-03-006* (Arapahoe County)	1030 Cimarron Circle	Lot 1 Blk 1 Tollgate Apartments

**The site area includes a portion of parcel 1975-06-3-03-006 along the eastern boundary see Figure 4.1 for complete parcel map.*

Figure 4.1: Adams County Parcel Map



Parcels highlighted in green are within Adams County. Yellow highlighted parcels are within Arapahoe County

Parcel information was collected from their respective County Assessor online GIS portals. Parcel boundaries are estimated and should not be considered legal boundaries. For more information visit the County Assessor's offices website.

Section 5: Survey Findings

The overall findings of the East Colfax 13th Avenue RTD Light Rail Corridor Conditions Assessment are presented below in a format that mirrors the list of factors and conditions of blight discussed in Section 3.

a. Slum, Deteriorated, or Deteriorating Structures

Slum, deteriorated, or deteriorating structures refers to current buildings that exist within the Study Area. Although a small amount of deterioration was identified in buildings within the Study Area, the amount of deterioration and the number of properties exhibiting deterioration does not rise to the level of a condition of blight for the Study Area as a whole.

No finding of Deterioration of Site or Other Improvements has been made.

b. Predominance of Defective or Inadequate Street Layout

Based on the size of the Study Area, configuration of the streets, layout of the parcels within the Study Area, the position of Toll Gate Creek corridor, and the presence of the RTD light railway; defective or inadequate traffic circulation (both vehicular and pedestrian) throughout the Study Area is an issue. A breakdown of defective or inadequate street layout is outlined below:

- *Northern portion of the Study Area (Adams County parcels).* 17th Avenue, constructed in 2010-2011, is the preferred (shortest) route for pedestrian access to the Colfax corridor business district. Toll Gate Creek, I-225, grade-separated 17th Place, and the RTD light rail limit pedestrian access to the Fitzsimons campus and to major retail and transportation corridors along Colfax Avenue.



**Evidence of Lack of sidewalk at northwestern portion of site west of self-storage building.*

Although the roadway is adequate for the current vehicular traffic volume, there are some issues regarding pedestrian traffic including no sidewalks along 17th Avenue and no sidewalks along the eastern

side of Fitzsimons Parkway. Pedestrian traffic is therefore required to cross the high-speed light rail tracks at 17th Avenue, then cross a major thoroughfare, Fitzsimons Parkway, at a signaled intersection. Although adequate pedestrian protections are in place (light rail crossing signage and gates- and signal-protected crossings), evidence of pedestrian traffic along the east side of Fitzsimons Parkway (no sidewalks) was observed.

- *Southern portion of the Study Area (Arapahoe County parcels)* Defective and inadequate street layout is present within the southern portion of the Study Area, with several Arapahoe County parcels inaccessible by streets or sidewalks, and other parcels accessed by streets that were not designed for additional load. East 13th Avenue, for example, is the only route of vehicular traffic access to the RTD Park and Ride for the 13th Avenue Light Rail Station. Furthermore, under current fire/life safety standards, the site cannot be redeveloped with dense Transit-oriented development (TOD) as specified by the zoning guidelines. This same problem impedes development on the vacant property south of the creek.

  Aurora Meadows, a large apartment complex, bounds the study area to the south. Dillon Way is the only established road that accesses this area and does not have any sidewalks, ending in a cul-de-sac resulting in a single access point. Sidewalks are also not present along Dillon Way creating additional pedestrian traffic along the roadway.

  Within the southern portion of the Study Area are several parcels of land that do not have any means of vehicular access. Development of these parcels will require construction of roadways, likely by extending Dillon Way to the north. The additional traffic from new development would also likely require upgrades to Dillon Way north of 6th Avenue.

  Figure 5.1 details the access issues for pedestrians and *Figure 5.2* outlines the pedestrian crossing at 17th Avenue and Fitzsimons Parkway.

Figure 5.1: Pedestrian Access Issues



Figure 5.2: Fitzsimons and 17th Avenue Parkway Pedestrian Crossing



Blight Factor: Predominance of Defective or Inadequate Street Layout is present.

c. Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness

Faulty street layout often produces faulty lots, particularly when vehicular access is impacted. Other causes of faulty lot layout can include the presence of natural features (such as creeks) or manmade features (such as the presence of highways, rail roads, etc). Commercial properties that lack access or visibility are at a significant disadvantage compared to those with adequate access/visibility and are, in many cases undervalued.

In addition to visibility and access constraints, the size and shape of a property can impact a parcel's utilization. Irregularly shaped parcels, inadequately shaped parcels, or parcels with natural or man-made obstacles can lead to undeveloped or inaccessible areas within the parcel itself, while small parcels may have little development value.

The Study Area has several parcels of land (both in the northern portion of the Study Area and the southern portion of the Study Area) that can be considered

inaccessible, odd-sized or shaped, and generally inadequate for development. The following Table identifies parcels within the Study Area that are considered faulty in relation to size, adequacy, accessibility, or usefulness.

Parcel No.	Faulty Lot Layout
0182131320005 (Adams County)	*Usefulness, size*. The size and location of this parcel (between two larger parcels) would make redevelopment difficult.
1975-06-2-00-019 (Arapahoe County)	*Usefulness, size*. The size and location of this parcel (between two larger parcels) would make redevelopment difficult. In addition, the elevated RTD light rail goes through this property.
1975-06-2-00-025 (Arapahoe County)	*Usefulness, size*. This parcel, owned by RTD, is crossed by an elevated portion of the RTD light rail tracks. The northern portion of the property is not accessible to Colfax Avenue and will likely remain undeveloped.
1975-06-2-00-021 (Arapahoe County)	*Usefulness, partial access limitations.* This parcel, owned by RTD, is the location of the 13th Avenue Park and Ride and Light Rail Station. Less than half of the parcel is developed. The western half of the property (approximately 6 acres) remains inaccessible and undevelopable. The southern portion of the parcel, although it could be accessed through the southern portion of the parking area, is undeveloped. Because this is a "commercial" property, its visibility to main thoroughfares is important. Its limited accessibility and layout makes this parcel difficult to find and not readily accessible to any major thoroughfares. Any future development in the area immediately surrounding the RTD Station would be at a competitive disadvantage relative to other transportation-oriented development areas.

Parcel No.	Faulty Lot Layout
1975-06-3-14-005 1975-06-3-03-028 1975-06-3-14-010 1975-06-3-14-011 1975-06-3-14-008 (Arapahoe County)	*Usefulness, size, accessibility.* These small parcels are not accessible and are too small for development. These parcels would be more useful if incorporated into adjacent parcels.
1975-06-3-03-026 (Arapahoe County)	*Usefulness, size.* The size and location of this parcel (between two larger parcels) limits the beneficial uses for redevelopment activities.
1975-06-3-14-013 1975-06-3-14-004 1975-06-3-14-015 1975-06-3-14-017 (Arapahoe County)	*Inaccessible.* Currently there are no roadways or other means available for vehicular access. These parcels would require the extension of Dillon Way for accessibility prior to development.

Blight Factor: Faulty Lot Layout is present.

d. Unsanitary or Unsafe Conditions

Many factors can contribute to unsanitary or unsafe conditions including insufficient infrastructure improvements (e.g. inadequate lighting or a lack of sidewalks or other pedestrian protections), high crime, homelessness, a lack of public safety protection (e.g., undermanned or overworked police forces or a lack of readily available fire protection equipment) and unsafe physical conditions (natural or man-made).

During the field survey, Matrix observed numerous conditions at and near the Study Area that could be considered unsanitary and/or unsafe. The following



**Evidence of graffiti, homeless encampments and debris.*



**Evidence of graffiti, homeless encampments and debris.*



**Evidence of homeless encampments.*

sections discuss unsanitary/unsafe conditions observed within or near the Study Area boundary.

Homelessness: Evidence of homelessness including campfire pits, tents, a mud hut, mattresses, shopping carts, debris, and personal items were observed nestled under an overpass next to the I-225S in the southern portion of the Study Area.

Evidence of homelessness including a tent hidden in the brush was also observed along Toll Gate Creek near the northern portion of the study area.

The presence of homeless camps can lead to unsanitary and/or unsafe conditions in the area.

Light Rail Tracks: Although the RTD light rail system is a significant asset for the area, it also presents a pedestrian safety concern. The presence of the RTD light Rail system in densely developed residential areas may be a safety concern to pedestrians or children living in the area. The RTD light rail tracks run from north to south throughout the Study Area and have limited pedestrian crossings. Although the tracks are protected by grade separation, fencing, and signage in many areas, any transit- adjacent development must be carefully designed, taking into account the high voltage equipment and pedestrian safety.

Illegal Dumping: A significant amount of illegal dumping was identified along the banks of Toll Gate Creek at Dillon Way in the southern portion of the Study Area. Illegal dumping can be considered unsanitary or unsafe.

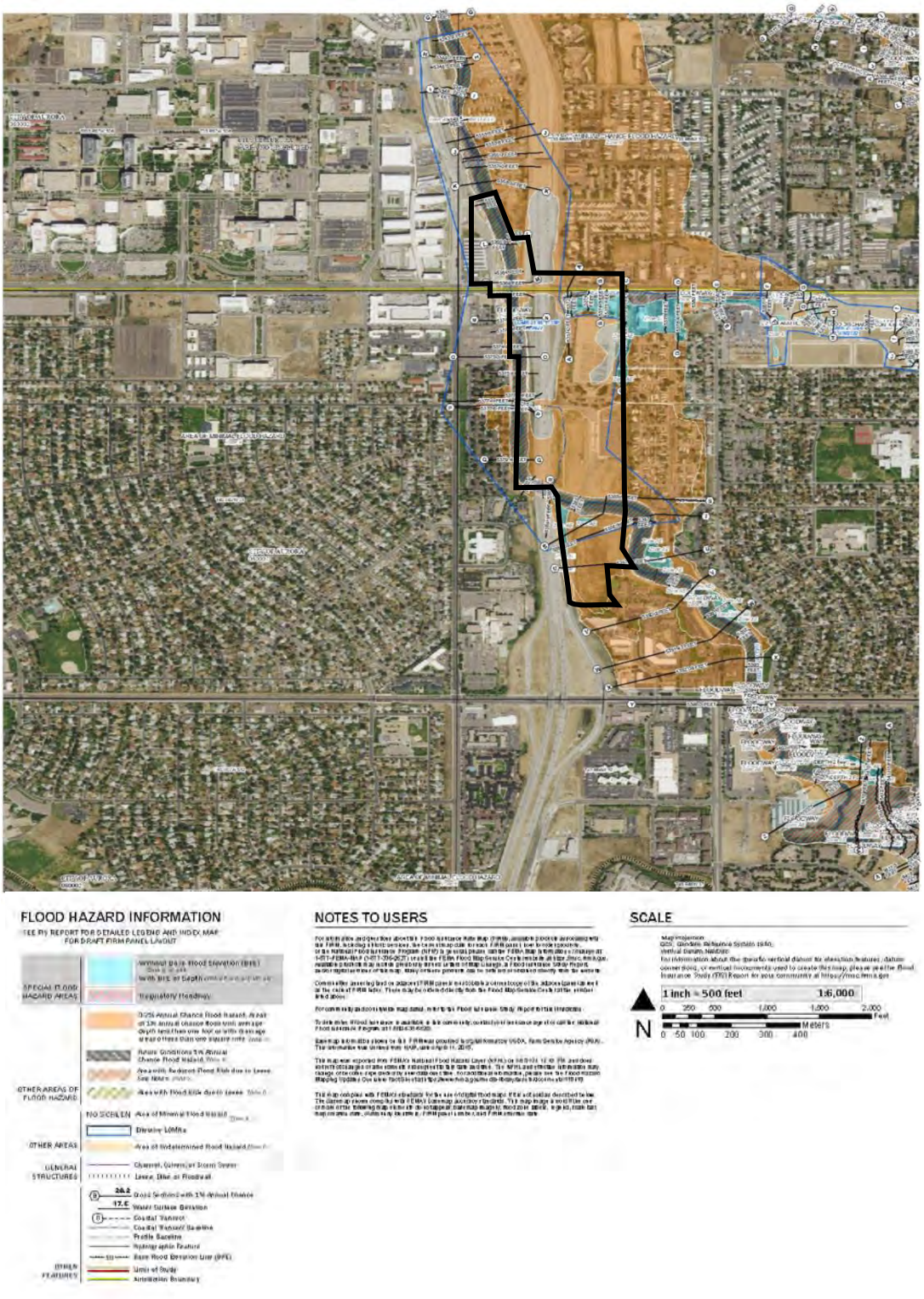


**Evidence of illegal trash dumping.*

Lack of Sidewalks: The east side of Fitzsimons Parkway does not have a sidewalk or protections for pedestrian traffic on the northern portion of the study area. Evidence of significant pedestrian traffic walking along the east side of the street was observed in the form of a well-worn path through the grass. A lack of sidewalks creates an unsafe condition for pedestrian traffic at the Study Area.

Floodplains: The presence of Toll Gate Creek and associated flood plains can be unsafe for many reasons. Flash flooding can be an imminent source of danger for pedestrians or children playing along the creek and structures located within the 100- or 500-year flood area may also be at risk. Matrix reviewed the Federal Emergency Management Agency (FEMA) floodplain database and applicable Letters of Map Revisions (LOMR)s for Toll Gate Creek at the Study Area and estimates that approximately 30% of the Study Area is located within the Regulatory floodway designated as Zone AE and more than 97% of the Study Area is designated as Zone X (Shaded) with at least a 0.2% annual chance for flood hazard. Figure 5.3 shows the FEMA Floodplain designations for the area.

Figure 5.3: FEMA Floodplain Map



***Crime*:** The Aurora police department participates in the Federal Bureau of Investigation (FBI) Uniform Crime Reporting System (UCR) database and voluntarily reports Violent Crime (murder, rape, aggravated assault, and robbery) and Property Crime (burglary, larceny, and motor vehicle theft).

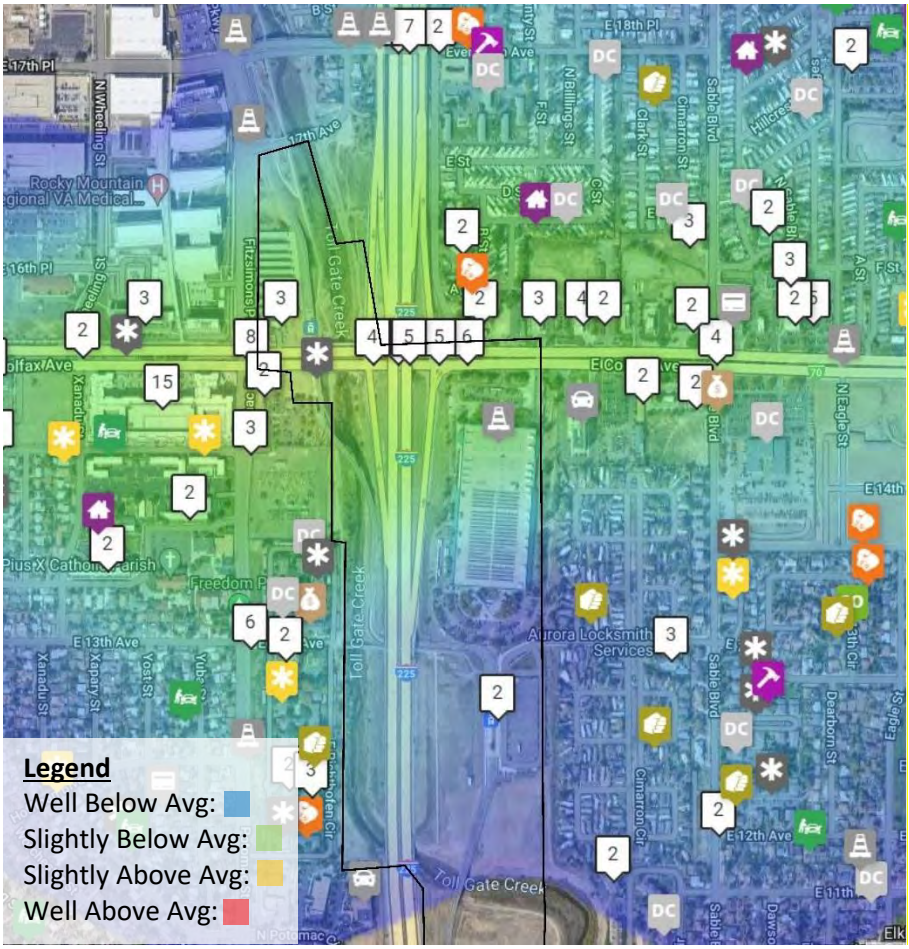
Matrix reviewed annual crime data for the Aurora area along Colfax Avenue including the Study Area. As indicated in *Figure 5.4: Crime Density Map*, the area with higher annual crime is located along the East Colfax Avenue corridor that transects the northern portion of the Study Area.



**Evidence of graffiti and tagging.*

Evidence of graffiti (tagging) and other indicators of criminal activity can also point to higher crime and unsafe conditions. During the site reconnaissance, instances of tagging were observed on the overpass, walls, on public utility boxes, and on fencing.

Figure 5.4: Crime Density Map



Blight Factor: Unsanitary or Unsafe Conditions is present.

e. Deterioration of Site or Other Improvements

Deterioration of site or other improvements refers to current land conditions, site improvements (infrastructure), or support structures (fencing, landscaping, parking, etc.) that have been damaged or neglected. Many parcels within the Study Area do not have any site improvements and contain native vegetation. Those parcels within the Study Area that do have site improvements were assessed in the field and although some instances of site deterioration of fences and asphalt were identified in localized areas, the number of properties exhibiting identifiable deterioration does not rise to the level of a condition of blight for the Study Area as a whole.

No finding of Deterioration of Site or Other Improvements has been made.

f. Unusual Topography or Inadequate Public Improvements or Utilities

As discussed in several sections above, many of the parcels in the Study Area, especially those south of Colfax Avenue, lack adequate infrastructure (streets, sidewalks, utilities, drainage improvements, etc.) necessary for development. For example, the expansion of Dillon Way in the southern portion of the Study Area would be required to access many parcels in Arapahoe County, and utility corridors to these parcels would also be required prior to development.



**Evidence of lack of accessibility.*

In addition, a significant portion of the Study Area is impacted by Toll Gate Creek and its associated floodplain. The presence of the creek presents several logistical challenges to development by limiting the amount of developable space to provide public improvements and providing accessibility barriers.

Blight Factor: Unusual Topography or Inadequate Public Improvements or Utilities is present

g. Defective or Unusual Conditions of Title Rendering the Title Non-Marketable

Conditions within the Study Area are not expected to render the Title Non-marketable.

This blight factor is not considered to be present in the Study Area.

h. Existence of Conditions that Endanger Life or Property by Fire or Other Causes

This blight factor may be present when site and/or building maintenance or use contributes to conditions that may physically expose site users to potentially dangerous conditions. The factor may also include increased threats from fire or other causes due to site conditions. Although Matrix identified an area with signs of fire activity, the extent of this area did not threaten life or property and no other conditions indicating danger to life or property by fire or other causes were identified as part of this assessment.

This blight factor is not considered to be present in the Study Area.

i. Buildings that are Unsafe or Unhealthy for Persons to Live or Work in Because of Building Code Violations, Dilapidation, Deterioration, Defective Design, Physical Construction, or Faulty or Inadequate Facilities

This blight factor is typically related to deterioration of buildings and site or other improvements (blight factors a. and e.) and is said to be present when conditions exist that could be considered dangerous to the extent that habitation and/or daily use is unsafe or unhealthy. Buildings, facilities, or other primary improvements that would potentially pose a danger to the extent required for this factor of blight were not identified during the onsite assessment.

This blight factor is not considered to present in the Study Area.

j. Environmental Contamination of Buildings or Property

Environmental conditions include the presence or likely presence of contamination in the soils, water sources, or other locations within the Study Area. Matrix contracted Environmental Risk Information Services (ERIS) to complete a database search for potential historical environmental conditions. The ERIS report identified the following areas of environmental concern:

- *Asbestos in Soil:* Prior to construction of the RTD light rail tracks, asbestos containing materials (ACM) were identified within urban infill at the current 13th Avenue RTD Station (Arapahoe County Parcel No. 1975-06-2-00-021). Hudspeth & Associates (Hudspeth) was contracted to complete an abatement of the identified Transite in August 2013. Remediation included clearance of surficial ACM in a gridded area and clearance by a CDPHE-certified asbestos building inspector (CABI). The remediation did not include removal or investigation of potential subsurface ACM, even though the report noted that some of the ACM in the area appeared to have been brought to the ground surface by burrowing prairie dogs. Matrix notes that Transite materials are considered non-friable. Furthermore, the identified area is limited to a single parcel of land at the site areas. However, ACM's may still be present below the ground surface within the Study Area boundary, thus an environmental condition is present.
- Multiple spill events within the study area boundaries were reported to Colorado Department of Public Health and Environment (CDPHE). A February 1990 gasoline spill of approximately 30 gallons was reported to CDPHE at 14100 East Colfax Avenue. In September 1994 an estimated 60 gallons of diesel was released at 14100 East Colfax Avenue. An April 2004 oil spill was also reported to the CDPHE with an unknown quantity at 14100 East Colfax Avenue.

- An Environmental Baseline Survey for Fitzsimons Army Medical Center completed in May 1996 identified a landfill (Landfill No. 4) located along Toll Gate Creek in the northern portion of the Study Area. Groundwater contamination from this landfill has historically been detected at concentrations exceeding regulatory levels. Landfill No. 4 has been remediated and has received closure from the CDPHE.
- Several leaking underground storage tank (LUST) sites were identified along the Colfax corridor upgradient to and within an eighth of a mile from the Study Area boundary. Petroleum-contaminated groundwater from these potential source areas have the potential to impact the Study Area.

Blight Factor: Environmental Contamination of Buildings or Property exists.

k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

Vacancy and underutilization are present within the Study Area. As outlined in previous sections, a majority of the Study Area consists of vacant, undeveloped parcels with no public services present.

Because of the lack of development, vacancies, and underutilization and the significant amount of infrastructure upgrades that would be required for development, especially along a major transportation corridor the study area meets the criteria for the presence of substantial physical underutilization.

Blight Factor: Substantial Underutilization or vacancy of sites, buildings, or other improvements is present.

Section 6: Conditions Assessment Summary and Conclusion

Within the entire Study Area, **six** of the eleven blight factors were identified as being present. The blight factors identified within the Study Area include:

- b. Predominance of defective or inadequate street layout
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- d. Unsanitary or unsafe conditions
- f. Unusual topography or inadequate public improvements or utilities
- j. Environmental contamination of buildings or property
- k.5. The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

As discussed in Section 2, in order for an area to meet the definition of blight, a certain number of the eleven blight factors identified in the Colorado Urban Renewal Law must be found within the Study Area. Four of the eleven factors is the required minimum, unless eminent domain is to be used, then the required minimum is five of the eleven factors.

It is the conclusion of this Conditions Assessment that **six** blight factors identified within the Study Area exhibited significant levels of blight. Those six factors exceed the minimum required number under Colorado Urban Renewal Law to consider the Study Area a “blighted area”.

CITY OF AURORA
Council Agenda Commentary

Item Title: Eminent Domain to Acquire Real Property for the SC10 SC11 Sanitary Sewer Upgrades Project
Item Initiator: Hector Reynoso, Manager of Real Property Services, Public Works
Staff Source/Legal Source: Hector Reynoso, Manager of Real Property Services, Public Works / Michelle Gardner, Senior Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 3.0--Ensure excellent infrastructure that is well maintained and operated.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 3/10/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

AN ORDINANCE AUTHORIZING THE CITY OF AURORA, COLORADO, TO EXERCISE THE POWER OF EMINENT DOMAIN FOR AQUISITION OF CERTAIN PROPERTIES FOR AURORA WATER'S SC10 AND SC11 SANITARY SEWER UPGRADES PROJECT
Hector Reynoso, Manager of Real Property Services, Public Works / Michelle Gardner, Senior Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Study Session

☐ Approve Item and Move Forward to Regular Meeting

☒ Approve Item as Proposed at Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

N/A

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The City of Aurora ("Aurora") is advancing with construction under the Aurora Water SC10 & SC11 Sanitary Sewer Upgrades Project ("Project") as depicted on the attached map, **Exhibit A**. The purpose of the Project is to upgrade and rehabilitate existing sanitary sewer in the City and to replace aging infrastructure and increase flow capacity for future flows into the system. The Project spans both Arapahoe and Adams Counties. To safely construct these sanitary sewer upgrades, stage equipment, and access work areas, acquisition of property interests from property owners are necessary.

In 2024, the Project land acquisition plans were approved and Aurora's Real Property Services Division ("RPS") has issued the requisite Notice of Intent to Acquires ("NOIA"), made offers and initiated negotiations with all effected property owners in accordance with C.R.S. Title 38, Article 1 (Section 38- 1-101 et seq.). C.R.S. Title 38, Article 1 sets forth the uniform policy for fair and equitable treatment of property owners during the acquisition of real property interests and includes a provision of residential/business relocation assistance, if necessary. Appraisal reports have been completed by an independent state certified appraiser and are being used as the basis for the fair market value offering to the property owner(s) of the specific land interests to be acquired. Aurora has also paid for landowner's independent appraisals, in accordance with C.R.S. 38-1-121.

The Project requires the acquisition of property rights from 22 property owners in Arapahoe and Adams Counties as depicted on the attached legal descriptions in **Exhibit B.** In January 2024, Aurora initiated negotiations with all property owners to acquire parcels of land consisting of permanent easement (PE), temporary construction easement (TCE), and construction occupancy area (COA) acquisitions. There are a total of 30 parcels needed and presently Aurora has closed on 28 of the 30 parcels necessary for the Project.

The City initiated negotiations in January 2024. The construction contract allowed for 8-months of acquisitions, the contractor has mobilized as of October 07, 2024, and is actively completing work. Additionally, the contractor has notified the City of a potential "Delay of Work" claim if they are not able to start selected segments of the project alignment April 01, 2025.

To avoid incurring additional construction costs due to acquisition delays, City staff requests that Council authorize an ordinance allowing the use of eminent domain, if it becomes necessary to meet the Project's shedule. Aurora will employ Hamre, Rodriguez, Ostrander and Prescott ("HROP" Law) to file any court action against parcels No 29 and 33 specifically, such as filing petitions for immediate possession. The authorization of the use of eminent domain by ordinance and court action from Council will allow Aurora to obtain possession of the property interests needed and will ensure that property acquisitions do not delay the Project's schedule. The exercise of eminent domain is always used as a last resort when negotiations between the condemning authority and the property owner regarding valuation of the property interest to be taken have reached an impasse. Attached **Exhibit C** is an overview of the required eminent domain process.

City staff will continue using best efforts to amicably acquire the real property interests needed by further negotiating with the property owners. City staff recommends the passage of an ordinance authorizing the use of eminent domain for the acquisition of the necessary land interests to avoid delays in the Project schedule and to avoid potential damages claimed by its contractor.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☒ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

Funding will come from the Capital Improvement Program, Wastewater Fund.

The estimated cost for the Permanent & Temporary Easements = $70,000.00
Estimated Maximum Legal Fees = $294,000.00

Grand Total $364,000.00

Org: 52461 (Misc Sewer Repl-SS)

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does Council approve the ordinance authorizing the use of eminent domain, pursuant to Aurora City Code Section 12-12, in order to acquire the necessary property interests for the construction of the Aurora Water SC10-SC11 Sanitary Sewer Upgrades Project?

LEGAL COMMENTS

Council has the legal authority and power to act by ordinance to use eminent domain. (Section 10-10 of the Aurora Charter, Article XX Sections 1 and 6 of the State Constitution, C.R.S. Section 38-1-101 C.R.S., et seq., and C.R.S. Section 38-6-101, et seq.) (M. Gardner)

ORDINANCE NO. 2025-___

AN ORDINANCE AUTHORIZING THE CITY OF AURORA, COLORADO, TO EXERCISE THE POWER OF EMINENT DOMAIN FOR ACQUISITION OF CERTAIN PROPERTIES FOR AURORA WATER'S SC10 AND SC11 SANITARY SEWER UPGRADES PROJECT

WHEREAS, the City of Aurora is a Colorado municipal corporation and home rule city ("City") of the Counties of Adams, Arapahoe, and Douglas of the State of Colorado and it has the legal authority and power of eminent domain per Article XX Sections I and 6 of the State Constitution, Section 10-10 of the City's Home Rule Charter, C.R.S. 38-1-101 et seq., and C.R.S. 38-6-101 et seq.; and

WHEREAS, the City requires to upgrade and rehabilitate existing sanitary sewer in the City and replace aging infrastructure and increase flow capacity for future flows into the system in both Arapahoe and Adams Counties (the "Project") necessitating acquisition of real property; and

WHEREAS, the City has determined it is necessary to acquire certain properties identified in this Ordinance for the construction of the Project, and that acquisition of these properties serves the public purpose by providing sanitary sewer service; and

WHEREAS, the City has determined a fee simple absolute interest or easement interest in certain properties (individually and collectively referred to as the "interests") is necessary for the Project and the properties and its or their purported owners are described in Exhibit A and Exhibit B ("Properties").

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. That the City Council hereby finds and determines that it is in the interest of the health, safety, and general welfare of the public, and serves a necessary public purpose, to acquire interests in the Properties described in Exhibit A and Exhibit B for the construction of the Project and hereby declares a public need and necessity for the same.

Section 2. The Real Property Services Division, through its staff, agents, or consultants is authorized to engage in good faith negotiations for acquisition of interests in the Properties, as a precondition to initiating proceedings in eminent domain. Eminent domain will only be used if good faith negotiations are unsuccessful. If the interests in the Properties cannot be obtained voluntarily, the City is authorized to commence condemnation proceedings to acquire the Properties and prosecute the proceedings to their conclusion.

Section 3. The City Council hereby authorizes itself to exercise the power of eminent domain for the purpose of acquiring interests in the Properties. The City is authorized to exercise the power of eminent domain pursuant to Section 10-10 of the City Charter in the manner provided by Article I of Title 38, Colorado Revised Statutes. The City is authorized to employ all necessary persons for this purpose, including special

condemnation counsel, if necessary, and appraisers, surveyors, engineers, and other experts.

Section 4. The City Council has determined there is an immediate public need and necessity to acquire the Properties in order to allow the City of Aurora to proceed with the Project. To ensure timely possession of or title to the Properties, it may be necessary for the City to obtain immediate possession of the Properties.

Section 5. That the City Council hereby authorizes the expenditure of that amount of money which is determined by an appropriate tribunal to constitute just compensation necessary for the acquisition of the interests in the Properties. The City Council hereby authorizes the City's Director of Finance to pay all awards, legal expense, court costs, and any other expenses of eminent domain lawfully found to be just compensation, as determined by a court of competent jurisdiction.

Section 6. The City or its staff, designee, agents, or representatives shall have the authority to amend the legal descriptions of and the interests sought in the Properties or to add additional properties as deemed necessary in the course of acquiring the Properties for the Project, and any such amendments shall be included in the definition of the Properties contained herein.

Section 7. That, nothing contained in this ordinance shall be construed as precluding or preventing negotiations by the City Attorney, or duly authorized representatives, from purchasing interests in the Properties at private sale, nor shall anything herein be construed as preventing the City of Aurora, upon the acquisition of said interests in the Properties, from terminating the eminent domain proceedings.

Section 8. That, pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this ordinance shall be by reference, utilizing the ordinance title. Copies of this ordinance are available at the office of the City Clerk.

INTRODUCED, READ, AND ORDERED PUBLISHED this _____ day of _____, 2025.

PASSED AND ORDERED PUBLISHED this ____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

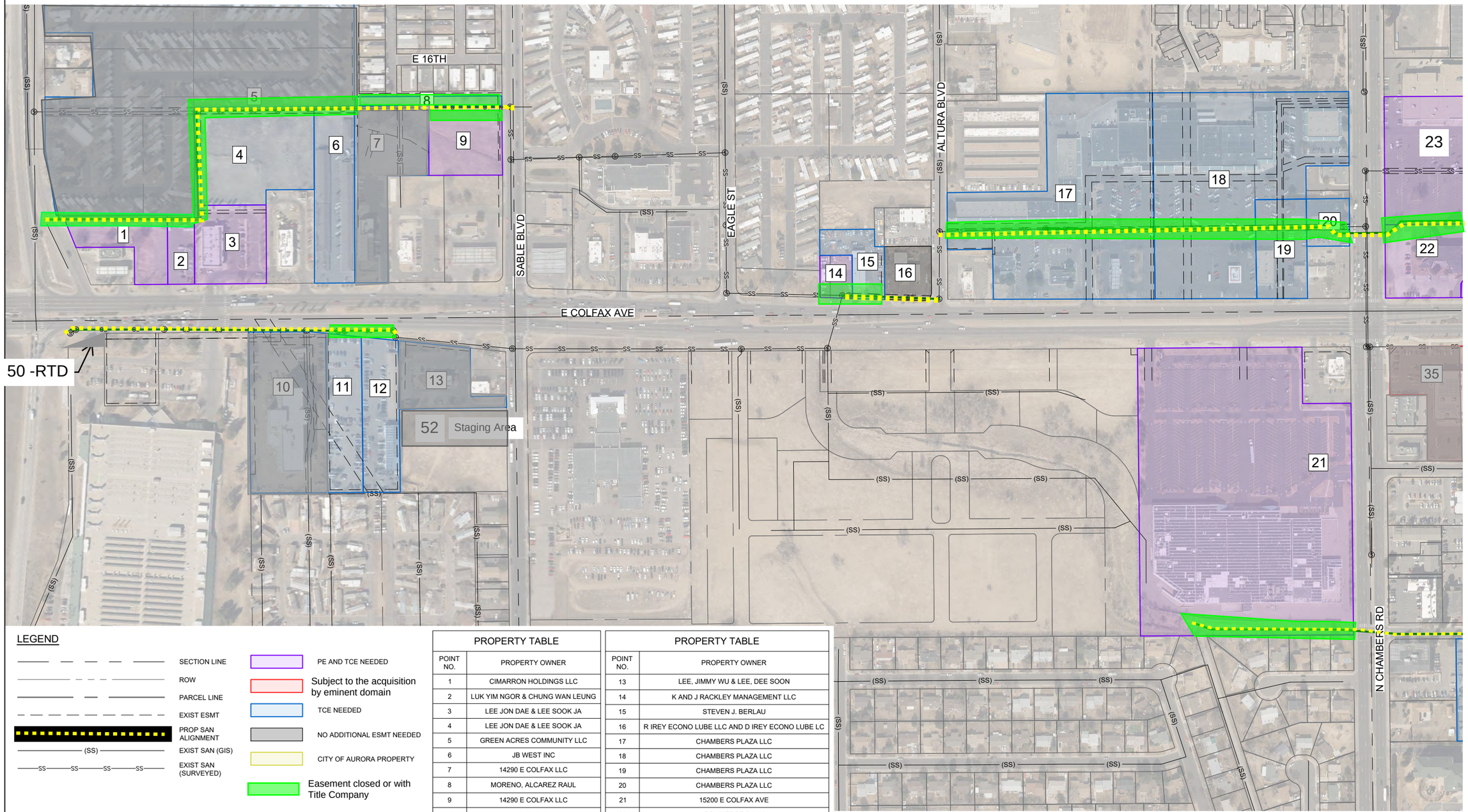
ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, City Attorney

RLA
Michelle Gardner
MICHELLE GARDNER, Sr. Assistant City Attorney



LEGEND

- SECTION LINE
- ROW
- PARCEL LINE
- EXIST ESMT
- PROP SAN ALIGNMENT
- (SS) EXIST SAN (GIS)
- SS SS SS SS EXIST SAN (SURVEYED)

- PE AND TCE NEEDED
- Subject to the acquisition by eminent domain
- TCE NEEDED
- NO ADDITIONAL ESMT NEEDED
- CITY OF AURORA PROPERTY
- Easement closed or with Title Company

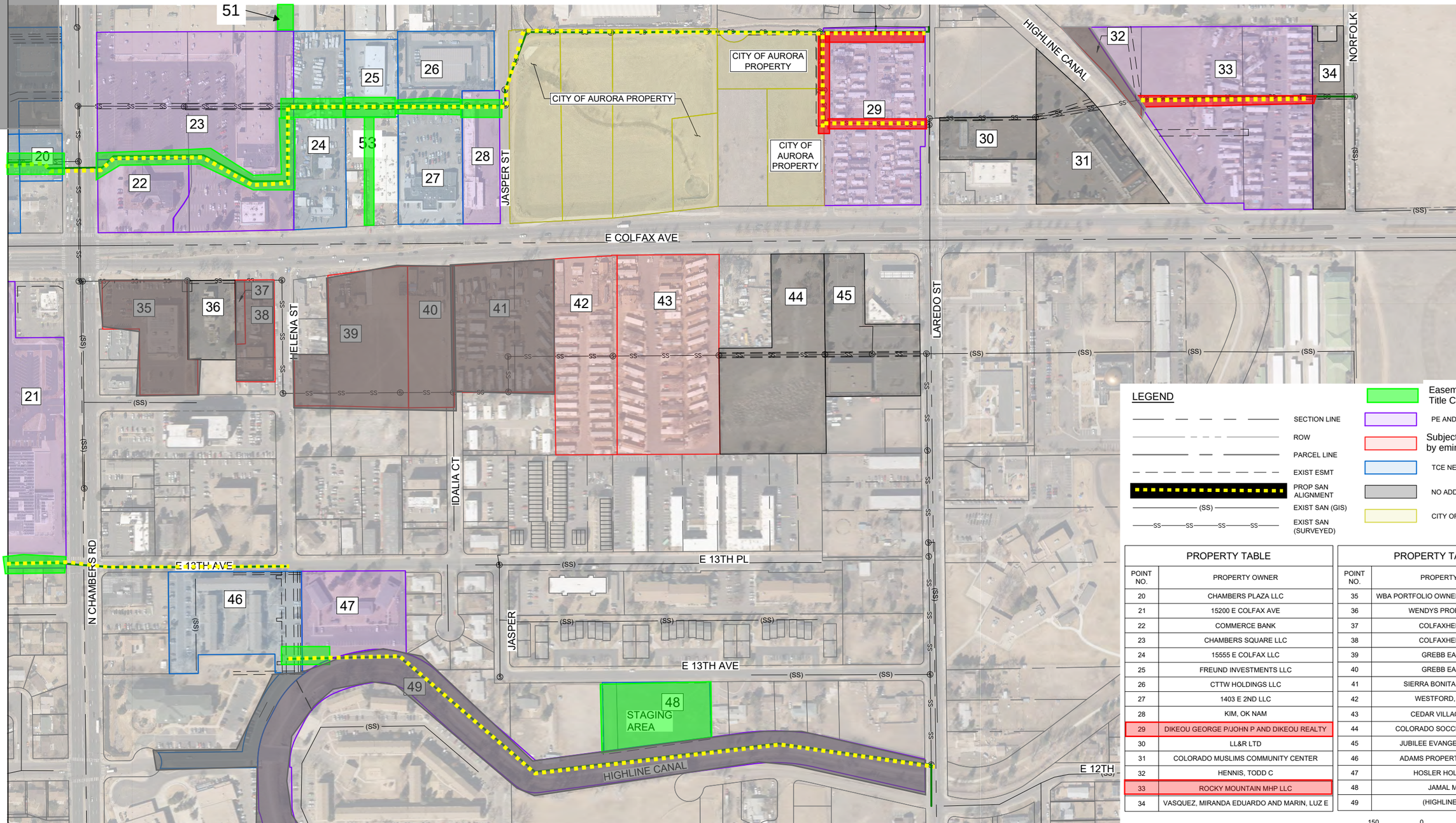
PROPERTY TABLE	
POINT NO.	PROPERTY OWNER
1	CIMARRON HOLDINGS LLC
2	LUK YIM NGOR & CHUNG WAN LEUNG
3	LEE JON DAE & LEE SOOK JA
4	LEE JON DAE & LEE SOOK JA
5	GREEN ACRES COMMUNITY LLC
6	JB WEST INC
7	14290 E COLFAX LLC
8	MORENO, ALCAREZ RAUL
9	14290 E COLFAX LLC
10	NPS INC
11	14290 E COLFAX LLC
12	14290 E COLFAX LLC

PROPERTY TABLE	
POINT NO.	PROPERTY OWNER
13	LEE, JIMMY WU & LEE, DEE SOON
14	K AND J RACKLEY MANAGEMENT LLC
15	STEVEN J. BERLAU
16	R IREY ECONO LUBE LLC AND D IREY ECONO LUBE LC
17	CHAMBERS PLAZA LLC
18	CHAMBERS PLAZA LLC
19	CHAMBERS PLAZA LLC
20	CHAMBERS PLAZA LLC
21	15200 E COLFAX AVE
22	COMMERCE BANK
35	WBA PORTFOLIO OWNER FUND V GALAXY LLC

DATE 01/23/2023

Exhibit A

FIGURE SC 10&11 EASEMENT EXHIBIT



LEGEND

- SECTION LINE
- ROW
- PARCEL LINE
- EXIST ESMT
- PROP SAN ALIGNMENT
- (SS) EXIST SAN (GIS)
- SS SS SS SS EXIST SAN (SURVEYED)

- Easement closed or with Title Company
- PE AND TCE NEEDED
- Subject to the acquisition by eminent domain
- TCE NEEDED
- NO ADDITIONAL ESMT NEEDED
- CITY OF AURORA PROPERTY

PROPERTY TABLE	
POINT NO.	PROPERTY OWNER
20	CHAMBERS PLAZA LLC
21	15200 E COLFAX AVE
22	COMMERCE BANK
23	CHAMBERS SQUARE LLC
24	15555 E COLFAX LLC
25	FREUND INVESTMENTS LLC
26	CTTW HOLDINGS LLC
27	1403 E 2ND LLC
28	KIM, OK NAM
29	DIKEOU GEORGE P/JOHN P AND DIKEOU REALTY
30	LL&R LTD
31	COLORADO MUSLIMS COMMUNITY CENTER
32	HENNIS, TODD C
33	ROCKY MOUNTAIN MHP LLC
34	VASQUEZ, MIRANDA EDUARDO AND MARIN, LUZ E

PROPERTY TABLE	
POINT NO.	PROPERTY OWNER
35	WBA PORTFOLIO OWNER FUND V GALAXY LLC
36	WENDYS PROPERTIES LLC
37	COLFAXHELENA LLC
38	COLFAXHELENA LLC
39	GREBB EAST 2 LLC
40	GREBB EAST 2 LLC
41	SIERRA BONITA ESTATES LLC
42	WESTFORD, HARVEY D
43	CEDAR VILLAGE MHC LLC
44	COLORADO SOCCER FOUNDATION
45	JUBILEE EVANGELICAL CHURCH
46	ADAMS PROPERTY GROUP LLLP
47	HOSLER HOLDINGS LLC
48	JAMAL MAALIKI
49	(HIGHLINE CANAL)

150 0 150 300
SCALE IN FEET

HDR

DATE 01/23/2023

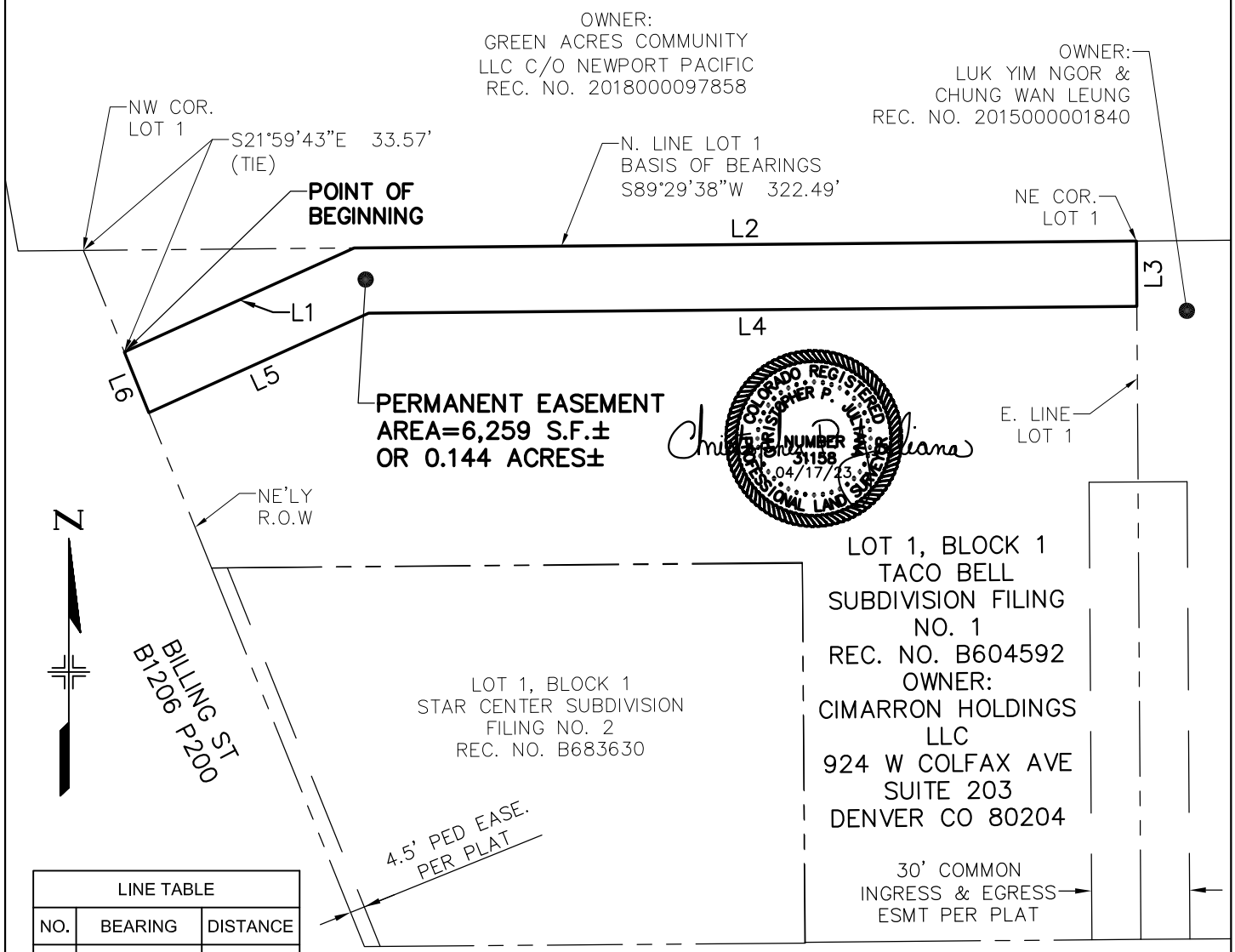
Exhibit A

FIGURE SC 10&11 EASEMENT EXHIBIT

all good RNM 4-21-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N65°38'52"E	77.25'
L2	N89°29'38"E	239.54'
L3	S00°22'13"E	20.00'
L4	S89°29'38"W	235.27'
L5	S65°38'52"W	73.85'
L6	N21°59'43"W	20.02'

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1, BLOCK 1, TACO BELL SUBDIVISION, BEING S89°29'38"W.

THE ABOVE DESCRIBED PARCEL CONTAINS 6,259 SQUARE FEET (0.144 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-17-23	R13320

A PERMANENT EASEMENT SITUATED IN THE SW 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good RNM 4-21-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, BLOCK 1, TACO BELL SUBDIVISION FILING NO. 1 FILED AT RECEPTION NO. B604592 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

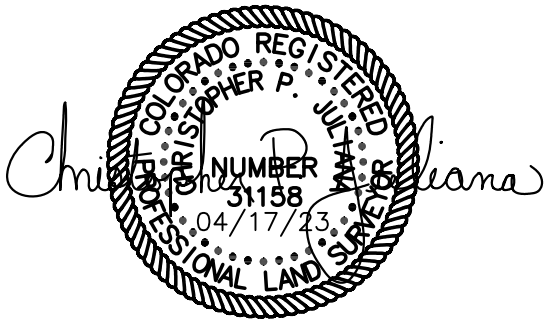
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID LOT, ASSUMED TO BEAR S89°29'38"W A DISTANCE OF 322.49 FEET FROM THE NORTHEAST CORNER OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT;

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF BILLINGS STREET, SAID POINT BEARS S21°59'43"E A DISTANCE OF 33.57 FEET FROM SAID NORTHWEST CORNER;

THENCE N65°38'52"E A DISTANCE OF 77.25 FEET TO SAID NORTH LINE OF LOT 1; THENCE N89°29'38"E ALONG SAID NORTH LINE A DISTANCE OF 239.54 FEET TO SAID NORTHEAST CORNER OF LOT 1; THENCE S00°22'13"E ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 20.00 FEET; THENCE S89°29'38"W A DISTANCE OF 235.27 FEET; THENCE S65°38'52"W A DISTANCE OF 73.85 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY OF BILLINGS STREET; THENCE N21°59'43"W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N83°44'40"E A DISTANCE OF 311.76 FEET.

