

**QUIT CLAIM DEED**

**THIS DEED**, made this 10th day of AUGUST, 2018, between the CITY OF AURORA, Colorado, a municipal corporation of the Counties of Adams, Arapahoe, and Douglas, State of Colorado, hereinafter referred to as Grantor(s), and AIMCO 21 Fitzsimons, LLC, A Delaware Limited Liability Company, hereinafter referred to as Grantee(s), whose legal address is 4582 S. Ulster St., Suite 1100, Denver, CO 80237 of the City and County of Denver and State of Colorado.

**WITNESS**, that the Grantor(s), for and in consideration of the sum of One and no/100----- Dollars, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold and QUITCLAIMED, and by these presents do remise, release, sell and QUITCLAIM unto the Grantee(s), their heirs, successors and assigns forever, all the right, title, interest, claim and demand which the Grantor(s) have in and to the real property, together with improvements, if any, situate, lying and being in the County of Adams and State of Colorado, described as follows:

See Exhibits A, B and C wherein the descriptions are more fully set forth. Said Exhibits A, B and C are attached hereto and incorporated herein by reference.

Also known by street and number as: 2100 N. Ursula St., Aurora, CO 80045 (Adams County)

Assessor's schedule or parcel number: 1823-36-1-06-001

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor(s), either in law or equity, to the only proper use, benefit and behoove of the Grantee(s) their heirs and assigns forever.

**IN WITNESS WHEREOF**, the Grantor(s) have executed this deed on the date set forth above.

[SIGNATURES APPEARING ON FOLLOWING PAGES]



EXHIBIT A

LEGAL DESCRIPTION

A 24' FIRE LANE EASEMENT DEDICATED TO THE CITY OF AURORA BY THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO. 1 PLAT RECORDED DECEMBER 1, 2006 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2006001005834, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6 TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE EAST END BY A FOUND 3 INCH BRASS CAP IN A RANGE BOX STAMPED "CITY OF AURORA" "LS 37887" "2005" AND ON THE WEST END BY A FOUND 3-1/2 INCH ALUMINUM CAP IN A RANGE BOX STAMPED "COLO DEPT OF HIGHWAYS" "PROJ. NO. HB225-4-049" "PLS 10734", ASSUMED TO BEAR SOUTH 89°40'29" EAST A DISTANCE OF 2,623.75 FEET:

**COMMENCE** AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 45°22'19" WEST A DISTANCE OF 2,837.41 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E. 22<sup>ND</sup> AVENUE;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 90°00'00" WEST A DISTANCE OF 212.24 FEET;
2. THENCE SOUTH 00°16'54" WEST A DISTANCE OF 2.00 FEET;
3. THENCE NORTH 89°43'06" WEST A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°16'54" WEST A DISTANCE OF 13.87 FEET TO A 53.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 83.25 FEET;

THENCE NORTH 89°43'06" WEST A DISTANCE OF 98.38 FEET;

THENCE NORTH 00°16'54" EAST A DISTANCE OF 24.00 FEET;

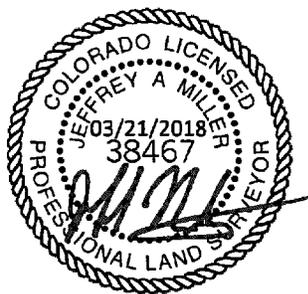
THENCE SOUTH 89°43'29" EAST A DISTANCE OF 99.17 FEET TO A 29.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 01°16'58" WEST;

THENCE NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 88°26'09" AN ARC DISTANCE OF 44.76 FEET;

THENCE NORTH 00°16'54" EAST A DISTANCE OF 13.87 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E. 22<sup>ND</sup> AVENUE;