SAID PARCEL CONTAINS 6,259 SQUARE FEET OR 0.144 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/5/2023 9:43:02 AM

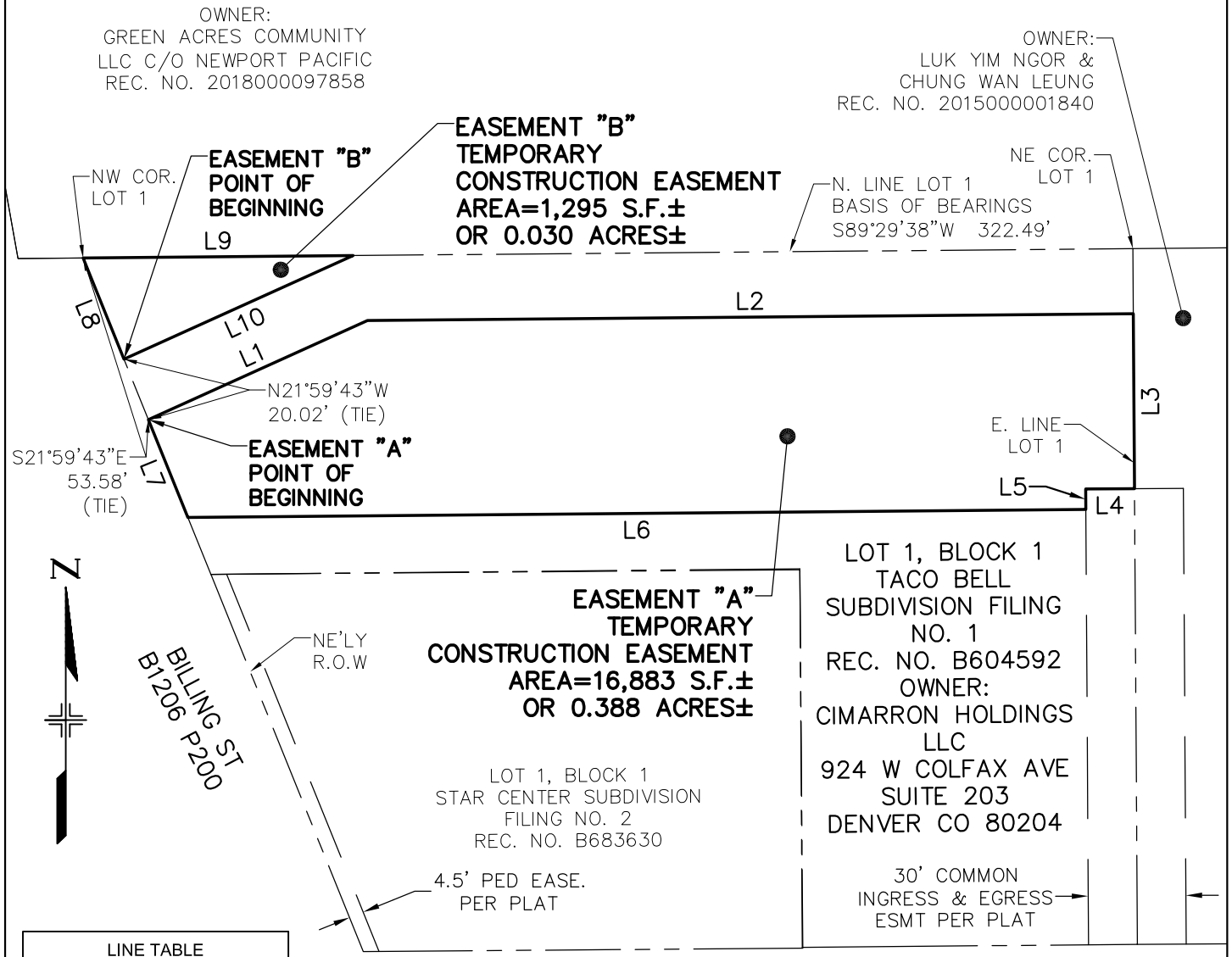
Parcel Name: TACO BELL PERM1 - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,475.389'	East:3,190,001.686'
Segment# 1: Line	
Course: N65°38'52"E	Length: 77.252'
North: 1,695,507.243'	East: 3,190,072.065'
Segment# 2: Line	
Course: N89°29'38"E	Length: 239.537'
North: 1,695,509.359'	East: 3,190,311.593'
Segment# 3: Line	
Course: S0°22'13"E	Length: 20.000'
North: 1,695,489.360'	East: 3,190,311.722'
Segment# 4: Line	
Course: S89°29'38"W	Length: 235.266'
North: 1,695,487.281'	East: 3,190,076.465'
Segment# 5: Line	
Course: S65°38'52"W	Length: 73.852'
North: 1,695,456.829'	East: 3,190,009.184'
Segment# 6: Line	
Course: N21°59'43"W	Length: 20.017'
North: 1,695,475.389'	East: 3,190,001.687'
Perimeter: 665.925'	Area: 6,259.08Sq.Ft.
Error Closure: 0.001	Course: N74°01'42"E
Error North : 0.0002	East: 0.0006

Precision 1: 665,924.000

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N65°38'52"E	73.85'
L2	N89°29'38"E	235.27'
L3	S00°22'13"E	53.75'
L4	S89°37'47"W	15.00'
L5	S00°22'13"E	6.29'

NO.	BEARING	DISTANCE
L6	S89°29'38"W	275.80'
L7	N21°59'43"W	32.39'
L8	N21°59'43"W	33.57'
L9	N89°29'38"E	82.95'
L10	S65°38'52"W	77.25'

E COLFAX AVE
B186 P379

SW1/4 SEC. 31,
T3S, R66W, 6TH P.M.
ADAMS COUNTY

COLORADO REGISTERED
CHRISTOPHER P. JULIANO
NUMBER
31158
01/15/24
PROFESSIONAL LAND SURVEYOR

50 0 25 50

1 inch = 50 ft.

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1, BLOCK 1, TACO BELL SUBDIVISION, BEING S89°29'38"W.

THE ABOVE DESCRIBED PARCELS CONTAINS 18,178 SQUARE FEET (0.417 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	01-15-24	R13320

A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN THE SW 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

TWO PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, BLOCK 1, TACO BELL SUBDIVISION FILING NO. 1, FILED AT RECEPTION NO. B604592 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID LOT, ASSUMED TO BEAR S89°29'38"W A DISTANCE OF 322.49 FEET FROM THE NORTHEAST CORNER OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT;

EASEMENT "A"
BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF BILLINGS STREET, SAID POINT BEARS S21°59'43"E A DISTANCE OF 53.58 FEET FROM SAID NORTHWEST CORNER;

THENCE N65°38'52"E A DISTANCE OF 73.85 FEET; THENCE N89°29'38"E A DISTANCE OF 235.27 FEET TO THE EAST LINE OF SAID LOT 1; THENCE S00°22'13"E ALONG SAID EAST LINE A DISTANCE OF 53.75 FEET; THENCE S89°37'47"W A DISTANCE OF 15.00 FEET ; THENCE S00°22'13"E A DISTANCE OF 6.29 FEET; THENCE S89°29'38"W A DISTANCE OF 275.80 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY OF BILLINGS STREET; THENCE N21°59'43"W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY A DISTANCE OF 32.39 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER OF LOT 1 BEARS N80°08'45"E A DISTANCE OF 306.94 FEET.

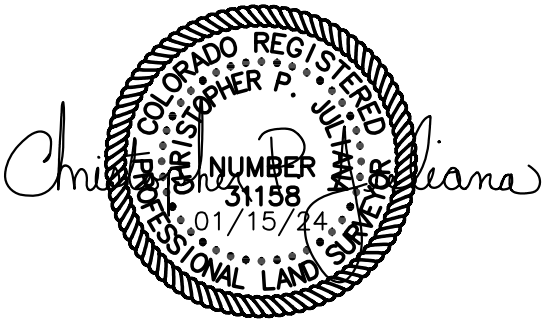
SAID PARCEL CONTAINS 16,883 SQUARE FEET OR 0.388 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EASEMENT "B"
BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF BILLINGS STREET, SAID POINT BEARS N21°59'43"W A DISTANCE OF 20.02 FEET FROM SAID EASEMENT "B" POINT OF BEGINNING;

THENCE N21°59'43"W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY A DISTANCE OF 33.57 FEET TO SAID NORTHWEST CORNER OF LOT 1; THENCE N89°29'38"E ALONG SAID NORTH LINE OF LOT 1 A DISTANCE OF 82.95 FEET; THENCE S65°38'52"W A DISTANCE OF 77.25 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER OF LOT 1 BEARS N83°44'40"E A DISTANCE OF 311.76 FEET.

SAID PARCEL CONTAINS 1,295 SQUARE FEET OR 0.030 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

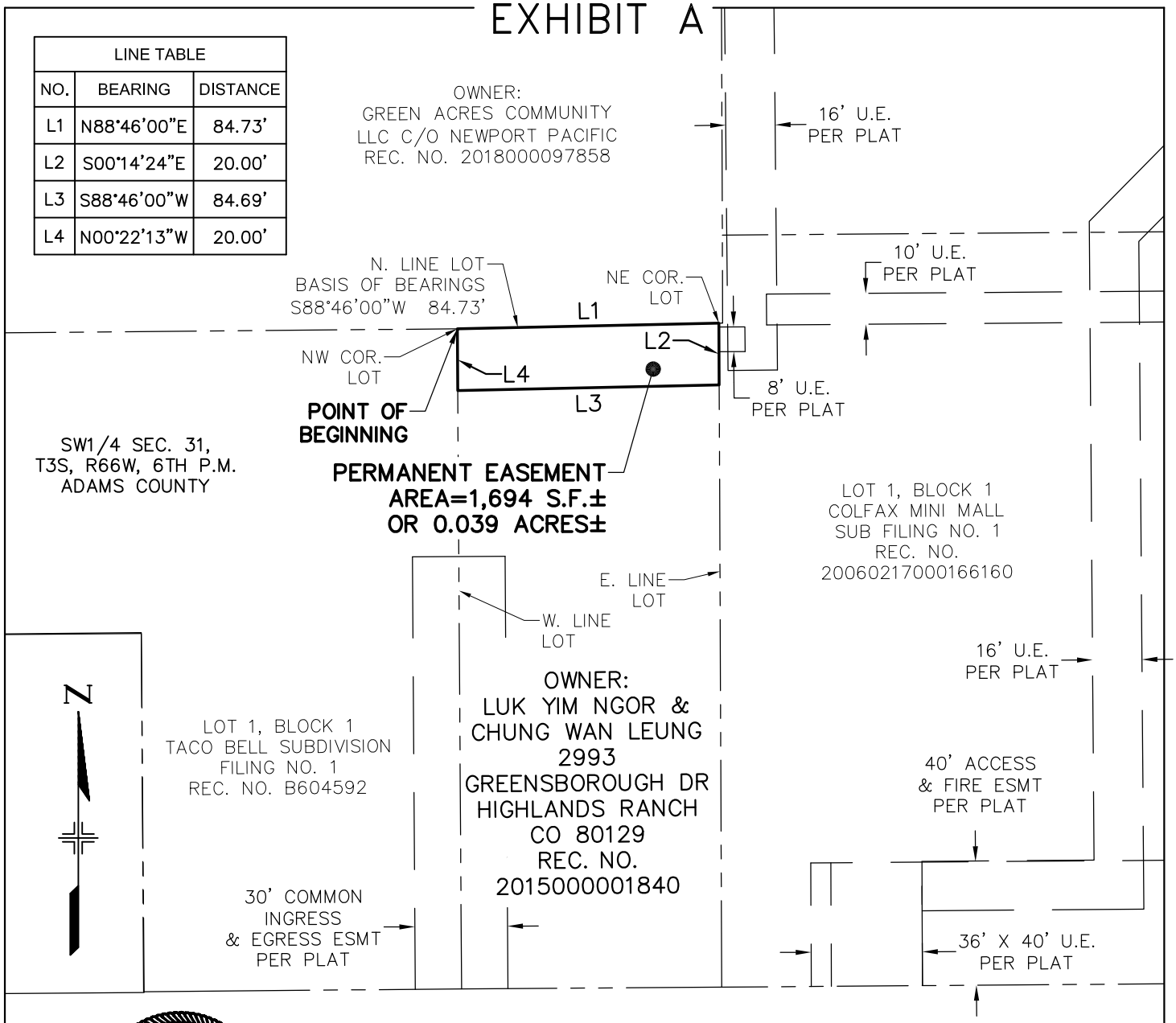


all good 4-21-23

ILLUSTRATION FOR

EXHIBIT A

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N88°46'00"E	84.73'
L2	S00°14'24"E	20.00'
L3	S88°46'00"W	84.69'
L4	N00°22'13"W	20.00'



COLORADO REGISTERED
CHRISTOPHER P. LUNA
NUMBER 31158
04/17/23
PROFESSIONAL LAND SURVEYOR

BEARINGS ARE BASED ON THE NORTH LINE OF THE LOT DESCRIBED AT REC. NO. 2015000001840, BEING S88°46'00"W

THE ABOVE DESCRIBED PARCEL CONTAINS 1,694 SQUARE FEET (0.039 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-17-23	R13320

A PERMANENT EASEMENT SITUATED IN THE SW 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good 4-21-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LOT DESCRIBED AT RECEPTION NO. 2015000001840, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

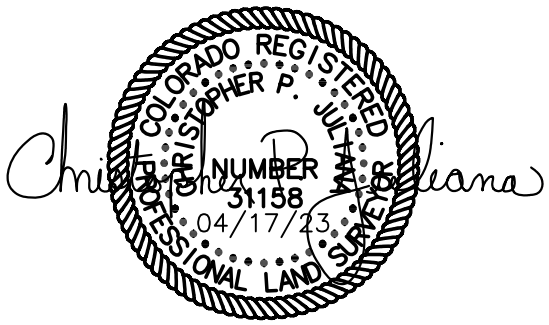
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID LOT, ASSUMED TO BEAR S88°46'00"W A DISTANCE OF 84.73 FEET FROM THE NORTHEAST CORNER OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT;

BEGINNING AT SAID NORTHWEST CORNER;

THENCE N88°46'00"E ALONG SAID NORTH LINE A DISTANCE OF 84.73 FEET TO SAID NORTHEAST CORNER; THENCE S00°14'24"E ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 20.00 FEET; THENCE S88°46'00"W A DISTANCE OF 84.69 FEET TO THE WEST LINE OF SAID LOT; THENCE N00°22'13"W ALONG SAID WEST LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,694 SQUARE FEET OR 0.039 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/5/2023 9:09:52 AM

Parcel Name: Luk Chung Perm - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,509.362'	East:3,190,311.599'
Segment# 1: Line	
Course: N88°46'00"E	Length: 84.734'
North: 1,695,511.186'	East: 3,190,396.314'
Segment# 2: Line	
Course: S0°14'24"E	Length: 20.003'
North: 1,695,491.183'	East: 3,190,396.397'
Segment# 3: Line	
Course: S88°46'00"W	Length: 84.688'
North: 1,695,489.360'	East: 3,190,311.729'
Segment# 4: Line	
Course: N0°22'13"W	Length: 20.002'
North: 1,695,509.362'	East: 3,190,311.600'
Perimeter: 209.427'	Area: 1,694.22Sq.Ft.
Error Closure: 0.001	Course: S63°52'45"E
Error North : -0.0003	East: 0.0005

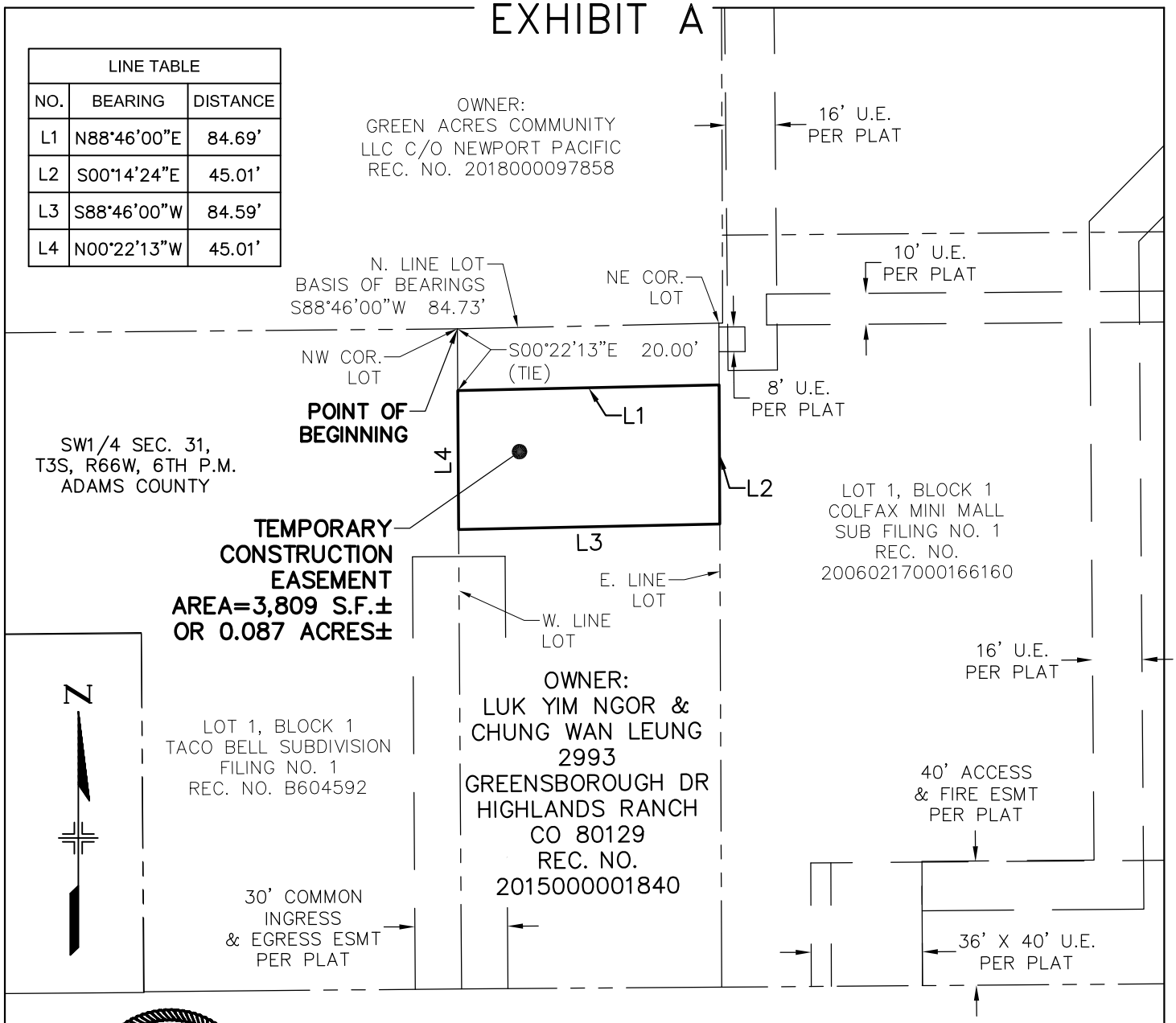
Precision 1: 209,427.000

all good 4-21-23

ILLUSTRATION FOR

EXHIBIT A

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N88°46'00"E	84.69'
L2	S00°14'24"E	45.01'
L3	S88°46'00"W	84.59'
L4	N00°22'13"W	45.01'



COLORADO REGISTERED
CHRISTOPHER P. VELTRI
NUMBER
31158
04/17/23
PROFESSIONAL LAND SURVEYOR

BEARINGS ARE BASED ON THE NORTH LINE OF THE LOT DESCRIBED AT REC. NO. 2015000001840, BEING S88°46'00"W

THE ABOVE DESCRIBED PARCEL CONTAINS 3,809 SQUARE FEET (0.087 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-17-23	R13320

A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN THE SW 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good 4-21-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LOT DESCRIBED AT RECEPTION NO. 2015000001840, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

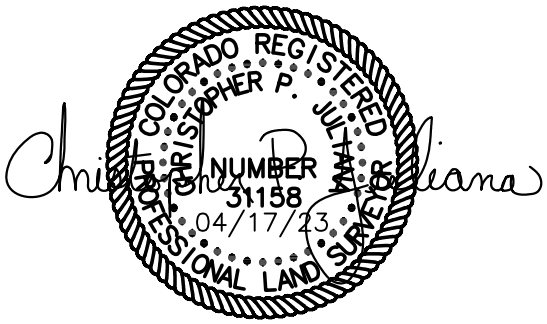
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID LOT, ASSUMED TO BEAR S88°46'00"W A DISTANCE OF 84.73 FEET FROM THE NORTHEAST CORNER OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT;

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT, SAID POINT BEARING S00°22'13"E A DISTANCE OF 20.00 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°46'00"E A DISTANCE OF 84.69 FEET TO THE EAST LINE OF SAID LOT;
THENCE S00°14'24"E ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 45.01 FEET;
THENCE S88°46'00"W A DISTANCE OF 84.59 FEET TO THE WEST LINE OF SAID LOT;
THENCE N00°22'13"W ALONG SAID WEST LINE A DISTANCE OF 45.01 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER OF SAID LOT BEARS N75°31'545"E A DISTANCE OF 87.36 FEET;

SAID PARCEL CONTAINS 3,809 SQUARE FEET OR 0.087 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/5/2023 9:33:01 AM

Parcel Name: LUK CHUNG TEMP - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,489.360'	East:3,190,311.728'
Segment# 1: Line	
Course: N88°46'00"E	Length: 84.688'
North: 1,695,491.183'	East: 3,190,396.397'
Segment# 2: Line	
Course: S0°14'24"E	Length: 45.007'
North: 1,695,446.176'	East: 3,190,396.585'
Segment# 3: Line	
Course: S88°46'00"W	Length: 84.586'
North: 1,695,444.356'	East: 3,190,312.019'
Segment# 4: Line	
Course: N0°22'13"W	Length: 45.005'
North: 1,695,489.360'	East: 3,190,311.728'
Perimeter: 259.286'	Area: 3,808.67Sq.Ft.
Error Closure: 0.000	Course: S44°38'03"W
Error North : -0.0003	East: -0.0003

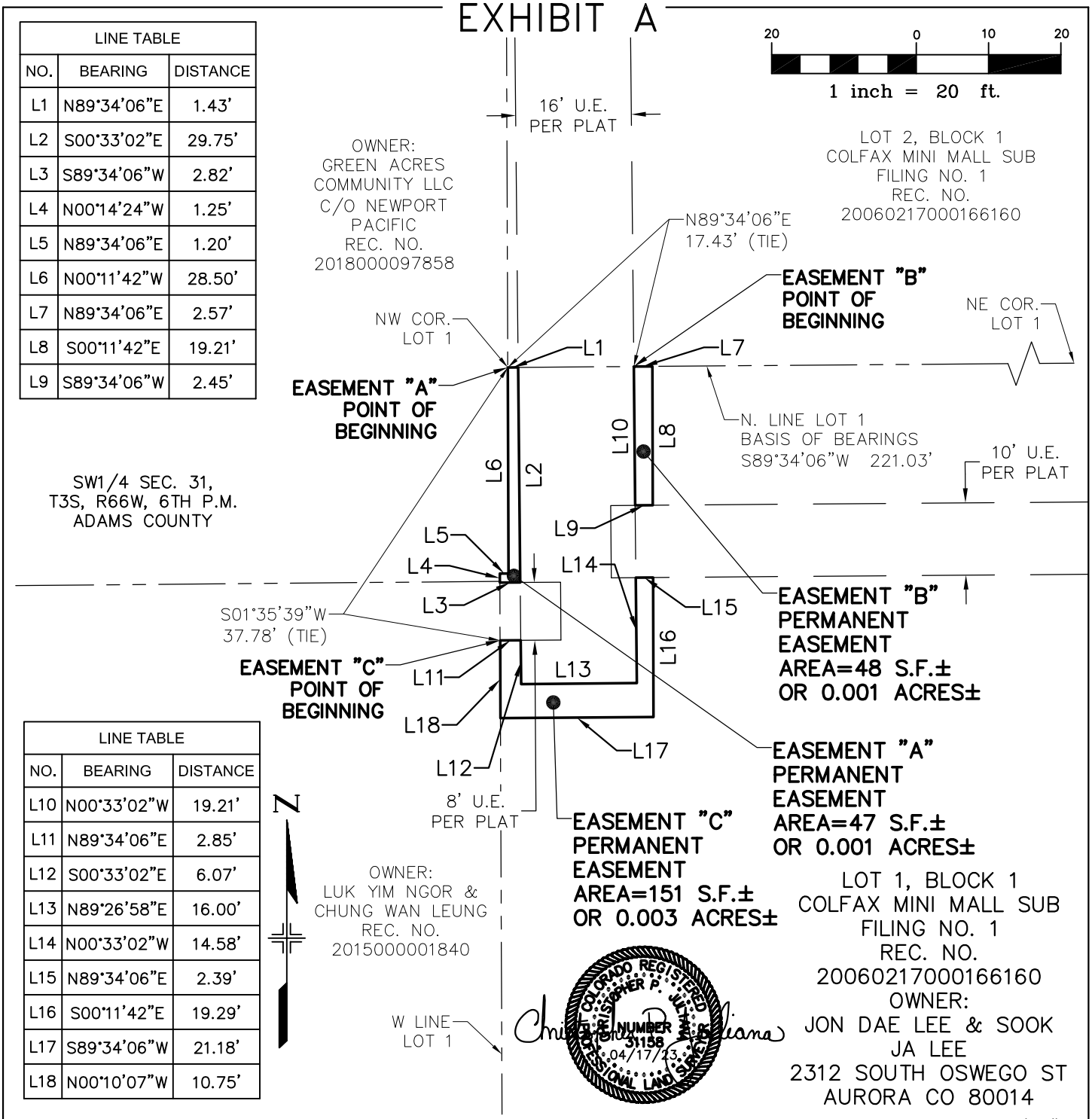
Precision 1: 259,286,000.000

all good 4-21-23

ILLUSTRATION FOR

EXHIBIT A

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°34'06"E	1.43'
L2	S00°33'02"E	29.75'
L3	S89°34'06"W	2.82'
L4	N00°14'24"W	1.25'
L5	N89°34'06"E	1.20'
L6	N00°11'42"W	28.50'
L7	N89°34'06"E	2.57'
L8	S00°11'42"E	19.21'
L9	S89°34'06"W	2.45'



LINE TABLE		
NO.	BEARING	DISTANCE
L10	N00°33'02"W	19.21'
L11	N89°34'06"E	2.85'
L12	S00°33'02"E	6.07'
L13	N89°26'58"E	16.00'
L14	N00°33'02"W	14.58'
L15	N89°34'06"E	2.39'
L16	S00°11'42"E	19.29'
L17	S89°34'06"W	21.18'
L18	N00°10'07"W	10.75'

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1, BLOCK 1, COLFAX MINI MALL SUBDIVISION, BEING S89°34'06"W

THE ABOVE DESCRIBED PARCELS CONTAINS 246 SQUARE FEET (0.005 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 20'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-17-23	R13320

A PERMANENT EASEMENT SITUATED IN THE SW 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good 4-21-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, BLOCK 1, COLFAX MINI MALL SUBDIVISION, FILING NO. 1, DESCRIBED AT RECEPTION NO. 20060217000166160, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID LOT 1, ASSUMED TO BEAR S89°34'06"W A DISTANCE OF 221.03 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1;

EASEMENT "A"
BEGINNING AT SAID NORTHWEST CORNER;

THENCE N89°34'06"E ALONG SAID NORTH LINE A DISTANCE OF 1.43 FEET; THENCE S00°33'02"E A DISTANCE OF 29.75 FEET; THENCE S89°34'06"W A DISTANCE OF 2.82 FEET TO THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: 1.) THENCE N00°14'24"W A DISTANCE OF 1.25 FEET; 2.) THENCE N89°34'06"E A DISTANCE OF 1.20 FEET; 3.) THENCE N00°11'42"W A DISTANCE OF 28.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 47 SQUARE FEET OR 0.001 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EASEMENT "B"
BEGINNING AT A POINT ON SAID NORTH LINE, SAID POINT BEARS N89°34'06"E A DISTANCE OF 17.43 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°34'06"E ALONG SAID NORTH LINE A DISTANCE OF 2.57 FEET; THENCE S00°11'42"E A DISTANCE OF 19.21 FEET; THENCE S89°34'06"W A DISTANCE OF 2.45 FEET; THENCE N00°33'02"W A DISTANCE OF 19.21 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N89°34'06"E A DISTANCE OF 203.60 FEET.

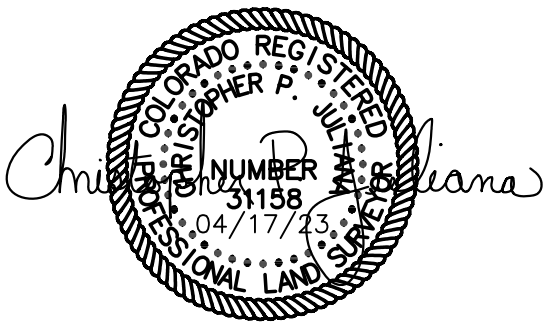
SAID PARCEL CONTAINS 48 SQUARE FEET OR 0.001 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EASEMENT "C"
BEGINNING AT A POINT ON SAID WEST LINE, SAID POINT BEARS S01°35'39"W A DISTANCE OF 37.78 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°34'06"E A DISTANCE OF 2.85 FEET; THENCE S00°33'02"E A DISTANCE OF 6.07 FEET; THENCE N89°26'58"E A DISTANCE OF 16.00 FEET; THENCE N00°33'02"W A DISTANCE OF 14.58 FEET; THENCE N89°34'06"E A DISTANCE OF 2.39 FEET; THENCE S00°11'42"E A DISTANCE OF 19.29 FEET; THENCE S89°34'06"W A DISTANCE OF 21.18 FEET; THENCE N00°10'07"W A DISTANCE OF 10.75 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N79°55'57"E A DISTANCE OF 225.55 FEET.

SAID PARCEL CONTAINS 151 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/7/2023 12:47:51 PM

Parcel Name: COLFAX MINI MALL LOT 1 PERM - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,539.698'	East:3,190,397.416'
Segment# 1: Line	
Course: N89°34'06"E	Length: 1.433'
North: 1,695,539.708'	East: 3,190,398.849'
Segment# 2: Line	
Course: S0°33'02"E	Length: 29.753'
North: 1,695,509.957'	East: 3,190,399.135'
Segment# 3: Line	
Course: S89°34'06"W	Length: 2.817'
North: 1,695,509.936'	East: 3,190,396.318'
Segment# 4: Line	
Course: N0°14'24"W	Length: 1.250'
North: 1,695,511.186'	East: 3,190,396.313'
Segment# 5: Line	
Course: N89°34'06"E	Length: 1.200'
North: 1,695,511.195'	East: 3,190,397.513'
Segment# 6: Line	
Course: N0°11'42"W	Length: 28.503'
North: 1,695,539.697'	East: 3,190,397.416'
Perimeter: 64.956'	Area: 46.88Sq.Ft.
Error Closure: 0.000	Course: S61°19'36"W
Error North : -0.0002	East: -0.0003

Precision 1: 64,956,000.000

Parcel Name: COLFAX MINI MALL LOT 1 PERM - PSM_Boundary : 2
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,539.829'	East:3,190,414.849'
Segment# 1: Line	
Course: N89°34'06"E	Length: 2.567'
North: 1,695,539.848'	East: 3,190,417.416'
Segment# 2: Line	
Course: S0°11'42"E	Length: 19.210'
North: 1,695,520.638'	East: 3,190,417.481'
Segment# 3: Line	
Course: S89°34'06"W	Length: 2.448'
North: 1,695,520.620'	East: 3,190,415.033'
Segment# 4: Line	
Course: N0°33'02"W	Length: 19.210'
North: 1,695,539.829'	East: 3,190,414.849'
Perimeter: 43.435'	Area: 48.17Sq.Ft.
Error Closure: 0.000	Course: N60°07'27"W
Error North : 0.0001	East: -0.0002

Precision 1: 43,435,000.000

Parcel Name: COLFAX MINI MALL LOT 1 PERM - PSM_Boundary : 3
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,501.936'	East:3,190,396.365'
Segment# 1: Line	
Course: N89°34'06"E	Length: 2.847'
North: 1,695,501.957'	East: 3,190,399.212'
Segment# 2: Line	
Course: S0°33'02"E	Length: 6.072'
North: 1,695,495.885'	East: 3,190,399.271'
Segment# 3: Line	
Course: N89°26'58"E	Length: 16.000'
North: 1,695,496.039'	East: 3,190,415.270'

Segment# 4: Line
Course: N0°33'02"W
Length: 14.582'
North: 1,695,510.620'
East: 3,190,415.130'

Segment# 5: Line
Course: N89°34'06"E
Length: 2.386'
North: 1,695,510.638'
East: 3,190,417.516'

Segment# 6: Line
Course: S0°11'42"E
Length: 19.293'
North: 1,695,491.346'
East: 3,190,417.581'

Segment# 7: Line
Course: S89°34'06"W
Length: 21.184'
North: 1,695,491.186'
East: 3,190,396.398'

Segment# 8: Line
Course: N0°10'07"W
Length: 10.750'
North: 1,695,501.936'
East: 3,190,396.366'

Perimeter: 93.115'
Area: 150.97Sq.Ft.
Error Closure: 0.001
Course: N76°04'17"E
Error North : 0.0002
East: 0.0010

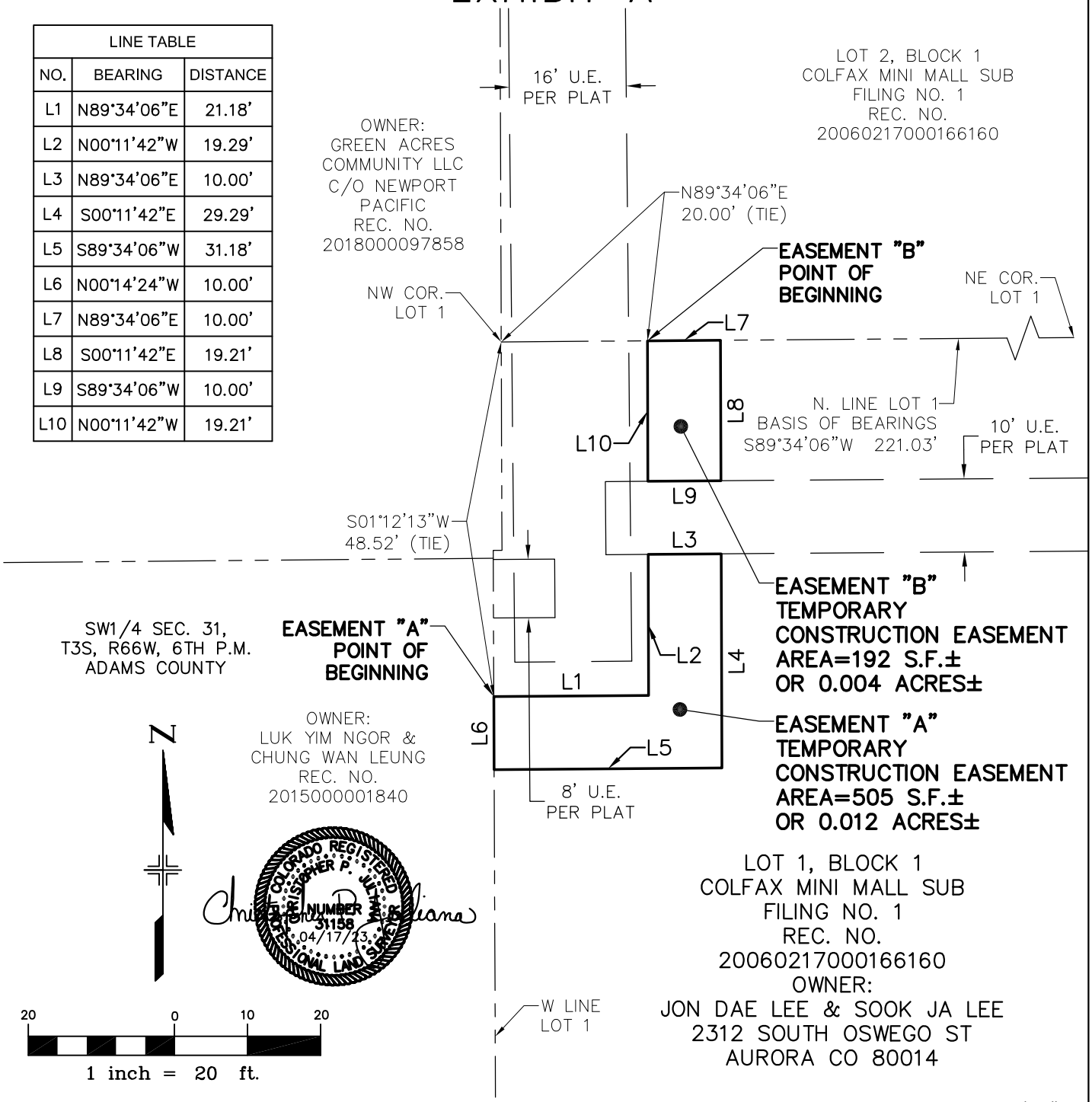
Precision 1: 93,114.000

all good 4-21-23

ILLUSTRATION FOR

EXHIBIT A

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°34'06"E	21.18'
L2	N00°11'42"W	19.29'
L3	N89°34'06"E	10.00'
L4	S00°11'42"E	29.29'
L5	S89°34'06"W	31.18'
L6	N00°14'24"W	10.00'
L7	N89°34'06"E	10.00'
L8	S00°11'42"E	19.21'
L9	S89°34'06"W	10.00'
L10	N00°11'42"W	19.21'



BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1, BLOCK 1, COLFAX MINI MALL SUBDIVISION, BEING S89°34'06"W

THE ABOVE DESCRIBED PARCELS CONTAINS 697 SQUARE FEET (0.016 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 20'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-17-23	R13320

A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN THE SW 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good 4-21-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, BLOCK 1, COLFAX MINI MALL SUBDIVISION, FILING NO. 1, DESCRIBED AT RECEPTION NO. 20060217000166160, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID LOT 1, ASSUMED TO BEAR S89°34'06"W A DISTANCE OF 221.03 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1;

EASEMENT "A"

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, SAID POINT BEARS S01°12'13"W A DISTANCE OF 48.52 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°34'06"E A DISTANCE OF 21.18 FEET; THENCE N00°11'42"W A DISTANCE OF 19.29 FEET; THENCE N89°34'06"E A DISTANCE OF 10.00 FEET; THENCE S00°11'42"E A DISTANCE OF 29.29 FEET; THENCE S89°34'06"W A DISTANCE OF 31.18 FEET TO SAID WEST LINE; THENCE N00°14'24"W ALONG SAID WEST LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N77°15'58"E A DISTANCE OF 227.64 FEET.

SAID PARCEL CONTAINS 505 SQUARE FEET OR 0.012 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

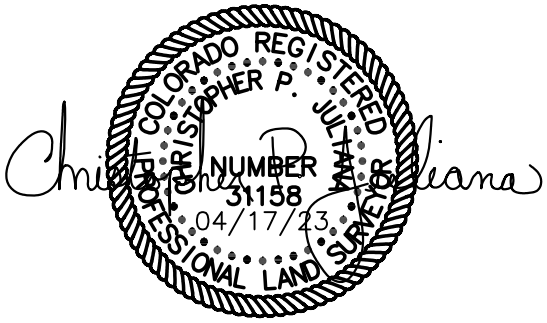
EASEMENT "B"

BEGINNING AT A POINT ON SAID NORTH LINE, SAID POINT BEARS N89°34'06"E A DISTANCE OF 20.00 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°34'06"E ALONG SAID NORTH LINE A DISTANCE OF 10.00 FEET; THENCE S00°11'42"E A DISTANCE OF 19.21 FEET; THENCE S89°34'06"W A DISTANCE OF 10.00 FEET; THENCE N00°11'42"W A DISTANCE OF 19.21 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N89°34'06"E A DISTANCE OF 201.03 FEET.

SAID PARCEL CONTAINS 192 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/7/2023 12:48:10 PM

Parcel Name: COLFAX MINI MALL LOT 1 TEMP - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,539.848'	East:3,190,417.416'
Segment# 1: Line	
Course: N89°34'06"E	Length: 10.000'
North: 1,695,539.924'	East: 3,190,427.416'
Segment# 2: Line	
Course: S0°11'42"E	Length: 19.210'
North: 1,695,520.714'	East: 3,190,427.481'
Segment# 3: Line	
Course: S89°34'06"W	Length: 10.000'
North: 1,695,520.638'	East: 3,190,417.481'
Segment# 4: Line	
Course: N0°11'42"W	Length: 19.210'
North: 1,695,539.848'	East: 3,190,417.416'
Perimeter: 58.420'	Area: 192.10Sq.Ft.
Error Closure: 0.000	Course: N0°00'00"E
Error North : 0.0000	East: 0.0000

Precision 1: 58,420,000.000

Parcel Name: COLFAX MINI MALL LOT 1 TEMP - PSM_Boundary : 2
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,491.186' East:3,190,396.397'

Segment# 1: Line
Course: N89°34'06"E Length: 21.184'
North: 1,695,491.345' East: 3,190,417.581'

Segment# 2: Line
Course: N0°11'42"W Length: 19.293'
North: 1,695,510.638' East: 3,190,417.515'

Segment# 3: Line
Course: N89°34'06"E Length: 10.000'
North: 1,695,510.713' East: 3,190,427.515'

Segment# 4: Line
Course: S0°11'42"E Length: 29.293'
North: 1,695,481.421' East: 3,190,427.614'

Segment# 5: Line
Course: S89°34'06"W Length: 31.177'
North: 1,695,481.186' East: 3,190,396.438'

Segment# 6: Line
Course: N0°14'24"W Length: 10.000'
North: 1,695,491.186' East: 3,190,396.396'

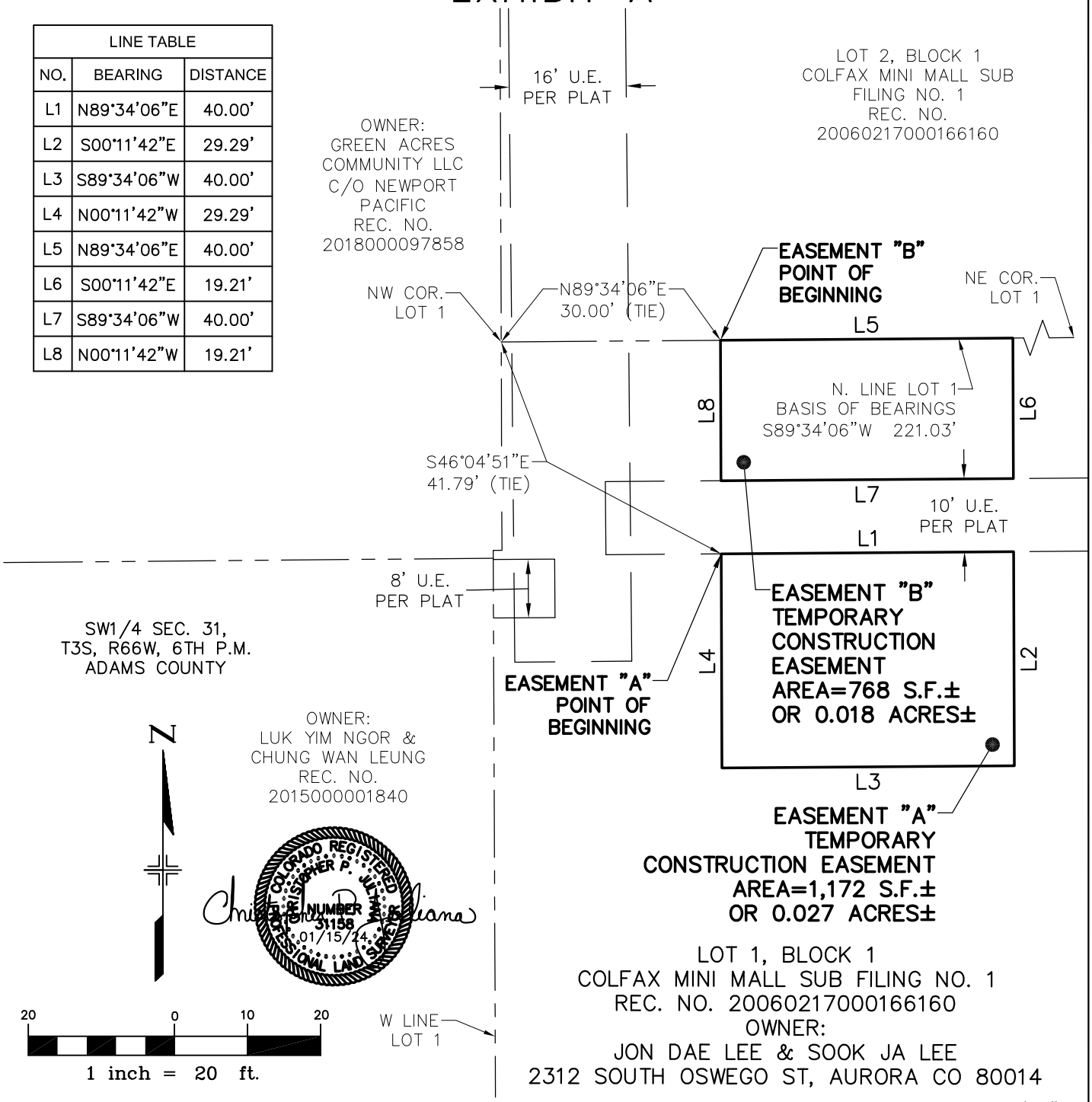
Perimeter: 120.948' Area: 504.74Sq.Ft.
Error Closure: 0.001 Course: N88°27'46"W
Error North : 0.0000 East: -0.0009

Precision 1: 120,947.000

ILLUSTRATION FOR

EXHIBIT A

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°34'06"E	40.00'
L2	S00°11'42"E	29.29'
L3	S89°34'06"W	40.00'
L4	N00°11'42"W	29.29'
L5	N89°34'06"E	40.00'
L6	S00°11'42"E	19.21'
L7	S89°34'06"W	40.00'
L8	N00°11'42"W	19.21'



BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1, BLOCK 1, COLFAX MINI MALL SUBDIVISION, BEING S89°34'06"W

THE ABOVE DESCRIBED PARCELS CONTAIN 1,940 SQUARE FEET (0.045 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 20'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	01-15-24	R13320

A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN THE SW 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, BLOCK 1, COLFAX MINI MALL SUBDIVISION, FILING NO. 1, DESCRIBED AT RECEPTION NO. 20060217000166160, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID LOT 1, ASSUMED TO BEAR S89°34'06"W A DISTANCE OF 221.03 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1;

EASEMENT "A"
BEGINNING AT A POINT WHICH BEARS S46°04'51"E A DISTANCE OF 41.79 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°34'06"E A DISTANCE OF 40.00 FEET; THENCE S00°11'42"E A DISTANCE OF 29.29 FEET; THENCE S89°34'06"W A DISTANCE OF 40.00 FEET; THENCE N00°11'42"W A DISTANCE OF 29.29 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N80°52'49"E A DISTANCE OF 193.37 FEET.

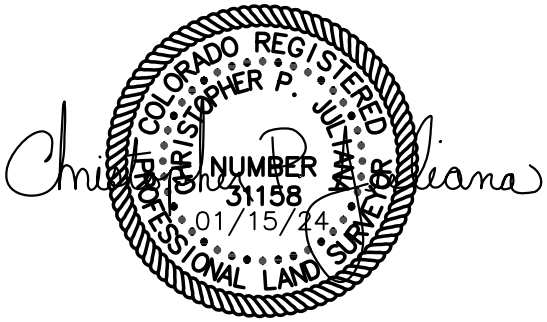
SAID PARCEL CONTAINS 1,172 SQUARE FEET OR 0.027 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EASEMENT "B"
BEGINNING AT A POINT ON SAID NORTH LINE, SAID POINT BEARS N89°34'06"E A DISTANCE OF 30.00 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°34'06"E ALONG SAID NORTH LINE A DISTANCE OF 40.00 FEET; THENCE S00°11'42"E A DISTANCE OF 19.21 FEET; THENCE S89°34'06"W A DISTANCE OF 40.00 FEET; THENCE N00°11'42"W A DISTANCE OF 19.21 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N89°34'06"E A DISTANCE OF 191.03 FEET.

SAID PARCEL CONTAINS 768 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
Client	Preparer
Client Company	Your Company Name
Address 1	123 Main Street
Date: 2/19/2024 7:08:32 AM	

Parcel Name: COLFAX MINI MALL A - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,481.420'	East:3,190,427.615'
Segment# 1: Line	
Course: N0°11'42"W	Length: 29.293'
North: 1,695,510.713'	East: 3,190,427.515'
Segment# 2: Line	
Course: N89°34'06"E	Length: 40.000'
North: 1,695,511.015'	East: 3,190,467.514'
Segment# 3: Line	
Course: S0°11'42"E	Length: 29.293'
North: 1,695,481.722'	East: 3,190,467.614'
Segment# 4: Line	
Course: S89°34'06"W	Length: 40.000'
North: 1,695,481.420'	East: 3,190,427.615'
Perimeter: 138.586'	Area: 1,171.72Sq.Ft.
Error Closure: 0.000	Course: N0°00'00"E
Error North : 0.0000	East: 0.0000

Precision 1: 138,586,000.000

Parcel Name: COLFAX MINI MALL B - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

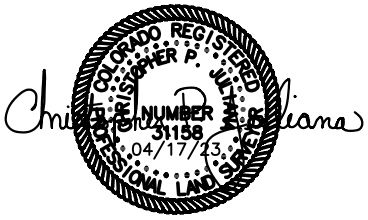
North:1,695,520.714'	East:3,190,427.481'
Segment# 1: Line	
Course: N0°11'42"W	Length: 19.210'
North: 1,695,539.924'	East: 3,190,427.416'
Segment# 2: Line	
Course: N89°34'06"E	Length: 40.000'
North: 1,695,540.225'	East: 3,190,467.415'
Segment# 3: Line	
Course: S0°11'42"E	Length: 19.210'
North: 1,695,521.015'	East: 3,190,467.480'
Segment# 4: Line	
Course: S89°34'06"W	Length: 40.000'
North: 1,695,520.714'	East: 3,190,427.481'
Perimeter: 118.420'	Area: 768.40Sq.Ft.
Error Closure: 0.000	Course: N0°00'00"E
Error North : 0.0000	East: 0.0000

Precision 1: 118,420,000.000

all good 4-21-23

ILLUSTRATION FOR

EXHIBIT A



OWNER:
GREEN ACRES COMMUNITY
LLC C/O NEWPORT PACIFIC
REC. NO. 2018000097858

70 0 35 70

1 inch = 70 ft.

NW COR. LOT 2

S38°34'53"E 25.46' (TIE)

N. LINE LOT 2 BASIS OF BEARINGS S89°38'43"W 370.61'

NE COR. LOT 2

EASEMENT "B" POINT OF BEGINNING

L4

S00°16'25"E 65.19' (TIE)

EASEMENT "A" POINT OF BEGINNING

23' FIRE, LAND ACCESS, & U.E. PER PLAT

16' U.E. PER PLAT

20' U.E. PER PLAT

20' SEWER ESMT B760 P288

40' PHILLIPS PETROLEUM COMPANY ESMT PER PLAT

16' U.E. PER PLAT

W. LINE LOT 2

L3 L1 L7 L5

EASEMENT "B" PERMANENT EASEMENT AREA=968 S.F.± OR 0.022 ACRES±

EASEMENT "A" PERMANENT EASEMENT AREA=171 S.F.± OR 0.004 ACRES±

LOT 2, BLOCK 1
COLFAX MINI MALL SUB
FILING NO. 1
REC. NO. 20060217000166160
OWNER:
JON DAE LEE & SOOK JA LEE
2312 SOUTH OSWEGO ST
AURORA CO 80014

PORTION OF LOT 3, BLOCK 7 GUTHEIL GARDENS

OWNER:
JBWEST INC
REC.NO.
2020000019288

SW1/4 SEC. 31, T3S, R66W 6TH P.M. ADAMS COUNTY

SW COR. LOT 2

S. LINE LOT 2

L2

L6

16' U.E. PER PLAT

LOT 1, BLOCK 1 COLFAX MINI MALL SUB FILING NO. 1 REC. NO. 20060217000166160

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S00°33'02"E	238.22'
L2	S89°34'06"W	1.44'
L3	N00°12'17"W	238.22'
L4	N89°38'43"E	4.27'
L5	S00°12'17"E	283.39'
L6	S89°34'06"W	2.56'
L7	N00°33'02"W	283.39'

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 2, BLOCK 1, COLFAX MINI MALL SUBDIVISION, BEING S89°38'43"W

THE ABOVE DESCRIBED PARCELS CONTAINS 1,139 SQUARE FEET (0.026 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 70'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-17-23	R13320

A PERMANENT EASEMENT SITUATED IN THE SW 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good 4-21-23

EXHIBIT "A"

LEGAL DESCRIPTION:

TWO PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 2, BLOCK 1, COLFAX MINI MALL SUBDIVISION, FILING NO. 1, DESCRIBED AT RECEPTION NO. 20060217000166160, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID LOT 2, ASSUMED TO BEAR S89°38'43"W A DISTANCE OF 370.61 FEET FROM THE NORTHEAST CORNER OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2;

EASEMENT "A"
BEGINNING AT A POINT WHICH BEARS S00°16'25"E A DISTANCE OF 65.19 FEET FROM SAID NORTHWEST CORNER;

THENCE S00°33'02"E A DISTANCE OF 238.22 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S89°34'06"W ALONG SAID SOUTH LINE A DISTANCE OF 1.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N00°12'17"W ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 238.22 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N79°40'15"E A DISTANCE OF 376.39 FEET.

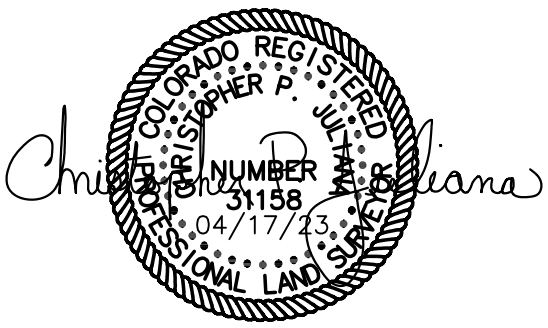
SAID PARCEL CONTAINS 171 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EASEMENT "B"
BEGINNING AT A POINT WHICH BEARS S38°34'53"W A DISTANCE OF 25.46 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°38'43"E A DISTANCE OF 4.27 FEET; THENCE S00°12'17"E A DISTANCE OF 283.39 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S89°34'06"W ALONG SAID SOUTH LINE A DISTANCE OF 2.56 FEET; THENCE N00°33'02"W A DISTANCE OF 283.39 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N86°25'10"E A DISTANCE OF 355.42 FEET.

SAID PARCEL CONTAINS 968 SQUARE FEET OR 0.022 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:
COA
HDR

Prepared by:
Precision Survey & Mapping

Date: 4/11/2023 3:00:50 PM

Parcel Name: COLFAX MINI MALL LOT 2 PERM A - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,777.919'	East:3,190,396.560'
Segment# 1: Line	
Course: S0°33'02"E	Length: 238.221'
North: 1,695,539.709'	East: 3,190,398.849'
Segment# 2: Line	
Course: S89°34'06"W	Length: 1.438'
North: 1,695,539.698'	East: 3,190,397.412'
Segment# 3: Line	
Course: N0°12'17"W	Length: 238.223'
North: 1,695,777.919'	East: 3,190,396.560'
Perimeter: 477.882'	Area: 171.27Sq.Ft.
Error Closure: 0.001	Course: N10°05'00"W
Error North : 0.0006	East: -0.0001

Precision 1: 477,882.000

Parcel Name: COLFAX MINI MALL LOT 2 PERM B - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

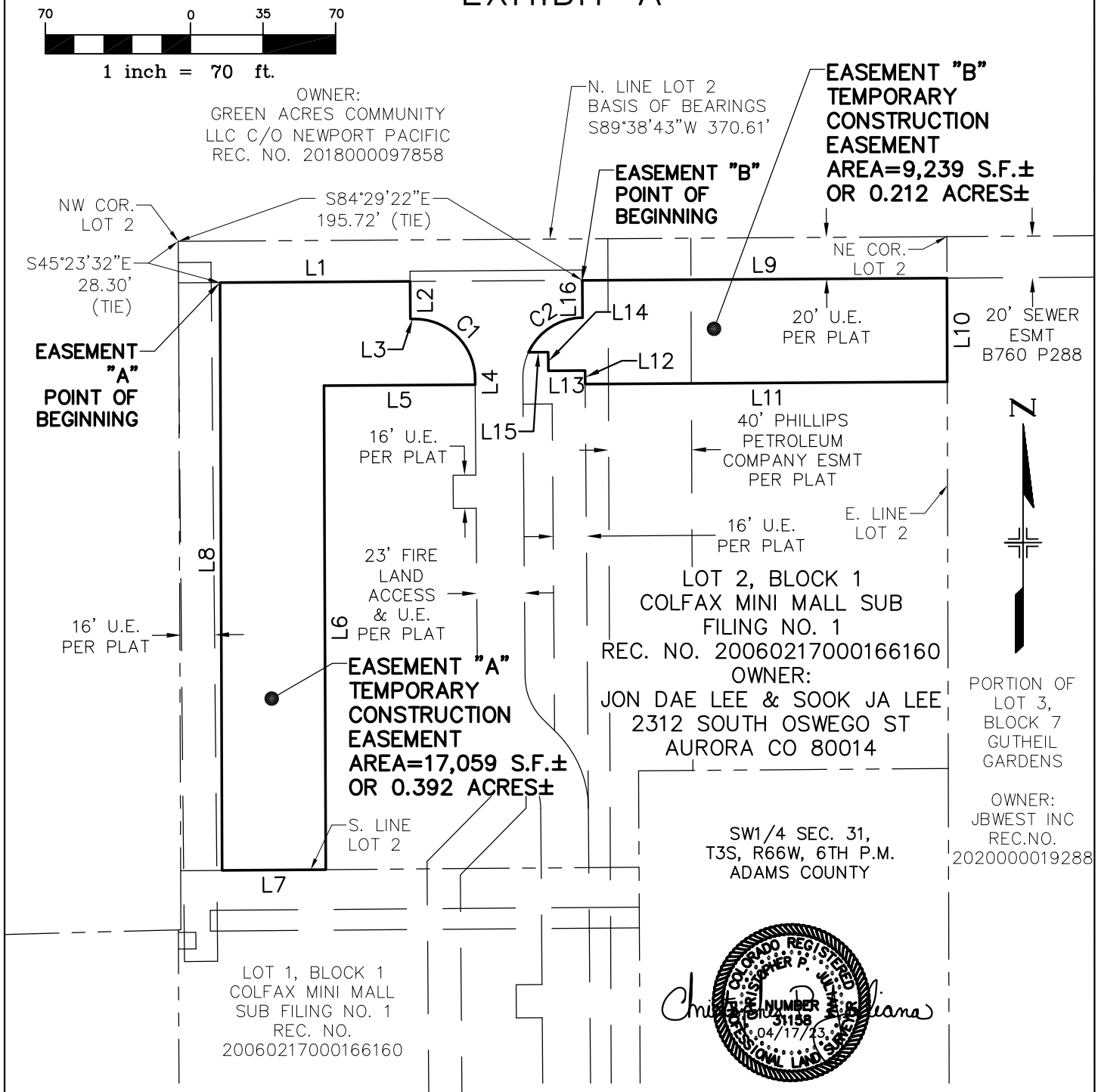
North:1,695,823.210'	East:3,190,412.126'
Segment# 1: Line	
Course: N89°38'43"E	Length: 4.273'
North: 1,695,823.236'	East: 3,190,416.399'
Segment# 2: Line	
Course: S0°12'17"E	Length: 283.390'
North: 1,695,539.848'	East: 3,190,417.411'
Segment# 3: Line	
Course: S89°34'06"W	Length: 2.562'
North: 1,695,539.829'	East: 3,190,414.850'
Segment# 4: Line	
Course: N0°33'02"W	Length: 283.394'
North: 1,695,823.210'	East: 3,190,412.126'
Perimeter: 573.619'	Area: 968.49Sq.Ft.
Error Closure: 0.000	Course: S75°27'31"E
Error North : -0.0001	East: 0.0005

Precision 1: 573,619,000.000

all good 4-21-23

ILLUSTRATION FOR

EXHIBIT A



BEARINGS ARE BASED ON THE NORTH LINE OF LOT 2, BLOCK 1, COLFAX MINI MALL SUBDIVISION, BEING S89°38'43"W

THE ABOVE DESCRIBED PARCELS CONTAINS 26,298 SQUARE FEET (0.604 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 70'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-17-23	R13320

A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN THE SW 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LINE & CURVE TABLES FOR

EXHIBIT A

all good 4-21-23

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°38'43"E	91.67'
L2	S00°25'54"E	18.10'
L3	N89°34'06"E	2.00'
L4	S00°25'54"E	2.94'
L5	S89°38'43"W	72.92'
L6	S00°13'14"E	233.32'
L7	S89°34'06"W	50.01'
L8	N00°12'17"W	283.39'
L9	N89°38'43"E	175.85'
L10	S00°09'21"E	50.00'
L11	S89°38'43"W	174.57'
L12	N00°25'54"W	6.51'
L13	S89°34'06"W	17.71'
L14	N00°25'54"W	9.00'
L15	S89°34'06"W	9.50'
L16	N00°25'54"W	17.99'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	45.55'	29.00'	90°00'00"	S45°25'54"E	41.01'
C2	32.63'	29.00'	64°28'00"	N57°20'06"E	30.94'

COLORADO REGISTERED
CHRISTOPHER P. JULIANA
PLS NUMBER 31158
04/17/23
PROFESSIONAL LAND SURVEYOR

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 70'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-17-23	R13320

A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN THE SW 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good 4-21-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 2, BLOCK 1, COLFAX MINI MALL SUBDIVISION, FILING NO. 1, DESCRIBED AT RECEPTION NO. 20060217000166160, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID LOT 2, ASSUMED TO BEAR S89°38'43"W A DISTANCE OF 370.61 FEET FROM THE NORTHEAST CORNER OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2;

EASEMENT "A"
BEGINNING AT A POINT WHICH BEARS S45°23'32"E A DISTANCE OF 28.30 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°38'43"E A DISTANCE OF 91.67 FEET; THENCE S00°25'54"E A DISTANCE OF 18.10 FEET; THENCE N89°34'06"E A DISTANCE OF 2.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 29.00 FEET, DELTA ANGLE 90°00'00", ARC LENGTH 45.55 FEET, AND A CHORD WHICH BEARS S45°25'54"E A DISTANCE OF 41.01 FEET; THENCE S00°25'54"E A DISTANCE OF 2.94 FEET; THENCE S89°38'43"W A DISTANCE OF 72.92 FEET; THENCE S00°13'14"E A DISTANCE OF 233.32 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S89°34'06"W ALONG SAID SOUTH LINE A DISTANCE OF 50.01 FEET; THENCE N00°12'17"W A DISTANCE OF 283.39 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER OF LOT 2 BEARS N86°22'49"E A DISTANCE OF 351.15 FEET.

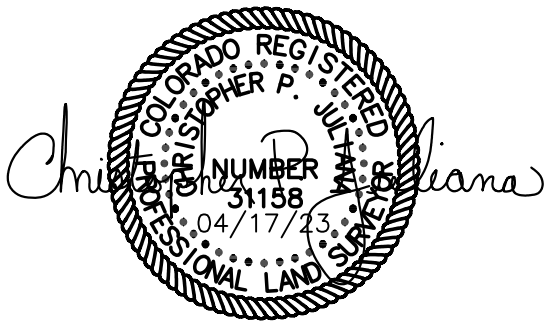
SAID PARCEL CONTAINS 17,059 SQUARE FEET OR 0.392 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EASEMENT "B"
BEGINNING AT A POINT WHICH BEARS S84°29'22"E A DISTANCE OF 195.72 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°38'43"E A DISTANCE OF 175.85 FEET TO THE EAST LINE OF SAID LOT 2; THENCE S00°09'21"E ALONG SAID EAST LINE A DISTANCE OF 50.00 FEET; THENCE S89°38'43"W A DISTANCE OF 174.57 FEET; THENCE N00°25'54"W A DISTANCE OF 6.51 FEET; THENCE S89°34'06"W A DISTANCE OF 17.71 FEET; THENCE N00°25'54"W A DISTANCE OF 9.00 FEET; THENCE S89°34'06"W A DISTANCE OF 9.50 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 29.00 FEET, DELTA ANGLE 64°28'00", ARC LENGTH 32.63 FEET, AND A CHORD WHICH BEARS N57°20'06"E A DISTANCE OF 30.94 FEET; THENCE N00°25'54"W A DISTANCE OF 17.99 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER OF LOT 2 BEARS N83°09'33"E A DISTANCE OF 177.05 FEET.

SAID PARCEL CONTAINS 9,239 SQUARE FEET OR 0.212 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/11/2023 3:01:01 PM

Parcel Name: COLFAX MINI MALL LOT 2 TEMP A - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,823.236'	East:3,190,416.399'
Segment# 1: Line	
Course: N89°38'43"E	Length: 91.666'
North: 1,695,823.804'	East: 3,190,508.063'
Segment# 2: Line	
Course: S0°25'54"E	Length: 18.101'
North: 1,695,805.703'	East: 3,190,508.199'
Segment# 3: Line	
Course: N89°34'06"E	Length: 2.000'
North: 1,695,805.718'	East: 3,190,510.199'
Segment# 4: Curve	
Length: 45.553'	Radius: 29.000'
Delta: 90°00'00"	Tangent: 29.000'
Chord: 41.012'	Course: S45°25'54"E
Course In: S0°25'54"E	Course Out: N89°34'06"E
RP North: 1,695,776.719'	East: 3,190,510.418'
End North: 1,695,776.938'	East: 3,190,539.417'
Segment# 5: Line	
Course: S0°25'54"E	Length: 2.941'
North: 1,695,773.997'	East: 3,190,539.439'
Segment# 6: Line	
Course: S89°38'43"W	Length: 72.924'
North: 1,695,773.545'	East: 3,190,466.516'
Segment# 7: Line	
Course: S0°13'14"E	Length: 233.322'
North: 1,695,540.225'	East: 3,190,467.415'
Segment# 8: Line	
Course: S89°34'06"W	Length: 50.005'
North: 1,695,539.848'	East: 3,190,417.411'
Segment# 9: Line	
Course: N0°12'17"W	Length: 283.390'
North: 1,695,823.237'	East: 3,190,416.398'
Perimeter: 799.903'	Area: 17,058.76Sq.Ft.
Error Closure: 0.000	Course: N50°02'18"W
Error North : 0.0002	East: -0.0002

Precision 1: 799,902,000.000

Parcel Name: COLFAX MINI MALL LOT 2 TEMP B - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,824.318'	East:3,190,591.062'

Segment# 1: Line

Course: N89°38'43"E	Length: 175.848'
North: 1,695,825.406'	East: 3,190,766.907'

Segment# 2: Line

Course: S0°09'21"E	Length: 50.000'
North: 1,695,775.406'	East: 3,190,767.043'

Segment# 3: Line

Course: S89°38'43"W	Length: 174.567'
North: 1,695,774.326'	East: 3,190,592.479'

Segment# 4: Line

Course: N0°25'54"W	Length: 6.512'
North: 1,695,780.838'	East: 3,190,592.430'

Segment# 5: Line

Course: S89°34'06"W	Length: 17.710'
North: 1,695,780.704'	East: 3,190,574.720'

Segment# 6: Line

Course: N0°25'54"W	Length: 9.000'
North: 1,695,789.704'	East: 3,190,574.652'

Segment# 7: Line

Course: S89°34'06"W	Length: 9.498'
North: 1,695,789.632'	East: 3,190,565.155'

Segment# 8: Curve

Length: 32.630'	Radius: 29.000'
Delta: 64°28'00"	Tangent: 18.286'
Chord: 30.935'	Course: N57°20'06"E
Course In: S64°53'54"E	Course Out: N0°25'54"W
RP North: 1,695,777.330'	East: 3,190,591.416'
End North: 1,695,806.329'	East: 3,190,591.197'

Segment# 9: Line

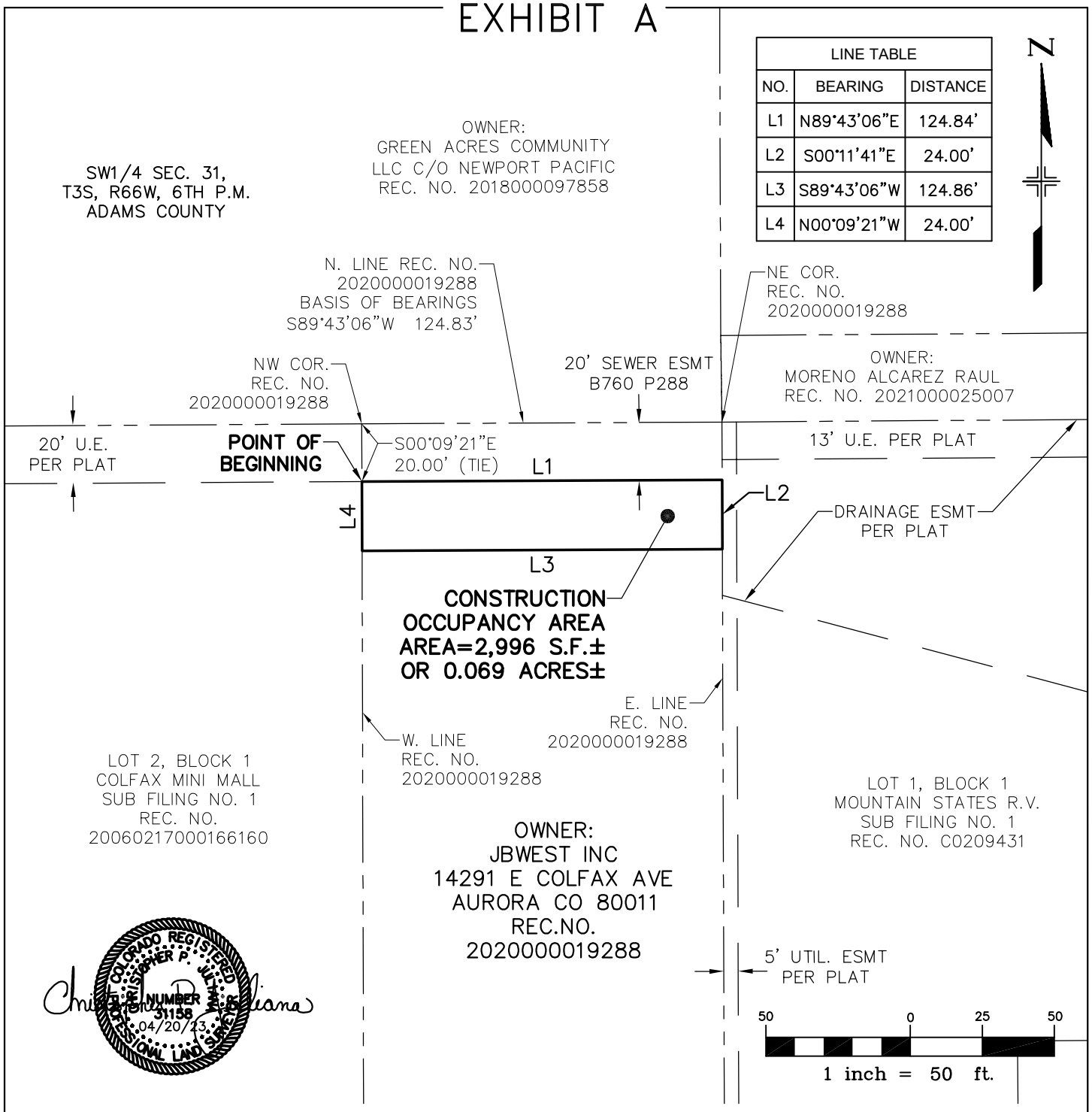
Course: N0°25'54"W	Length: 17.989'
North: 1,695,824.317'	East: 3,190,591.062'

Perimeter: 493.754'	Area: 9,239.21Sq.Ft.
Error Closure: 0.000	Course: S1°01'09"W
Error North : -0.0002	East: 0.0000

Precision 1: 493,754,000.000

ILLUSTRATION FOR

EXHIBIT A



BEARINGS ARE BASED ON THE NORTH LINE OF THE LOT DESCRIBED AT REC. NO. 2020000019288, BEING S89°43'06"W

THE ABOVE DESCRIBED PARCEL CONTAINS 2,996 SQUARE FEET (0.069 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-20-23	R13320

A CONSTRUCTION OCCUPANCY AREA SITUATED IN THE SW 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 3, BLOCK 7, GUTHEIL GARDENS DESCRIBED AT RECEPTION NO. 2020000019288, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

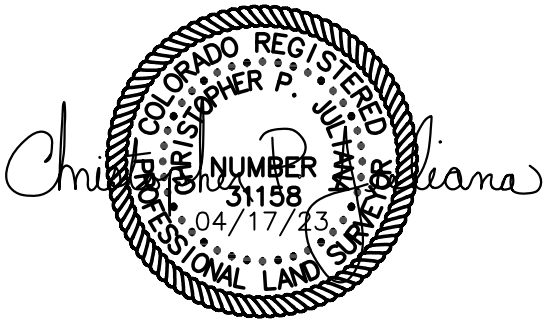
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID REC. NO., ASSUMED TO BEAR S89°43'06"W A DISTANCE OF 124.83 FEET FROM THE NORTHEAST CORNER OF SAID REC. NO. TO THE NORTHWEST CORNER OF SAID REC. NO.;

BEGINNING AT A POINT ON THE WEST LINE OF SAID REC. NO., SAID POINT BEARS S00°09'21"E A DISTANCE OF 20.00 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°43'06"E A DISTANCE OF 124.84 FEET; THENCE S00°11'41"E ALONG THE EAST LINE OF SAID REC. NO. A DISTANCE OF 24.00 FEET; THENCE S89°43'06"W A DISTANCE OF 124.86 FEET TO THE WEST LINE OF SAID REC. NO.; THENCE N00°09'21"W ALONG SAID WEST LINE A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTH EAST CORNER BEARS N80°37'09"E A DISTANCE OF 126.47.

SAID PARCEL CONTAINS 2,996 SQUARE FEET OR 0.069 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/7/2023 7:49:00 AM

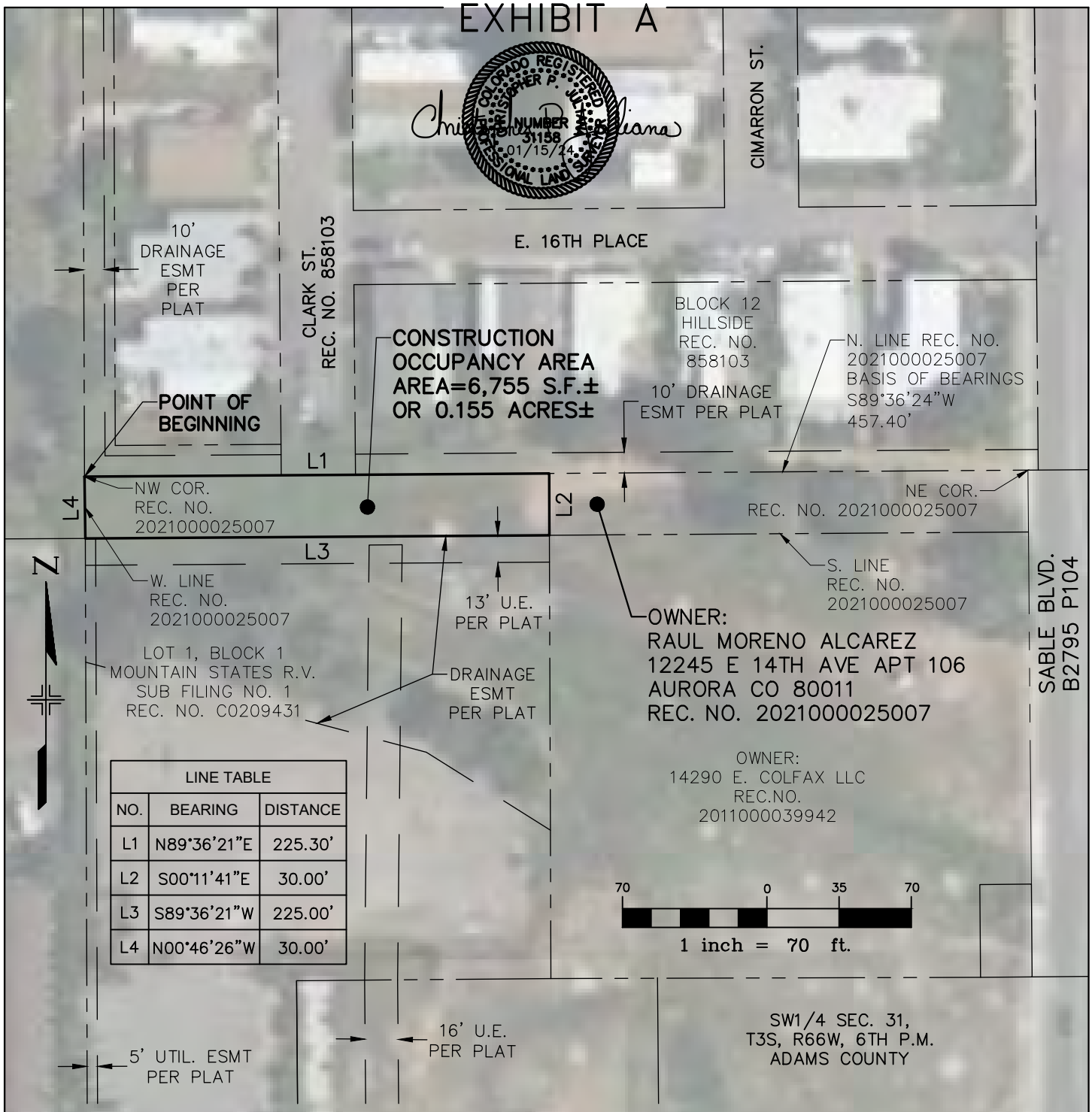
Parcel Name: JBWEST INC - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,825.406'	East:3,190,766.906'
Segment# 1: Line	
Course: N89°43'06"E	Length: 124.845'
North: 1,695,826.020'	East: 3,190,891.750'
Segment# 2: Line	
Course: S0°11'41"E	Length: 24.000'
North: 1,695,802.020'	East: 3,190,891.831'
Segment# 3: Line	
Course: S89°43'06"W	Length: 124.861'
North: 1,695,801.406'	East: 3,190,766.972'
Segment# 4: Line	
Course: N0°09'21"W	Length: 24.000'
North: 1,695,825.406'	East: 3,190,766.907'
Perimeter: 297.706'	Area: 2,996.47Sq.Ft.
Error Closure: 0.000	Course: S84°19'16"E
Error North : 0.0000	East: 0.0003

Precision 1: 297,706,000.000

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°36'21"E	225.30'
L2	S00°11'41"E	30.00'
L3	S89°36'21"W	225.00'
L4	N00°46'26"W	30.00'

BEARINGS ARE BASED ON THE NORTH LINE OF THE LOT DESCRIBED AT REC. NO. 2021000025007, BEING S89°36'24"W

THE ABOVE DESCRIBED PARCEL CONTAINS 6,755 SQUARE FEET (0.155 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 70'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	01-15-24	R13320

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LANDS DESCRIBED AT RECEPTION NO. 2021000025007, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

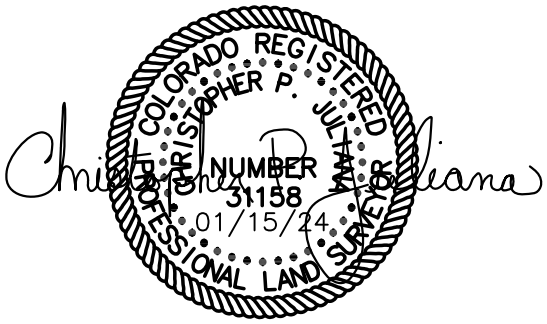
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID REC. NO., ASSUMED TO BEAR S89°36'24"W A DISTANCE OF 457.40 FEET FROM THE NORTHEAST CORNER OF SAID REC. NO. TO THE NORTHWEST CORNER OF SAID LOT;

BEGINNING AT SAID NORTHWEST CORNER;

THENCE N89°36'21"E ALONG SAID NORTH LINE A DISTANCE OF 225.30 FEET; THENCE S00°11'41"E A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF SAID REC. NO.; THENCE S89°36'21"W ALONG SAID SOUTH LINE A DISTANCE OF 225.00 FEET TO THE WEST LINE OF SAID REC. NO.; THENCE N00°46'26"W ALONG SAID WEST LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6,755 SQUARE FEET OR 0.155 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
Client	Preparer
Client Company	Your Company Name
Address 1	123 Main Street
Date: 2/19/2024 7:27:52 AM	

Parcel Name: ALCAREZ - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,846.020'	East:3,190,891.682'

Segment# 1: Line

Course: N0°46'26"W	Length: 30.001'
North: 1,695,876.018'	East: 3,190,891.277'

Segment# 2: Line

Course: N89°36'21"E	Length: 225.303'
North: 1,695,877.568'	East: 3,191,116.574'

Segment# 3: Line

Course: S0°11'41"E	Length: 30.000'
North: 1,695,847.568'	East: 3,191,116.676'

Segment# 4: Line

Course: S89°36'21"W	Length: 225.000'
North: 1,695,846.020'	East: 3,190,891.681'

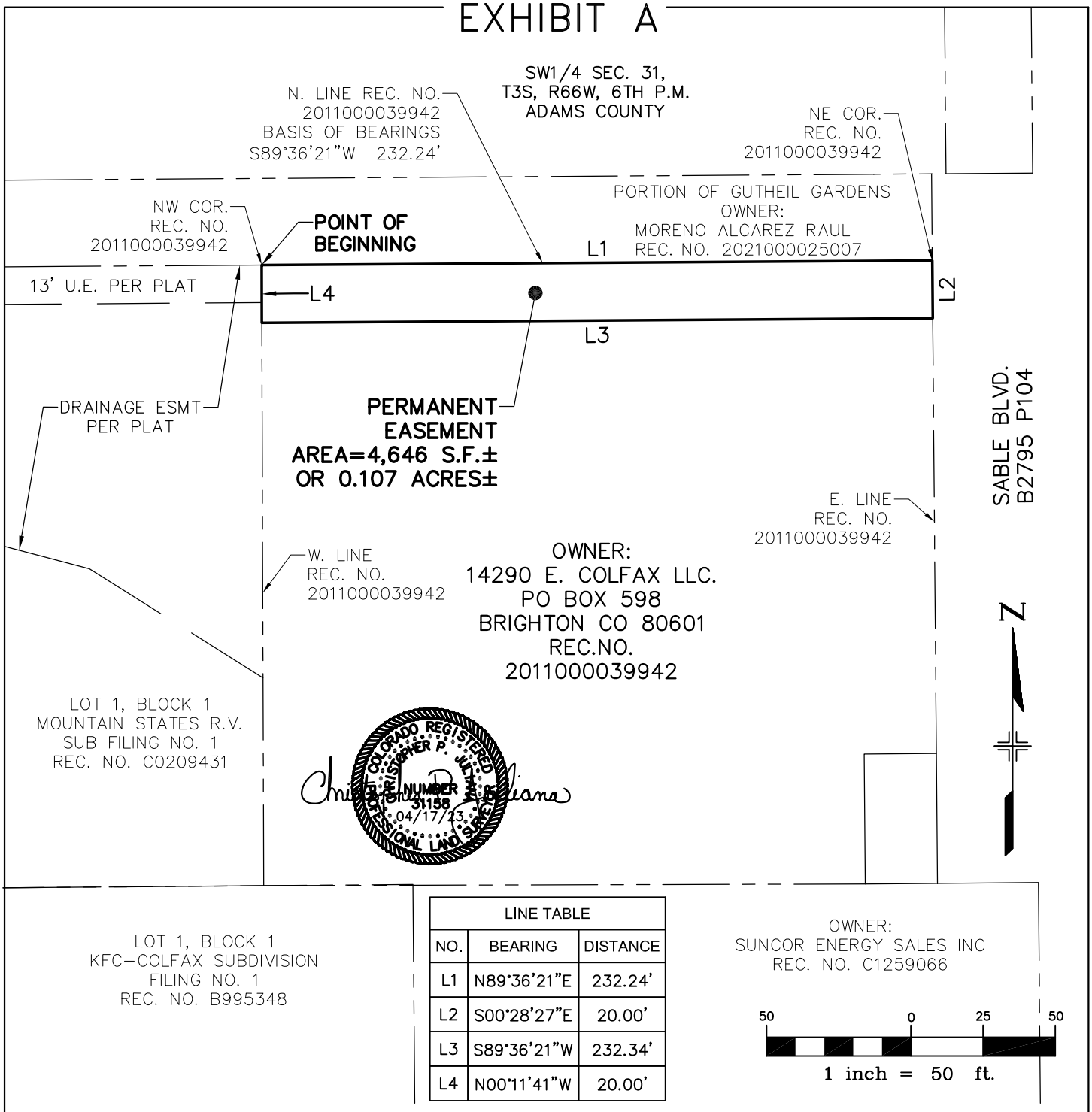
Perimeter: 510.304'	Area: 6,754.55Sq.Ft.
Error Closure: 0.001	Course: N26°28'20"W
Error North : 0.0005	East: -0.0003

Precision 1: 510,304.000

all good RNM 4-21-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°36'21"E	232.24'
L2	S00°28'27"E	20.00'
L3	S89°36'21"W	232.34'
L4	N00°11'41"W	20.00'

BEARINGS ARE BASED ON THE NORTH LINE OF THE LOT DESCRIBED AT REC. NO. 2011000039942, BEING S89°36'21"W

THE ABOVE DESCRIBED PARCEL CONTAINS 4,646 SQUARE FEET (0.107 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-17-23	R13320

A PERMANENT EASEMENT SITUATED IN THE SW 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good RNM 4-21-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LANDS DESCRIBED AT RECEPTION NO. 2011000039942, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

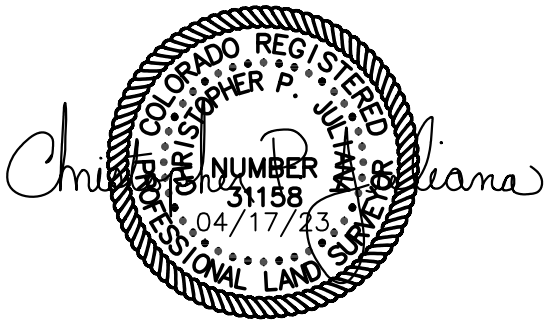
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID REC. NO., ASSUMED TO BEAR S89°36'21"W A DISTANCE OF 232.24 FEET FROM THE NORTHEAST CORNER OF SAID LOT TO THE NORTHWEST CORNER OF SAID REC. NO.;

BEGINNING AT SAID NORTHWEST CORNER;

THENCE N89°36'21"E ALONG SAID NORTH LINE A DISTANCE OF 232.24 FEET TO SAID NORTHEAST CORNER; THENCE S00°28'27"E ALONG THE EAST LINE OF SAID REC. NO. A DISTANCE OF 20.00 FEET; THENCE S89°36'21"W A DISTANCE OF 232.34 FEET TO THE WEST LINE OF SAID REC. NO.; THENCE N00°11'41"W ALONG SAID WEST LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,646 SQUARE FEET OR 0.107 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/5/2023 10:20:51 AM

Parcel Name: 14290 E COLFAX LLC PERM - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,847.568'	East:3,191,116.676'

Segment# 1: Line

Course: N89°36'21"E	Length: 232.243'
North: 1,695,849.165'	East: 3,191,348.914'

Segment# 2: Line

Course: S0°28'27"E	Length: 20.000'
North: 1,695,829.166'	East: 3,191,349.079'

Segment# 3: Line

Course: S89°36'21"W	Length: 232.341'
North: 1,695,827.568'	East: 3,191,116.744'

Segment# 4: Line

Course: N0°11'41"W	Length: 20.000'
North: 1,695,847.568'	East: 3,191,116.676'

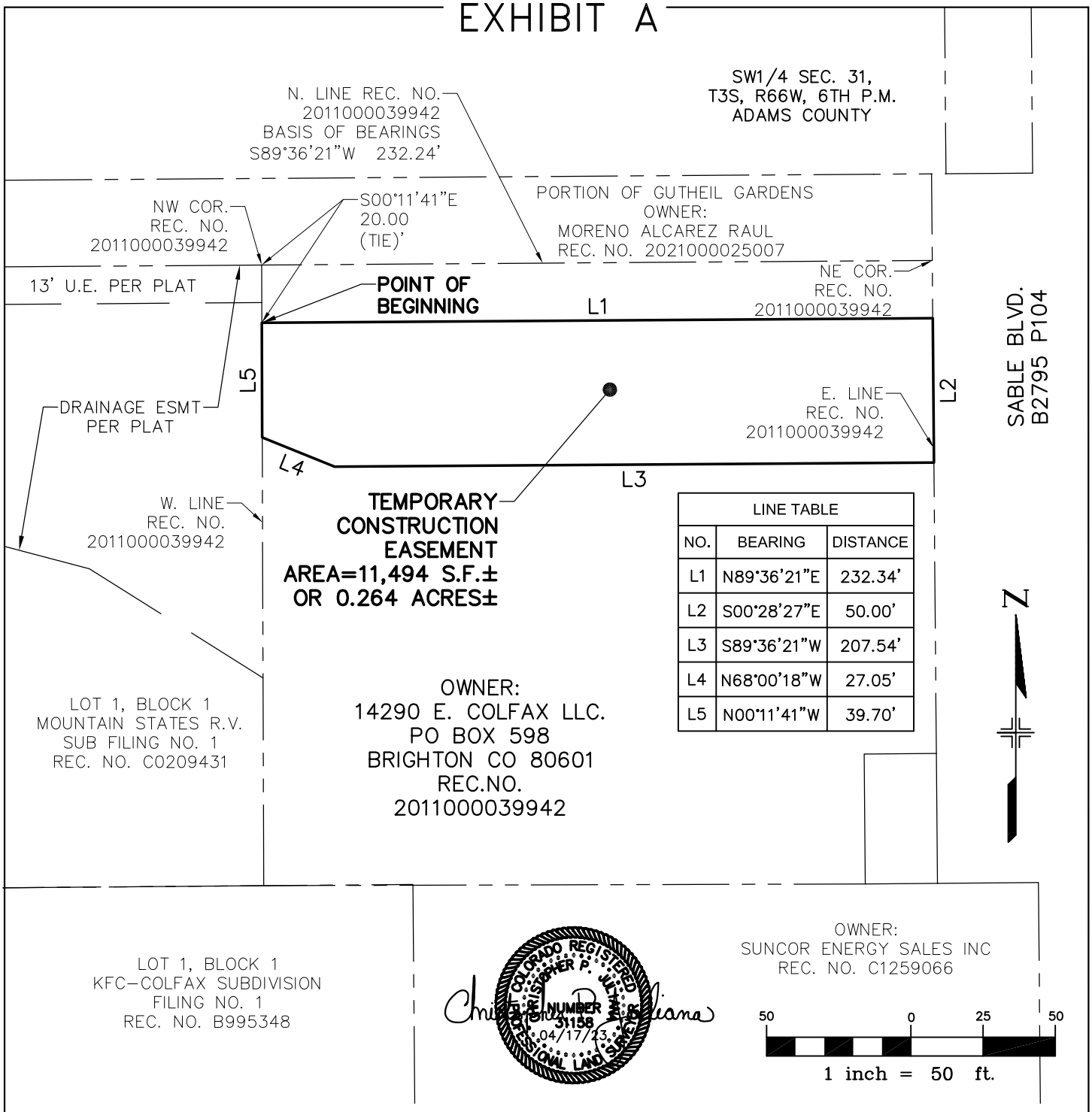
Perimeter: 504.584'	Area: 4,645.84Sq.Ft.
Error Closure: 0.000	Course: S77°01'35"W
Error North : -0.0001	East: -0.0005

Precision 1: 504,584,000.000

all good RNM 4-21-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°36'21"E	232.34'
L2	S00°28'27"E	50.00'
L3	S89°36'21"W	207.54'
L4	N68°00'18"W	27.05'
L5	N00°11'41"W	39.70'

BEARINGS ARE BASED ON THE NORTH LINE OF THE LOT DESCRIBED AT REC. NO. 2011000039942, BEING S89°36'21"W

THE ABOVE DESCRIBED PARCEL CONTAINS 11,494 SQUARE FEET (0.264 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04–17–23	R13320

A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN THE SW 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good RNM 4-21-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LANDS DESCRIBED AT RECEPTION NO. 2011000039942, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

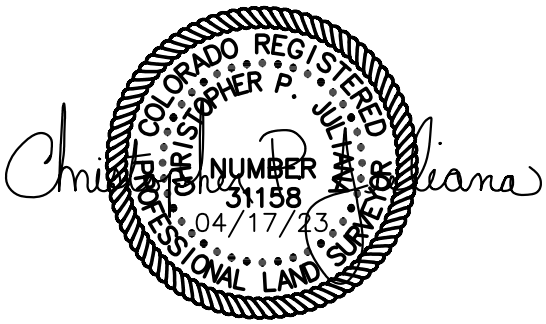
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID REC. NO., ASSUMED TO BEAR S89°36'21"W A DISTANCE OF 232.24 FEET FROM THE NORTHEAST CORNER OF SAID LOT TO THE NORTHWEST CORNER OF SAID REC. NO.;

BEGINNING AT A POINT ON THE WEST LINE OF SAID REC. NO., SAID POINT BEARS S00°11'41"E A DISTANCE OF 20.00 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°36'21"E A DISTANCE OF 232.34 FEET TO THE EAST LINE OF SAID REC. NO.; THENCE S00°28'27"E ALONG SAID EAST LINE A DISTANCE OF 50.00 FEET; THENCE S89°36'21"W A DISTANCE OF 207.54 FEET; THENCE N68°00'18"W A DISTANCE OF 27.05 FEET TO THE WEST LINE OF SAID REC. NO.; THENCE N00°11'41"W ALONG SAID WEST LINE A DISTANCE OF 39.70 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N84°41'07"E A DISTANCE OF 233.17 FEET.

SAID PARCEL CONTAINS 11,494 SQUARE FEET OR 0.264 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/10/2023 7:13:11 AM

Parcel Name: 14290 E COLFAX LLC TEMP - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

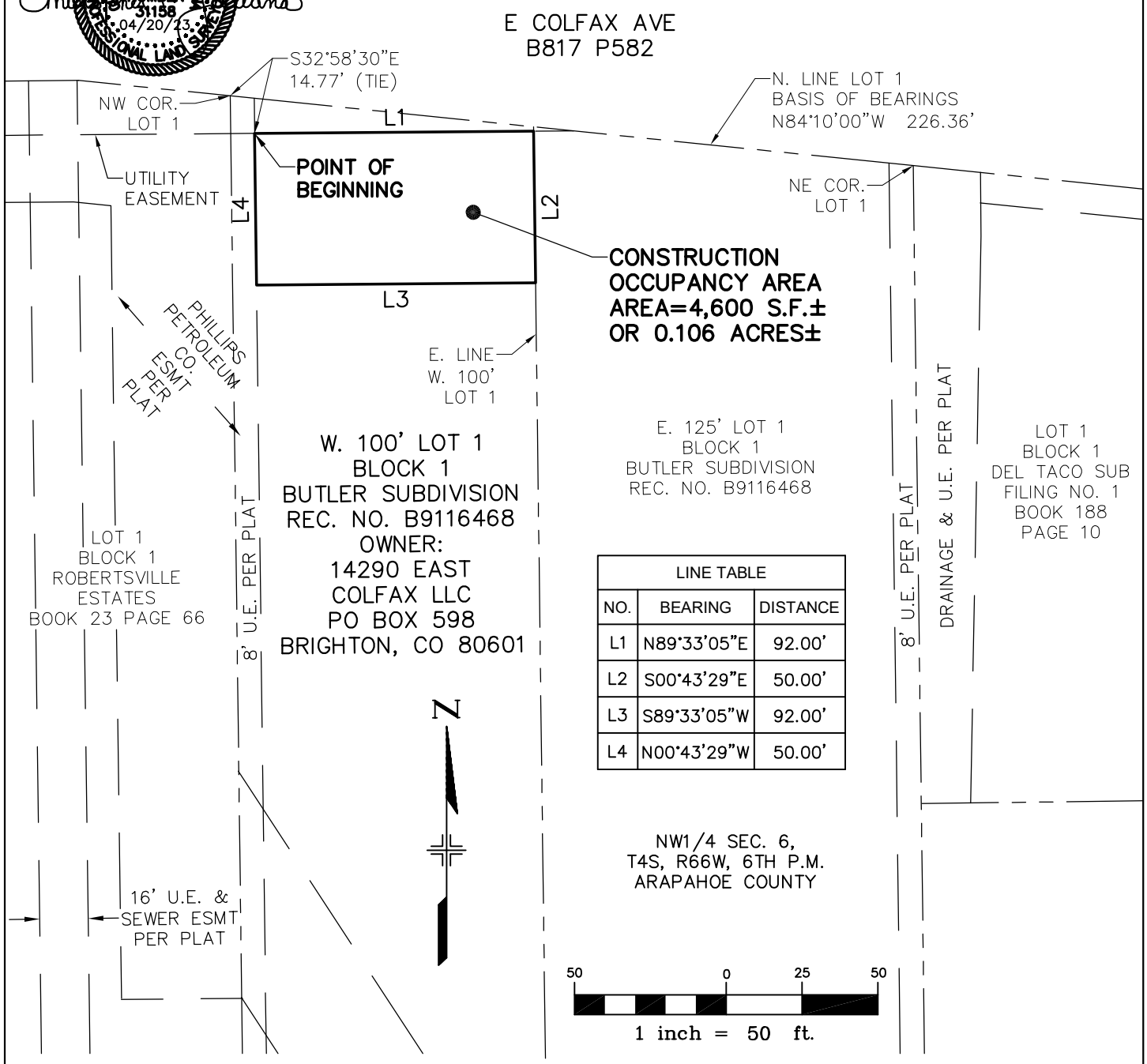
North:1,695,827.568'	East:3,191,116.744'
Segment# 1: Line	
Course: N89°36'21"E	Length: 232.341'
North: 1,695,829.166'	East: 3,191,349.080'
Segment# 2: Line	
Course: S0°28'27"E	Length: 50.000'
North: 1,695,779.168'	East: 3,191,349.494'
Segment# 3: Line	
Course: S89°36'21"W	Length: 207.538'
North: 1,695,777.740'	East: 3,191,141.961'
Segment# 4: Line	
Course: N68°00'18"W	Length: 27.049'
North: 1,695,787.871'	East: 3,191,116.880'
Segment# 5: Line	
Course: N0°11'41"W	Length: 39.697'
North: 1,695,827.567'	East: 3,191,116.745'
Perimeter: 556.626'	Area: 11,494.10Sq.Ft.
Error Closure: 0.001	Course: S71°15'39"E
Error North : -0.0003	East: 0.0010

Precision 1: 556,625.000

ILLUSTRATION FOR

EXHIBIT A

COLORADO REGISTERED
CHRISTOPHER P. JULIANO
NUMBER 31158
04/20/23
PROFESSIONAL LAND SURVEYOR



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°33'05"E	92.00'
L2	S00°43'29"E	50.00'
L3	S89°33'05"W	92.00'
L4	N00°43'29"W	50.00'

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1 BLOCK 1 BUTLER SUBDIVISION, BEING N84°10'00"W

THE ABOVE DESCRIBED PARCEL CONTAINS 4,600 SQUARE FEET (0.106 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-20-23	R13320

A CONSTRUCTION OCCUPANCY AREA SITUATED IN THE NW 1/4 OF SECTION 6, T4S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, ALSO BEING A PORTION OF THE WEST 100 FEET OF LOT 1 BLOCK 1 BUTLER SUBDIVISION, FILED AT RECEPTION NO. B9116468 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

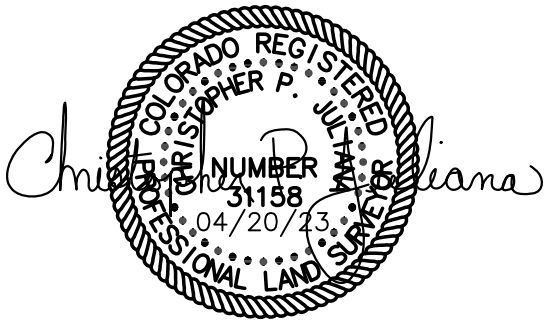
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID LOT 1, ASSUMED TO BEAR N84°10'00"W A DISTANCE OF 226.36 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1;

BEGINNING AT A POINT WHICH BEARS S32°58'30"E A DISTANCE OF 14.77 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°33'05"E A DISTANCE OF 92.00 FEET TO THE EAST LINE OF SAID WEST 100 FEET OF LOT 1; THENCE S00°43'29"E ALONG SAID EAST LINE A DISTANCE OF 50.00 FEET; THENCE S89°33'05"W A DISTANCE OF 92.00 FEET; THENCE N00°43'29"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS S87°12'03"E A DISTANCE OF 217.41 FEET.

SAID PARCEL CONTAINS 4,600 SQUARE FEET OR 0.106 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/11/2023 3:49:55 PM

Parcel Name: BUTLER WEST - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,131.383'	East:3,190,811.055'

Segment# 1: Line

Course: N89°33'05"E	Length: 91.998'
North: 1,695,132.103'	East: 3,190,903.051'

Segment# 2: Line

Course: S0°43'29"E	Length: 50.001'
North: 1,695,082.106'	East: 3,190,903.683'

Segment# 3: Line

Course: S89°33'05"W	Length: 91.998'
North: 1,695,081.386'	East: 3,190,811.688'

Segment# 4: Line

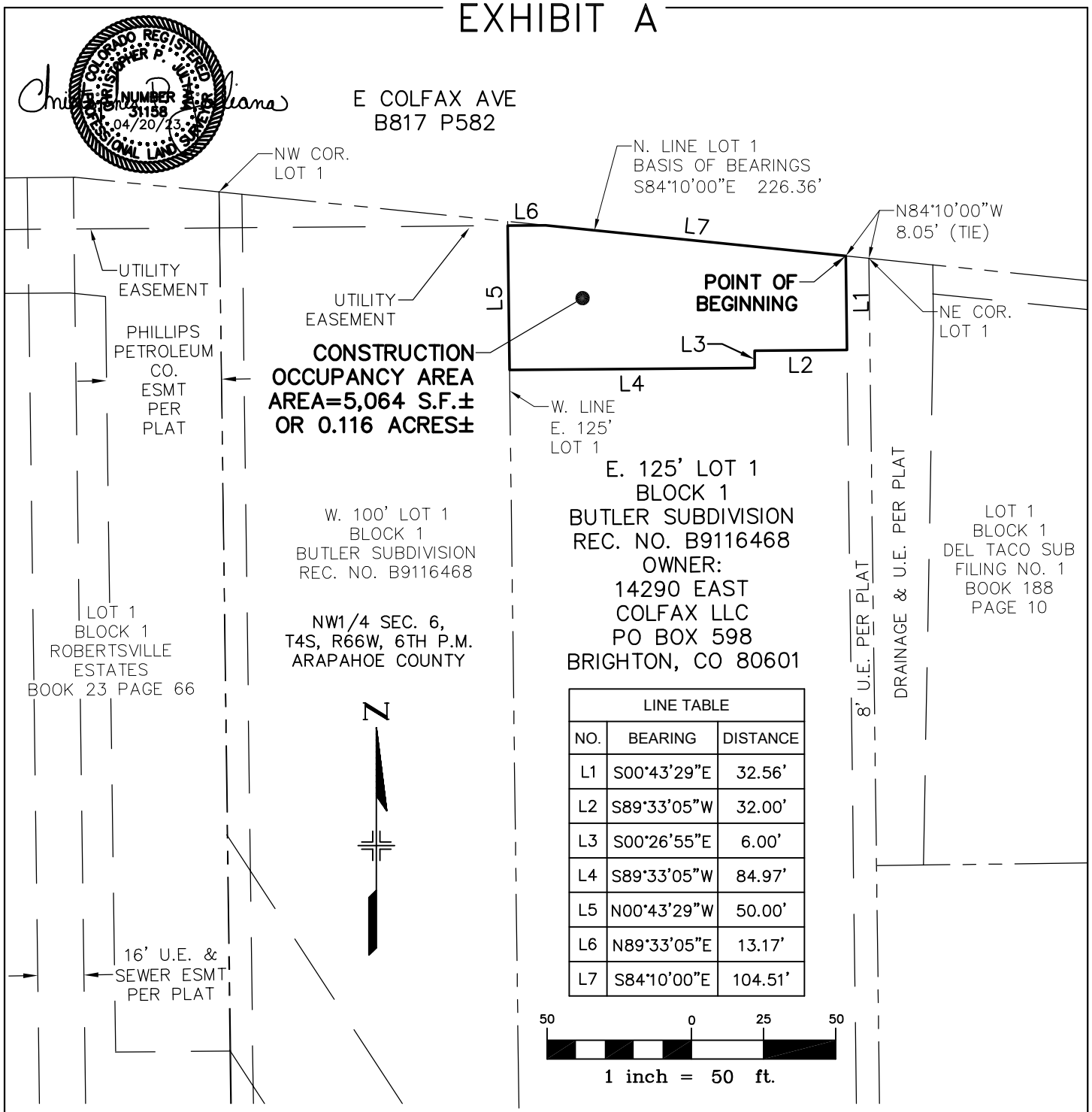
Course: N0°43'29"W	Length: 50.001'
North: 1,695,131.383'	East: 3,190,811.055'

Perimeter: 283.998'	Area: 4,599.91Sq.Ft.
Error Closure: 0.000	Course: N0°00'00"E
Error North : 0.0000	East: 0.0000

Precision 1: 283,998,000.000

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S00°43'29"E	32.56'
L2	S89°33'05"W	32.00'
L3	S00°26'55"E	6.00'
L4	S89°33'05"W	84.97'
L5	N00°43'29"W	50.00'
L6	N89°33'05"E	13.17'
L7	S84°10'00"E	104.51'

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1 BLOCK 1 BUTLER SUBDIVISION, BEING S84°10'00"E

THE ABOVE DESCRIBED PARCEL CONTAINS 5,064 SQUARE FEET (0.116 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-20-23	R13320

A CONSTRUCTION OCCUPANCY AREA SITUATED IN THE NW 1/4 OF SECTION 6, T4S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, ALSO BEING A PORTION OF THE EAST 125 FEET OF LOT 1 BLOCK 1 BUTLER SUBDIVISION, FILED AT RECEPTION NO. B9116468 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

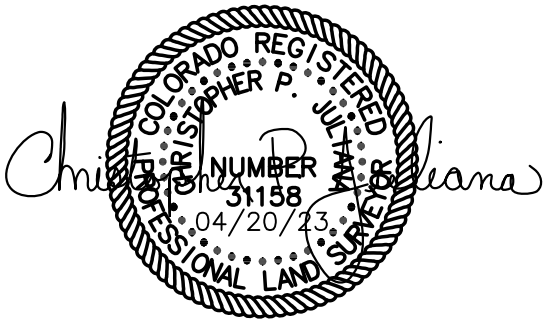
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID LOT 1, ASSUMED TO BEAR S84°10'00"E A DISTANCE OF 226.36 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1;

BEGINNING AT A POINT WHICH BEARS N84°10'00"W A DISTANCE OF 8.05 FEET FROM SAID NORTHEAST CORNER;

THENCE S00°43'29"E A DISTANCE OF 32.56 FEET; THENCE S89°33'05"W A DISTANCE OF 32.00 FEET; THENCE S00°26'55"E A DISTANCE OF 6.00 FEET; THENCE S89°33'05"W A DISTANCE OF 84.97 FEET TO THE WEST LINE OF SAID EAST 125 FEET OF LOT 1; THENCE N00°43'29"W ALONG SAID WEST LINE A DISTANCE OF 50.00 FEET; THENCE N89°33'05"E A DISTANCE OF 13.17 FEET TO SAID NORTH LINE; THENCE S84°10'00"E ALONG SAID NORTH LINE A DISTANCE OF 104.51 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N84°10'00"W A DISTANCE OF 218.31 FEET.

SAID PARCEL CONTAINS 5,064 SQUARE FEET OR 0.116 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/11/2023 3:50:20 PM

Parcel Name: BUTLER EAST - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

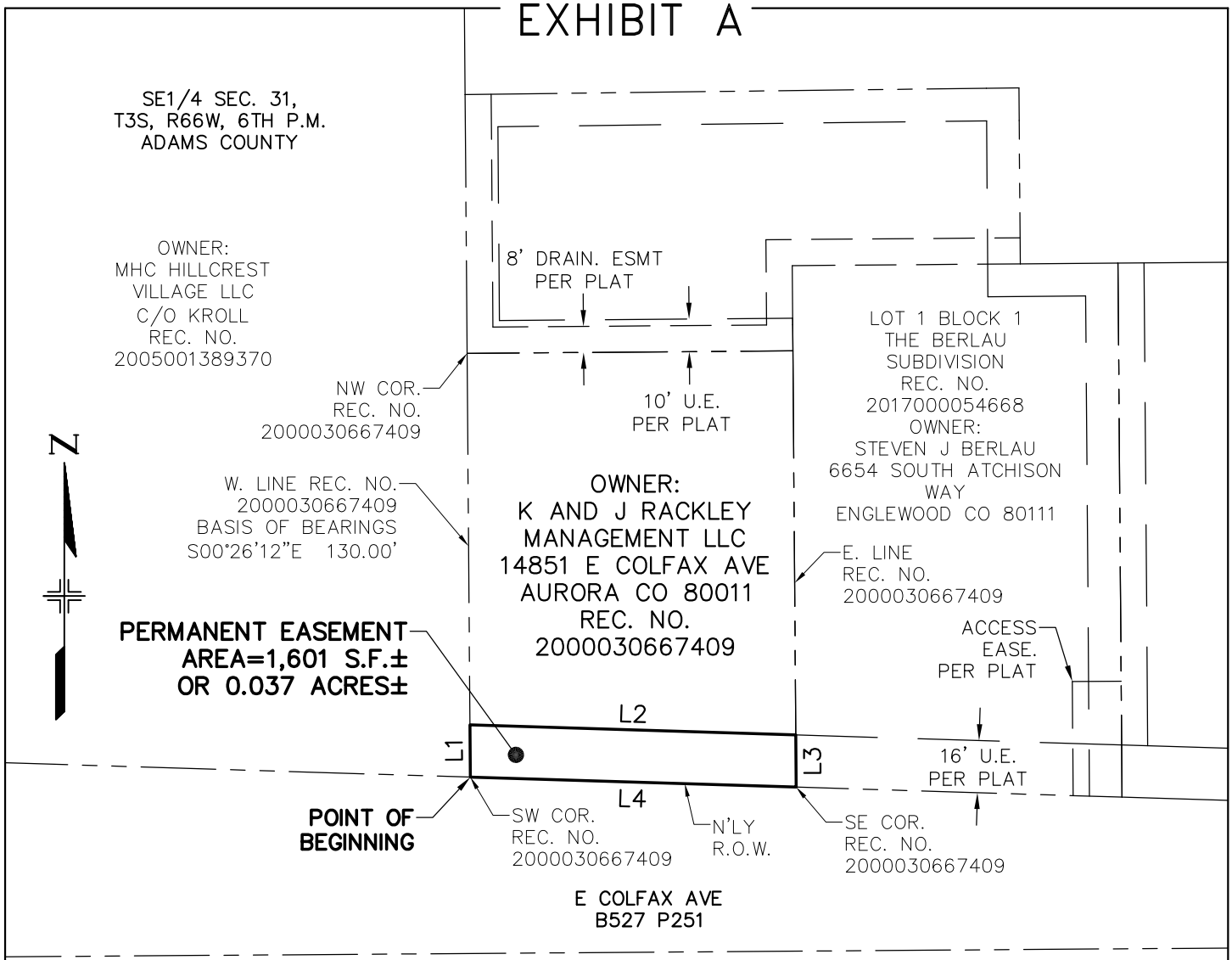
North:1,695,121.574'	East:3,191,020.193'
Segment# 1: Line	
Course: S0°43'29"E	Length: 32.555'
North: 1,695,089.022'	East: 3,191,020.605'
Segment# 2: Line	
Course: S89°33'05"W	Length: 32.000'
North: 1,695,088.771'	East: 3,190,988.606'
Segment# 3: Line	
Course: S0°26'55"E	Length: 6.000'
North: 1,695,082.772'	East: 3,190,988.653'
Segment# 4: Line	
Course: S89°33'05"W	Length: 84.973'
North: 1,695,082.106'	East: 3,190,903.683'
Segment# 5: Line	
Course: N0°43'29"W	Length: 50.001'
North: 1,695,132.103'	East: 3,190,903.050'
Segment# 6: Line	
Course: N89°33'05"E	Length: 13.173'
North: 1,695,132.206'	East: 3,190,916.223'
Segment# 7: Line	
Course: S84°09'41"E	Length: 104.512'
North: 1,695,121.575'	East: 3,191,020.193'
Perimeter: 323.213'	Area: 5,063.81Sq.Ft.
Error Closure: 0.001	Course: N58°51'16"W
Error North : 0.0004	East: -0.0007

Precision 1: 323,214.000

all good RNM 4-21-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N00°26'12"W	16.01'
L2	S88°14'19"E	100.07'
L3	S00°26'14"E	16.01'
L4	N88°14'19"W	100.07'

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTOPHER P. WILLIAMS
NUMBER 31158
04/17/23

NE1/4 SEC. 6,
T4S, R66W, 6TH P.M.
ARAPAHOE COUNTY

50 0 25 50

1 inch = 50 ft.

BEARINGS ARE BASED ON THE WEST LINE OF THE LOT DESCRIBED AT REC. NO. 2000030667409 BEING S00°26'12"E

THE ABOVE DESCRIBED PARCEL CONTAINS 1,601 SQUARE FEET (0.037 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-17-23	R13320

A PERMANENT EASEMENT SITUATED IN THE SE 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good RNM 4-21-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LANDS DESCRIBED AT RECEPTION NO. 2000030667409, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

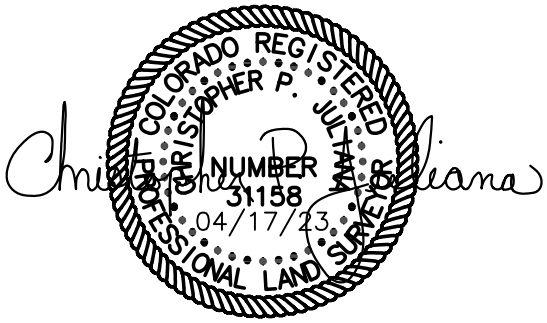
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF SAID REC. NO., ASSUMED TO BEAR S00°26'12"E A DISTANCE OF 130.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT TO THE SOUTHWEST CORNER OF SAID REC. NO.;

BEGINNING AT SAID SOUTHWEST CORNER;

THENCE N00°26'12"W ALONG SAID WEST LINE A DISTANCE OF 16.01 FEET; THENCE S88°14'19"E A DISTANCE OF 100.07 FEET TO THE EAST LINE OF SAID REC. NO.; THENCE S00°26'14"E ALONG SAID EAST LINE A DISTANCE OF 16.01 FEET TO THE SOUTHEAST CORNER OF SAID REC. NO.; THENCE N88°14'19"W ALONG THE NORTHERLY RIGHT-OF-WAY OF COLFAX AVENUE A DISTANCE OF 100.07 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,601 SQUARE FEET OR 0.037 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/10/2023 7:39:15 AM

Parcel Name: ALTURA TRACT 2 PERM - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,254.626'	East:3,192,334.653'

Segment# 1: Line

Course: N0°26'12"W	Length: 16.012'
North: 1,695,270.638'	East: 3,192,334.531'

Segment# 2: Line

Course: S88°14'19"E	Length: 100.070'
North: 1,695,267.562'	East: 3,192,434.554'

Segment# 3: Line

Course: S0°26'14"E	Length: 16.012'
North: 1,695,251.551'	East: 3,192,434.676'

Segment# 4: Line

Course: N88°14'19"W	Length: 100.070'
North: 1,695,254.626'	East: 3,192,334.653'

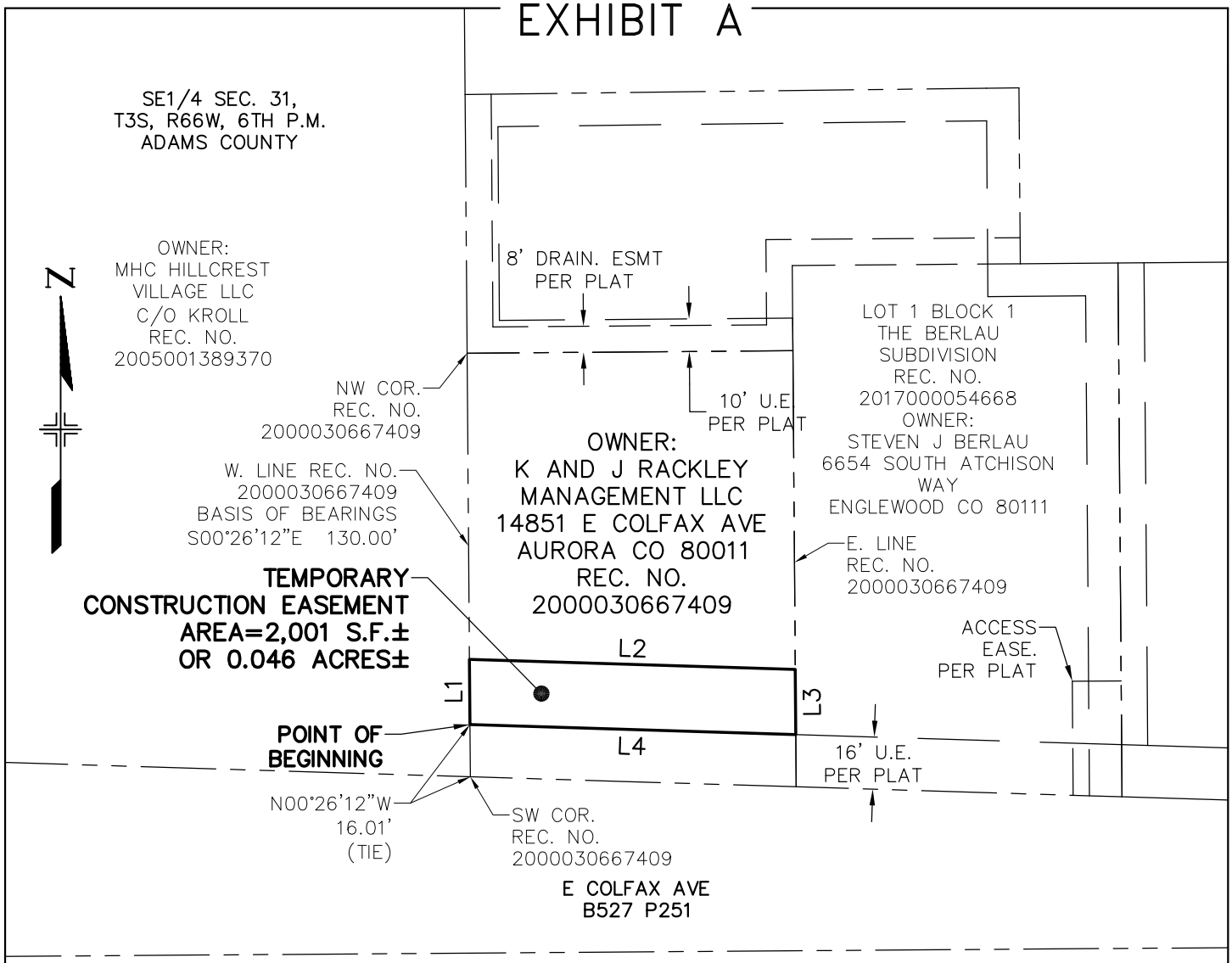
Perimeter: 232.163'	Area: 1,601.12Sq.Ft.
Error Closure: 0.000	Course: N89°33'47"E
Error North : 0.0000	East: 0.0002

Precision 1: 232,164,000.000

all good RNM 4-21-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N00°26'12"W	20.01'
L2	S88°14'19"E	100.07'
L3	S00°26'14"E	20.01'
L4	N88°14'19"W	100.07'

COLORADO REGISTERED
CHRISTOPHER P. JULIANO
PROFESSIONAL LAND SURVEYOR
NUMBER
31158
04/17/23

NE1/4 SEC. 6,
T4S, R66W, 6TH P.M.
ARAPAHOE COUNTY

50 0 25 50

1 inch = 50 ft.

BEARINGS ARE BASED ON THE WEST LINE OF THE LOT DESCRIBED AT REC. NO. 2000030667409 BEING S00°26'12"E

THE ABOVE DESCRIBED PARCEL CONTAINS 2,001 SQUARE FEET (0.046 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-17-23	R13320

A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN THE SE 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good RNM 4-21-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LANDS DESCRIBED AT RECEPTION NO. 2000030667409, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

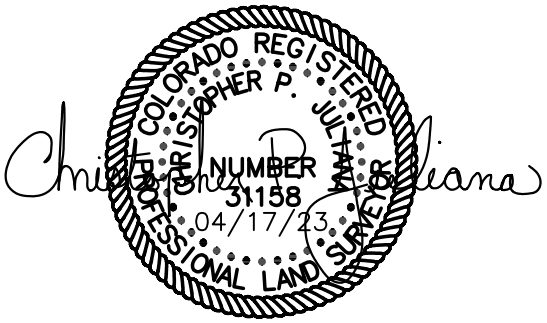
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF SAID REC. NO., ASSUMED TO BEAR S00°26'12"E A DISTANCE OF 130.00 FEET FROM THE NORTHWEST CORNER OF SAID REC. NO. TO THE SOUTHWEST CORNER OF SAID LOT;

BEGINNING AT A POINT ON SAID WEST LINE, SAID POINT BEARS N00°26'12"W A DISTANCE OF 16.01 FROM SAID SOUTHWEST CORNER;

THENCE N00°26'12"W ALONG SAID WEST LINE A DISTANCE OF 20.01 FEET; THENCE S88°14'19"E A DISTANCE OF 100.07 FEET TO THE EAST LINE OF SAID REC. NO.; THENCE S00°26'14"E ALONG SAID EAST LINE A DISTANCE OF 20.01 FEET; THENCE N88°14'19"W A DISTANCE OF 100.07 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHWEST CORNER BEARS N00°26'12"W A DISTANCE OF 113.99 FEET.

SAID PARCEL CONTAINS 2,001 SQUARE FEET OR 0.046 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/10/2023 7:39:26 AM

Parcel Name: ALTURA TRACT 2 TEMP - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,270.638'	East:3,192,334.531'

Segment# 1: Line

Course: N0°26'12"W	Length: 20.015'
North: 1,695,290.652'	East: 3,192,334.379'

Segment# 2: Line

Course: S88°14'19"E	Length: 100.070'
North: 1,695,287.576'	East: 3,192,434.401'

Segment# 3: Line

Course: S0°26'14"E	Length: 20.015'
North: 1,695,267.562'	East: 3,192,434.554'

Segment# 4: Line

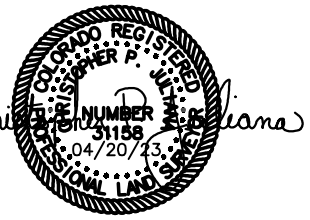
Course: N88°14'19"W	Length: 100.070'
North: 1,695,270.638'	East: 3,192,334.531'

Perimeter: 240.169'	Area: 2,001.39Sq.Ft.
Error Closure: 0.000	Course: N89°33'47"E
Error North : 0.0000	East: 0.0002

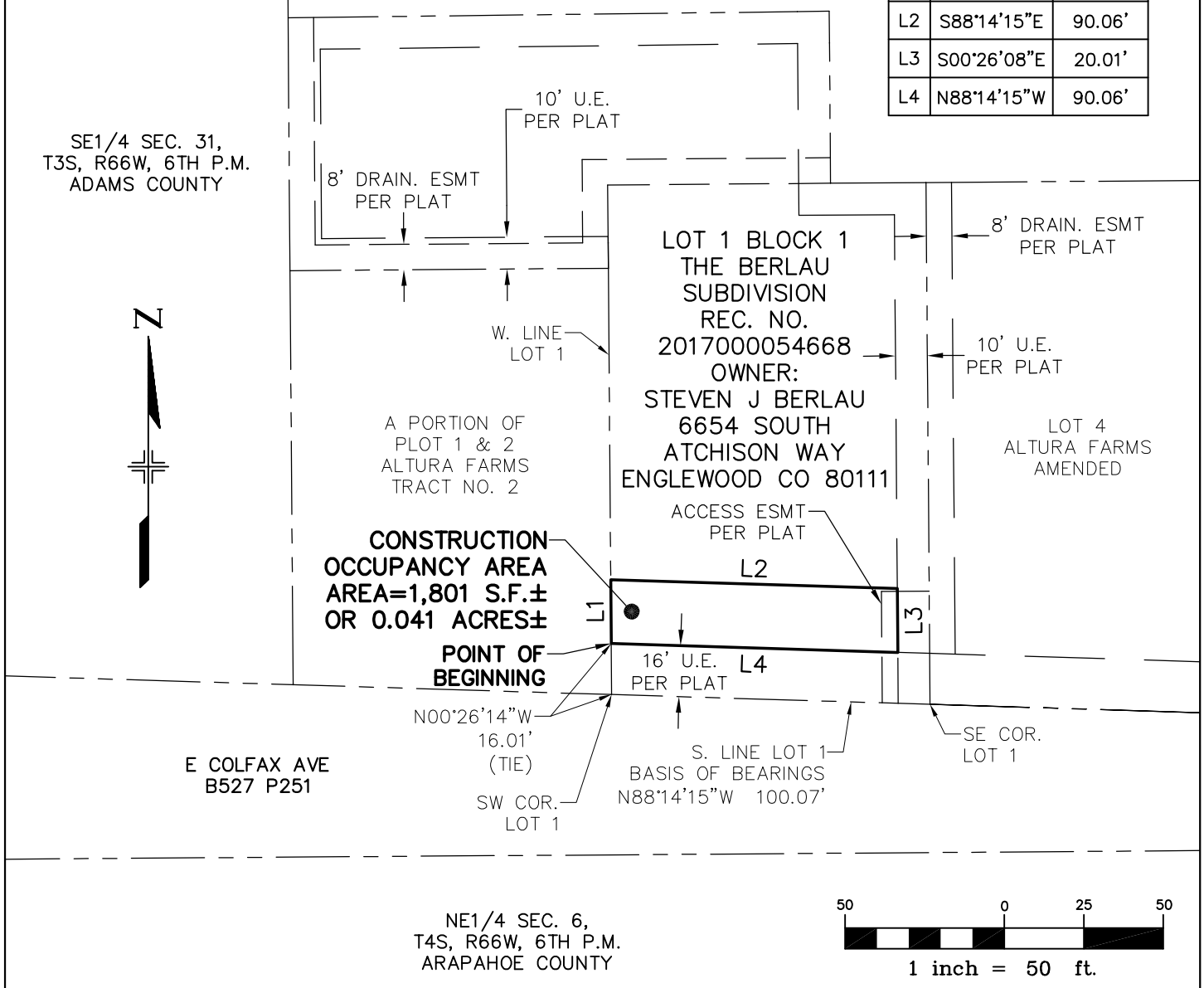
Precision 1: 240,170,000.000

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N00°26'14"W	20.01'
L2	S88°14'15"E	90.06'
L3	S00°26'08"E	20.01'
L4	N88°14'15"W	90.06'



BEARINGS ARE BASED ON THE WEST LINE OF LOT 1 BLOCK 1 BERLAU SUBDIVISION BEING S00°26'14"E.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,801 SQUARE FEET (0.041 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-20-23	R13320

A CONSTRUCTION OCCUPANCY AREA SITUATED IN THE SE 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, BLOCK 1 BERLAU SUBDIVISION FILED AT RECEPTION NO. 2017000054668 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

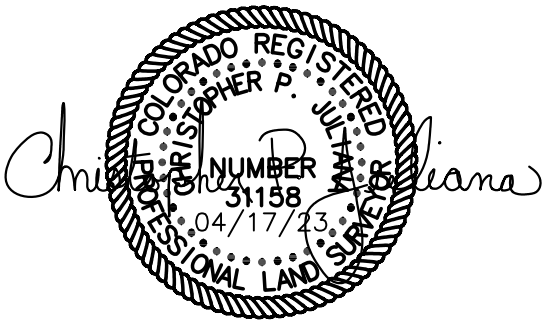
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID LOT 1, ASSUMED TO BEAR N88°14'15"W A DISTANCE OF 100.07 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1;

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, SAID POINT BEARS N00°26'14"W A DISTANCE OF 16.01 FEET FROM SAID SOUTHWEST CORNER;

THENCE N00°26'14"W ALONG SAID WEST LINE A DISTANCE OF 20.01 FEET; THENCE S88°14'15"E A DISTANCE OF 90.06 FEET; THENCE S00°26'08"E A DISTANCE OF 20.01 FEET; THENCE N88°14'15"W A DISTANCE OF 90.06 FEET TO THE POINT OF BEGINNING, WHENCE SAID SOUTHEAST CORNER BEARS S79°12'29"E A DISTANCE OF 101.95 FEET.

SAID PARCEL CONTAINS 1,801 SQUARE FEET OR 0.041 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/10/2023 7:33:55 AM

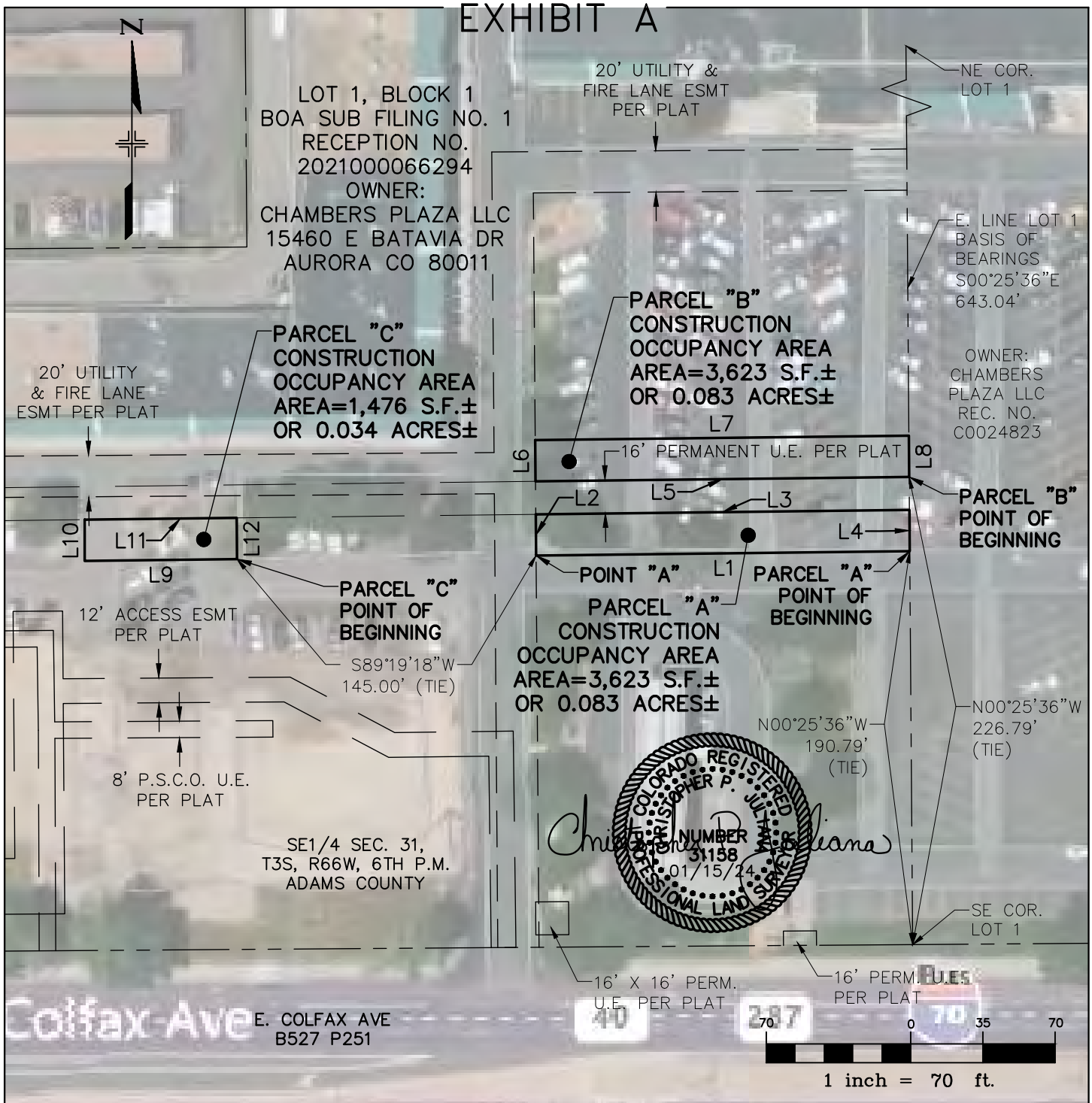
Parcel Name: BERLAU - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,267.562'	East:3,192,434.554'
Segment# 1: Line	
Course: N0°26'14"W	Length: 20.015'
North: 1,695,287.576'	East: 3,192,434.401'
Segment# 2: Line	
Course: S88°14'15"E	Length: 90.064'
North: 1,695,284.806'	East: 3,192,524.422'
Segment# 3: Line	
Course: S0°26'08"E	Length: 20.015'
North: 1,695,264.792'	East: 3,192,524.574'
Segment# 4: Line	
Course: N88°14'15"W	Length: 90.063'
North: 1,695,267.562'	East: 3,192,434.554'
Perimeter: 220.156'	Area: 1,801.27Sq.Ft.
Error Closure: 0.000	Course: S85°10'48"E
Error North : 0.0000	East: 0.0004

Precision 1: 220,157,000.000

ILLUSTRATION FOR

EXHIBIT A



BEARINGS ARE BASED ON THE EAST LINE LOT 1 BLOCK 1 BOA SUBDIVISION, BEING S00°25'36"E

THE ABOVE DESCRIBED PARCELS CONTAIN 8,722 SQUARE FEET (0.200 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

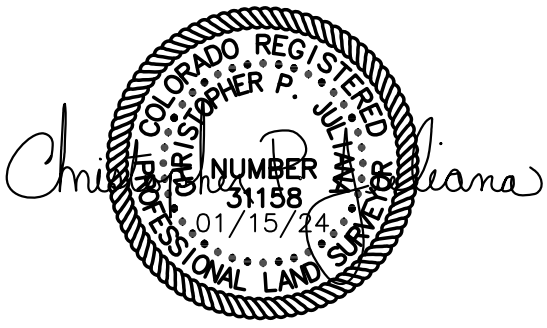
DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 70'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	01-15-24	R13320

THREE PARCELS OF LAND SITUATED IN THE SE 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LINE TABLE FOR

EXHIBIT A

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S89°19'18"W	181.15'
L2	N00°25'55"W	20.00'
L3	N89°19'18"E	181.16'
L4	S00°25'36"E	20.00'
L5	S89°19'18"W	181.16'
L6	N00°25'55"W	20.00'
L7	N89°19'18"E	181.16'
L8	S00°25'36"E	20.00'
L9	S89°19'18"W	73.87'
L10	N00°00'00"E	20.00'
L11	N89°19'18"E	73.71'
L12	S00°25'55"E	20.00'



CITY OF AURORA, COLORADO		
DRAWN BY: JB	SCALE: 1" = 70'	R.O.W. FILE NUMBER
CHECKED BY: JN	DATE: 01-15-24	JOB NUMBER: R13320

THREE PARCELS OF LAND SITUATED IN THE SE 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

THREE PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, BLOCK 1, BOA SUBDIVISION FILING NO. 1, FILED AT RECEPTION NO. 2021000066294 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EAST LINE OF SAID LOT 1, ASSUMED TO BEAR S00°25'36"E A DISTANCE OF 643.04 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1;

PARCEL "A"
BEGINNING AT A POINT ON SAID EAST LINE, SAID POINT BEARS N00°25'36"W A DISTANCE OF 190.79 FEET FROM SAID SOUTHEAST CORNER;

THENCE S89°19'18"W A DISTANCE OF 181.15 FEET TO POINT "A"; THENCE N00°25'55"W A DISTANCE OF 20.00 FEET; THENCE N89°19'18"E A DISTANCE OF 181.16 FEET; THENCE S00°25'36"E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N00°25'36"W A DISTANCE OF 452.25 FEET.

SAID PARCEL CONTAINS 3,623 SQUARE FEET OR 0.083 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

PARCEL "B"
BEGINNING AT A POINT ON SAID EAST LINE, SAID POINT BEARS N00°25'36"W A DISTANCE OF 226.79 FEET FROM SAID SOUTHEAST CORNER;

THENCE S89°19'18"W A DISTANCE OF 181.16 FEET; THENCE N00°25'55"W A DISTANCE OF 20.00 FEET; THENCE N89°19'18"E A DISTANCE OF 181.16 FEET; THENCE S00°25'36"E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N00°25'36"W A DISTANCE OF 416.25 FEET.

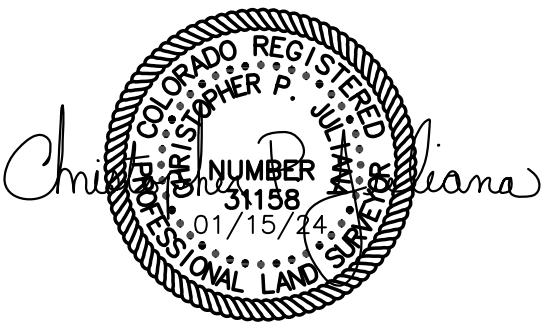
SAID PARCEL CONTAINS 3,623 SQUARE FEET OR 0.083 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

PARCEL "C"
BEGINNING AT A POINT WHICH BEARS S89°19'18"W A DISTANCE OF 145.00 FEET FROM SAID POINT "A";

THENCE S89°19'18"W A DISTANCE OF 73.87 FEET; THENCE N00°00'00"E A DISTANCE OF 20.00 FEET; THENCE N89°19'18"E A DISTANCE OF 73.71 FEET; THENCE S00°25'55"E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N35°17'07"E A DISTANCE OF 558.76 FEET.

SAID PARCEL CONTAINS 1,476 SQUARE FEET OR 0.034 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
Client	Preparer
Client Company	Your Company Name
Address 1	123 Main Street

Date: 2/19/2024 7:53:07 AM

Parcel Name: BOA SUB A - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,436.556'	East:3,193,177.507'
Segment# 1: Line	
Course: N0°25'55"W	Length: 20.000'
North: 1,695,456.555'	East: 3,193,177.357'
Segment# 2: Line	
Course: N89°19'18"E	Length: 181.156'
North: 1,695,458.700'	East: 3,193,358.500'
Segment# 3: Line	
Course: S0°25'36"E	Length: 20.000'
North: 1,695,438.700'	East: 3,193,358.649'
Segment# 4: Line	
Course: S89°19'18"W	Length: 181.155'
North: 1,695,436.556'	East: 3,193,177.506'
Perimeter: 402.311'	Area: 3,623.11Sq.Ft.
Error Closure: 0.001	Course: S89°51'59"W
Error North : 0.0000	East: -0.0008

Precision 1: 402,311.000

Parcel Name: BOA SUB B - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,472.555'	East:3,193,177.236'
Segment# 1: Line	
Course: N0°25'55"W	Length: 20.000'
North: 1,695,492.555'	East: 3,193,177.085'
Segment# 2: Line	
Course: N89°19'18"E	Length: 181.160'
North: 1,695,494.699'	East: 3,193,358.232'
Segment# 3: Line	
Course: S0°25'36"E	Length: 20.000'
North: 1,695,474.700'	East: 3,193,358.381'
Segment# 4: Line	
Course: S89°19'18"W	Length: 181.158'
North: 1,695,472.555'	East: 3,193,177.236'
Perimeter: 402.318'	Area: 3,623.18Sq.Ft.
Error Closure: 0.000	Course: N86°24'56"E
Error North : 0.0000	East: 0.0002

Precision 1: 402,318,000.000

Parcel Name: BOA SUB C - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,433.965'	East:3,192,958.657'

Segment# 1: Line

Course: N0°00'00"E	Length: 20.001'
North: 1,695,453.966'	East: 3,192,958.657'

Segment# 2: Line

Course: N89°19'18"E	Length: 73.715'
North: 1,695,454.838'	East: 3,193,032.367'

Segment# 3: Line

Course: S0°25'55"E	Length: 20.000'
North: 1,695,434.839'	East: 3,193,032.517'

Segment# 4: Line

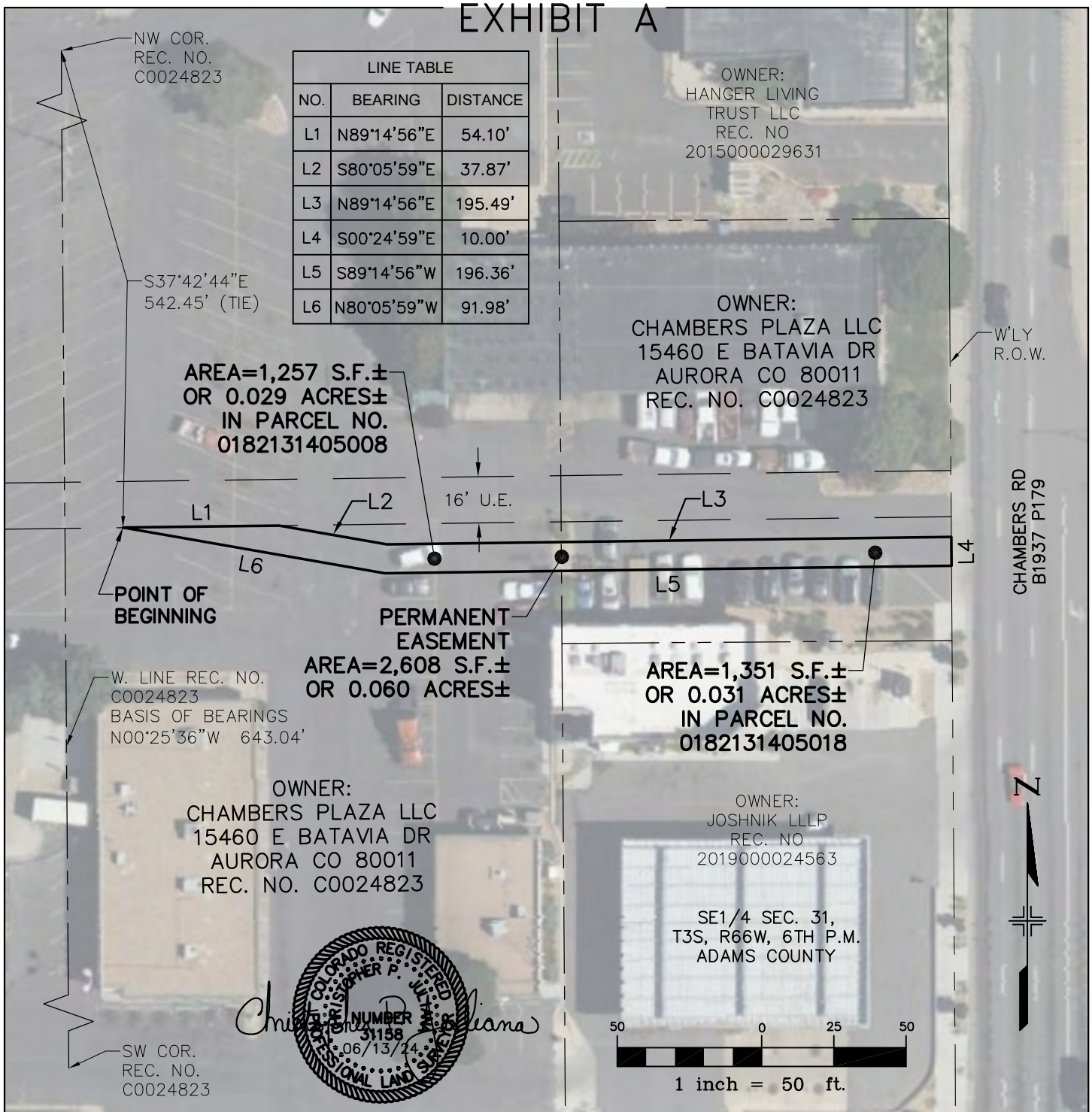
Course: S89°19'18"W	Length: 73.866'
North: 1,695,433.965'	East: 3,192,958.657'

Perimeter: 187.582'	Area: 1,475.81Sq.Ft.
Error Closure: 0.000	Course: S44°16'03"W
Error North : -0.0002	East: -0.0002

Precision 1: 187,582,000.000

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°14'56"E	54.10'
L2	S80°05'59"E	37.87'
L3	N89°14'56"E	195.49'
L4	S00°24'59"E	10.00'
L5	S89°14'56"W	196.36'
L6	N80°05'59"W	91.98'

BEARINGS ARE BASED ON THE WEST LINE OF RECEPTION NO. C0024823, BEING N00°25'36"W

THE ABOVE DESCRIBED PARCEL CONTAINS 2,608 SQUARE FEET (0.060 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-20-23	R13320

A PERMANENT EASEMENT SITUATED IN THE SE 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF RECEPTION NO. C0024823 FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

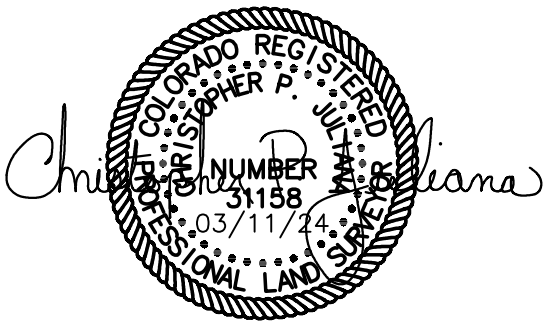
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF SAID REC. NO., ASSUMED TO BEAR N00°25'36"W A DISTANCE OF 643.04 FEET FROM THE SOUTHWEST CORNER OF SAID REC. NO. TO THE NORTHWEST CORNER OF SAID REC. NO.;

BEGINNING AT A POINT WHICH BEARS S37°42'44"E A DISTANCE OF 542.45 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°14'56"E A DISTANCE OF 54.10 FEET; THENCE S80°05'59"E A DISTANCE OF 37.87 FEET; THENCE N89°14'56"E A DISTANCE OF 195.49 FEET TO THE WESTERLY RIGHT-OF-WAY OF CHAMBERS ROAD; THENCE S00°24'59"E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 10.00 FEET; THENCE S89°14'56"W A DISTANCE OF 196.36 FEET; THENCE N80°05'59"W A DISTANCE OF 91.98 FEET TO THE POINT OF BEGINNING, WHENCE SAID SOUTHWEST CORNER BEARS S56°48'44"W A DISTANCE OF 390.77 FEET.

SAID PARCEL CONTAINS 2,608 SQUARE FEET OR 0.060 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
Client	Preparer
Client Company	Your Company Name
Address 1	123 Main Street

Date: 3/11/2024 8:01:52 AM

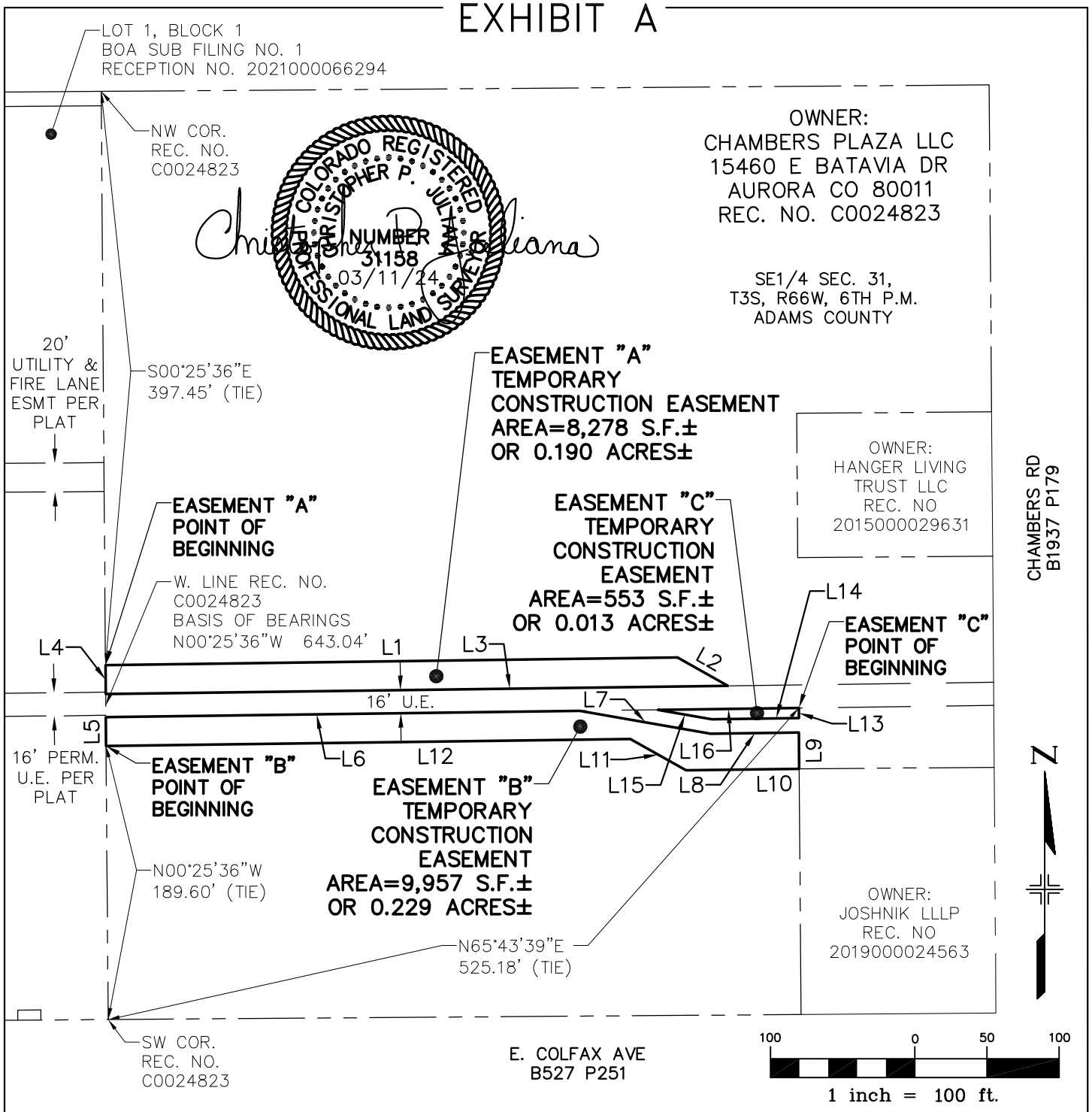
Parcel Name: CHAMBERS PE - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,438.706'	East:3,193,780.993'
Segment# 1: Line	
Course: N89°14'56"E	Length: 195.488'
North: 1,695,441.269'	East: 3,193,976.464'
Segment# 2: Line	
Course: S0°24'59"E	Length: 10.000'
North: 1,695,431.269'	East: 3,193,976.537'
Segment# 3: Line	
Course: S89°14'56"W	Length: 196.362'
North: 1,695,428.695'	East: 3,193,780.192'
Segment# 4: Line	
Course: N80°05'59"W	Length: 91.975'
North: 1,695,444.509'	East: 3,193,689.586'
Segment# 5: Line	
Course: N89°14'56"E	Length: 54.103'
North: 1,695,445.218'	East: 3,193,743.685'
Segment# 6: Line	
Course: S80°05'59"E	Length: 37.872'
North: 1,695,438.706'	East: 3,193,780.993'
Perimeter: 585.800'	Area: 2,608.48Sq.Ft.
Error Closure: 0.000	Course: N51°17'28"W
Error North : 0.0002	East: -0.0002

Precision 1: 585,800,000.000

ILLUSTRATION FOR

EXHIBIT A



BEARINGS ARE BASED ON THE WEST LINE OF RECEPTION NO. C0024823, BEING N00°25'36"W

THE ABOVE DESCRIBED PARCELS CONTAIN 18,788 SQUARE FEET (0.432 ACRES) MORE OR LESS

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 100'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	03-11-24	R13320

A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN THE SE 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LINE TABLE FOR

EXHIBIT A

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°14'56"E	396.55'
L2	S60°45'04"E	40.00'
L3	S89°14'56"W	431.30'
L4	N00°25'36"W	20.00'
L5	N00°25'36"W	20.00'
L6	N89°14'56"E	328.61'
L7	S80°05'59"E	91.98'
L8	N89°14'56"E	61.25'
L9	S00°25'08"E	25.12'
L10	S89°14'56"W	78.45'
L11	N60°45'04"W	44.24'
L12	S89°14'56"W	363.46'
L13	S00°25'08"E	7.00'
L14	S89°14'56"W	60.37'
L15	N80°05'59"W	37.87'
L16	N89°14'56"E	97.63'

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTOPHER P. JULIANO
NUMBER 31158
03/11/24

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 100'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	03-11-24	R13320

A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN THE SE 1/4 OF SECTION 31, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

THREE PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF RECEPTION NO. C0024823 FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF SAID REC. NO., ASSUMED TO BEAR N00°25'36"W A DISTANCE OF 643.04 FEET FROM THE SOUTHWEST CORNER OF SAID REC. NO. TO THE NORTHWEST CORNER OF SAID REC. NO.;

EASEMENT "A"

BEGINNING AT A POINT ON SAID WEST LINE, SAID POINT BEARS S00°25'36"E A DISTANCE OF 397.45 FEET FROM SAID NORTHEAST CORNER;

THENCE N89°14'56"E A DISTANCE OF 396.55 FEET; THENCE S60°45'04"E A DISTANCE OF 40.00 FEET; THENCE S89°14'56"W A DISTANCE OF 431.30 FEET TO SAID WEST LINE; THENCE N00°25'36"W ALONG SAID WEST LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 8,278 SQUARE FEET OR 0.190 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EASEMENT "B"

BEGINNING AT A POINT ON SAID WEST LINE, SAID POINT BEARS N00°25'36"W A DISTANCE OF 189.60 FEET FROM SAID SOUTHWEST CORNER;

THENCE N00°25'36"W ALONG SAID WEST LINE A DISTANCE OF 20.00 FEET; THENCE N89°14'56"E A DISTANCE OF 328.61 FEET; THENCE S80°05'59"E A DISTANCE OF 91.98 FEET; THENCE N89°14'56"E A DISTANCE OF 61.25 FEET; THENCE S00°25'08"E A DISTANCE OF 25.12 FEET; THENCE S89°14'56"W A DISTANCE OF 78.45 FEET; THENCE N60°45'04"W A DISTANCE OF 44.24 FEET; THENCE S89°14'56"W A DISTANCE OF 363.46 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 9,957 SQUARE FEET OR 0.229 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

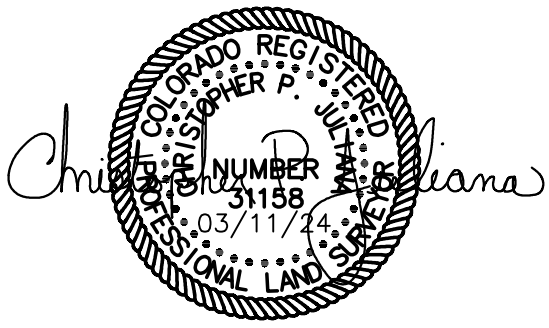
EASEMENT "C"

BEGINNING AT A POINT WHICH BEARS N65°43'39"E A DISTANCE OF 525.18 FEET FROM SAID SOUTHWEST CORNER;

THENCE S00°25'08"E A DISTANCE OF 7.00 FEET; THENCE S89°14'56"W A DISTANCE OF 60.37 FEET; THENCE N80°05'59"W A DISTANCE OF 37.87 FEET; THENCE N89°14'56"E A DISTANCE OF 97.63 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHWEST CORNER BEARS N48°32'38"W A DISTANCE OF 645.18 FEET;

SAID PARCEL CONTAINS 553 SQUARE FEET OR 0.013 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:
Client
Client Company
Address 1
Date: 3/11/2024 8:04:28 AM

Prepared by:
Preparer
Your Company Name
123 Main Street

Parcel Name: CHAMBERS TCE A - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:1,695,456.201' East:3,193,360.881'

Segment# 1: Line
Course: N0°25'36"W Length: 20.000'
North: 1,695,476.200' East: 3,193,360.732'

Segment# 2: Line
Course: N89°14'56"E Length: 396.548'
North: 1,695,481.399' East: 3,193,757.246'

Segment# 3: Line
Course: S60°45'04"E Length: 40.000'
North: 1,695,461.855' East: 3,193,792.146'

Segment# 4: Line
Course: S89°14'56"W Length: 431.302'
North: 1,695,456.201' East: 3,193,360.881'

Perimeter: 887.850' Area: 8,278.49Sq.Ft.
Error Closure: 0.000 Course: S40°38'32"E
Error North : -0.0003 East: 0.0003

Precision 1: 887,850,000.000

Parcel Name: CHAMBERS TCE B - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:1,695,424.966' East:3,193,724.579'

Segment# 1: Line
Course: S89°14'56"W Length: 363.461'
North: 1,695,420.201' East: 3,193,361.149'

Segment# 2: Line
Course: N0°25'36"W Length: 20.000'
North: 1,695,440.200' East: 3,193,361.000'

Segment# 3: Line
Course: N89°14'56"E Length: 328.615'
North: 1,695,444.508' East: 3,193,689.587'

Segment# 4: Line
Course: S80°05'59"E Length: 91.975'
North: 1,695,428.695' East: 3,193,780.192'

Segment# 5: Line
Course: N89°14'56"E Length: 61.249'
North: 1,695,429.498' East: 3,193,841.436'

Segment# 6: Line
Course: S0°25'08"E Length: 25.119'
North: 1,695,404.379' East: 3,193,841.620'

Segment# 7: Line
Course: S89°14'56"W Length: 78.450'
North: 1,695,403.351' East: 3,193,763.176'

Segment# 8: Line
Course: N60°45'04"W Length: 44.237'
North: 1,695,424.965' East: 3,193,724.579'

Perimeter: 1,013.106' Area: 9,956.93Sq.Ft.
Error Closure: 0.001 Course: S52°13'59"E
Error North : -0.0004 East: 0.0005

Precision 1: 1,013,106.000

Parcel Name: CHAMBERS TCE C - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,445.218'	East:3,193,743.685'

Segment# 1: Line

Course: N89°14'56"E	Length: 97.635'
North: 1,695,446.498'	East: 3,193,841.312'

Segment# 2: Line

Course: S0°25'08"E	Length: 7.000'
North: 1,695,439.498'	East: 3,193,841.363'

Segment# 3: Line

Course: S89°14'56"W	Length: 60.375'
North: 1,695,438.706'	East: 3,193,780.993'

Segment# 4: Line

Course: N80°05'59"W	Length: 37.872'
North: 1,695,445.218'	East: 3,193,743.685'

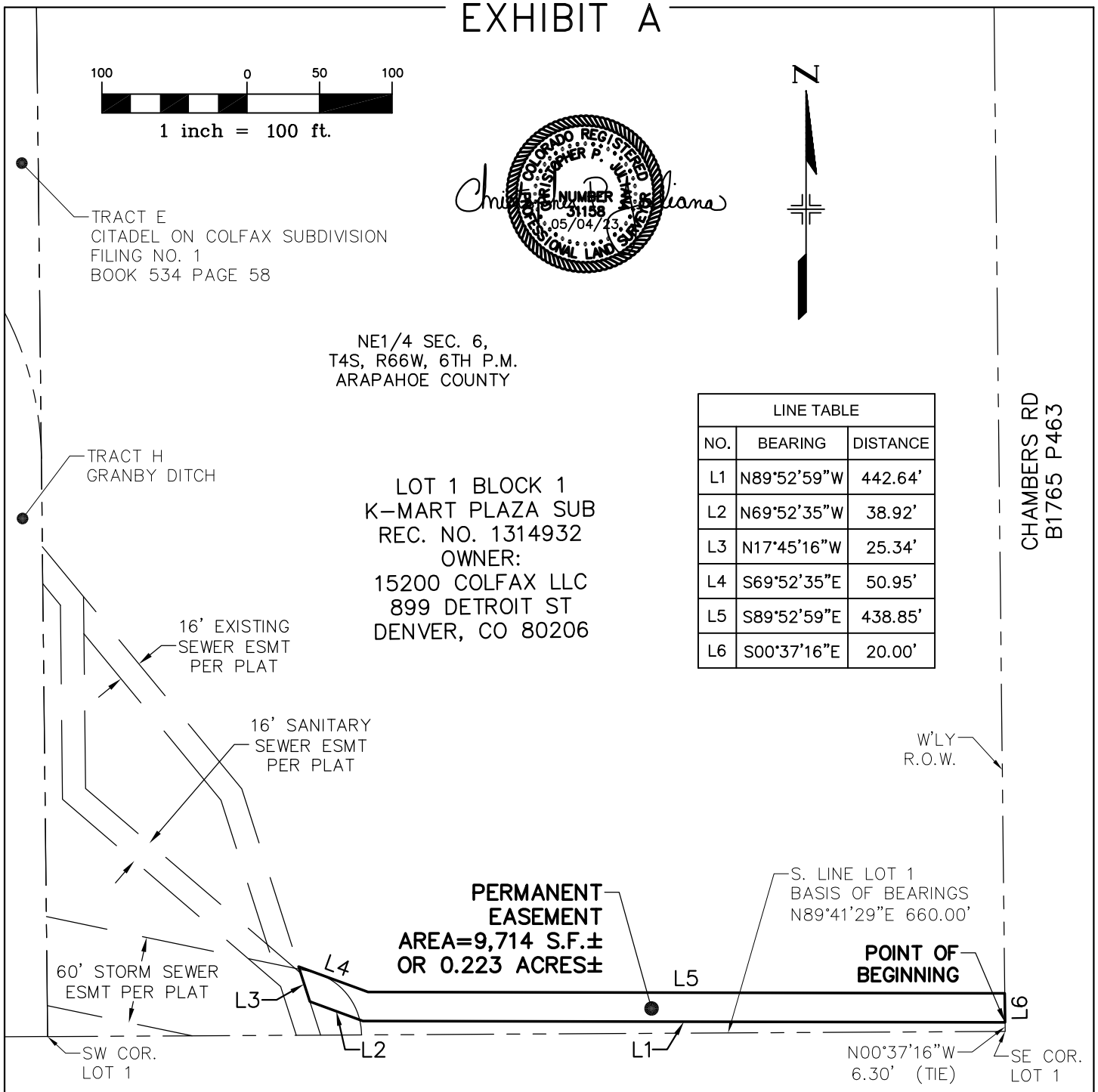
Perimeter: 202.882'	Area: 553.03Sq.Ft.
Error Closure: 0.000	Course: N26°37'28"W
Error North : 0.0001	East: -0.0001

Precision 1: 202,882,000.000

all good RNM 5-5-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°52'59"W	442.64'
L2	N69°52'35"W	38.92'
L3	N17°45'16"W	25.34'
L4	S69°52'35"E	50.95'
L5	S89°52'59"E	438.85'
L6	S00°37'16"E	20.00'

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1 BLOCK 1 K-MART PLAZA SUBDIVISION, BEING N89°41'29"E

THE ABOVE DESCRIBED PARCEL CONTAINS 9,714 SQUARE FEET (0.223 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 100'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	05-04-23	R13320

A PERMANENT EASEMENT SITUATED IN THE NE 1/4 OF SECTION 6, T4S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

all good RNM 5-5-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, BLOCK 1, K-MART PLAZA SUBDIVISION, FILED AT RECEPTION NO. 1314932 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

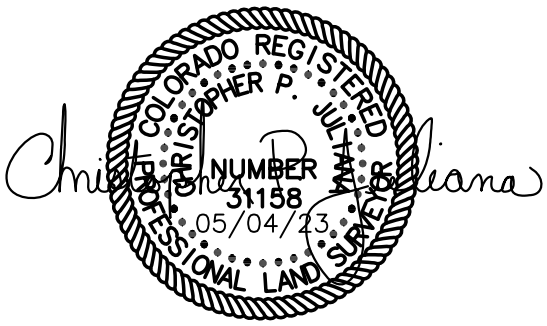
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID LOT 1, ASSUMED TO BEAR N89°41'29"E A DISTANCE OF 660.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1;

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF CHAMBERS ROAD, SAID POINT BEARS N00°37'16"W A DISTANCE OF 6.30 FEET FROM SAID SOUTHEAST CORNER;

THENCE N89°52'59"W A DISTANCE OF 442.64 FEET; THENCE N69°52'35"W A DISTANCE OF 38.92 FEET; THENCE N17°45'16"W A DISTANCE OF 25.34 FEET; THENCE S69°52'35"E A DISTANCE OF 50.95 FEET; THENCE S89°52'59E A DISTANCE OF 438.85 FEET TO SAID WESTERLY RIGHT-OF-WAY; THENCE S00°37'16"E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, WHENCE SAID SOUTHWEST CORNER BEARS S89°08'41"W A DISTANCE OF 660.00 FEET.

SAID PARCEL CONTAINS 9,714 SQUARE FEET OR 0.223 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/10/2023 9:10:16 AM

Parcel Name: KMART PERM - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

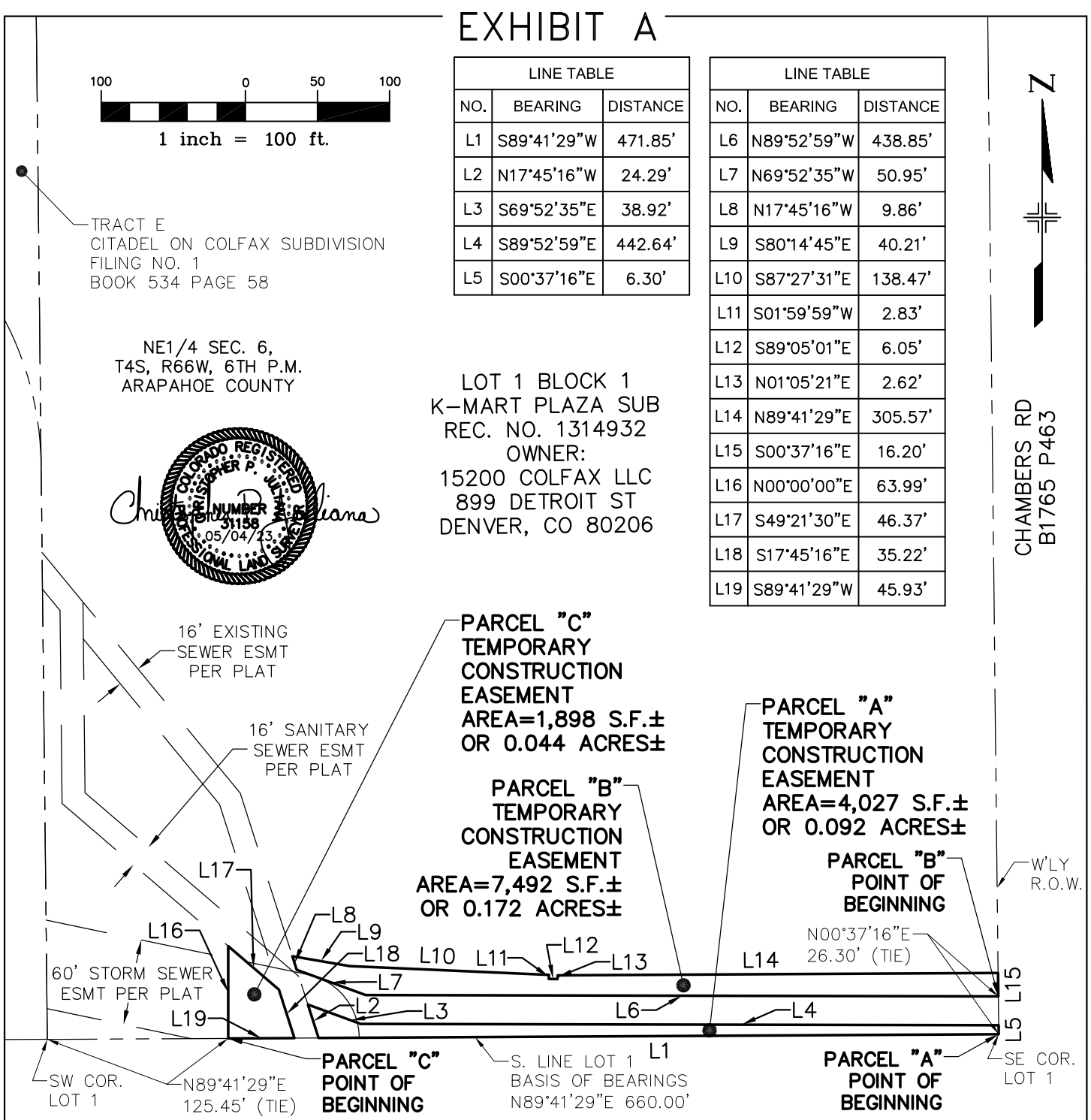
North:1,694,216.241'	East:3,193,986.532'
Segment# 1: Line	
Course: N89°52'59"W	Length: 442.639'
North: 1,694,217.144'	East: 3,193,543.893'
Segment# 2: Line	
Course: N69°52'35"W	Length: 38.923'
North: 1,694,230.535'	East: 3,193,507.347'
Segment# 3: Line	
Course: N17°45'16"W	Length: 25.338'
North: 1,694,254.667'	East: 3,193,499.620'
Segment# 4: Line	
Course: S69°52'35"E	Length: 50.953'
North: 1,694,237.136'	East: 3,193,547.463'
Segment# 5: Line	
Course: S89°52'59"E	Length: 438.854'
North: 1,694,236.241'	East: 3,193,986.316'
Segment# 6: Line	
Course: S0°37'16"E	Length: 20.002'
North: 1,694,216.240'	East: 3,193,986.532'
Perimeter: 1,016.709'	Area: 9,713.69Sq.Ft.
Error Closure: 0.001	Course: S49°34'03"E
Error North : -0.0008	East: 0.0009

Precision 1: 1,016,709.000

all good RNM 5-5-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S89°41'29"W	471.85'
L2	N17°45'16"W	24.29'
L3	S69°52'35"E	38.92'
L4	S89°52'59"E	442.64'
L5	S00°37'16"E	6.30'

LINE TABLE		
NO.	BEARING	DISTANCE
L6	N89°52'59"W	438.85'
L7	N69°52'35"W	50.95'
L8	N17°45'16"W	9.86'
L9	S80°14'45"E	40.21'
L10	S87°27'31"E	138.47'
L11	S01°59'59"W	2.83'
L12	S89°05'01"E	6.05'
L13	N01°05'21"E	2.62'
L14	N89°41'29"E	305.57'
L15	S00°37'16"E	16.20'
L16	N00°00'00"E	63.99'
L17	S49°21'30"E	46.37'
L18	S17°45'16"E	35.22'
L19	S89°41'29"W	45.93'

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1 BLOCK 1 K-MART PLAZA SUBDIVISION, BEING N89°41'29"E

THE ABOVE DESCRIBED PARCELS CONTAIN 13,417 SQUARE FEET (0.308 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 100'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	05-04-23	R13320

A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN THE NE 1/4 OF SECTION 6, T4S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

all good RNM 5-5-23

EXHIBIT "A"

LEGAL DESCRIPTION:

THREE PARCELS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, BLOCK 1, K-MART PLAZA SUBDIVISION, FILED AT RECEPTION NO. 1314932 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID LOT 1, ASSUMED TO BEAR N89°41'29"E A DISTANCE OF 660.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1;

PARCEL "A"
BEGINNING AT SAID SOUTHEAST CORNER;

THENCE S89°41'29"W ALONG SAID SOUTH LINE A DISTANCE OF 471.85 FEET; THENCE N17°45'16"W A DISTANCE OF 24.29 FEET; THENCE S69°52'35"E A DISTANCE OF 38.92 FEET; THENCE S89°52'59"E A DISTANCE OF 442.64 FEET TO THE WESTERLY RIGHT-OF-WAY OF CHAMBERS ROAD; THENCE S00°37'16"E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 6.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,027 SQUARE FEET OR 0.092 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

PARCEL "B"
BEGINNING AT A POINT ON SAID WESTERLY RIGHT-OF-WAY, SAID POINT BEARS N00°37'16"W A DISTANCE OF 26.30 FEET FROM SAID SOUTHEAST CORNER;

THENCE N89°52'59"W A DISTANCE OF 438.85 FEET; THENCE N69°52'35"W A DISTANCE OF 50.95 FEET; THENCE N17°45'16"W A DISTANCE OF 9.86 FEET; THENCE S80°14'45"E A DISTANCE OF 40.21 FEET; THENCE S87°27'31"E A DISTANCE OF 138.47 FEET; THENCE S01°59'59"W A DISTANCE OF 2.83 FEET; THENCE S89°05'01"E A DISTANCE OF 6.05 FEET; THENCE N01°05'21"E A DISTANCE OF 2.62 FEET; THENCE N89°41'29"E A DISTANCE OF 305.57 FEET TO SAID WESTERLY RIGHT-OF-WAY; THENCE S00°37'16"E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 16.20 FEET TO THE POINT OF BEGINNING, WHENCE SAID SOUTHWEST CORNER BEARS S87°24'33"W A DISTANCE OF 660.38 FEET.

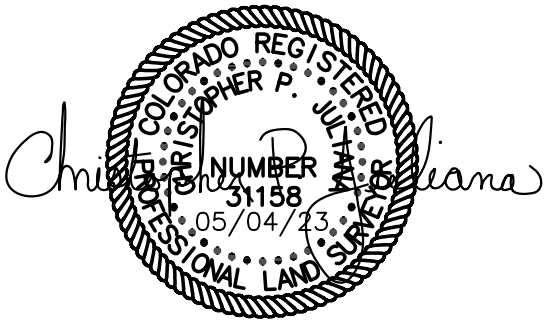
SAID PARCEL CONTAINS 7,492 SQUARE FEET OR 0.172 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

PARCEL "C"
BEGINNING AT A POINT ON SAID SOUTH LINE, SAID POINT BEARS N89°41'29"E A DISTANCE OF 125.45 FEET FROM SAID SOUTHWEST CORNER;

THENCE N00°00'00"E A DISTANCE OF 63.99 FEET; THENCE S49°21'30"E A DISTANCE OF 46.37 FEET; THENCE S17°45'16"E A DISTANCE OF 35.22 FEET TO SAID SOUTH LINE; THENCE S89°41'29"E ALONG SAID SOUTH LINE A DISTANCE OF 45.93 FEET TO THE POINT OF BEGINNING, WHENCE SAID SOUTHEAST CORNER BEARS N89°41'29"E A DISTANCE OF 534.55 FEET;

SAID PARCEL CONTAINS 1,898 SQUARE FEET OR 0.044 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:
COA
HDR

Prepared by:
Precision Survey & Mapping

Date: 5/4/2023 2:25:07 PM

Parcel Name: KMART TEMP A - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,694,209.945' East:3,193,986.600'

Segment# 1: Line
Course: S89°41'29"W Length: 471.854'
North: 1,694,207.404' East: 3,193,514.753'

Segment# 2: Line
Course: N17°45'16"W Length: 24.288'
North: 1,694,230.535' East: 3,193,507.346'

Segment# 3: Line
Course: S69°52'35"E Length: 38.923'
North: 1,694,217.144' East: 3,193,543.893'

Segment# 4: Line
Course: S89°52'59"E Length: 442.639'
North: 1,694,216.240' East: 3,193,986.531'

Segment# 5: Line
Course: S0°37'16"E Length: 6.296'
North: 1,694,209.945' East: 3,193,986.599'

Perimeter: 984.000' Area: 4,027.11Sq.Ft.
Error Closure: 0.001 Course: S23°33'30"W
Error North : -0.0007 East: -0.0003

Precision 1: 984,000.000

Parcel Name: KMART TEMP B - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,694,236.241' East:3,193,986.315'

Segment# 1: Line
Course: N89°52'59"W Length: 438.854'
North: 1,694,237.137' East: 3,193,547.462'

Segment# 2: Line
Course: N69°52'35"W Length: 50.953'
North: 1,694,254.667' East: 3,193,499.619'

Segment# 3: Line
Course: N17°45'16"W Length: 9.857'
North: 1,694,264.055' East: 3,193,496.613'

Segment# 4: Line
Course: S80°14'45"E Length: 40.208'
North: 1,694,257.243' East: 3,193,536.240'

Segment# 5: Line
Course: S87°27'31"E Length: 138.469'
North: 1,694,251.103' East: 3,193,674.573'

Segment# 6: Line
Course: S1°59'59"W Length: 2.834'
North: 1,694,248.270' East: 3,193,674.474'

Segment# 7: Line
Course: S89°05'01"E Length: 6.046'
North: 1,694,248.174' East: 3,193,680.519'

Segment# 8: Line
Course: N1°05'21"E Length: 2.625'
North: 1,694,250.798' East: 3,193,680.569'

Segment# 9: Line
Course: N89°41'29"E Length: 305.574'
North: 1,694,252.444' East: 3,193,986.139'

Segment# 10: Line
Course: S0°37'16"E Length: 16.203'
North: 1,694,236.242' East: 3,193,986.314'

Perimeter: 1,011.623' Area: 7,492.21Sq.Ft.
Error Closure: 0.001 Course: N18°44'58"W
Error North : 0.0009 East: -0.0003

Precision 1: 1,011,623.000

Parcel Name: KMART TEMP C - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:1,694,207.066' East:3,193,452.054'

Segment# 1: Line
Course: N0°00'00"E Length: 63.995'
North: 1,694,271.061' East: 3,193,452.054'

Segment# 2: Line
Course: S49°21'30"E Length: 46.372'
North: 1,694,240.858' East: 3,193,487.241'

Segment# 3: Line
Course: S17°45'16"E Length: 35.222'
North: 1,694,207.313' East: 3,193,497.982'

Segment# 4: Line
Course: S89°41'29"W Length: 45.928'
North: 1,694,207.066' East: 3,193,452.054'

Perimeter: 191.516' Area: 1,897.51Sq.Ft.
Error Closure: 0.000 Course: S52°55'54"E
Error North : -0.0001 East: 0.0002

Precision 1: 191,517,000.000

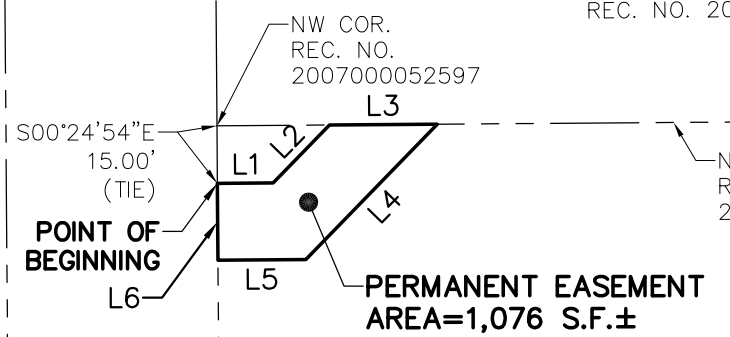
all good RNM 5-5-23

ILLUSTRATION FOR

EXHIBIT A

OWNER:
VILLAGE INN PANCAKE
HOUSE C/O AMERICAN BLUE
RIBBON HOLDINGS LLC
REC. NO. 2007000052593

COLORADO REGISTERED
CHRISTOPHER P. JUTTE
NUMBER
31156
PROFESSIONAL LAND SURVEYOR
05/04/23



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°35'06"E	14.51'
L2	N44°10'24"E	21.06'
L3	N89°35'06"E	28.08'
L4	S44°10'24"W	49.15'
L5	S89°35'06"W	22.88'
L6	N00°24'54"W	20.00'

CHAMBERS RD
B1937 P179

SW1/4 SEC. 32,
T3S, R66W, 6TH P.M.
ADAMS COUNTY

W. LINE REC. NO.
2007000052597
BASIS OF BEARINGS
N00°24'54"W 224.08'

OWNER:
COMMERCE BANK ATTN
BANK ACCOUNTING
8000 FORSYTH BLVD STE 1300
SAINT LOUIS MO 63105
REC. NO. 2007000052597

N

E'LY
R.O.W.

SW COR.
REC. NO.
2007000052597

E COLFAX AVE
B186 P379

50 0 25 50

1 inch = 50 ft.

BEARINGS ARE BASED ON THE WEST LINE OF THE LOT DESCRIBED AT REC. NO. 2007000052597, BEING N00°24'54"W

THE ABOVE DESCRIBED PARCEL CONTAINS 1,076 SQUARE FEET (0.025 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	05-04-23	R13320

A PERMANENT EASEMENT SITUATED IN THE SW 1/4 OF SECTION 32, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good RNM 5-5-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LANDS DESCRIBED AT RECEPTION NO. 2007000052597, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

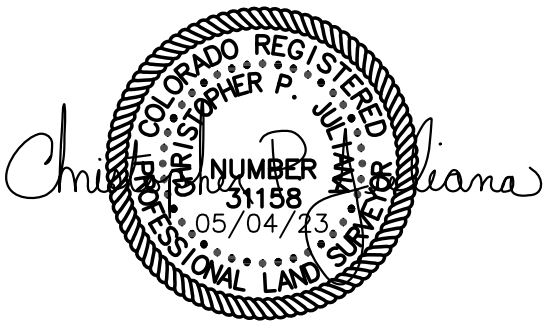
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF SAID REC. NO., ASSUMED TO BEAR N00°24'54"W A DISTANCE OF 224.08 FEET FROM THE SOUTHWEST CORNER OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT;

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF CHAMBERS ROAD, SAID POINT BEARS S00°24'54"E A DISTANCE OF 15.00 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°35'06"E A DISTANCE OF 14.51 FEET; THENCE N44°10'24"E A DISTANCE OF 21.06 FEET TO THE NORTH LINE OF SAID REC. NO.; THENCE N89°35'06"E ALONG SAID NORTH LINE A DISTANCE OF 28.08 FEET; THENCE S44°10'24"W A DISTANCE OF 49.15 FEET; THENCE S89°35'06W A DISTANCE OF 22.88 FEET TO SAID EASTERLY RIGHT-OF-WAY; THENCE N00°24'54"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,076 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/10/2023 9:29:38 AM

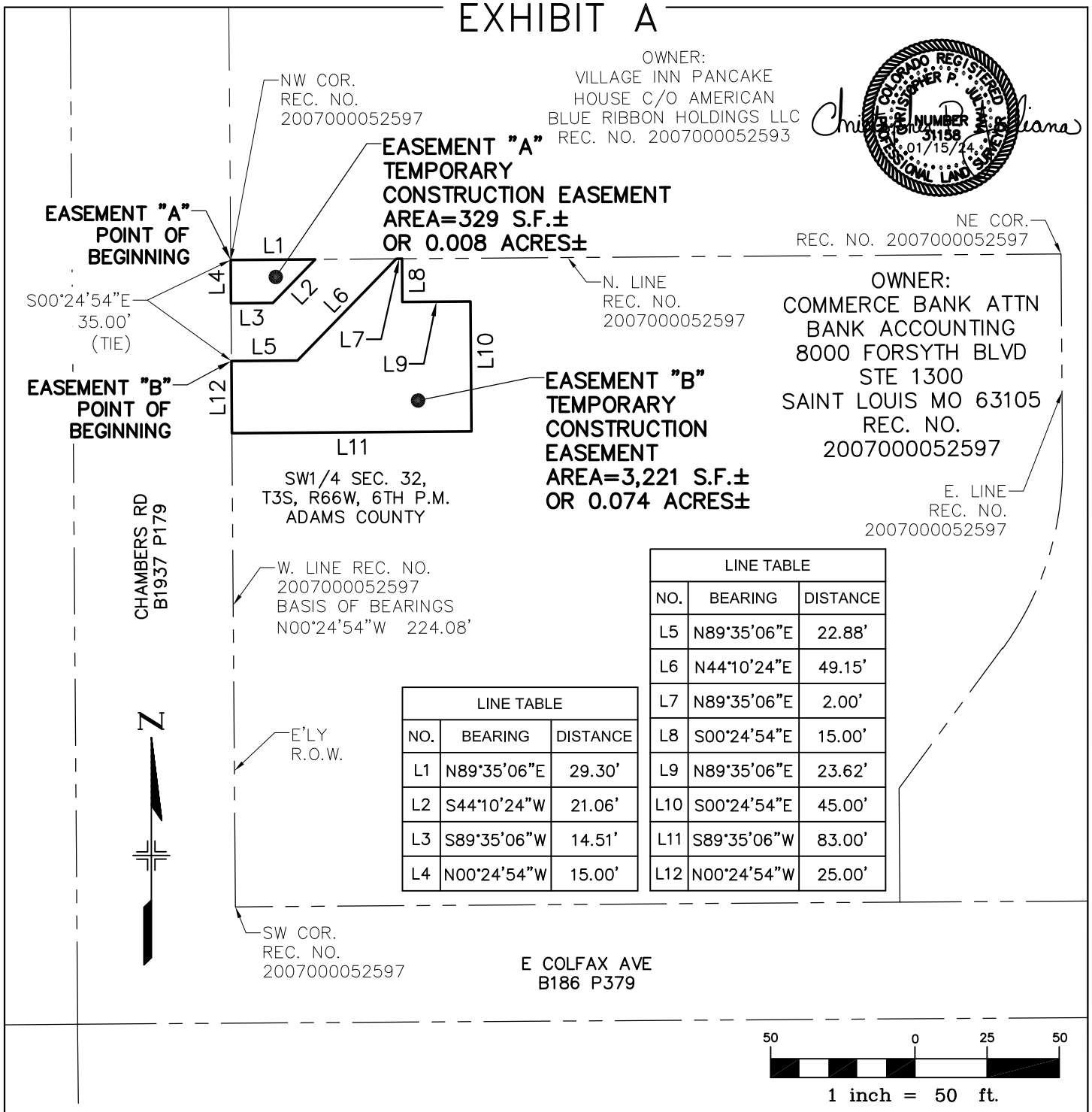
Parcel Name: COMMERCE BANK PERM - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,462.139'	East:3,194,083.926'
Segment# 1: Line	
Course: N89°35'06"E	Length: 14.514'
North: 1,695,462.244'	East: 3,194,098.440'
Segment# 2: Line	
Course: N44°10'24"E	Length: 21.062'
North: 1,695,477.351'	East: 3,194,113.117'
Segment# 3: Line	
Course: N89°35'06"E	Length: 28.083'
North: 1,695,477.554'	East: 3,194,141.199'
Segment# 4: Line	
Course: S44°10'24"W	Length: 49.146'
North: 1,695,442.305'	East: 3,194,106.952'
Segment# 5: Line	
Course: S89°35'06"W	Length: 22.883'
North: 1,695,442.139'	East: 3,194,084.070'
Segment# 6: Line	
Course: N0°24'54"W	Length: 20.000'
North: 1,695,462.139'	East: 3,194,083.925'
Perimeter: 155.689'	Area: 1,076.06Sq.Ft.
Error Closure: 0.001	Course: S64°41'06"W
Error North : -0.0006	East: -0.0012

Precision 1: 155,688.000

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°35'06"E	29.30'
L2	S44°10'24"W	21.06'
L3	S89°35'06"W	14.51'
L4	N00°24'54"W	15.00'

LINE TABLE		
NO.	BEARING	DISTANCE
L5	N89°35'06"E	22.88'
L6	N44°10'24"E	49.15'
L7	N89°35'06"E	2.00'
L8	S00°24'54"E	15.00'
L9	N89°35'06"E	23.62'
L10	S00°24'54"E	45.00'
L11	S89°35'06"W	83.00'
L12	N00°24'54"W	25.00'

BEARINGS ARE BASED ON THE WEST LINE OF THE LOT DESCRIBED AT REC. NO. 2007000052597, BEING N00°24'54"W

THE ABOVE DESCRIBED PARCELS CONTAIN 3,550 SQUARE FEET (0.081 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	01-15-24	R13320

TWO PARCELS OF LAND SITUATED IN SW 1/4 OF SECTION 32, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

TWO PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LANDS DESCRIBED AT RECEPTION NO. 2007000052597, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF SAID REC. NO., ASSUMED TO BEAR N00°24'54"W A DISTANCE OF 224.08 FEET FROM THE SOUTHWEST CORNER OF SAID REC. NO. TO THE NORTHWEST CORNER OF SAID REC. NO.;

EASEMENT "A"
BEGINNING AT SAID NORTHWEST CORNER;

THENCE N89°35'06"E ALONG THE NORTH LINE OF SAID REC. NO. A DISTANCE OF 29.30 FEET; THENCE S44°10'24"W A DISTANCE OF 21.06 FEET; THENCE N89°35'06"W A DISTANCE OF 14.51 FEET TO THE EASTERLY RIGHT-OF-WAY OF CHAMBERS ROAD; THENCE N00°24'54"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

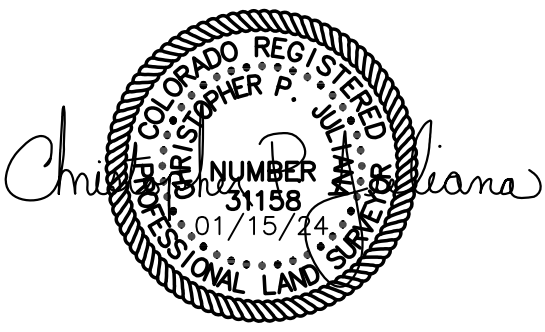
SAID PARCEL CONTAINS 329 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EASEMENT "B"
BEGINNING AT A POINT ON SAID EASTERLY RIGHT-OF-WAY, SAID POINT BEARS S00°24'54"E A DISTANCE OF 35.00 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°35'06"E A DISTANCE OF 22.88 FEET; THENCE N44°10'24"E A DISTANCE OF 49.15 FEET TO THE NORTH LINE OF SAID REC. NO.; THENCE N89°35'06"E ALONG SAID NORTH LINE A DISTANCE OF 2.00 FEET; THENCE S00°24'54"E A DISTANCE OF 15.00 FEET; THENCE N89°35'06E A DISTANCE OF 23.62 FEET; THENCE S00°24'54"E A DISTANCE OF 45.00 FEET; THENCE S89°35'06W A DISTANCE OF 83.00 FEET TO SAID EASTERLY RIGHT-OF-WAY; THENCE N00°24'54"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,221 SQUARE FEET OR 0.074 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:
Client
Client Company
Address 1
Date: 2/19/2024 8:22:01 AM

Prepared by:
Preparer
Your Company Name
123 Main Street

Parcel Name: COMMERCE BANK A - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,477.139'	East:3,194,083.818'
Segment# 1: Line	
Course: N89°35'06"E	Length: 29.300'
North: 1,695,477.351'	East: 3,194,113.117'
Segment# 2: Line	
Course: S44°10'24"W	Length: 21.062'
North: 1,695,462.245'	East: 3,194,098.440'
Segment# 3: Line	
Course: S89°35'06"W	Length: 14.514'
North: 1,695,462.140'	East: 3,194,083.927'
Segment# 4: Line	
Course: N0°24'54"W	Length: 15.000'
North: 1,695,477.139'	East: 3,194,083.818'
Perimeter: 79.877'	Area: 328.61Sq.Ft.
Error Closure: 0.000	Course: N45°31'46"E
Error North : 0.0003	East: 0.0003

Precision 1: 79,876,000.000

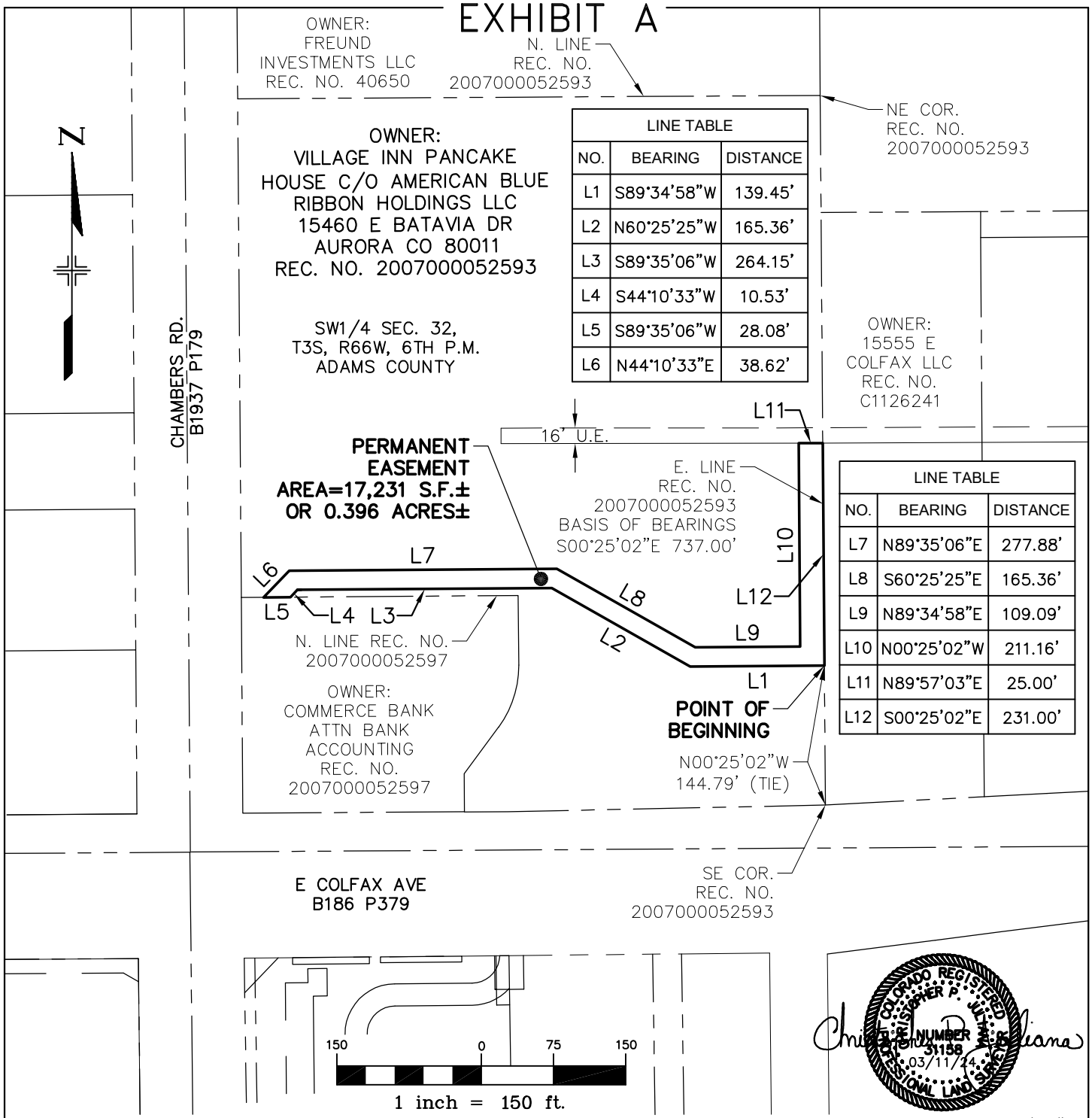
Parcel Name: COMMERCE BANK B - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,477.569'	East:3,194,143.200'
Segment# 1: Line	
Course: S0°24'54"E	Length: 15.000'
North: 1,695,462.569'	East: 3,194,143.308'
Segment# 2: Line	
Course: N89°35'06"E	Length: 23.616'
North: 1,695,462.740'	East: 3,194,166.924'
Segment# 3: Line	
Course: S0°24'54"E	Length: 45.000'
North: 1,695,417.742'	East: 3,194,167.250'
Segment# 4: Line	
Course: S89°35'06"W	Length: 83.000'
North: 1,695,417.140'	East: 3,194,084.252'
Segment# 5: Line	
Course: N0°24'54"W	Length: 25.000'
North: 1,695,442.140'	East: 3,194,084.071'
Segment# 6: Line	
Course: N89°35'06"E	Length: 22.883'
North: 1,695,442.306'	East: 3,194,106.953'
Segment# 7: Line	
Course: N44°10'24"E	Length: 49.146'
North: 1,695,477.555'	East: 3,194,141.200'
Segment# 8: Line	
Course: N89°35'06"E	Length: 2.000'
North: 1,695,477.569'	East: 3,194,143.200'
Perimeter: 265.645'	Area: 3,221.09Sq.Ft.
Error Closure: 0.000	Course: N23°55'02"W
Error North : 0.0003	East: -0.0001

Precision 1: 265,645,000.000

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S89°34'58"W	139.45'
L2	N60°25'25"W	165.36'
L3	S89°35'06"W	264.15'
L4	S44°10'33"W	10.53'
L5	S89°35'06"W	28.08'
L6	N44°10'33"E	38.62'

LINE TABLE		
NO.	BEARING	DISTANCE
L7	N89°35'06"E	277.88'
L8	S60°25'25"E	165.36'
L9	N89°34'58"E	109.09'
L10	N00°25'02"W	211.16'
L11	N89°57'03"E	25.00'
L12	S00°25'02"E	231.00'

BEARINGS ARE BASED ON THE EAST LINE OF THE LOT DESCRIBED AT REC. NO. 2007000052593, BEING S00°25'02"E.

THE ABOVE DESCRIBED PARCEL CONTAINS 17,231 SQUARE FEET (0.396 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 150'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	03-11-24	R13320

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 32, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

TWO PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LANDS DESCRIBED AT RECEPTION NO. 2007000052593 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

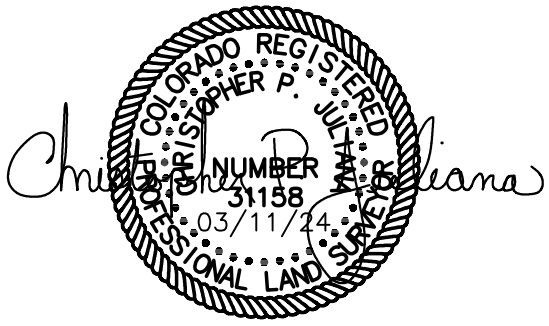
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EAST LINE OF SAID REC. NO., ASSUMED TO BEAR S00°25'02"E A DISTANCE OF 737.00 FEET FROM THE NORTHEAST CORNER OF SAID REC. NO. TO THE SOUTHEAST CORNER OF SAID REC. NO.;

BEGINNING AT A POINT ON SAID EAST LINE, SAID POINT BEARS N00°25'02"W A DISTANCE OF 144.79 FEET FROM SAID SOUTHEAST CORNER;

THENCE S89°34'58"W A DISTANCE OF 139.45 FEET; THENCE N60°25'25"W A DISTANCE OF 165.36 FEET; THENCE S89°35'06"W A DISTANCE OF 264.15 FEET; THENCE S44°10'33"W A DISTANCE OF 10.53 FEET TO THE NORTH LINE OF RECEPTION NO. 2007000052597; THENCE S89°35'06"W ALONG SAID NORTH LINE A DISTANCE OF 28.08 FEET; THENCE N44°10'33"E A DISTANCE OF 38.62 FEET; THENCE N89°35'06"E A DISTANCE OF 277.88 FEET; THENCE S60°25'25"E A DISTANCE OF 165.36 FEET; THENCE N89°34'58"E A DISTANCE OF 109.09 FEET; THENCE N00°25'02"W A DISTANCE OF 211.16 FEET; THENCE N89°57'03"E A DISTANCE OF 25.00 FEET TO SAID EAST LINE; THENCE S00°25'02"E ALONG SAID EAST LINE A DISTANCE OF 231.00 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N00°25'02"W A DISTANCE OF 592.21 FEET.

SAID PARCEL CONTAINS 17,231 SQUARE FEET OR 0.396 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:
Client
Client Company
Address 1
Date: 3/11/2024 7:58:22 AM

Prepared by:
Preparer
Your Company Name
123 Main Street

Parcel Name: VILLAGE INN PE - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,637.365' East:3,194,687.966'

Segment# 1: Line
Course: S0°25'02"E Length: 231.000'
North: 1,695,406.372' East: 3,194,689.648'

Segment# 2: Line
Course: S89°34'58"W Length: 139.447'
North: 1,695,405.356' East: 3,194,550.204'

Segment# 3: Line
Course: N60°25'25"W Length: 165.360'
North: 1,695,486.975' East: 3,194,406.391'

Segment# 4: Line
Course: S89°35'06"W Length: 264.151'
North: 1,695,485.062' East: 3,194,142.247'

Segment# 5: Line
Course: S44°10'33"W Length: 10.532'
North: 1,695,477.508' East: 3,194,134.908'

Segment# 6: Line
Course: S89°35'06"W Length: 28.084'
North: 1,695,477.305' East: 3,194,106.824'

Segment# 7: Line
Course: N44°10'33"E Length: 38.616'
North: 1,695,505.000' East: 3,194,133.735'

Segment# 8: Line
Course: N89°35'06"E Length: 277.876'
North: 1,695,507.013' East: 3,194,411.603'

Segment# 9: Line
Course: S60°25'25"E Length: 165.359'
North: 1,695,425.395' East: 3,194,555.416'

Segment# 10: Line
Course: N89°34'58"E Length: 109.089'
North: 1,695,426.189' East: 3,194,664.502'

Segment# 11: Line
Course: N0°25'02"W Length: 211.161'
North: 1,695,637.344' East: 3,194,662.964'

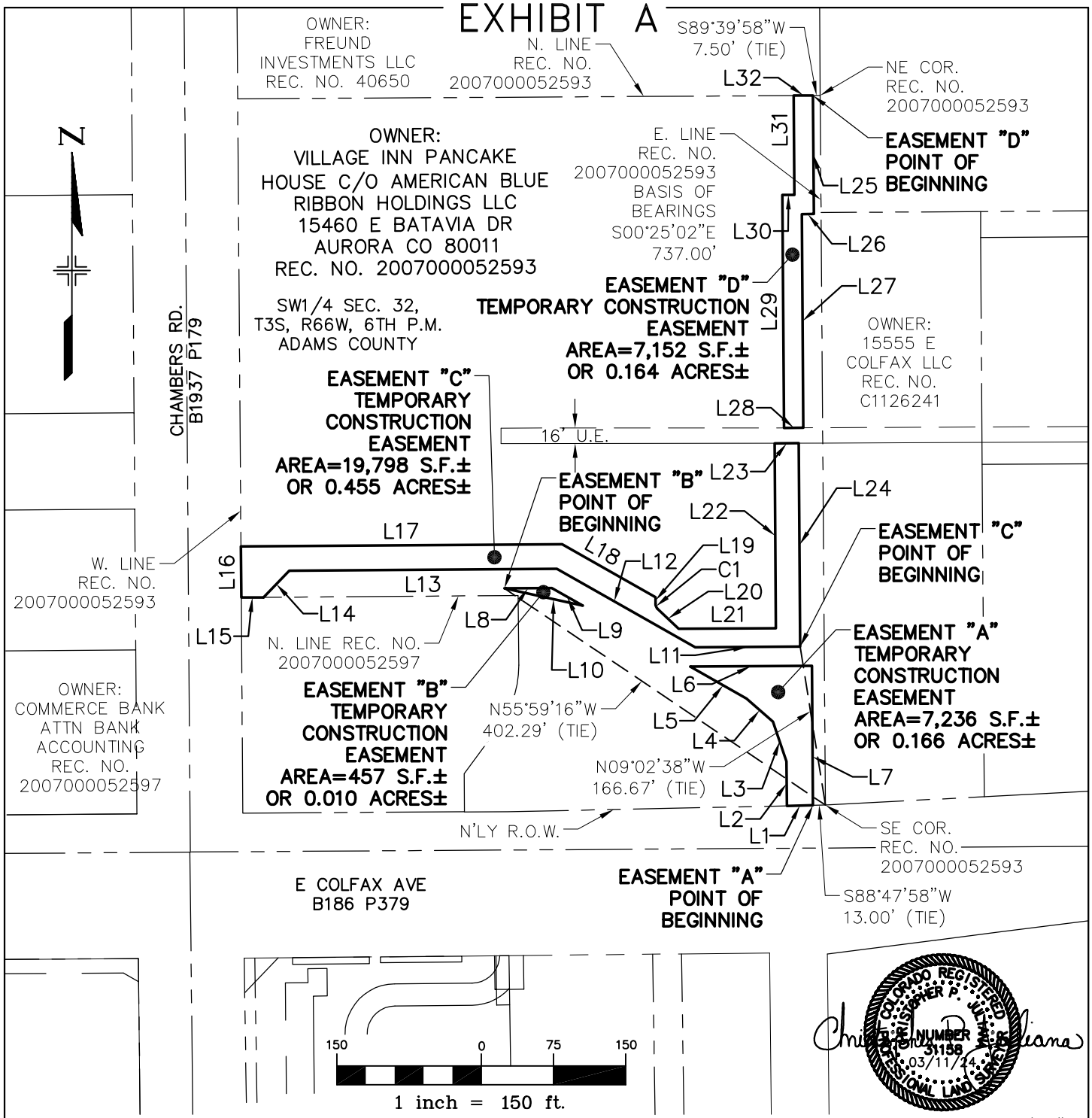
Segment# 12: Line
Course: N89°57'03"E Length: 25.001'
North: 1,695,637.366' East: 3,194,687.965'

Perimeter: 1,665.677' Area: 17,231.32Sq.Ft.
Error Closure: 0.001 Course: N54°48'12"W
Error North : 0.0004 East: -0.0005

Precision 1: 1,665,676.000

ILLUSTRATION FOR

EXHIBIT A



BEARINGS ARE BASED ON THE EAST LINE OF THE LOT DESCRIBED AT REC. NO. 2007000052593, BEING S00°25'02"E.

THE ABOVE DESCRIBED PARCELS CONTAINS 34,643 SQUARE FEET (0.795 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

COLORADO REGISTERED
CHRISTOPHER P. JULIANA
NUMBER 31158
03/11/24
PROFESSIONAL LAND SURVEYOR

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 150'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	03-11-24	R13320

THREE PARCELS OF LAND SITUATED IN THE SW 1/4 OF SECTION 32, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

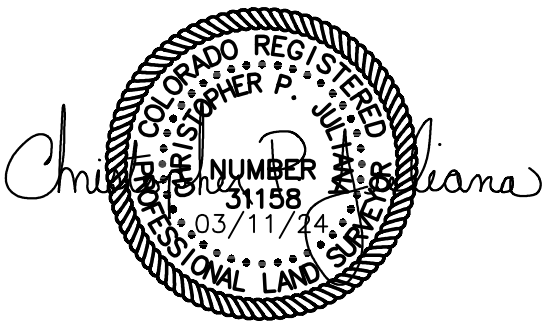
LINE TABLE FOR

EXHIBIT A

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S88°47'58"W	27.00'
L2	N00°25'02"W	46.14'
L3	N18°58'33"W	43.71'
L4	N48°53'45"W	36.36'
L5	N60°25'25"W	67.33'
L6	N89°34'58"E	126.45'
L7	S00°25'02"E	144.97'
L8	N89°35'06"E	49.16'
L9	S60°25'25"E	37.18'
L10	N77°32'50"W	83.46'
L11	S89°34'58"W	109.09'
L12	N60°25'25"W	165.36'
L13	S89°35'06"W	277.88'
L14	S44°10'33"W	38.62'
L15	S89°35'06"W	23.01'
L16	N00°25'02"W	53.00'

NO.	BEARING	DISTANCE
L17	N89°35'06"E	333.78'
L18	S60°26'58"E	111.54'
L19	S00°05'03"E	6.91'
L20	S46°51'06"E	30.59'
L21	N89°49'17"E	101.07'
L22	N00°25'02"W	192.27'
L23	N89°57'03"E	25.00'
L24	S00°25'02"E	211.16'
L25	S00°25'02"E	123.14'
L26	S89°34'58"W	12.50'
L27	S00°25'02"E	221.96'
L28	S89°57'03"W	20.00'
L29	N00°25'02"W	241.89'
L30	N89°34'58"E	12.50'
L31	N00°25'02"W	103.11'
L32	N89°39'58"E	20.00'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5.36'	8.03'	38°16'01"	S19°13'03"E	5.27'



CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 150'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	03-11-24	R13320

THREE PARCELS OF LAND SITUATED IN THE SW 1/4 OF SECTION 32, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

THREE PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LANDS DESCRIBED AT RECEPTION NO. 2007000052593 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EAST LINE OF SAID REC. NO., ASSUMED TO BEAR S00°25'02"E A DISTANCE OF 737.00 FEET FROM THE NORTHEAST CORNER OF SAID REC. NO. TO THE SOUTHEAST CORNER OF SAID REC. NO.;

EASEMENT "A"
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID RECEPTION NO. 2007000052593, SAID POINT BEARS S88°47'58"W A DISTANCE OF 13.00 FEET FROM SAID SOUTHEAST CORNER;

THENCE S88°47'58"W ALONG SAID SOUTH LINE A DISTANCE OF 27.00 FEET; THENCE N00°25'02"W A DISTANCE OF 46.14 FEET; THENCE N18°58'33"W A DISTANCE OF 43.71 FEET; THENCE N48°53'45"W A DISTANCE OF 36.36 FEET; THENCE N60°25'25"W A DISTANCE OF 67.33 FEET; THENCE N89°34'58"E A DISTANCE OF 126.45 FEET; THENCE S00°25'02"E A DISTANCE OF 144.97 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N00°35'35"E A DISTANCE OF 737.29 FEET.

SAID PARCEL CONTAINS 7,236 SQUARE FEET OR 0.166 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EASEMENT "B"
BEGINNING AT A POINT WHICH BEARS N55°59'16"W A DISTANCE OF 402.29 FEET FROM SAID SOUTHEAST CORNER;

THENCE N89°35'06"E A DISTANCE OF 49.16 FEET; THENCE S60°25'25"E A DISTANCE OF 37.18 FEET; THENCE N77°32'50"W A DISTANCE OF 83.46 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N32°39'19"E A DISTANCE OF 608.07 FEET.

SAID PARCEL CONTAINS 457 SQUARE FEET OR 0.010 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EASEMENT "C"
BEGINNING AT A POINT WHICH BEARS N09°02'38"W A DISTANCE OF 166.67 FEET FROM SAID SOUTHEAST CORNER;

THENCE S89°34'58"W A DISTANCE OF 109.09 FEET; THENCE N60°25'25"W A DISTANCE OF 165.36 FEET; THENCE S89°35'06"W A DISTANCE OF 277.88 FEET; THENCE S44°10'33"W A DISTANCE OF 38.62 FEET TO THE NORTH LINE OF RECEPTION NO. 2007000052597; THENCE S89°35'06"W ALONG SAID NORTH LINE A DISTANCE OF 23.01 FEET TO THE WEST LINE OF SAID RECEPTION NO. 2007000052593; THENCE N00°25'02"W ALONG SAID WEST LINE A DISTANCE OF 53.00 FEET; THENCE N89°35'06"E A DISTANCE OF 333.78 FEET; THENCE S60°26'58"E A DISTANCE OF 111.54 FEET; THENCE S00°05'03"E A DISTANCE OF 6.91 FEET; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN ARC LENGTH OF 5.36 FEET, RADIUS 8.03 FEET, CENTRAL ANGLE 38°16'01", AND A CHORD WHICH BEARS S19°13'03"E A DISTANCE OF 5.27 FEET; THENCE S46°51'06"E A DISTANCE OF 30.59 FEET; THENCE N89°49'17"E A DISTANCE OF 101.07 FEET; THENCE N00°25'02"W A DISTANCE OF 192.27 FEET; THENCE N89°57'03"E A DISTANCE OF 25.00 FEET; THENCE S00°25'02"E A DISTANCE OF 211.16 FEET TO THE POINT OF BEGINNING. WHENCE SAID NORTHEAST CORNER BEARS N02°05'04"E A DISTANCE OF 572.76 FEET.

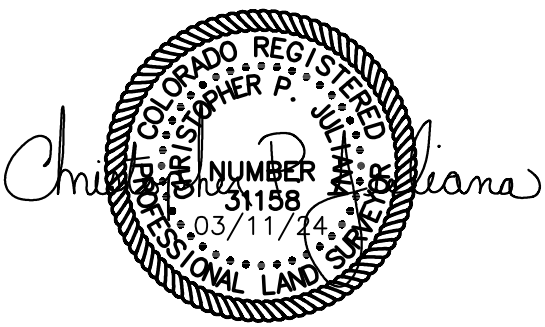
SAID PARCEL CONTAINS 19,798 SQUARE FEET OR 0.455 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EASEMENT "D"
BEGINNING AT A POINT ON THE NORTH LINE OF SAID RECEPTION NO. 2007000052593, SAID POINT BEARS S89°39'58"W A DISTANCE OF 7.50 FEET FROM SAID NORTHEAST CORNER;

THENCE S00°25'02"E A DISTANCE OF 123.14 FEET; THENCE S89°34'58"W 12.50 A DISTANCE OF FEET; THENCE S00°25'02"E A DISTANCE OF 221.96 FEET; THENCE S89°57'03"E A DISTANCE OF 20.00 FEET; THENCE N00°25'02"W A DISTANCE OF 241.89 FEET; THENCE N89°34'58"E A DISTANCE OF 12.50 FEET; THENCE N00°25'02"W A DISTANCE OF 103.11 FEET TO SAID NORTH LINE; THENCE N89°39'58"E ALONG SAID NORTH LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, WHENCE SAID SOUTHEAST CORNER BEARS S01°00'01"E A DISTANCE OF 737.05 FEET.

SAID PARCEL CONTAINS 7,152 SQUARE FEET OR 0.164 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:
Client
Client Company
Address 1
Date: 3/11/2024 7:56:28 AM

Prepared by:
Preparer
Your Company Name
123 Main Street

Parcel Name: VILLAGE INN TCE A - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,405.356'	East:3,194,550.204'
Segment# 1: Line	
Course: N89°34'58"E	Length: 126.447'
North: 1,695,406.277'	East: 3,194,676.648'
Segment# 2: Line	
Course: S0°25'02"E	Length: 144.965'
North: 1,695,261.316'	East: 3,194,677.703'
Segment# 3: Line	
Course: S88°47'58"W	Length: 27.003'
North: 1,695,260.750'	East: 3,194,650.706'
Segment# 4: Line	
Course: N0°25'02"W	Length: 46.138'
North: 1,695,306.887'	East: 3,194,650.370'
Segment# 5: Line	
Course: N18°58'33"W	Length: 43.708'
North: 1,695,348.220'	East: 3,194,636.158'
Segment# 6: Line	
Course: N48°53'45"W	Length: 36.358'
North: 1,695,372.122'	East: 3,194,608.762'
Segment# 7: Line	
Course: N60°25'25"W	Length: 67.332'
North: 1,695,405.356'	East: 3,194,550.203'
Perimeter: 491.950'	Area: 7,236.49Sq.Ft.
Error Closure: 0.001	Course: N82°35'41"W
Error North : 0.0001	East: -0.0011

Precision 1: 491,951.000

Parcel Name: VILLAGE INN TCE B - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,468.623'	East:3,194,438.728'
Segment# 1: Line	
Course: N77°32'50"W	Length: 83.458'
North: 1,695,486.620'	East: 3,194,357.233'
Segment# 2: Line	
Course: N89°35'06"E	Length: 49.159'
North: 1,695,486.976'	East: 3,194,406.391'
Segment# 3: Line	
Course: S60°25'25"E	Length: 37.182'
North: 1,695,468.623'	East: 3,194,438.728'
Perimeter: 169.798'	Area: 456.83Sq.Ft.
Error Closure: 0.000	Course: N70°02'21"E
Error North : 0.0001	East: 0.0003

Precision 1: 169,799,000.000

Parcel Name: VILLAGE INN TCE C - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,507.014' East:3,194,411.604'

Segment# 1: Line
Course: S89°35'06"W Length: 277.876'
North: 1,695,505.001' East: 3,194,133.735'

Segment# 2: Line
Course: S44°10'33"W Length: 38.616'
North: 1,695,477.305' East: 3,194,106.825'

Segment# 3: Line
Course: S89°35'06"W Length: 23.008'
North: 1,695,477.139' East: 3,194,083.817'

Segment# 4: Line
Course: N0°25'02"W Length: 53.000'
North: 1,695,530.137' East: 3,194,083.431'

Segment# 5: Line
Course: N89°35'06"E Length: 333.779'
North: 1,695,532.555' East: 3,194,417.202'

Segment# 6: Line
Course: S60°26'58"E Length: 111.539'
North: 1,695,477.545' East: 3,194,514.232'

Segment# 7: Line
Course: S0°05'03"E Length: 6.909'
North: 1,695,470.636' East: 3,194,514.242'

Segment# 8: Curve
Length: 5.364' Radius: 8.032'
Delta: 38°16'01" Tangent: 2.787'
Chord: 5.265' Course: S19°13'03"E
Course In: N89°54'57"E Course Out: S51°38'56"W
RP North: 1,695,470.648' East: 3,194,522.274'
End North: 1,695,465.664' East: 3,194,515.975'

Segment# 9: Line
Course: S46°51'06"E Length: 30.590'
North: 1,695,444.744' East: 3,194,538.293'

Segment# 10: Line
Course: N89°49'17"E Length: 101.072'
North: 1,695,445.059' East: 3,194,639.365'

Segment# 11: Line
Course: N0°25'02"W Length: 192.269'
North: 1,695,637.323' East: 3,194,637.965'

Segment# 12: Line
Course: N89°57'03"E Length: 25.001'
North: 1,695,637.344' East: 3,194,662.965'

Segment# 13: Line
Course: S0°25'02"E Length: 211.161'
North: 1,695,426.189' East: 3,194,664.503'

Segment# 14: Line
Course: S89°34'58"W Length: 109.089'
North: 1,695,425.395' East: 3,194,555.417'

Segment# 15: Line
Course: N60°25'25"W Length: 165.359'
North: 1,695,507.013' East: 3,194,411.605'

Perimeter: 1,684.634' Area: 19,798.06Sq.Ft.
Error Closure: 0.001 Course: S55°50'20"E
Error North : -0.0007 East: 0.0010

Precision 1: 1,684,632.000

Parcel Name: VILLAGE INN TCE D - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,653.348' East:3,194,667.849'

Segment# 1: Line
Course: S89°57'03"W Length: 20.000'
North: 1,695,653.331' East: 3,194,647.849'

Segment# 2: Line
Course: N0°25'02"W Length: 241.886'
North: 1,695,895.211' East: 3,194,646.087'

Segment# 3: Line
Course: N89°34'58"E Length: 12.500'
North: 1,695,895.302' East: 3,194,658.587'

Segment# 4: Line
Course: N0°25'02"W Length: 103.109'
North: 1,695,998.408' East: 3,194,657.836'

Segment# 5: Line
Course: N89°39'58"E Length: 20.000'
North: 1,695,998.524' East: 3,194,677.836'

Segment# 6: Line
Course: S0°25'02"E Length: 123.139'
North: 1,695,875.389' East: 3,194,678.733'

Segment# 7: Line
Course: S89°34'58"W Length: 12.500'
North: 1,695,875.298' East: 3,194,666.233'

Segment# 8: Line
Course: S0°25'02"E Length: 221.955'
North: 1,695,653.349' East: 3,194,667.849'

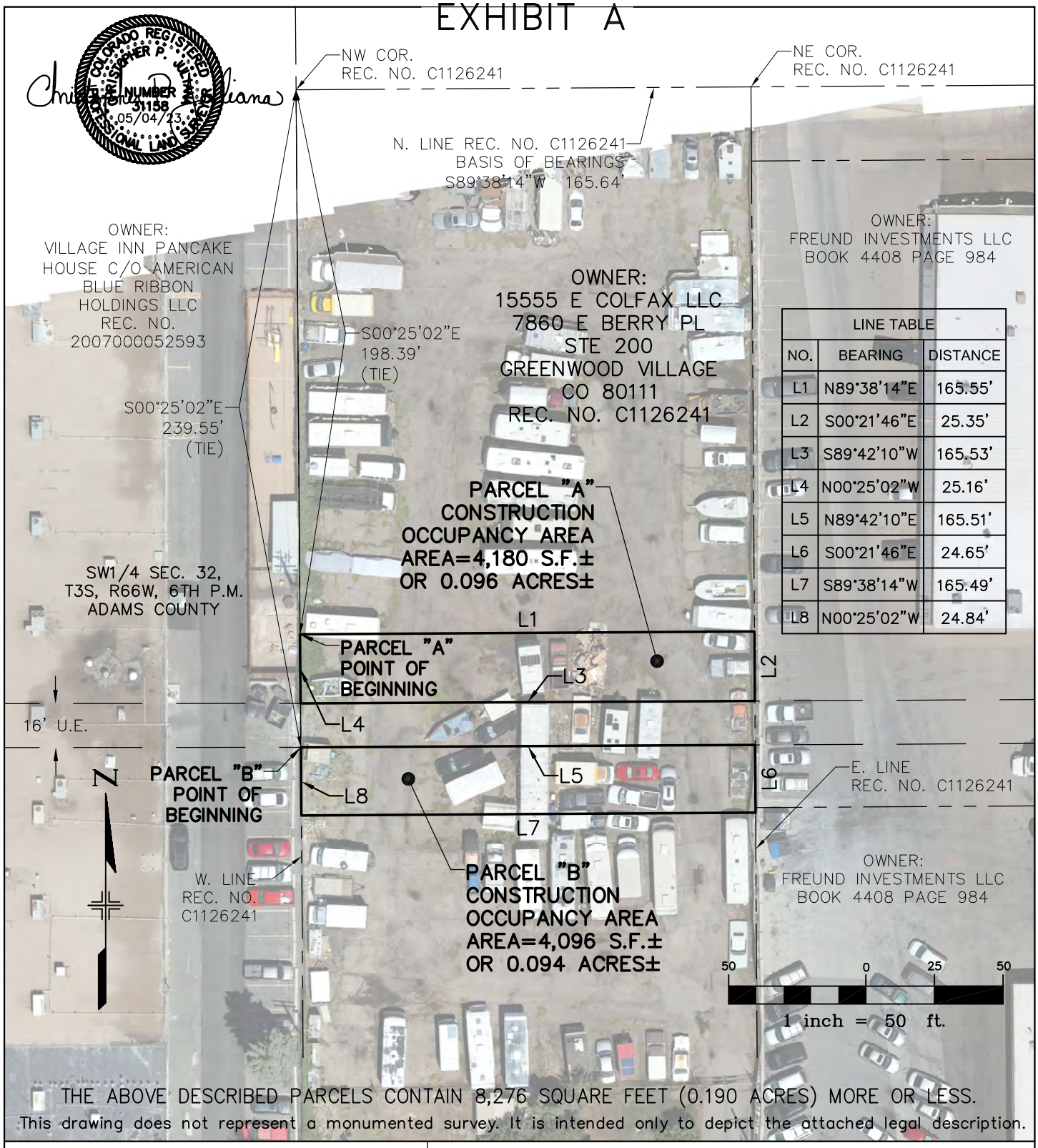
Perimeter: 755.090' Area: 7,151.64Sq.Ft.
Error Closure: 0.001 Course: N44°59'34"E
Error North : 0.0004 East: 0.0004

Precision 1: 755,089.000

all good RNM 5-8-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°38'14"E	165.55'
L2	S00°21'46"E	25.35'
L3	S89°42'10"W	165.53'
L4	N00°25'02"W	25.16'
L5	N89°42'10"E	165.51'
L6	S00°21'46"E	24.65'
L7	S89°38'14"W	165.49'
L8	N00°25'02"W	24.84'

THE ABOVE DESCRIBED PARCELS CONTAIN 8,276 SQUARE FEET (0.190 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	05-04-23	R13320

A CONSTRUCTION OCCUPANCY AREA SITUATED IN THE SW 1/4 OF SECTION 32, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good RNM 5-8-23

EXHIBIT "A"

LEGAL DESCRIPTION:

TWO PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LANDS DESCRIBED AT RECEPTION NO. C1126241, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID REC. NO., ASSUMED TO BEAR S89°38'14"W A DISTANCE OF 165.64 FEET FROM THE NORTHEAST CORNER OF SAID REC. NO. TO THE NORTHWEST CORNER OF SAID REC. NO.;

PARCEL "A'
BEGINNING AT A POINT ON THE WEST LINE OF SAID REC. NO., SAID POINT BEARS S00°25'02"E A DISTANCE OF 198.39 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°38'14"E A DISTANCE OF 165.55 FEET TO THE EAST LINE OF SAID REC. NO.; THENCE S00°21'46"E ALONG SAID EAST LINE A DISTANCE OF 25.35 FEET; THENCE S89°42'10"W A DISTANCE OF 165.53 FEET TO SAID WEST LINE; THENCE N00°25'02"W ALONG SAID WEST LINE A DISTANCE OF 25.16 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N39°28'51"E A DISTANCE OF 258.39 FEET.

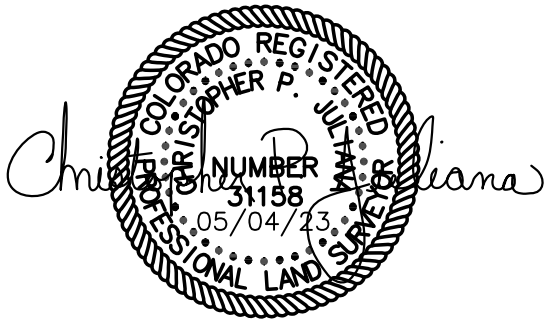
SAID PARCEL CONTAINS 4,180 SQUARE FEET OR 0.096 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

PARCEL "B'
BEGINNING AT A POINT ON THE WEST LINE OF SAID REC. NO., SAID POINT BEARS S00°25'02"E A DISTANCE OF 239.55 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°42'10"E A DISTANCE OF 165.51 FEET TO SAID EAST LINE; THENCE S00°21'46"E ALONG SAID EAST LINE A DISTANCE OF 24.65 FEET; THENCE S89°38'14"W A DISTANCE OF 165.49 FEET TO SAID WEST LINE; THENCE N00°25'02"W ALONG SAID WEST LINE A DISTANCE OF 24.84 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N34°16'43"E A DISTANCE OF 291.17 FEET.

SAID PARCEL CONTAINS 4,096 SQUARE FEET OR 0.094 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:
COA
HDR

Prepared by:
Precision Survey & Mapping

Date: 5/4/2023 2:35:08 PM

Parcel Name: 15555 E COLFAX A - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,678.525'	East:3,194,687.666'
Segment# 1: Line	
Course: N89°38'14"E	Length: 165.549'
North: 1,695,679.573'	East: 3,194,853.212'
Segment# 2: Line	
Course: S0°21'46"E	Length: 25.348'
North: 1,695,654.226'	East: 3,194,853.372'
Segment# 3: Line	
Course: S89°42'10"W	Length: 165.526'
North: 1,695,653.367'	East: 3,194,687.848'
Segment# 4: Line	
Course: N0°25'02"W	Length: 25.158'
North: 1,695,678.524'	East: 3,194,687.665'
Perimeter: 381.582'	Area: 4,180.36Sq.Ft.
Error Closure: 0.001	Course: S51°38'26"W
Error North : -0.0006	East: -0.0008

Precision 1: 381,581.000

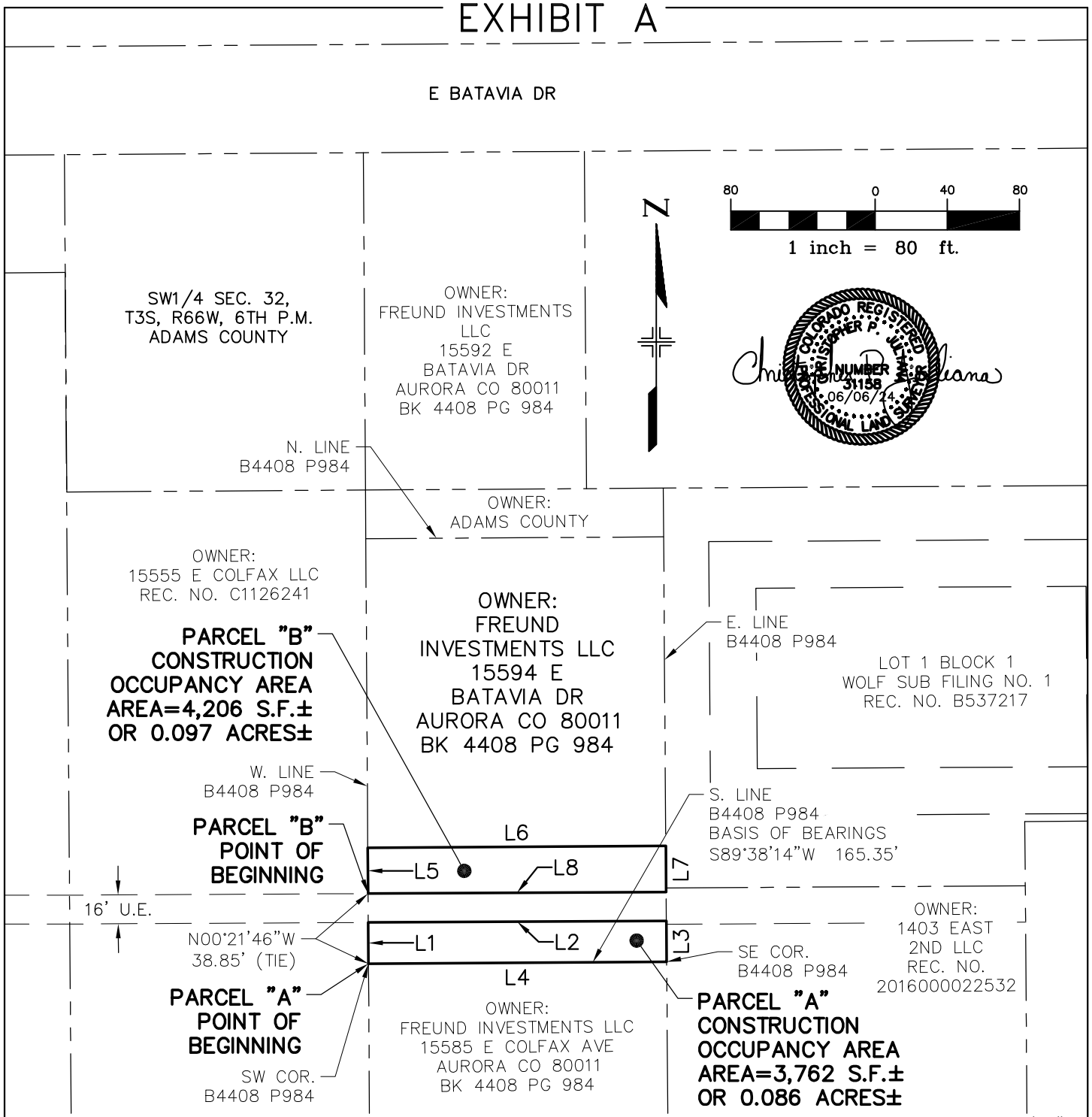
Parcel Name: 15555 E COLFAX B - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,637.368'	East:3,194,687.966'
Segment# 1: Line	
Course: N89°42'10"E	Length: 165.510'
North: 1,695,638.226'	East: 3,194,853.473'
Segment# 2: Line	
Course: S0°21'46"E	Length: 24.652'
North: 1,695,613.575'	East: 3,194,853.630'
Segment# 3: Line	
Course: S89°38'14"W	Length: 165.487'
North: 1,695,612.527'	East: 3,194,688.146'
Segment# 4: Line	
Course: N0°25'02"W	Length: 24.842'
North: 1,695,637.368'	East: 3,194,687.965'
Perimeter: 380.491'	Area: 4,095.55Sq.Ft.
Error Closure: 0.001	Course: N49°26'54"W
Error North : 0.0006	East: -0.0007

Precision 1: 380,491.000

ILLUSTRATION FOR

EXHIBIT A



BEARINGS ARE BASED ON THE SOUTH LINE OF THE LANDS DESCRIBED AT BOOK 4408 PAGE 984, BEING S89°38'14"W

THE ABOVE DESCRIBED PARCELS CONTAIN 7,968 SQUARE FEET (0.183 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

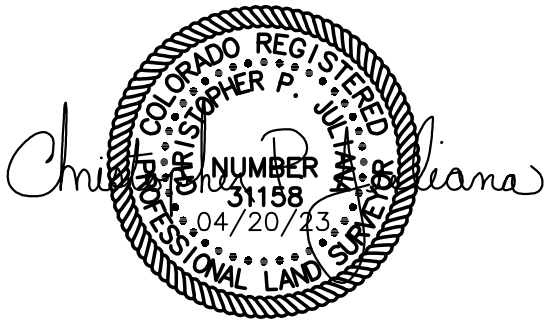
DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 80'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	01-15-24	R13320

TWO PARCELS OF LAND SITUATED IN THE SW 1/4 OF SECTION 32, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LINE TABLE FOR

EXHIBIT A

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N00°21'46"W	22.85'
L2	N89°42'10"E	165.33'
L3	S00°24'56"E	22.66'
L4	S89°38'14"W	165.35'
L5	N00°21'46"W	25.35'
L6	N89°38'14"E	165.29'
L7	S00°24'56"E	25.54'
L8	S89°42'10"W	165.32'



BEARINGS ARE BASED ON THE SOUTH LINE OF THE LANDS DESCRIBED AT BOOK 4408 PAGE 984, BEING S89°38'14"W

THE ABOVE DESCRIBED PARCELS CONTAIN 13,110 SQUARE FEET (0.301 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 80'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	01-15-24	R13320

TWO PARCELS OF LAND SITUATED IN THE SW 1/4 OF SECTION 32, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

TWO PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LANDS DESCRIBED AT BOOK 4408 PAGE 984, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID BOOK AND PAGE, ASSUMED TO BEAR S89°38'14"W A DISTANCE OF 165.35 FEET FROM THE SOUTHEAST CORNER OF SAID BOOK AND PAGE TO THE SOUTHWEST CORNER OF SAID BOOK AND PAGE;

PARCEL "A"
BEGINNING AT SAID SOUTHWEST CORNER;

THENCE N00°21'46"W ALONG THE WEST LINE OF SAID BOOK AND PAGE A DISTANCE OF 22.85 FEET; THENCE N89°42'10"E A DISTANCE OF 165.33 FEET TO THE EAST LINE OF SAID BOOK AND PAGE; THENCE S00°24'56"E ALONG SAID EAST LINE A DISTANCE OF 22.66 FEET TO SAID SOUTHEAST CORNER; THENCE S89°38'14"W ALONG SAID SOUTH LINE A DISTANCE OF 165.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,762 SQUARE FEET OR 0.086 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

PARCEL "B"
BEGINNING AT A POINT ON SAID WEST LINE, SAID POINT BEARS N00°21'46"W A DISTANCE OF 38.85 FROM SAID SOUTHWEST CORNER;

THENCE N00°21'46"W ALONG SAID WEST LINE A DISTANCE OF 25.35 FEET; THENCE N89°38'14"E A DISTANCE OF 165.29 FEET TO SAID EAST LINE; THENCE S00°24'56"E ALONG SAID EAST LINE A DISTANCE OF 25.54 FEET; THENCE S89°42'10"W A DISTANCE OF 165.32 FEET TO THE POINT OF BEGINNING, WHENCE SAID SOUTHEAST CORNER BEARS S77°07'25"E A DISTANCE OF 169.64 FEET.

SAID PARCEL CONTAINS 4,206 SQUARE FEET OR 0.097 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
Client	Preparer
Client Company	Your Company Name
Address 1	123 Main Street

Date: 6/6/2024 10:21:18 AM

Parcel Name: FREUND 594 A - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,638.226'	East:3,194,853.474'
Segment# 1: Line	
Course: N89°42'10"E	Length: 165.333'
North: 1,695,639.084'	East: 3,195,018.805'
Segment# 2: Line	
Course: S0°24'56"E	Length: 22.661'
North: 1,695,616.423'	East: 3,195,018.969'
Segment# 3: Line	
Course: S89°38'14"W	Length: 165.354'
North: 1,695,615.376'	East: 3,194,853.618'
Segment# 4: Line	
Course: N0°21'46"W	Length: 22.850'
North: 1,695,638.226'	East: 3,194,853.474'
Perimeter: 376.197'	Area: 3,762.44Sq.Ft.
Error Closure: 0.000	Course: S55°39'31"W
Error North : -0.0002	East: -0.0002

Precision 1: 376,198,000.000

Parcel Name: FREUND 594 B - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

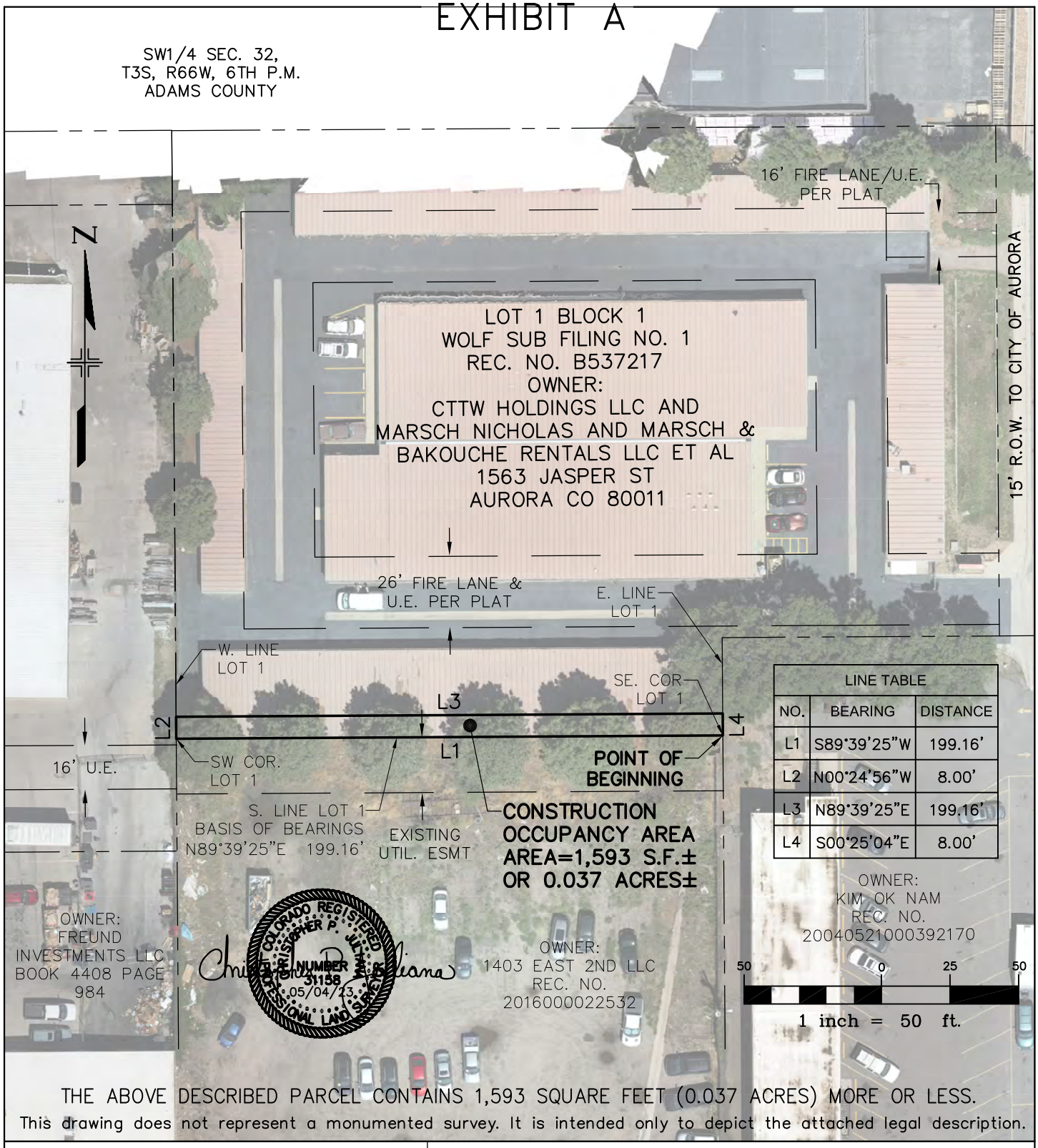
North:1,695,655.073'	East:3,195,018.689'
Segment# 1: Line	
Course: S89°42'10"W	Length: 165.318'
North: 1,695,654.215'	East: 3,194,853.373'
Segment# 2: Line	
Course: N0°21'46"W	Length: 25.348'
North: 1,695,679.563'	East: 3,194,853.212'
Segment# 3: Line	
Course: N89°38'14"E	Length: 165.295'
North: 1,695,680.609'	East: 3,195,018.504'
Segment# 4: Line	
Course: S0°24'56"E	Length: 25.538'
North: 1,695,655.072'	East: 3,195,018.689'
Perimeter: 381.499'	Area: 4,205.88Sq.Ft.
Error Closure: 0.001	Course: S37°22'27"E
Error North : -0.0008	East: 0.0006

Precision 1: 381,499.000

all good RNM 5-5-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S89°39'25"W	199.16'
L2	N00°24'56"W	8.00'
L3	N89°39'25"E	199.16'
L4	S00°25'04"E	8.00'

THE ABOVE DESCRIBED PARCEL CONTAINS 1,593 SQUARE FEET (0.037 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	05-04-23	R13320

A CONSTRUCTION OCCUPANCY AREA SITUATED IN THE SW 1/4 OF SECTION 32, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good RNM 5-5-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1 BLOCK 1, WOLF SUBDIVISION FILING NO. 1, FILED AT RECEPTION NO. B537217 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

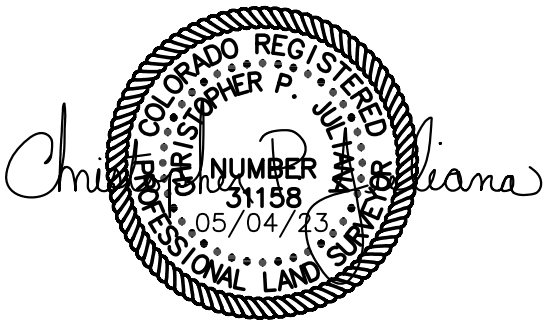
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID LOT 1, ASSUMED TO BEAR N89°39'25"E A DISTANCE OF 199.16 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1;

BEGINNING AT SAID SOUTHEAST CORNER;

THENCE S89°39'25"W A DISTANCE OF 199.16 FEET TO SAID SOUTHWEST CORNER OF LOT 1; THENCE N00°24'56"W ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 8.00 FEET; THENCE N89°39'25"E A DISTANCE OF 199.16 FEET TO THE EAST LINE OF SAID LOT 1; THENCE S00°25'04"E ALONG SAID EAST LINE A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,593 SQUARE FEET OR 0.037 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/7/2023 7:21:09 AM

Parcel Name: WOLF COA - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,658.558'	East:3,195,217.829'

Segment# 1: Line

Course: S89°39'25"W	Length: 199.160'
North: 1,695,657.366'	East: 3,195,018.672'

Segment# 2: Line

Course: N0°24'56"W	Length: 8.000'
North: 1,695,665.366'	East: 3,195,018.614'

Segment# 3: Line

Course: N89°39'25"E	Length: 199.160'
North: 1,695,666.558'	East: 3,195,217.770'

Segment# 4: Line

Course: S0°25'04"E	Length: 8.000'
North: 1,695,658.558'	East: 3,195,217.829'

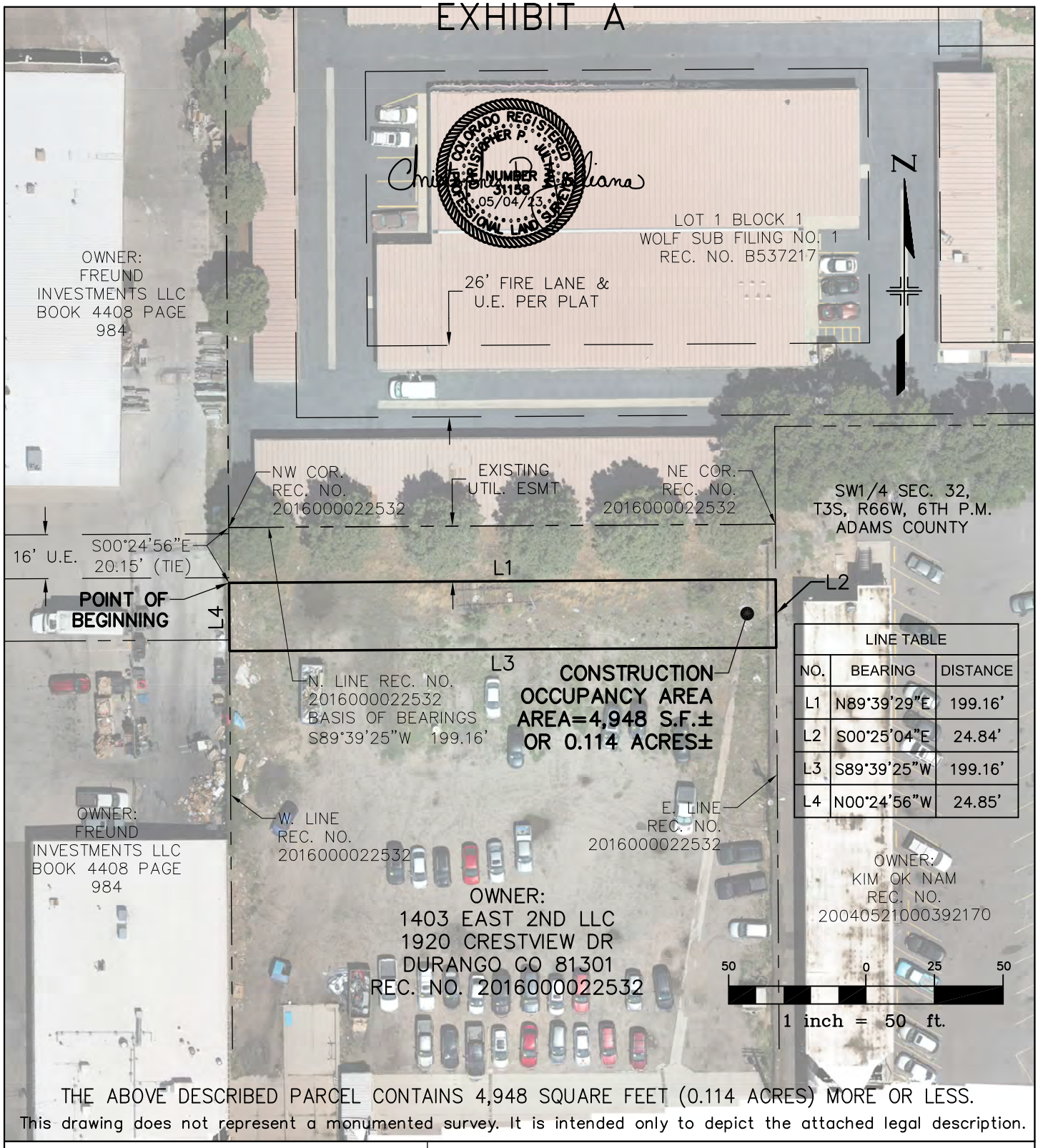
Perimeter: 414.320'	Area: 1,593.28Sq.Ft.
Error Closure: 0.000	Course: N89°35'00"E
Error North : 0.0000	East: 0.0003

Precision 1: 414,320,000.000

all good RNM 5-8-23

ILLUSTRATION FOR

EXHIBIT A



THE ABOVE DESCRIBED PARCEL CONTAINS 4,948 SQUARE FEET (0.114 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	05-04-23	R13320

A CONSTRUCTION OCCUPANCY AREA SITUATED IN THE SW 1/4 OF SECTION 32, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good RNM 5-8-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION THE LANDS DESCRIBED AT RECEPTION NO. 2016000022532 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

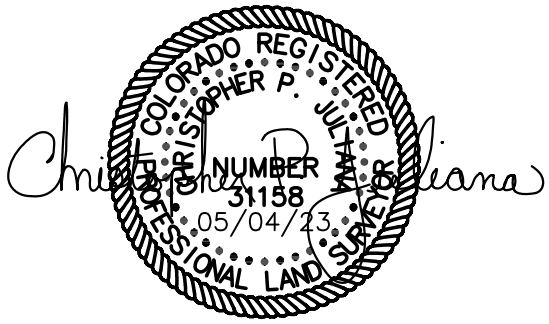
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID REC. NO., ASSUMED TO BEAR S89°39'25"W A DISTANCE OF 199.16 FEET FROM THE NORTHEAST CORNER OF SAID LOT TO THE NORTHWEST CORNER OF SAID REC. NO.;

BEGINNING AT A POINT ON THE WEST LINE OF SAID REC. NO., SAID POINT BEARS S00°24'56"E A DISTANCE OF 20.15 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°39'25"E A DISTANCE OF 199.16 FEET TO THE EAST LINE OF SAID REC. NO.; THENCE S00°25'04"E ALONG SAID EAST LINE A DISTANCE OF 24.84 FEET; THENCE S89°39'25"W A DISTANCE OF 199.16 FEET TO SAID WEST LINE; THENCE N00°24'56"W ALONG SAID WEST LINE A DISTANCE OF 24.85 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N83°52'41"E A DISTANCE OF 200.15 FEET.

SAID PARCEL CONTAINS 4,948 SQUARE FEET OR 0.114 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 5/4/2023 2:35:33 PM

Parcel Name: 1403 E 2ND - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,637.213'	East:3,195,018.818'

Segment# 1: Line

Course: N89°39'29"E	Length: 199.161'
North: 1,695,638.401'	East: 3,195,217.976'

Segment# 2: Line

Course: S0°25'04"E	Length: 24.842'
North: 1,695,613.560'	East: 3,195,218.157'

Segment# 3: Line

Course: S89°39'25"W	Length: 199.162'
North: 1,695,612.368'	East: 3,195,018.998'

Segment# 4: Line

Course: N0°24'56"W	Length: 24.847'
North: 1,695,637.214'	East: 3,195,018.818'

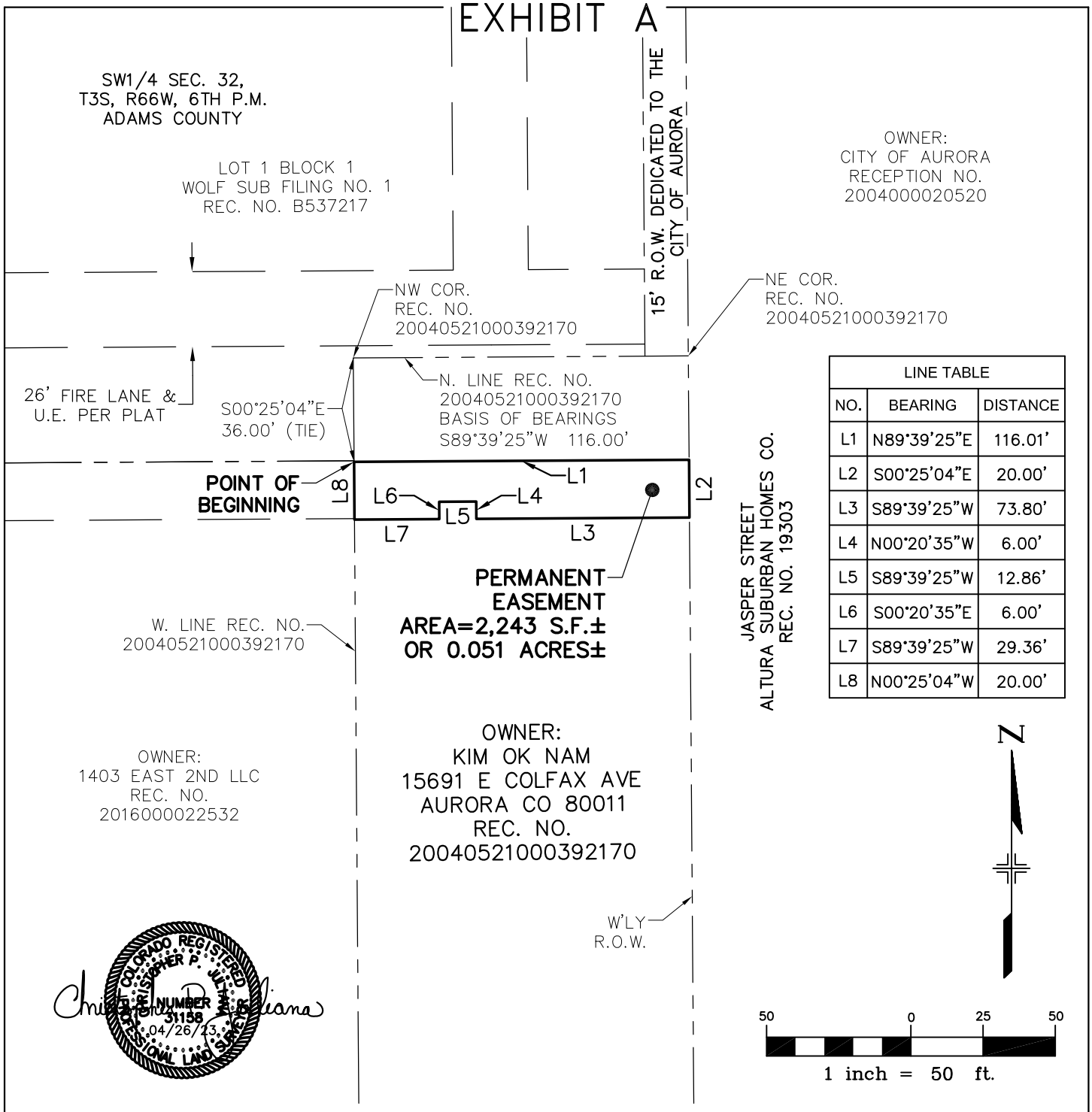
Perimeter: 448.011'	Area: 4,948.05Sq.Ft.
Error Closure: 0.001	Course: N2°29'54"W
Error North : 0.0011	East: 0.0000

Precision 1: 448,012.000

all good RNM 4-27-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°39'25"E	116.01'
L2	S00°25'04"E	20.00'
L3	S89°39'25"W	73.80'
L4	N00°20'35"W	6.00'
L5	S89°39'25"W	12.86'
L6	S00°20'35"E	6.00'
L7	S89°39'25"W	29.36'
L8	N00°25'04"W	20.00'

COLORADO REGISTERED
CHRISTOPHER P. WILLIAMS
P.L.S. NUMBER
31158
04/26/23
REGIONAL LAND SURVEYING

BEARINGS ARE BASED ON THE NORTH LINE OF RECEPTION NO. 20040521000392170, BEING S89°39'25"W.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,243 SQUARE FEET (0.051 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-26-23	R13320

A PERMANENT EASEMENT SITUATED IN THE SW 1/4 OF SECTION 32, T4S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good RNM 4-27-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION THE LANDS DESCRIBED AT RECEPTION NO. 20040521000392170 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

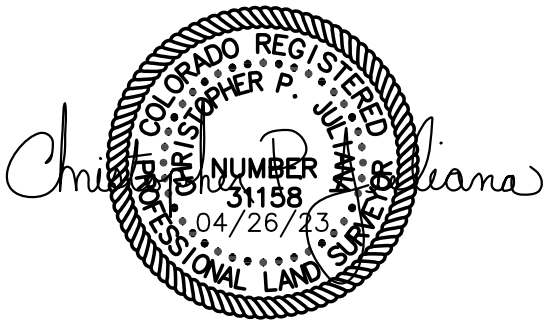
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID REC. NO., ASSUMED TO BEAR S89°39'25"W A DISTANCE OF 116.00 FEET FROM THE NORTHEAST CORNER OF SAID REC. NO. TO THE NORTHWEST CORNER OF SAID REC. NO.;

BEGINNING AT A POINT ON THE WEST LINE OF SAID REC. NO, SAID POINT BEARS S00°25'04"E A DISTANCE OF 36.00 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°39'25"E A DISTANCE OF 116.01 FEET TO THE WESTERLY RIGHT-OF WAY OF JASPER STREET; THENCE S00°25'04"E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 20.00 FEET; THENCE S89°39'25"W A DISTANCE OF 73.80 FEET; THENCE N00°20'35"W A DISTANCE OF 6.00 FEET; THENCE S89°39'25"W A DISTANCE OF 12.86 FEET; THENCE S00°20'35"E A DISTANCE OF 6.00 FEET; THENCE S89°39'25"W A DISTANCE OF 29.36 FEET TO SAID WEST LINE OF REC. NO. 20040521000392170; THENCE N00°25'04"W ALONG SAID WEST LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N72°24'32"E A DISTANCE OF 121.41 FEET.

SAID PARCEL CONTAINS 2,243 SQUARE FEET OR 0.051 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/10/2023 1:15:27 PM

Parcel Name: KIM OK NAM PERM - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

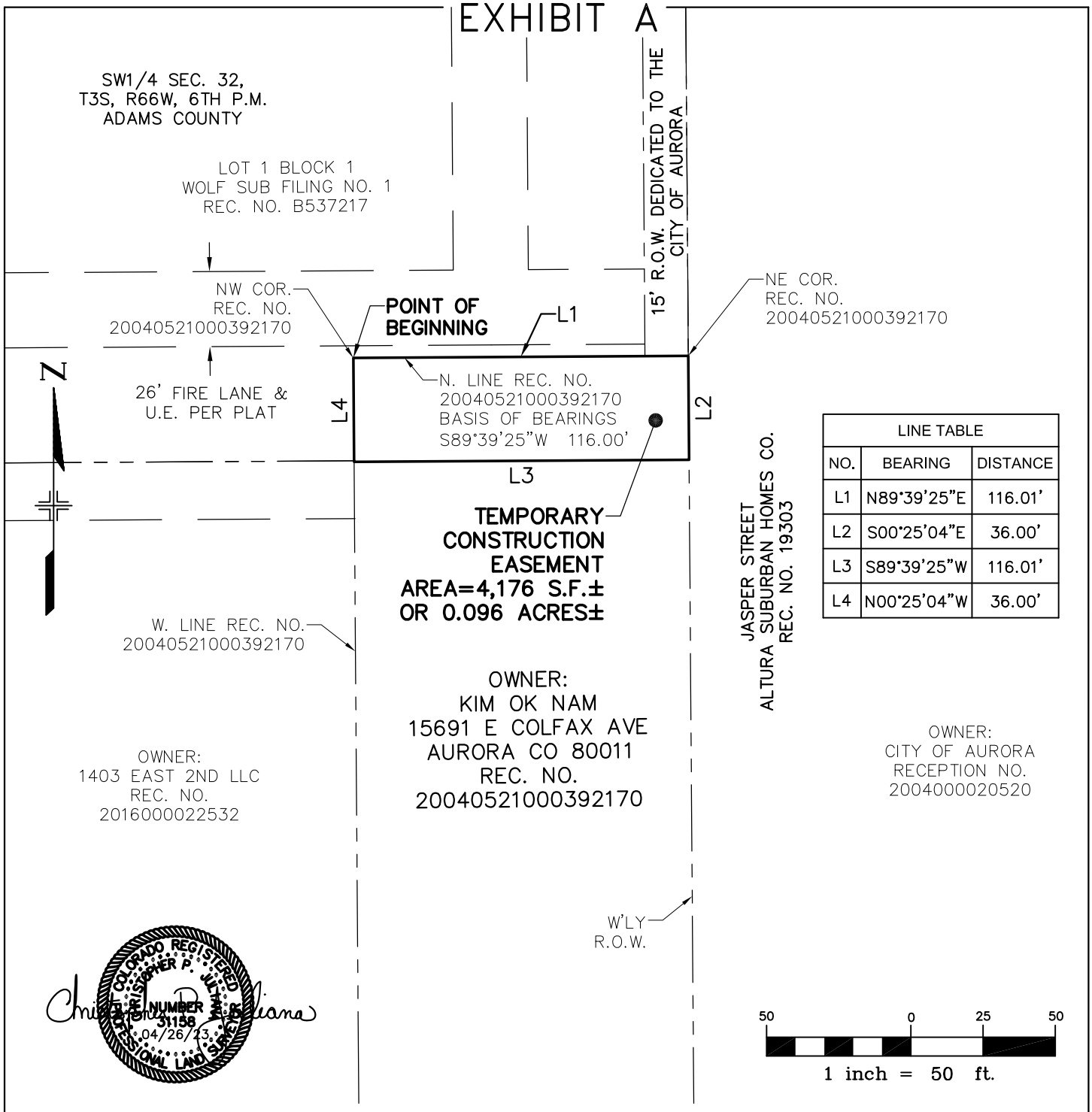
North:1,695,658.198'	East:3,195,217.831'
Segment# 1: Line	
Course: N89°39'25"E	Length: 116.009'
North: 1,695,658.893'	East: 3,195,333.838'
Segment# 2: Line	
Course: S0°25'04"E	Length: 20.000'
North: 1,695,638.893'	East: 3,195,333.984'
Segment# 3: Line	
Course: S89°39'25"W	Length: 73.796'
North: 1,695,638.452'	East: 3,195,260.189'
Segment# 4: Line	
Course: N0°20'35"W	Length: 6.000'
North: 1,695,644.451'	East: 3,195,260.153'
Segment# 5: Line	
Course: S89°39'25"W	Length: 12.855'
North: 1,695,644.374'	East: 3,195,247.299'
Segment# 6: Line	
Course: S0°20'35"E	Length: 6.000'
North: 1,695,638.375'	East: 3,195,247.334'
Segment# 7: Line	
Course: S89°39'25"W	Length: 29.357'
North: 1,695,638.199'	East: 3,195,217.978'
Segment# 8: Line	
Course: N0°25'04"W	Length: 20.000'
North: 1,695,658.198'	East: 3,195,217.832'
Perimeter: 284.017'	Area: 2,243.04Sq.Ft.
Error Closure: 0.001	Course: N89°39'25"E
Error North : 0.0000	East: 0.0010

Precision 1: 284,017.000

all good RNM 4-27-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°39'25"E	116.01'
L2	S00°25'04"E	36.00'
L3	S89°39'25"W	116.01'
L4	N00°25'04"W	36.00'

BEARINGS ARE BASED ON THE NORTH LINE OF RECEPTION NO. 20040521000392170, BEING S89°39'25"W.

THE ABOVE DESCRIBED PARCEL CONTAINS 4,176 SQUARE FEET (0.096 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-26-23	R13320

A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN THE SW 1/4 OF SECTION 32, T4S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good RNM 4-27-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION THE LANDS DESCRIBED AT RECEPTION NO. 20040521000392170 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

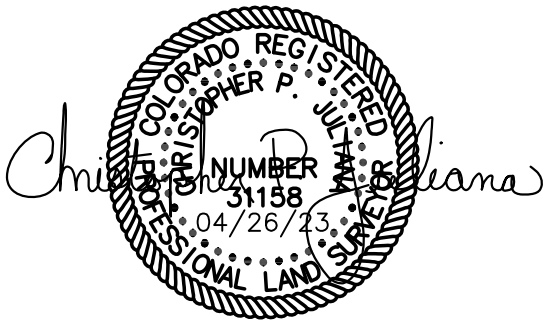
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID REC. NO., ASSUMED TO BEAR S89°39'25"W A DISTANCE OF 116.00 FEET FROM THE NORTHEAST CORNER OF SAID REC. NO. TO THE NORTHWEST CORNER OF SAID REC. NO.;

BEGINNING AT SAID NORTHWEST CORNER;

THENCE N89°39'25"E A DISTANCE OF 116.01 FEET TO THE WESTERLY RIGHT-OF WAY OF JASPER STREET; THENCE S00°25'04"E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 36.00 FEET; THENCE S89°39'25"W A DISTANCE OF 116.01 FEET TO THE WEST LINE OF SAID REC. NO. 20040521000392170; THENCE N00°25'04"W ALONG SAID WEST LINE A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,176 SQUARE FEET OR 0.096 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/10/2023 1:15:44 PM

Parcel Name: KIM OK NAM TEMP - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

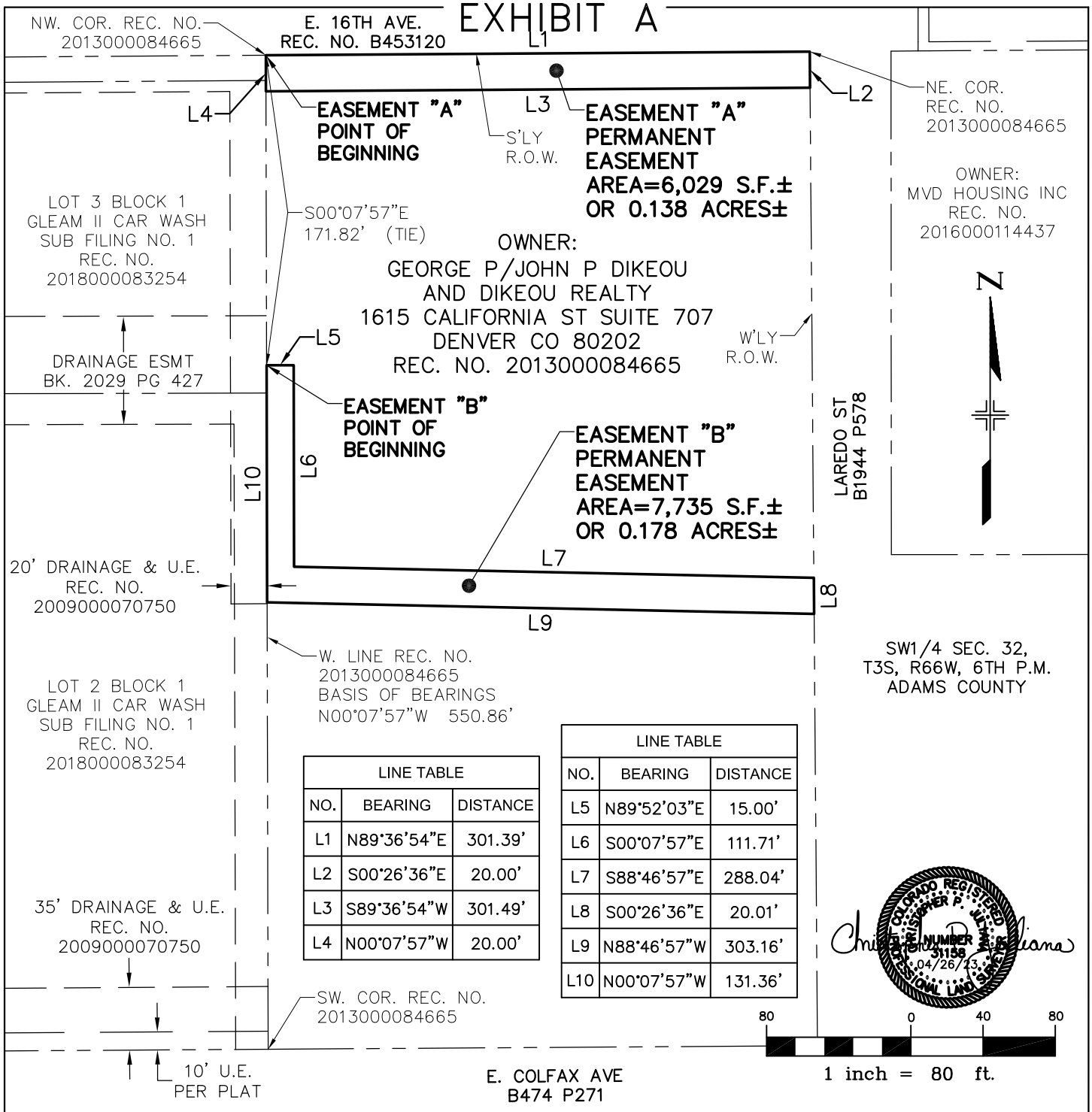
North:1,695,694.197'	East:3,195,217.569'
Segment# 1: Line	
Course: N89°39'25"E	Length: 116.009'
North: 1,695,694.892'	East: 3,195,333.576'
Segment# 2: Line	
Course: S0°25'04"E	Length: 36.000'
North: 1,695,658.893'	East: 3,195,333.838'
Segment# 3: Line	
Course: S89°39'25"W	Length: 116.009'
North: 1,695,658.198'	East: 3,195,217.831'
Segment# 4: Line	
Course: N0°25'04"W	Length: 36.000'
North: 1,695,694.197'	East: 3,195,217.569'
Perimeter: 304.017'	Area: 4,176.31Sq.Ft.
Error Closure: 0.000	Course: N0°00'00"E
Error North : 0.0000	East: 0.0000

Precision 1: 304,018,000.000

all good RNM 4-27-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°36'54"E	301.39'
L2	S00°26'36"E	20.00'
L3	S89°36'54"W	301.49'
L4	N00°07'57"W	20.00'

LINE TABLE		
NO.	BEARING	DISTANCE
L5	N89°52'03"E	15.00'
L6	S00°07'57"E	111.71'
L7	S88°46'57"E	288.04'
L8	S00°26'36"E	20.01'
L9	N88°46'57"W	303.16'
L10	N00°07'57"W	131.36'

COLORADO REGISTERED CHRISTOPHER P. UTTER NUMBER 31158 04/26/23 PROFESSIONAL LAND SURVEYOR

BEARINGS ARE BASED ON THE WEST LINE OF RECEPTION NO. 2013000084665, BEING N00°07'57"W

THE ABOVE DESCRIBED PARCELS CONTAINS 13,764 SQUARE FEET (0.316 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 80'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-26-23	R13320

A PERMANENT EASEMENT SITUATED IN THE SW 1/4 OF SECTION 32, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good RNM 4-27-23

EXHIBIT "A"

LEGAL DESCRIPTION:

TWO PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LANDS DESCRIBED AT RECEPTION NO. 2013000084665, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF SAID REC. NO., ASSUMED TO BEAR N00°07'57"W A DISTANCE OF 550.86 FEET FROM THE SOUTHWEST CORNER OF SAID REC. NO. TO THE NORTHWEST CORNER OF SAID REC. NO.;

EASEMENT "A"
BEGINNING AT SAID NORTHWEST CORNER;

THENCE N89°36'54"E ALONG THE SOUTHERLY RIGHT-OF-WAY OF 16TH AVENUE A DISTANCE OF 301.39 FEET TO THE NORTHEAST CORNER OF SAID REC. NO.; THENCE S00°26'36"E ALONG THE WESTERLY RIGHT-OF-WAY OF LAREDO STREET A DISTANCE OF 20.00 FEET; THENCE S89°36'54"W A DISTANCE OF 301.49 FEET TO SAID WEST LINE; THENCE N00°07'57"W ALONG SAID WEST LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

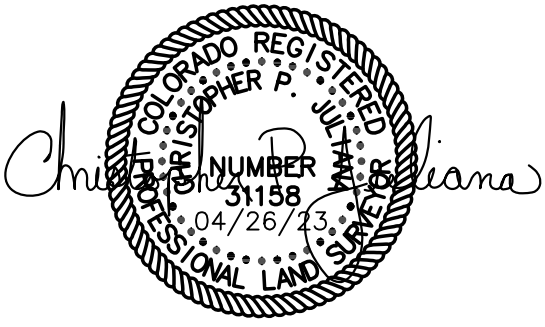
SAID PARCEL CONTAINS 6,029 SQUARE FEET OR 0.138 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EASEMENT "B"
BEGINNING AT A POINT ON SAID WEST LINE, SAID POINT BEARS S00°07'57"E A DISTANCE OF 171.82 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°52'03"E A DISTANCE OF 15.00 FEET; THENCE S00°07'57"E A DISTANCE OF 111.71 FEET; THENCE S88°46'57"E A DISTANCE OF 288.04 FEET TO SAID WESTERLY RIGHT-OF-WAY; THENCE S00°26'36"E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 20.01 FEET; THENCE N88°46'57"W A DISTANCE OF 303.16 FEET TO SAID WEST LINE OF REC. NO. 2013000084665; THENCE N00°07'57"W ALONG SAID WEST LINE A DISTANCE OF 131.36 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7,735 SQUARE FEET OR 0.178 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/5/2023 10:42:29 AM

Parcel Name: DIKEOU PERM-A - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,888.618'	East:3,196,341.393'
Segment# 1: Line	
Course: N89°36'54"E	Length: 301.380'
North: 1,695,890.643'	East: 3,196,642.766'
Segment# 2: Line	
Course: S0°27'34"E	Length: 20.000'
North: 1,695,870.644'	East: 3,196,642.927'
Segment# 3: Line	
Course: S89°36'54"W	Length: 301.494'
North: 1,695,868.618'	East: 3,196,341.439'
Segment# 4: Line	
Course: N0°07'57"W	Length: 20.000'
North: 1,695,888.618'	East: 3,196,341.393'
Perimeter: 642.874'	Area: 6,028.74Sq.Ft.
Error Closure: 0.000	Course: S35°31'56"E
Error North : -0.0002	East: 0.0001

Precision 1: 642,874,000.000

Parcel Name: DIKEOU PERM-B - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,716.803' East:3,196,341.791'

Segment# 1: Line
Course: N89°52'03"E Length: 15.000'
North: 1,695,716.838' East: 3,196,356.790'

Segment# 2: Line
Course: S0°07'57"E Length: 111.707'
North: 1,695,605.131' East: 3,196,357.049'

Segment# 3: Line
Course: S88°46'57"E Length: 288.044'
North: 1,695,599.011' East: 3,196,645.028'

Segment# 4: Line
Course: S0°26'36"E Length: 20.008'
North: 1,695,579.003' East: 3,196,645.183'

Segment# 5: Line
Course: N88°46'57"W Length: 303.157'
North: 1,695,585.445' East: 3,196,342.094'

Segment# 6: Line
Course: N0°07'57"W Length: 131.359'
North: 1,695,716.804' East: 3,196,341.790'

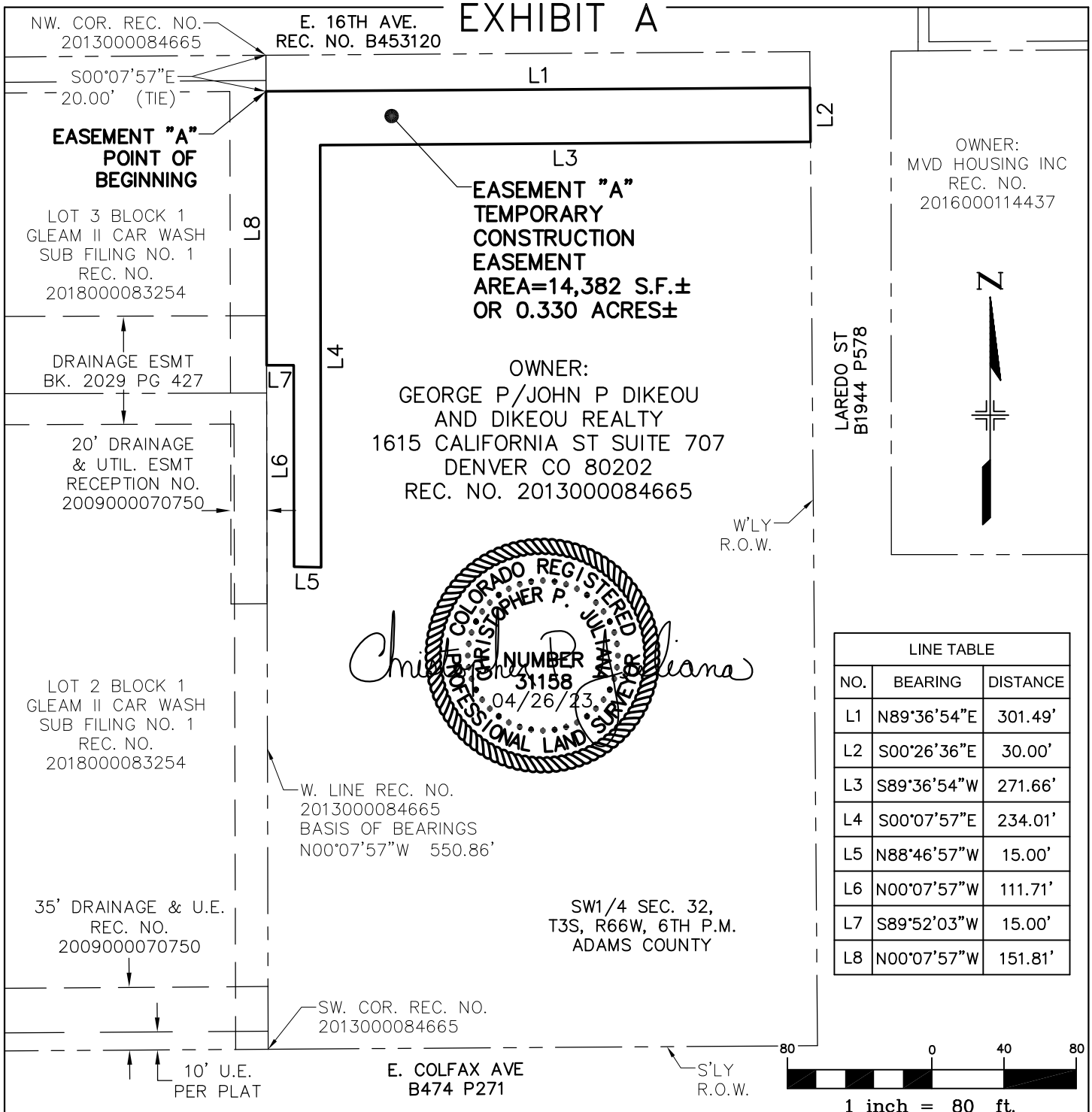
Perimeter: 869.276' Area: 7,735.03Sq.Ft.
Error Closure: 0.000 Course: N36°35'25"W
Error North : 0.0004 East: -0.0003

Precision 1: 869,275,000.000

all good RNM 4-27-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°36'54"E	301.49'
L2	S00°26'36"E	30.00'
L3	S89°36'54"W	271.66'
L4	S00°07'57"E	234.01'
L5	N88°46'57"W	15.00'
L6	N00°07'57"W	111.71'
L7	S89°52'03"W	15.00'
L8	N00°07'57"W	151.81'

BEARINGS ARE BASED ON THE WEST LINE OF RECEPTION NO. 2013000084665, BEING N00°07'57"W

THE ABOVE DESCRIBED PARCELS CONTAINS 14,382 SQUARE FEET (0.330 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 80'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-26-23	R13320

A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN THE SW 1/4 OF SECTION 32, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good RNM 4-27-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LANDS DESCRIBED AT RECEPTION NO. 2013000084665, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

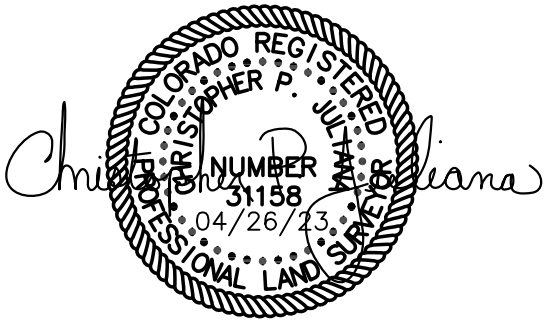
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF SAID REC. NO., ASSUMED TO BEAR N00°07'57"W A DISTANCE OF 550.86 FEET FROM THE SOUTHWEST CORNER OF SAID REC. NO. TO THE NORTHWEST CORNER OF SAID REC. NO.;

BEGINNING AT A POINT ON SAID WEST LINE, SAID POINT BEARS S00°07'57"E A DISTANCE OF 20.00 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°36'54"E A DISTANCE OF 301.49 FEET TO THE WESTERLY RIGHT-OF-WAY OF LAREDO STREET; THENCE S00°26'36"E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 30.00 FEET; THENCE S89°36'54"W A DISTANCE OF 271.66 FEET; THENCE S00°07'57"E A DISTANCE OF 234.01 FEET; THENCE N88°46'57"W A DISTANCE OF 15.00 FEET; THENCE N00°07'57"W A DISTANCE OF 111.71 FEET; THENCE S89°52'03"W A DISTANCE OF 15.00 FEET TO SAID WEST LINE OF REC. NO. 2013000084665; THENCE N00°07'57"W ALONG SAID WEST LINE A DISTANCE OF 151.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14,382 SQUARE FEET OR 0.330 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:
COA
HDR

Prepared by:
Precision Survey & Mapping

Date: 4/5/2023 10:42:45 AM

Parcel Name: DIKEOU TEMP-A - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,868.618' East:3,196,341.439'

Segment# 1: Line
Course: N89°36'54"E Length: 301.494'
North: 1,695,870.644' East: 3,196,642.927'

Segment# 2: Line
Course: S0°26'36"E Length: 30.000'
North: 1,695,840.644' East: 3,196,643.159'

Segment# 3: Line
Course: S89°36'54"W Length: 271.656'
North: 1,695,838.819' East: 3,196,371.509'

Segment# 4: Line
Course: S0°07'57"E Length: 234.008'
North: 1,695,604.812' East: 3,196,372.050'

Segment# 5: Line
Course: N88°46'57"W Length: 15.004'
North: 1,695,605.131' East: 3,196,357.049'

Segment# 6: Line
Course: N0°07'57"W Length: 111.707'
North: 1,695,716.837' East: 3,196,356.791'

Segment# 7: Line
Course: S89°52'03"W Length: 15.000'
North: 1,695,716.803' East: 3,196,341.791'

Segment# 8: Line
Course: N0°07'57"W Length: 151.815'
North: 1,695,868.617' East: 3,196,341.440'

Perimeter: 1,130.684' Area: 14,381.93Sq.Ft.
Error Closure: 0.001 Course: S47°38'33"E
Error North : -0.0006 East: 0.0006

Precision 1: 1,130,684.000

Parcel Name: DIKEOU TEMP-B - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,585.444'	East:3,196,342.094'

Segment# 1: Line

Course: S88°46'57"E	Length: 30.008'
North: 1,695,584.807'	East: 3,196,372.096'

Segment# 2: Line

Course: S0°07'57"E	Length: 246.854'
North: 1,695,337.953'	East: 3,196,372.667'

Segment# 3: Line

Course: S89°37'49"W	Length: 30.000'
North: 1,695,337.760'	East: 3,196,342.667'

Segment# 4: Line

Course: N0°07'57"W	Length: 247.686'
North: 1,695,585.445'	East: 3,196,342.094'

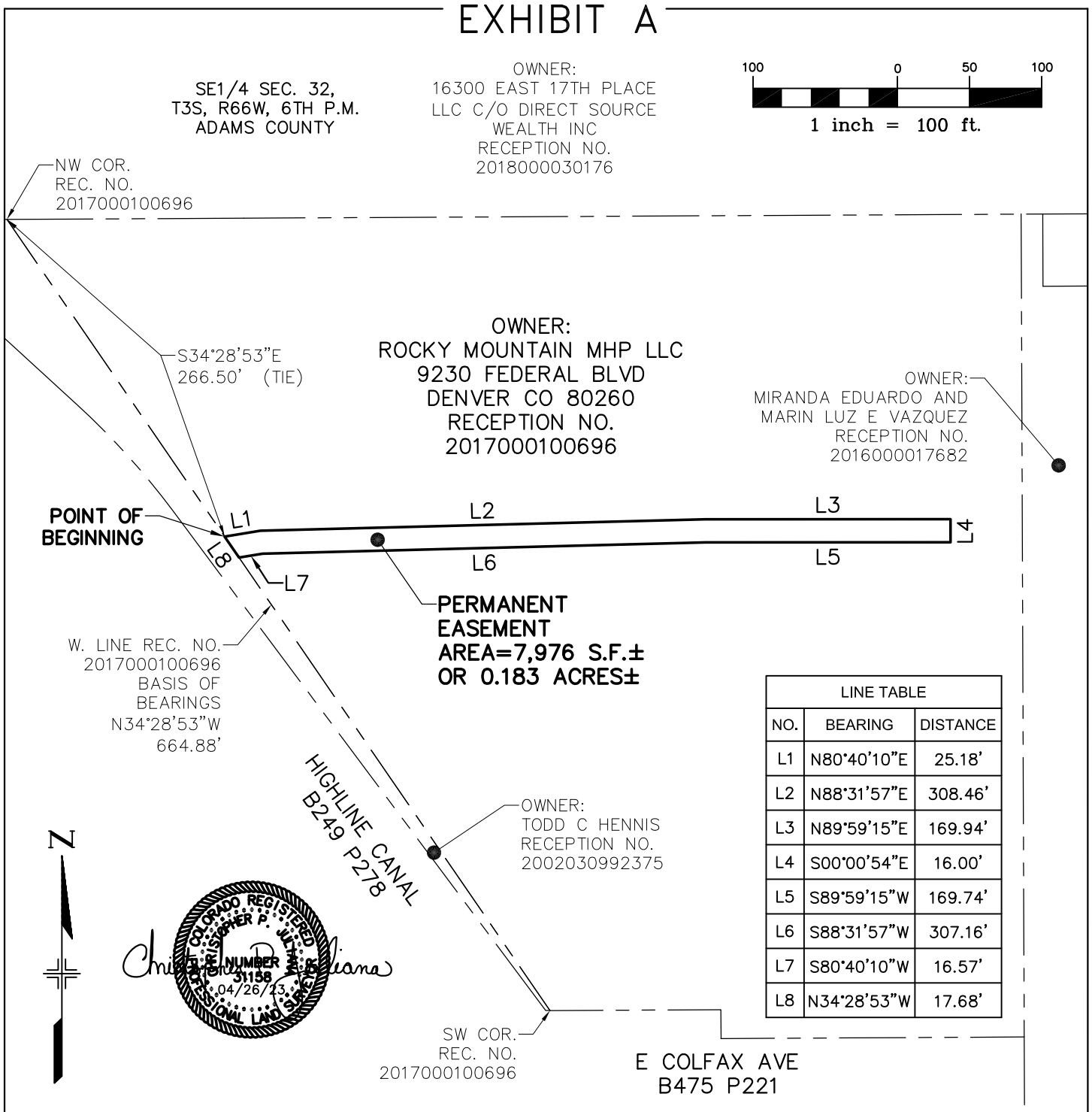
Perimeter: 554.549'	Area: 7,418.10Sq.Ft.
Error Closure: 0.001	Course: N5°13'37"W
Error North : 0.0008	East: -0.0001

Precision 1: 554,548.000

all good RNM 4-27-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N80°40'10"E	25.18'
L2	N88°31'57"E	308.46'
L3	N89°59'15"E	169.94'
L4	S00°00'54"E	16.00'
L5	S89°59'15"W	169.74'
L6	S88°31'57"W	307.16'
L7	S80°40'10"W	16.57'
L8	N34°28'53"W	17.68'

BEARINGS ARE BASED ON THE WEST LINE OF RECEPTION NO. 2017000100696, BEING N34°28'53"W

THE ABOVE DESCRIBED PARCEL CONTAINS 7,976 SQUARE FEET (0.183 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 100'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-26-23	R13320

A PERMANENT EASEMENT SITUATED IN THE SE 1/4 OF SECTION 32, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

all good RNM 4-27-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LANDS DESCRIBED AT RECEPTION NO. 2017000100696 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

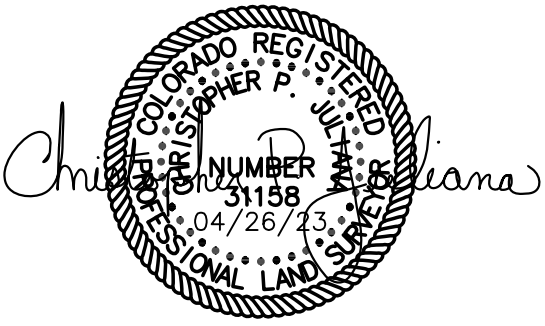
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF SAID REC. NO., ASSUMED TO BEAR N34°28'53"W A DISTANCE OF 664.88 FEET FROM THE SOUTHWEST CORNER OF SAID REC. NO. TO THE NORTHWEST CORNER OF SAID REC. NO.;

BEGINNING AT A POINT ON SAID WEST LINE, SAID POINT BEARS S34°28'53"E A DISTANCE OF 266.50 FEET FROM SAID NORTHWEST CORNER;

THENCE N80°40'10"E A DISTANCE OF 25.18 FEET; THENCE N88°31'57"E A DISTANCE OF 308.46 FEET; THENCE N89°59'15"E A DISTANCE OF 169.94 FEET; THENCE S00°00'54"E A DISTANCE OF 16.00 FEET; THENCE S89°59'15"W A DISTANCE OF 169.74 FEET; THENCE S88°31'57"W A DISTANCE OF 307.16 FEET; THENCE S80°40'10"W A DISTANCE OF 16.57 FEET TO SAID EAST LINE; THENCE N34°28'53"W A DISTANCE OF 17.68 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7,976 SQUARE FEET OR 0.183 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:
COA
HDR

Prepared by:
Precision Survey & Mapping

Date: 4/5/2023 10:59:12 AM

Parcel Name: ROCKY MOUNTAIN MHP LLC PERM - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,672.514' East:3,197,319.880'

Segment# 1: Line
Course: N80°40'10"E Length: 25.185'
North: 1,695,676.597' East: 3,197,344.732'

Segment# 2: Line
Course: N88°31'57"E Length: 308.463'
North: 1,695,684.497' East: 3,197,653.094'

Segment# 3: Line
Course: N89°59'15"E Length: 169.940'
North: 1,695,684.534' East: 3,197,823.034'

Segment# 4: Line
Course: S0°00'54"E Length: 16.000'
North: 1,695,668.534' East: 3,197,823.038'

Segment# 5: Line
Course: S89°59'15"W Length: 169.737'
North: 1,695,668.497' East: 3,197,653.301'

Segment# 6: Line
Course: S88°31'57"W Length: 307.160'
North: 1,695,660.631' East: 3,197,346.242'

Segment# 7: Line
Course: S80°40'10"W Length: 16.573'
North: 1,695,657.944' East: 3,197,329.888'

Segment# 8: Line
Course: N34°28'53"W Length: 17.676'
North: 1,695,672.514' East: 3,197,319.881'

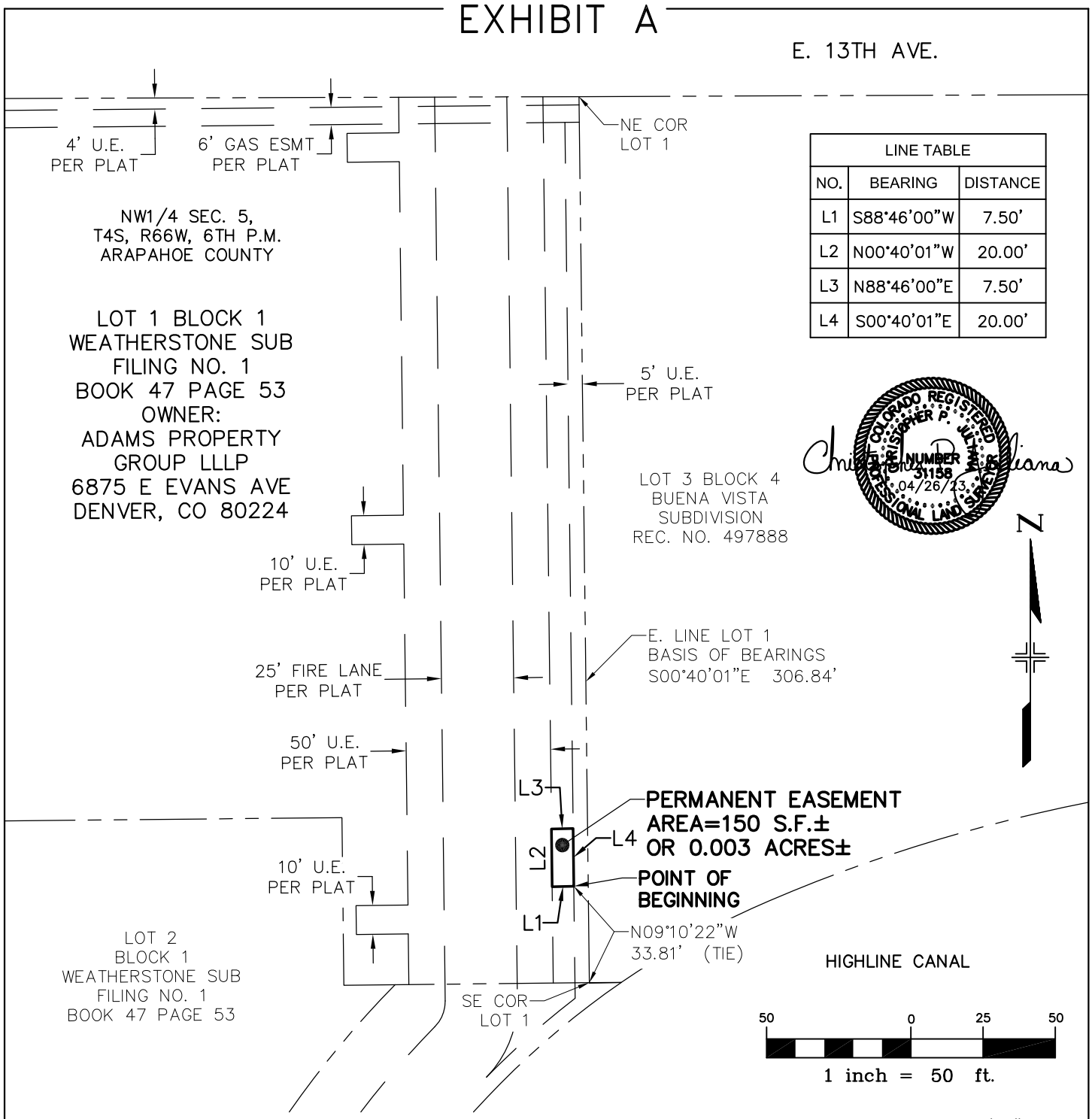
Perimeter: 1,030.734' Area: 7,976.46Sq.Ft.
Error Closure: 0.001 Course: N76°15'34"E
Error North : 0.0002 East: 0.0008

Precision 1: 1,030,734.000

all good RNM 4-27-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S88°46'00"W	7.50'
L2	N00°40'01"W	20.00'
L3	N88°46'00"E	7.50'
L4	S00°40'01"E	20.00'

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR CHRISTOPHER P. JULIANA NUMBER 31158 04/26/23

BEARINGS ARE BASED ON THE EAST LINE LOT 1 BLOCK 1 WEATHERSTONE SUBDIVISION, BEING S00°40'01"E

THE ABOVE DESCRIBED PARCEL CONTAINS 150 SQUARE FEET (0.003 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-24-23	R13320

A PERMANENT EASEMENT SITUATED IN THE NW 1/4 OF SECTION 5, T4S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

all good RNM 4-27-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1 BLOCK 1 WEATHERSTONE SUBDIVISION FILING NO. 1, AS FILED AT BOOK 47 PAGE 53 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

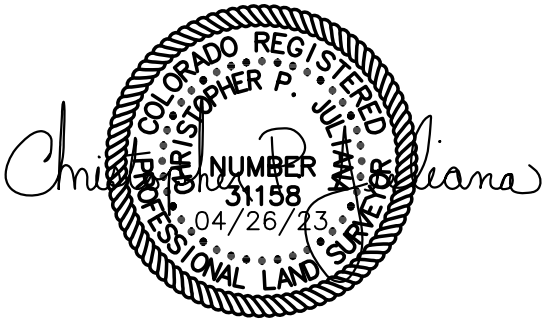
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EAST LINE OF SAID LOT 1, ASSUMED TO BEAR S00°40'01"E A DISTANCE OF 306.84 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1;

BEGINNING AT A POINT ON SAID EAST LINE, SAID POINT BEARS N09°10'22"W A DISTANCE OF 33.81 FEET FROM SAID SOUTHEAST CORNER;

THENCE S88°46'00"W A DISTANCE OF 7.50 FEET; THENCE N00°40'01"W A DISTANCE OF 20.00 FEET; THENCE N88°46'00"E A DISTANCE OF 7.50 FEET; THENCE S00°40'01"E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N00°22'50"E A DISTANCE OF 273.46 FEET.

SAID PARCEL CONTAINS 150 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/12/2023 7:10:45 AM

Parcel Name: WEATHERSTONE PERM - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,693,918.329'	East:3,194,715.749'

Segment# 1: Line

Course: S88°46'00"W	Length: 7.500'
North: 1,693,918.167'	East: 3,194,708.251'

Segment# 2: Line

Course: N0°40'01"W	Length: 20.001'
North: 1,693,938.167'	East: 3,194,708.018'

Segment# 3: Line

Course: N88°46'00"E	Length: 7.500'
North: 1,693,938.328'	East: 3,194,715.516'

Segment# 4: Line

Course: S0°40'01"E	Length: 20.001'
North: 1,693,918.329'	East: 3,194,715.749'

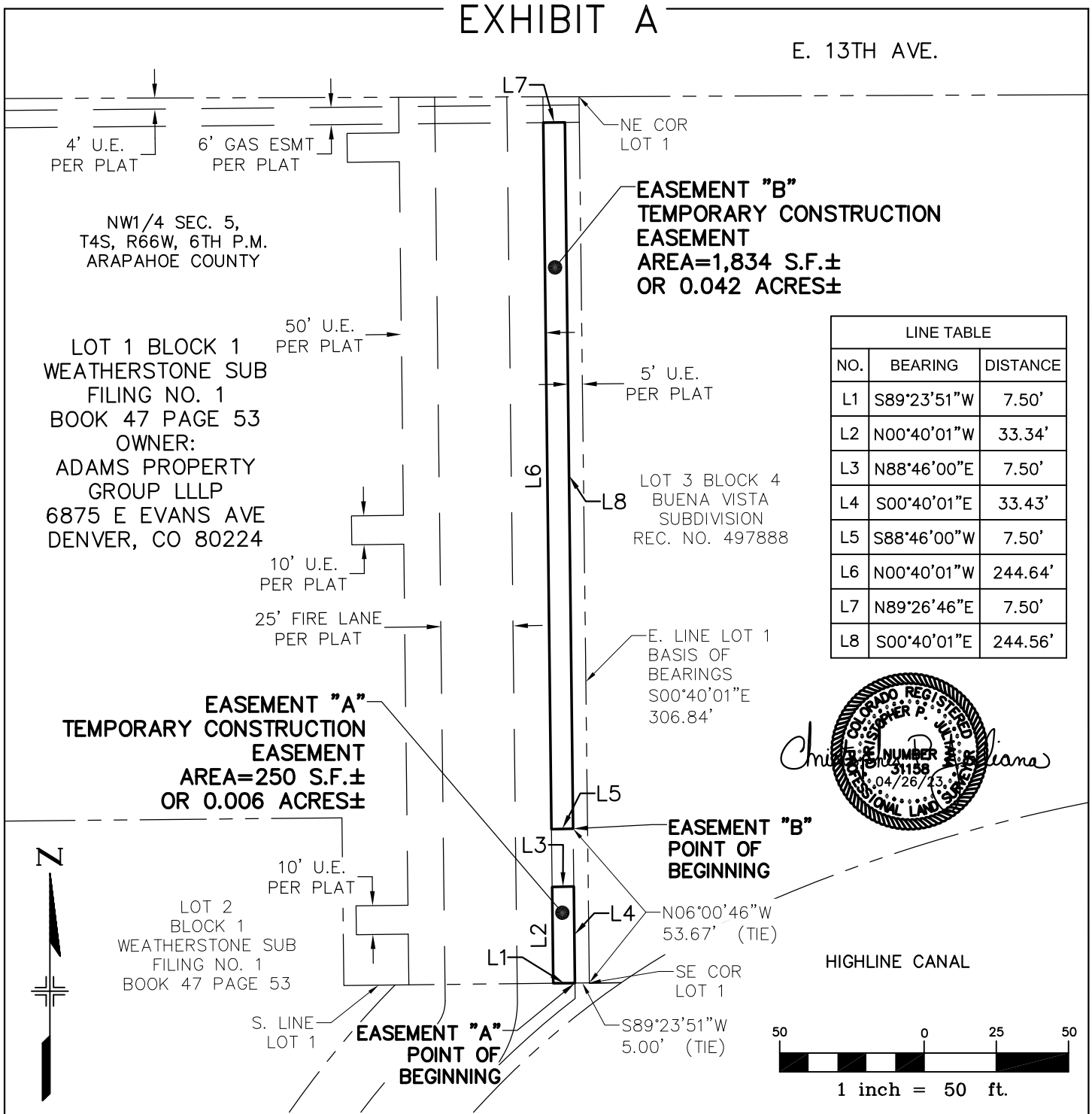
Perimeter: 55.003'	Area: 150.01Sq.Ft.
Error Closure: 0.000	Course: N0°00'00"E
Error North : 0.0000	East: 0.0000

Precision 1: 55,002,000.000

all good RNM 4-27-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S89°23'51"W	7.50'
L2	N00°40'01"W	33.34'
L3	N88°46'00"E	7.50'
L4	S00°40'01"E	33.43'
L5	S88°46'00"W	7.50'
L6	N00°40'01"W	244.64'
L7	N89°26'46"E	7.50'
L8	S00°40'01"E	244.56'

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR CHRISTOPHER P. LEE NUMBER 31158 04/26/23

BEARINGS ARE BASED ON THE EAST LINE LOT 1 BLOCK 1 WEATHERSTONE SUBDIVISION, BEING S00°40'01"E

THE ABOVE DESCRIBED PARCELS CONTAINS 2,084 SQUARE FEET (0.048 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-24-23	R13320

A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN THE NW 1/4 OF SECTION 5, T4S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

all good RNM 4-27-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1 BLOCK 1 WEATHERSTONE SUBDIVISION FILING NO. 1, AS FILED AT BOOK 47 PAGE 53 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EAST LINE OF SAID LOT 1, ASSUMED TO BEAR S00°40'01"E A DISTANCE OF 306.84 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1;

EASEMENT "A"
BEGINNING AT A POINT WHICH BEARS S89°23'51"W A DISTANCE OF 5.00 FEET FROM SAID SOUTHEAST CORNER;

THENCE S89°23'51"W ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 7.50 FEET; THENCE N00°40'01"W A DISTANCE OF 33.34 FEET; THENCE N88°46'00"E A DISTANCE OF 7.50 FEET; THENCE S00°40'01"E A DISTANCE OF 33.43 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N00°15'59"E A DISTANCE OF 306.88 FEET.

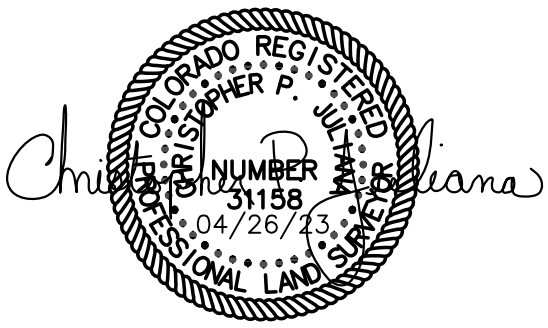
SAID PARCEL CONTAINS 250 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EASEMENT "B"
BEGINNING AT A POINT WHICH BEARS N06°00'46"W A DISTANCE OF 53.67 FEET FROM SAID SOUTHEAST CORNER;

THENCE S88°46'00"W A DISTANCE OF 7.50 FEET; THENCE N00°40'01"W A DISTANCE OF 244.64 FEET; THENCE N89°26'46"E A DISTANCE OF 7.50 FEET; THENCE S00°40'01"E A DISTANCE OF 244.56 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N00°27'48"E A DISTANCE OF 253.46 FEET.

SAID PARCEL CONTAINS 1,834 SQUARE FEET OR 0.042 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:
COA
HDR

Prepared by:
Precision Survey & Mapping

Date: 4/12/2023 7:10:56 AM

Parcel Name: WEATHERSTONE TEMP A - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,693,884.904'	East:3,194,716.138'
Segment# 1: Line	
Course: S89°23'51"W	Length: 7.500'
North: 1,693,884.825'	East: 3,194,708.639'
Segment# 2: Line	
Course: N0°40'01"W	Length: 33.345'
North: 1,693,918.168'	East: 3,194,708.250'
Segment# 3: Line	
Course: N88°46'00"E	Length: 7.500'
North: 1,693,918.329'	East: 3,194,715.749'
Segment# 4: Line	
Course: S0°40'01"E	Length: 33.427'
North: 1,693,884.904'	East: 3,194,716.138'
Perimeter: 81.772'	Area: 250.39Sq.Ft.
Error Closure: 0.001	Course: N32°51'12"W
Error North : 0.0006	East: -0.0004

Precision 1: 81,772.000

Parcel Name: WEATHERSTONE TEMP B - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,693,938.328'	East:3,194,715.516'
Segment# 1: Line	
Course: S88°46'00"W	Length: 7.500'
North: 1,693,938.167'	East: 3,194,708.018'
Segment# 2: Line	
Course: N0°40'01"W	Length: 244.645'
North: 1,694,182.795'	East: 3,194,705.170'
Segment# 3: Line	
Course: N89°26'46"E	Length: 7.500'
North: 1,694,182.868'	East: 3,194,712.670'
Segment# 4: Line	
Course: S0°40'01"E	Length: 244.556'
North: 1,693,938.328'	East: 3,194,715.516'
Perimeter: 504.201'	Area: 1,834.49Sq.Ft.
Error Closure: 0.000	Course: N79°18'58"E
Error North : 0.0001	East: 0.0004

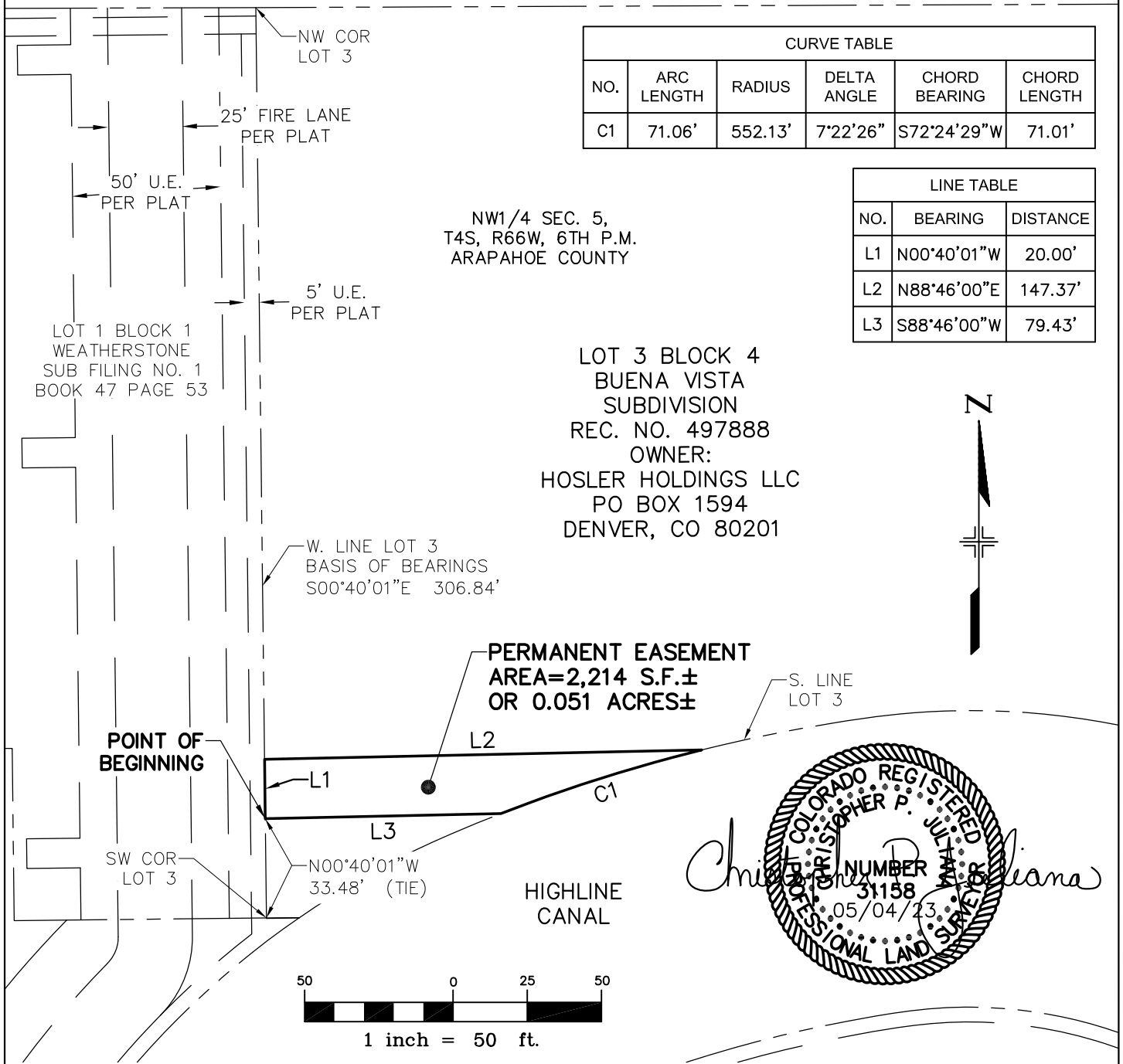
Precision 1: 504,201,000.000

all good RNM 5-8-23

ILLUSTRATION FOR

EXHIBIT A

E. 13TH AVE.
BUENA VISTA SUBDIVISION
REC. NO. 497888



CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	71.06'	552.13'	7°22'26"	S72°24'29"W	71.01'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N00°40'01"W	20.00'
L2	N88°46'00"E	147.37'
L3	S88°46'00"W	79.43'

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTOPHER P. JULIANA
NUMBER 31158
05/04/23

BEARINGS ARE BASED ON THE WEST LINE OF LOT 3 BLOCK 4 BUENA VISTA SUBDIVISION, BEING S00°40'01"E

THE ABOVE DESCRIBED PARCEL CONTAINS 2,214 SQUARE FEET (0.051 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	05-04-23	R13320

A PERMANENT EASEMENT SITUATED IN THE NW 1/4 OF SECTION 5, T4S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

all good RNM 5-8-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 3 BLOCK 4 BUENA VISTA SUBDIVISION, FILED AT RECEPTION NO. 497888 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

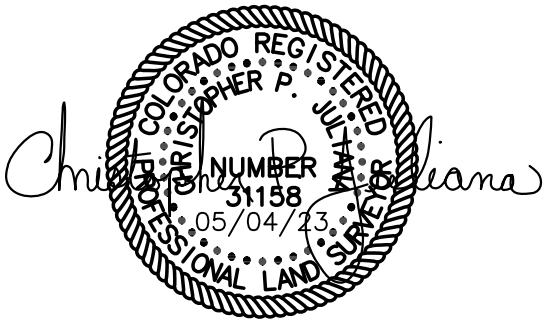
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF SAID LOT 3, ASSUMED TO BEAR S00°40'01"E A DISTANCE OF 306.84 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3;

BEGINNING AT A POINT ON SAID WEST LINE, SAID POINT BEARS N00°40'01"W A DISTANCE OF 33.48 FEET FROM SAID SOUTHWEST CORNER;

THENCE N00°40'01"W ALONG SAID WEST LINE A DISTANCE OF 20.00 FEET; THENCE N88°46'00"E A DISTANCE OF 147.37 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE ALONG SAID SOUTH LINE ON A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 552.13 FEET, DELTA ANGLE 7°22'26", ARC LENGTH 71.06 FEET, AND A CHORD WHICH BEARS S72°24'29"W A DISTANCE OF 71.01 FEET; THENCE S88°46'00"W A DISTANCE OF 79.43 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHWEST CORNER BEARS N00°40'01"W A DISTANCE OF 273.36 FEET.

SAID PARCEL CONTAINS 2,214 SQUARE FEET OR 0.051 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/6/2023 10:41:38 AM

Parcel Name: BUENA VISTA PERM - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,693,918.436'	East:3,194,720.748'

Segment# 1: Line

Course: N0°40'01"W	Length: 20.001'
North: 1,693,938.436'	East: 3,194,720.515'

Segment# 2: Line

Course: N88°46'00"E	Length: 147.369'
North: 1,693,941.608'	East: 3,194,867.850'

Segment# 3: Curve

Length: 71.059'	Radius: 552.130'
Delta: 7°22'26"	Tangent: 35.579'
Chord: 71.010'	Course: S72°24'29"W
Course In: S13°54'18"E	Course Out: N21°16'44"W
RP North: 1,693,405.658'	East: 3,195,000.534'
End North: 1,693,920.146'	East: 3,194,800.162'

Segment# 4: Line

Course: S88°46'00"W	Length: 79.431'
North: 1,693,918.437'	East: 3,194,720.749'

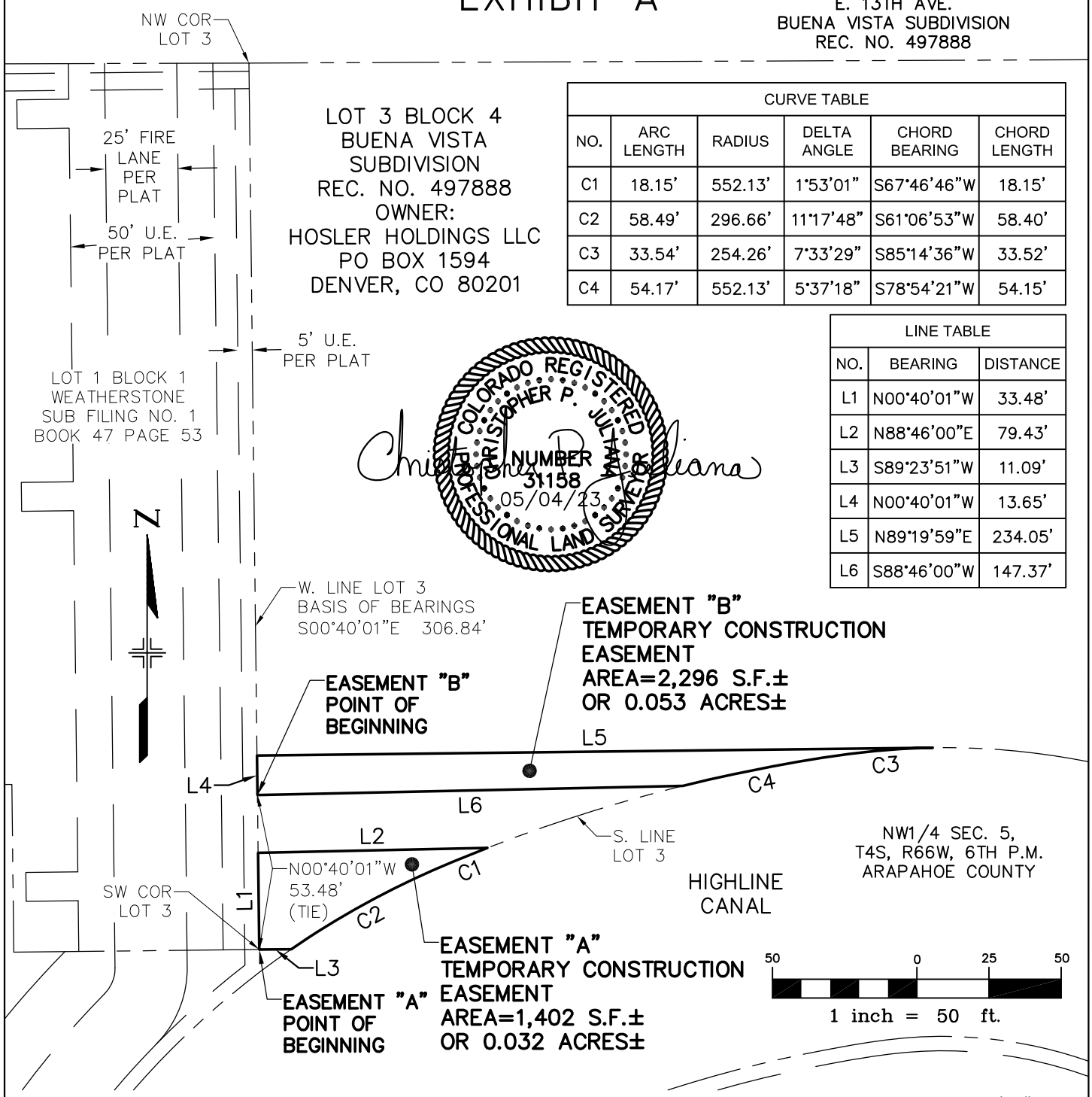
Perimeter: 317.860'	Area: 2,213.89Sq.Ft.
Error Closure: 0.001	Course: N69°05'36"E
Error North : 0.0004	East: 0.0010

Precision 1: 317,860.000

all good RNM 5-8-23

ILLUSTRATION FOR

EXHIBIT A



CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.15'	552.13'	1°53'01"	S67°46'46"W	18.15'
C2	58.49'	296.66'	11°17'48"	S61°06'53"W	58.40'
C3	33.54'	254.26'	7°33'29"	S85°14'36"W	33.52'
C4	54.17'	552.13'	5°37'18"	S78°54'21"W	54.15'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N00°40'01"W	33.48'
L2	N88°46'00"E	79.43'
L3	S89°23'51"W	11.09'
L4	N00°40'01"W	13.65'
L5	N89°19'59"E	234.05'
L6	S88°46'00"W	147.37'

BEARINGS ARE BASED ON THE WEST LINE OF LOT 3 BLOCK 4 BUENA VISTA SUBDIVISION, BEING S00°40'01"E

THE ABOVE DESCRIBED PARCELS CONTAINS 3,698 SQUARE FEET (0.85 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	05-04-23	R13320

A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN THE NW 1/4 OF SECTION 5, T4S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

all good RNM 5-8-23

EXHIBIT "A"

LEGAL DESCRIPTION:

TWO PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 3 BLOCK 4 BUENA VISTA SUBDIVISION, FILED AT RECEPTION NO. 497888 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF SAID LOT 3, ASSUMED TO BEAR S00°40'01"E A DISTANCE OF 306.84 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3;

EASEMENT "A"
BEGINNING AT SAID SOUTHEAST CORNER;

THENCE N00°40'01"W ALONG SAID WEST LINE A DISTANCE OF 33.48 FEET; THENCE N88°46'00"E A DISTANCE OF 79.43 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE ALONG SAID SOUTH LINE ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 552.13 FEET, DELTA ANGLE 1°53'01", ARC LENGTH 18.15 FEET, AND A CHORD WHICH BEARS S67°46'46"W A DISTANCE OF 18.15 FEET; THENCE ALONG SAID SOUTH LINE ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 296.66 FEET, DELTA ANGLE 11°17'48", ARC LENGTH 58.49 FEET, AND A CHORD WHICH BEARS S61°06'53"W A DISTANCE OF 58.40 FEET; THENCE S89°23'51"W A DISTANCE OF 11.09 FEET TO THE POINT OF BEGINNING.

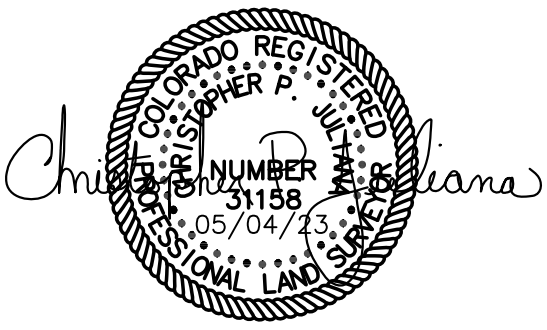
SAID PARCEL CONTAINS 1,402 SQUARE FEET OR 0.032 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EASEMENT "B"
BEGINNING AT A POINT ON SAID EAST LINE, SAID POINT BEARS N00°40'01"W A DISTANCE OF 53.48 FEET FROM SAID SOUTHEAST CORNER;

THENCE N00°40'01"W A DISTANCE OF 13.65 FEET; THENCE N89°19'59"E A DISTANCE OF 234.05 FEET TO SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 254.26 FEET, DELTA ANGLE 7°33'29", ARC LENGTH 33.54 FEET, AND A CHORD WHICH BEARS S85°14'36"W A DISTANCE OF 33.52 FEET; THENCE ALONG SAID SOUTH LINE ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 552.13 FEET, DELTA ANGLE 5°37'18", ARC LENGTH 54.17 FEET, AND A CHORD WHICH BEARS S78°54'21"W A DISTANCE OF 54.15 FEET; THENCE S88°46'00"W A DISTANCE OF 147.37 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHWEST CORNER BEARS N00°40'01"W A DISTANCE OF 253.36 FEET.

SAID PARCEL CONTAINS 2,296 SQUARE FEET OR 0.053 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/6/2023 10:42:14 AM

Parcel Name: BUENA VISTA TEMP A - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,693,884.956'	East:3,194,721.138'

Segment# 1: Line

Course: N0°40'01"W	Length: 33.482'
North: 1,693,918.436'	East: 3,194,720.748'

Segment# 2: Line

Course: N88°46'00"E	Length: 79.431'
North: 1,693,920.146'	East: 3,194,800.161'

Segment# 3: Curve

Length: 18.151'	Radius: 552.130'
Delta: 1°53'01"	Tangent: 9.076'
Chord: 18.150'	Course: S67°46'46"W
Course In: S21°16'44"E	Course Out: N23°09'45"W
RP North: 1,693,405.657'	East: 3,195,000.533'
End North: 1,693,913.282'	East: 3,194,783.358'

Segment# 4: Curve

Length: 58.491'	Radius: 296.663'
Delta: 11°17'48"	Tangent: 29.341'
Chord: 58.397'	Course: S61°06'53"W
Course In: S23°14'13"E	Course Out: N34°32'01"W
RP North: 1,693,640.684'	East: 3,194,900.402'
End North: 1,693,885.073'	East: 3,194,732.227'

Segment# 5: Line

Course: S89°23'51"W	Length: 11.090'
North: 1,693,884.956'	East: 3,194,721.137'

Perimeter: 200.645'	Area: 1,401.69Sq.Ft.
Error Closure: 0.001	Course: S68°18'42"W
Error North : -0.0002	East: -0.0005

Precision 1: 200,645.000

Parcel Name: BUENA VISTA TEMP B - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,693,938.436'	East:3,194,720.515'

Segment# 1: Line

Course: N0°40'01"W	Length: 13.647'
North: 1,693,952.082'	East: 3,194,720.356'

Segment# 2: Line

Course: N89°19'59"E	Length: 234.050'
North: 1,693,954.806'	East: 3,194,954.390'

Segment# 3: Curve

Length: 33.541'	Radius: 254.260'
Delta: 7°33'29"	Tangent: 16.795'
Chord: 33.516'	Course: S85°14'36"W
Course In: S0°58'39"E	Course Out: N8°32'09"W
RP North: 1,693,700.583'	East: 3,194,958.728'
End North: 1,693,952.027'	East: 3,194,920.989'

Segment# 4: Curve

Length: 54.173'	Radius: 552.130'
Delta: 5°37'18"	Tangent: 27.108'
Chord: 54.151'	Course: S78°54'21"W
Course In: S8°17'00"E	Course Out: N13°54'18"W
RP North: 1,693,405.657'	East: 3,195,000.533'
End North: 1,693,941.607'	East: 3,194,867.849'

Segment# 5: Line

Course: S88°46'00"W	Length: 147.369'
North: 1,693,938.435'	East: 3,194,720.515'

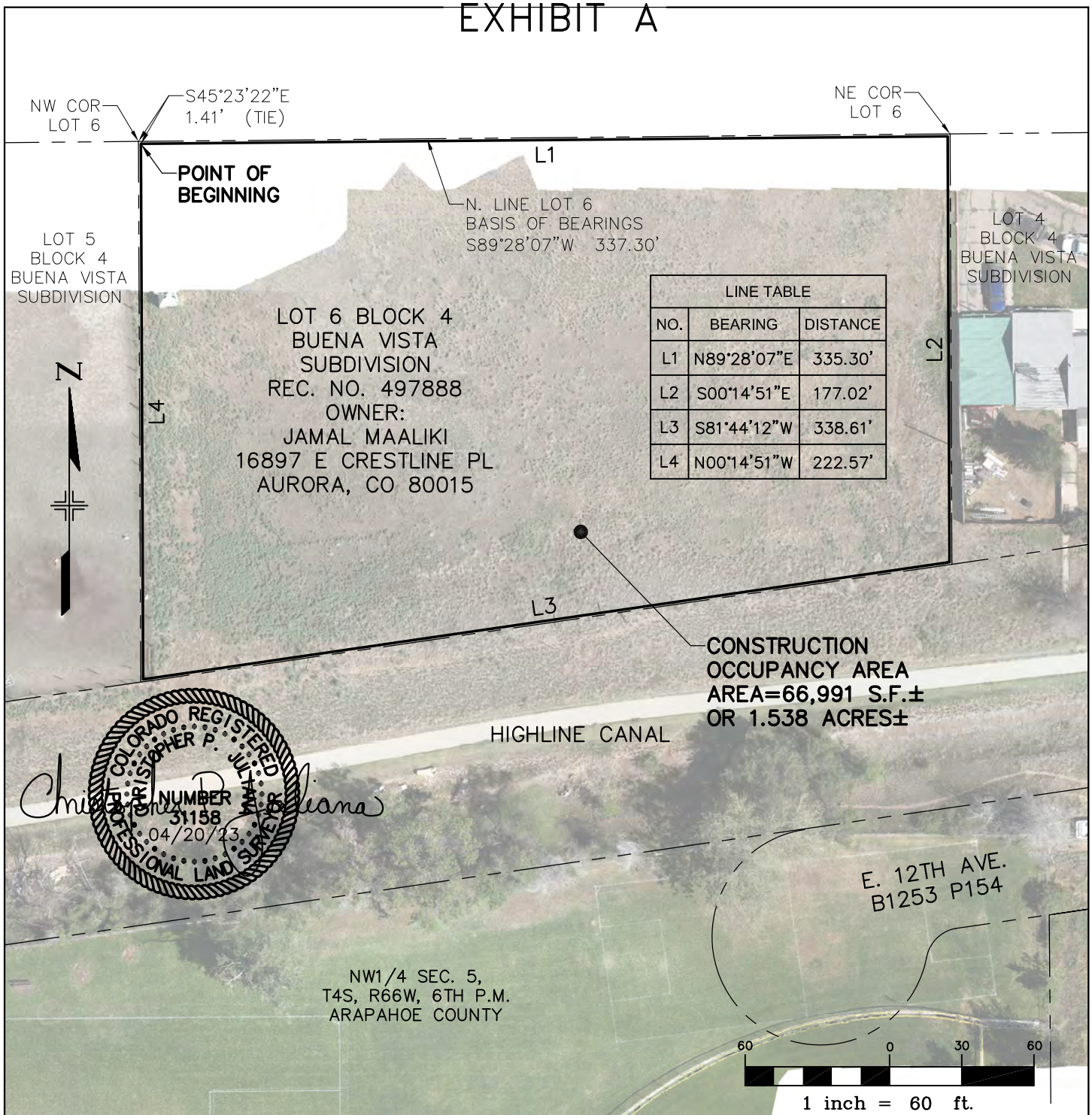
Perimeter: 482.779'	Area: 2,295.64Sq.Ft.
Error Closure: 0.001	Course: S38°08'09"W
Error North : -0.0008	East: -0.0007

Precision 1: 482,780.000

all good RNM 4-27-23

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°28'07"E	335.30'
L2	S00°14'51"E	177.02'
L3	S81°44'12"W	338.61'
L4	N00°14'51"W	222.57'

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 6 BLOCK 4 BUENA VISTA SUBDIVISION, BEING S89°28'07"W

THE ABOVE DESCRIBED PARCEL CONTAINS 66,991 SQUARE FEET (1.538 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 60'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	04-20-23	R13320

A CONSTRUCTION OCCUPANCY AREA SITUATED IN THE NW 1/4 OF SECTION 5, T4S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

all good RNM 4-27-23

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 6 BLOCK 4 BUENA VISTA SUBDIVISION, FILED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

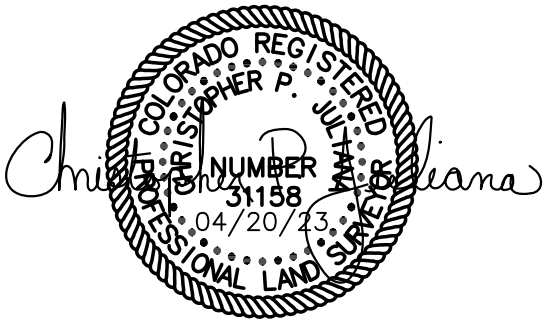
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID LOT 6, ASSUMED TO BEAR S89°28'07"W A DISTANCE OF 337.30 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 6;

BEGINNING AT A POINT WHICH BEARS S45°23'22"E A DISTANCE OF 1.41 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°28'07"E A DISTANCE OF 335.30 FEET; THENCE S00°14'51"E A DISTANCE OF 177.02 FEET; THENCE S81°44'12"W A DISTANCE OF 338.61 FEET; THENCE N00°14'51"W A DISTANCE OF 222.57 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEAST CORNER BEARS N89°17'53"E A DISTANCE OF 336.31 FEET.

SAID PARCEL CONTAINS 66,991 SQUARE FEET OR 1.538 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
COA	Precision Survey & Mapping
HDR	

Date: 4/12/2023 7:11:09 AM

Parcel Name: MAALIKI - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,693,851.392'	East:3,195,654.952'

Segment# 1: Line

Course: N89°28'07"E	Length: 335.304'
North: 1,693,854.502'	East: 3,195,990.241'

Segment# 2: Line

Course: S0°14'51"E	Length: 177.018'
North: 1,693,677.486'	East: 3,195,991.006'

Segment# 3: Line

Course: S81°44'12"W	Length: 338.608'
North: 1,693,628.820'	East: 3,195,655.913'

Segment# 4: Line

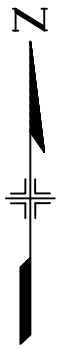
Course: N0°14'51"W	Length: 222.573'
North: 1,693,851.391'	East: 3,195,654.952'

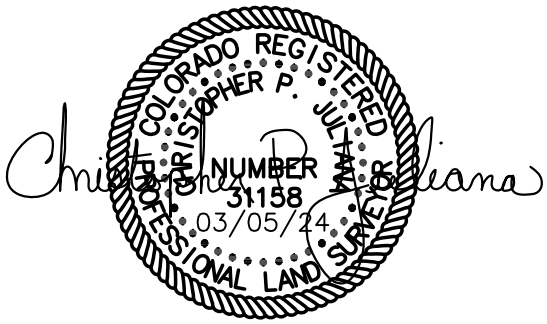
Perimeter: 1,073.502'	Area: 66,991.25Sq.Ft.
Error Closure: 0.001	Course: S9°22'11"E
Error North : -0.0014	East: 0.0002

Precision 1: 1,073,503.000

ILLUSTRATION FOR

EXHIBIT A





E BATAVIA DR

S'LY R.O.W.

POINT OF BEGINNING

L7

NE COR

L1

L6

E. LINE BASIS OF BEARINGS N00°24'34"W 65.34'

L2

L5

L3

L4

SE COR

OWNER:
FREUND INVESTMENTS LLC
REC. NO. 40650

TEMPORARY CONSTRUCTION EASEMENT
AREA=1,203 S.F.±
OR 0.028 ACRES±

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S00°24'34"E	27.62'
L2	S30°00'00"W	14.82'
L3	S00°24'34"E	24.93'
L4	S89°39'58"W	20.00'
L5	N00°24'34"W	30.34'
L6	N30°00'00"E	40.54'
L7	N89°38'14"E	6.98'

OWNER:
VILLAGE INN PANCAKE HOUSE C/O
AMERICAN BLUE RIBBON HOLDINGS LLC
15460 E BATAVIA DR
AURORA CO 80011
REC. NO. 2007000052593

SW1/4 SEC. 32,
T3S, R66W, 6TH P.M.
ADAMS COUNTY

50 0 25 50

1 inch = 50 ft.

BEARINGS ARE BASED ON THE EAST LINE OF RECEPTION NO. 40650 BEING N00°24'34"W

THE ABOVE DESCRIBED PARCEL CONTAINS 1,203 SQUARE FEET (0.028 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 50'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	03-05-24	R13320

A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN SW 1/4 OF SECTION 32, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LANDS DESCRIBED AT RECEPTION NO. 40650, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EAST LINE OF SAID PROPERTY, ASSUMED TO BEAR N00°24'34"W A DISTANCE OF 65.34 FEET FROM THE SOUTHEAST CORNER OF SAID PROPERTY TO THE NORTHEAST CORNER OF SAID PROPERTY;

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST BATAVIA DRIVE, SAID POINT ALSO BEING SAID NORTHEAST CORNER;

THENCE S00°24'34"E ALONG SAID EAST LINE A DISTANCE OF 27.62 FEET; THENCE S30°00'00"W A DISTANCE OF 14.82 FEET; THENCE S00°24'34"E A DISTANCE OF 24.93 FEET TO THE SOUTH LINE OF SAID PROPERTY; THENCE S89°39'58"W ALONG SAID SOUTH LINE A DISTANCE OF 20.00 FEET; THENCE N00°24'34"W A DISTANCE OF 30.34 FEET; THENCE N30°00'00"E A DISTANCE OF 40.54 FEET TO SAID SOUTHERLY RIGHT-OF-WAY; THENCE N89°38'14"E ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 6.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,203 SQUARE FEET OR 0.028 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

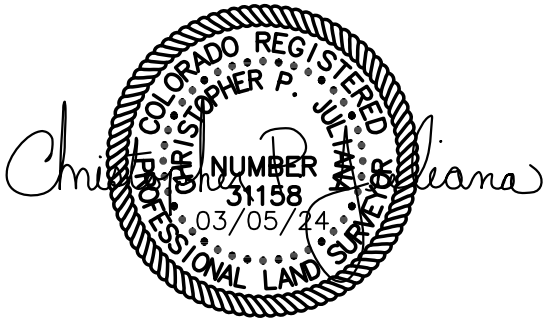
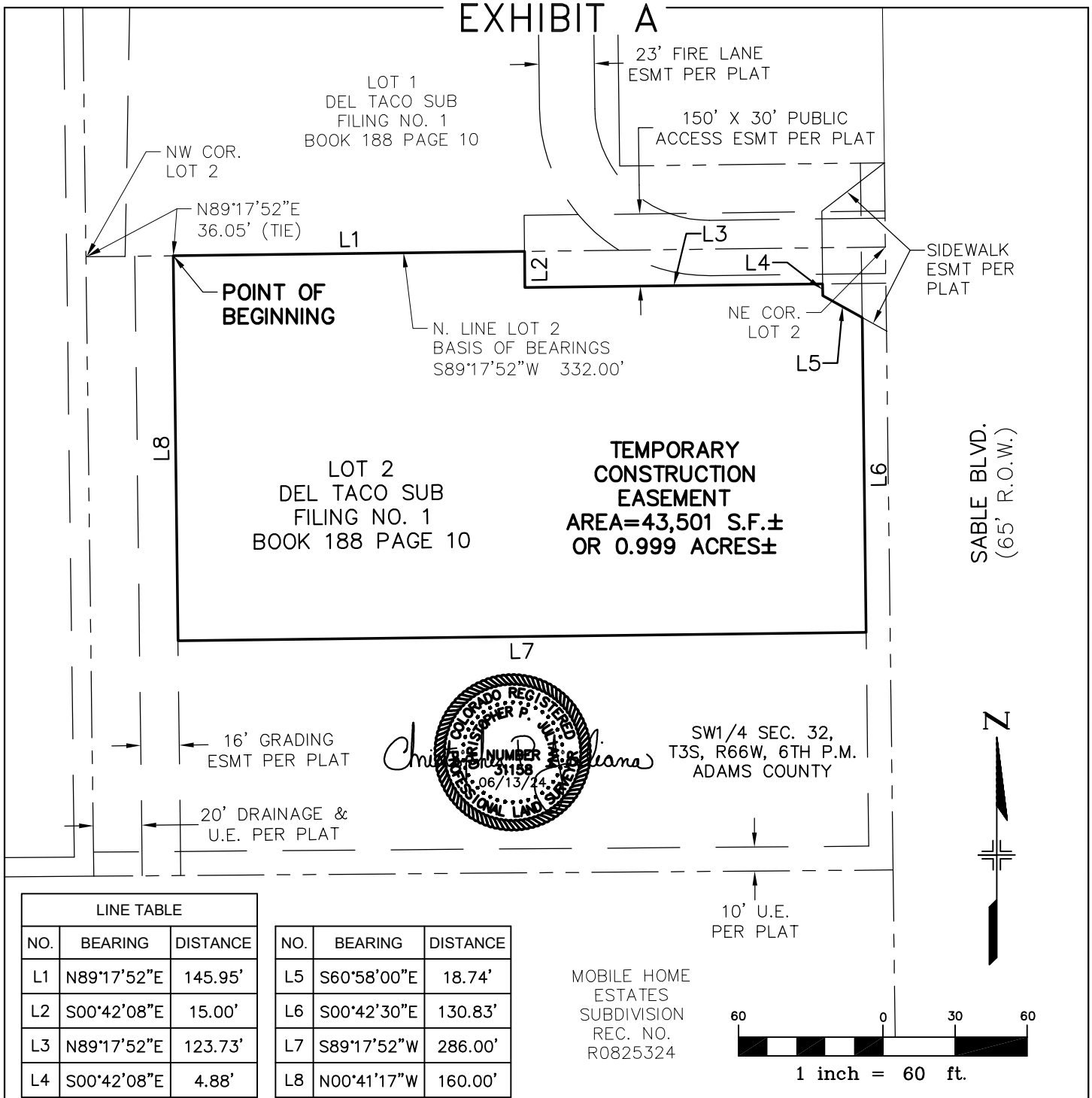


ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°17'52"E	145.95'
L2	S00°42'08"E	15.00'
L3	N89°17'52"E	123.73'
L4	S00°42'08"E	4.88'

NO.	BEARING	DISTANCE
L5	S60°58'00"E	18.74'
L6	S00°42'30"E	130.83'
L7	S89°17'52"W	286.00'
L8	N00°41'17"W	160.00'

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 2, DEL TACO SUBDIVISION FILING NO. 1 BEING S89°17'52"W

THE ABOVE DESCRIBED PARCELS CONTAIN 43,501 SQUARE FEET (0.999 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 60'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	06-13-24	R13320

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 32, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 2 OF DEL TACO SUBDIVISION FILING NO. 1, FILED AT BOOK 188 PAGE 10 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

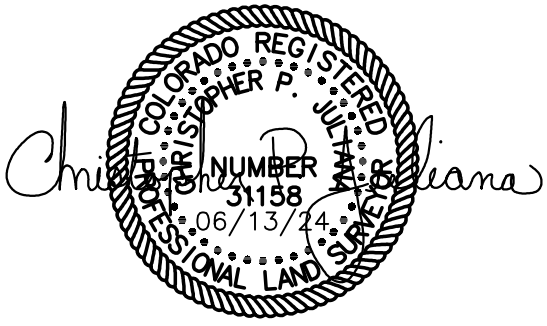
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID LOT 2, ASSUMED TO BEAR S89°17'52"W A DISTANCE OF 332.00 FEET FROM THE NORTHEAST CORNER OF LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2;

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEARS N89°17'52"E A DISTANCE OF 36.05 FEET FROM SAID NORTHWEST CORNER;

THENCE N89°17'52"E ALONG SAID NORTH LINE A DISTANCE OF 145.95 FEET; THENCE S00°42'08"E A DISTANCE OF 15.00 FEET; THENCE N89°17'52"E A DISTANCE OF 123.73 FEET; THENCE S00°42'08"E A DISTANCE OF 4.88 FEET; THENCE S60°58'00"E A DISTANCE OF 18.74 FEET; THENCE S00°42'30"E A DISTANCE OF 130.83 FEET; THENCE S89°17'52"W A DISTANCE OF 286.00 FEET; THENCE N00°41'17"W A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING; WHENCE SAID NORTHEAST CORNER BEARS N89°17'52"E A DISTANCE OF 295.95 FEET.

SAID PARCEL CONTAINS 43,501 SQUARE FEET OR 0.999 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
Client	Preparer
Client Company	Your Company Name
Address 1	123 Main Street

Date: 6/13/2024 9:09:42 AM

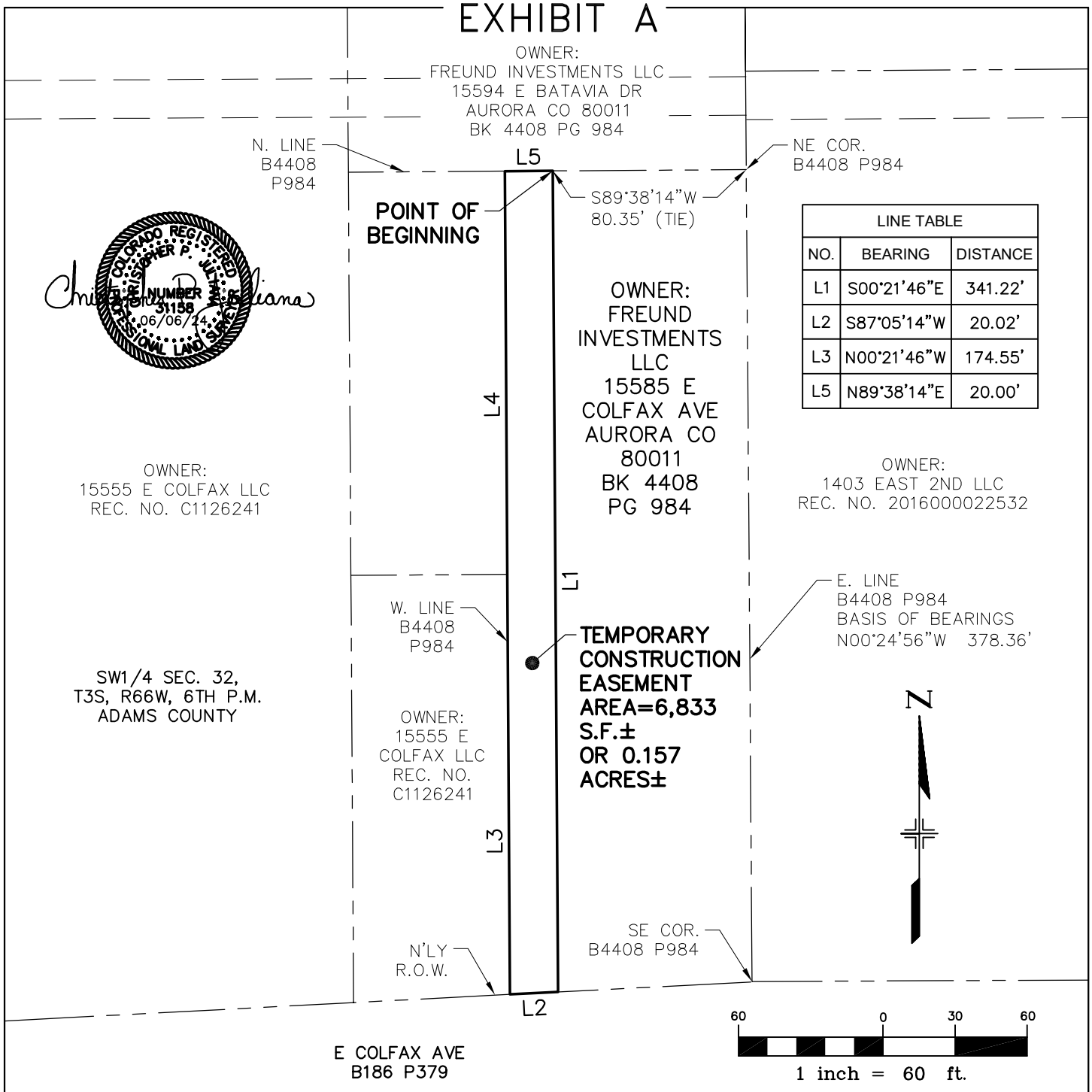
Parcel Name: DEL TACO LOT 2 - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,694,754.370'	East:3,191,355.096'
Segment# 1: Line	
Course: S89°17'52"W	Length: 286.002'
North: 1,694,750.865'	East: 3,191,069.116'
Segment# 2: Line	
Course: N0°41'17"W	Length: 160.000'
North: 1,694,910.854'	East: 3,191,067.194'
Segment# 3: Line	
Course: N89°17'52"E	Length: 145.947'
North: 1,694,912.642'	East: 3,191,213.130'
Segment# 4: Line	
Course: S0°42'08"E	Length: 15.000'
North: 1,694,897.643'	East: 3,191,213.314'
Segment# 5: Line	
Course: N89°17'52"E	Length: 123.733'
North: 1,694,899.160'	East: 3,191,337.038'
Segment# 6: Line	
Course: S0°42'08"E	Length: 4.877'
North: 1,694,894.283'	East: 3,191,337.098'
Segment# 7: Line	
Course: S60°58'00"E	Length: 18.736'
North: 1,694,885.190'	East: 3,191,353.479'
Segment# 8: Line	
Course: S0°42'30"E	Length: 130.830'
North: 1,694,754.370'	East: 3,191,355.097'
Perimeter: 885.125'	Area: 43,500.90Sq.Ft.
Error Closure: 0.000	Course: S88°39'21"E
Error North : 0.0000	East: 0.0004

Precision 1: 885,125,000.000

ILLUSTRATION FOR

EXHIBIT A



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S00°21'46"E	341.22'
L2	S87°05'14"W	20.02'
L3	N00°21'46"W	174.55'
L5	N89°38'14"E	20.00'

BEARINGS ARE BASED ON THE SOUTH LINE OF THE LANDS DESCRIBED AT BOOK 4408 PAGE 984, BEING S89°38'14"W

THE ABOVE DESCRIBED PARCELS CONTAIN 6,833 SQUARE FEET (0.157 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
JB	1" = 60'	
CHECKED BY:	DATE:	JOB NUMBER:
JN	06-06-24	R13320

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 32, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THE LANDS DESCRIBED AT BOOK 4408 PAGE 984, FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

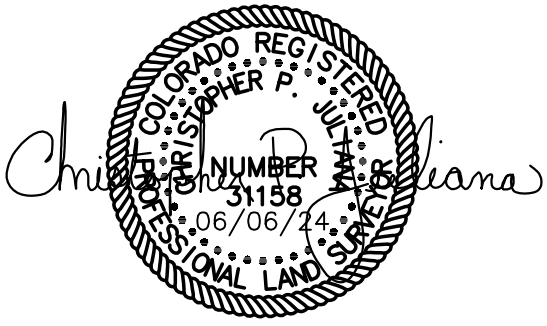
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EAST LINE OF SAID BOOK AND PAGE, ASSUMED TO BEAR N00°24'56"W A DISTANCE OF 378.36 FEET FROM THE SOUTHEAST CORNER OF SAID BOOK AND PAGE TO THE NORTHEAST CORNER OF SAID BOOK AND PAGE;

BEGINNING AT A POINT ON THE NORTH LINE OF SAID BOOK AND PAGE, SAID POINT BEARS S89°38'14"W A DISTANCE OF 80.35 FEET FROM SAID NORTHEAST CORNER;

THENCE S00°21'46"E A DISTANCE OF 341.22 FEET TO THE NORTHERLY RIGHT-OF-WAY OF COLFAX AVENUE; THENCE S87°05'14"W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 20.02 FEET TO THE WEST LINE OF SAID BOOK AND PAGE; THENCE N00°21'46"W ALONG SAID WEST LINE A DISTANCE OF 174.55 FEET; THENCE N00°21'46"W A DISTANCE OF 167.56 FEET TO SAID NORTH LINE; THENCE N89°38'14"E ALONG SAID NORTH LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTHEAST CORNER BEARS S13°42'42"E A DISTANCE OF 347.03 FEET.

SAID PARCEL CONTAINS 6,833 SQUARE FEET OR 0.157 ACRES, MORE OR LESS.
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Parcel Map Check Report

Client:	**Prepared by:**
Client	Preparer
Client Company	Your Company Name
Address 1	123 Main Street
Date: 6/6/2024 11:30:34 AM	

Parcel Name: 15555 E COLFAX LLC 2 - PSM_Boundary : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,695,448.231'	East:3,194,919.678'

Segment# 1: Line	
Course: N0°21'46"W	Length: 167.560'
North: 1,695,615.788'	East: 3,194,918.617'
Segment# 2: Line	
Course: N89°38'14"E	Length: 20.000'
North: 1,695,615.915'	East: 3,194,938.617'
Segment# 3: Line	
Course: S0°21'46"E	Length: 341.219'
North: 1,695,274.702'	East: 3,194,940.777'
Segment# 4: Line	
Course: S87°05'14"W	Length: 20.020'
North: 1,695,273.685'	East: 3,194,920.783'
Segment# 5: Line	
Course: N0°21'46"W	Length: 174.550'
North: 1,695,448.232'	East: 3,194,919.678'
Perimeter: 723.349'	Area: 6,833.29Sq.Ft.
Error Closure: 0.000	Course: N31°55'19"W
Error North : 0.0003	East: -0.0002

Precision 1: 723,349,000.000

CONDEMNATION PROCEDURES

see C.R.S. Title 38, Article 1 (§ 38-1-101 et seq.)

I. PRE-PETITION STEPS

A. Obtain a Legal Description of the property, sufficiently clear and definite to enable the property to be located without difficulty, so that the landowner can assess the effects upon his/her/its property.

B. Pass a Legislative Declaration (an ordinance) identifying the condemnation project, declaring that the project is for a "public use", and finding that the acquisition of the property is necessary for the project.

C. Obtain an Appraisal from a licensed appraiser of the "reasonable market value" of the property to be condemned, and conduct a Title Search in order to identify all persons with record interests in the property.

D. Conduct Good Faith Negotiations with the Landowner, including, at a bare minimum, one reasonable offer to purchase, and allowing a reasonable period of time (e.g., two weeks) for the landowner to respond.

E. Obtain a Current Title Commitment, including the Legal Description and the Status of all Encumbrances on the property.

F. Send a formal Notice of Intent to Acquire the Property to every person with a record interest in the property.

[Note: If the value of the property to be condemned exceeds $5,000, the notice of intent to acquire must advise the landowner that the condemnor will pay for the reasonable cost of an appraisal for the landowner if the landowner provides a copy of such appraisal to the condemnor within ninety days after the notice of intent to acquire. The valuation trial may not take place until the ninety days have passed or the condemnor has received the landowner's appraisal, whichever occurs first. However, the condemnor may initiate condemnation proceedings (i.e., file suit) and may obtain possession of the property pursuant to a court order at an "immediate possession hearing" before the passage of the ninety days.]

II. FILING THE CONDEMNATION CASE

A. Summons

B. Petition in Condemnation
   (1) Citation of Constitutional and Statutory Authority to Condemn
   (2) Reference to Legislative Declaration that Project is for Public Use and that Acquisition of the Property is Necessary for the Project
   (3) Legal Description of the Property to be Condemned, and the Nature of the Property Interests to be Acquired
   (4) Identification of all Persons who have or may have an Interest in the Property
   (5) Statement that Good Faith Negotiations have Failed
   (6) Prayer for Immediate Possession
   (7) Reminder of Landowner's Duty to Mitigate Damage Claims

C. Notice of Lis Pendens

D. Notice of Immediate Possession Hearing

III. POST-FILING PROCEDURES

A. Immediate Possession Hearing on Condemnor's Motion
   -- takes place approximately 30-60 days after filing of petition
   -- is often stipulated, leaving only "just compensation" to be determined
   -- is accompanied by condemnor's deposit into court of funds equal to appraised value of property (according to condemnor's appraisal)

B. Trial to Determine the Value of the Property Interests Condemned
   -- the date of valuation is usually the date when the condemnor is first authorized to take possession of the property; interest added therefrom
   -- the burden of proving fair market value is on the landowner

C. Rule and Order Issued by the Court
   -- this is the court's judgment, and has the same legal effect as a deed

D. Hearing on Landowner's Bill of Costs (if these cannot be stipulated)
   -- the landowner's reasonable costs, appraisal fees, and expert witness fees (but not attorney fees) are recoverable, from the condemnor, as part of the landowner's "just compensation" for the taking

E. Hearing on Apportionment of Award among Condemned Landowners
   -- a tenant, for example, is not entitled to a separate award from the condemnor for the value (if any) of the tenant's leasehold interest; rather, the tenant must seek recovery out of the landowner's award
   -- the condemnor is not involved