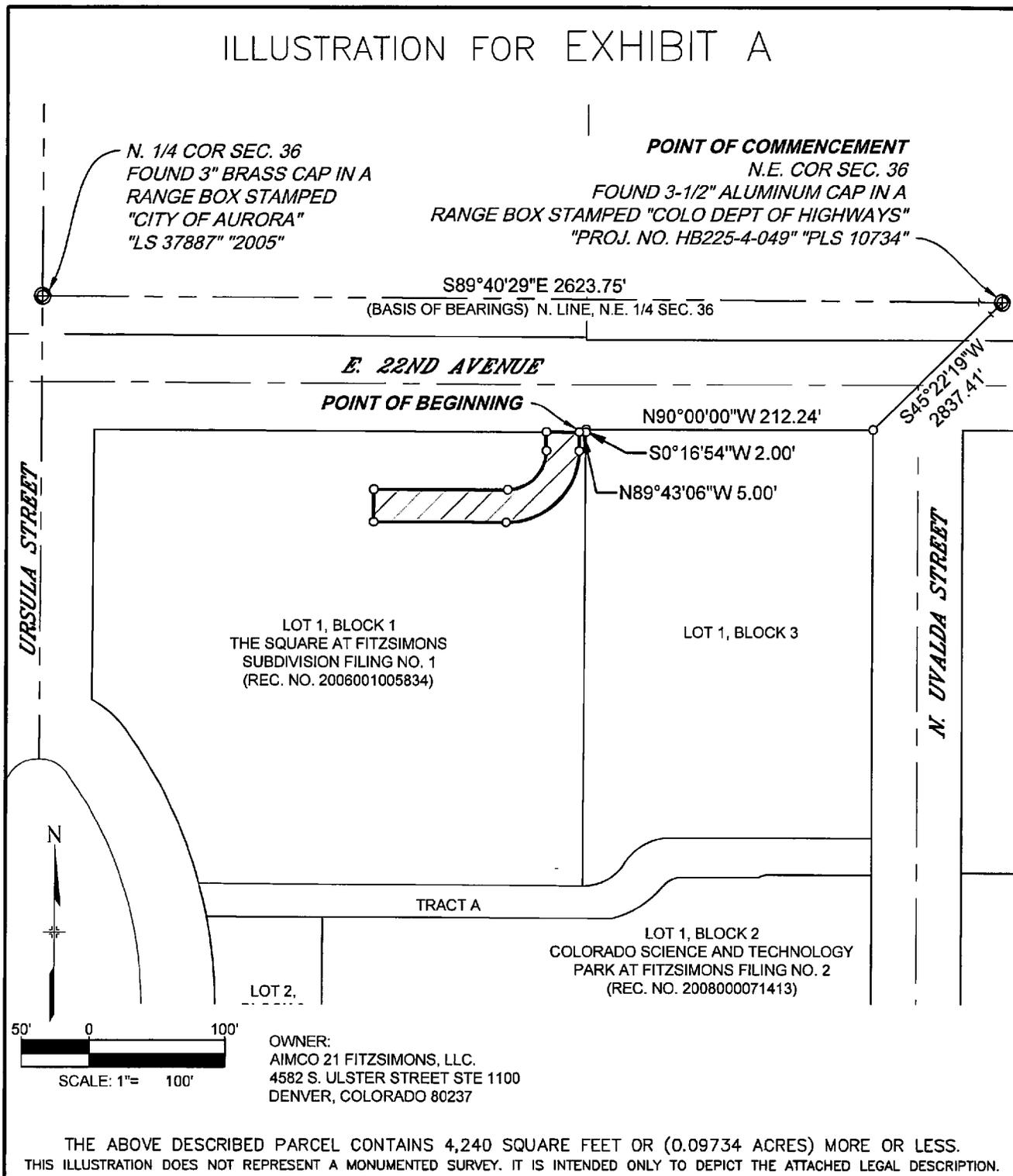
THENCE SOUTH 89°43'06" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 4,240 SQUARE FEET OR (0.09734 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JEFFREY A. MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.  
1601 BLAKE STREET, SUITE 200  
DENVER, COLORADO 80202  
PH. (303)-572-0200

# ILLUSTRATION FOR EXHIBIT A



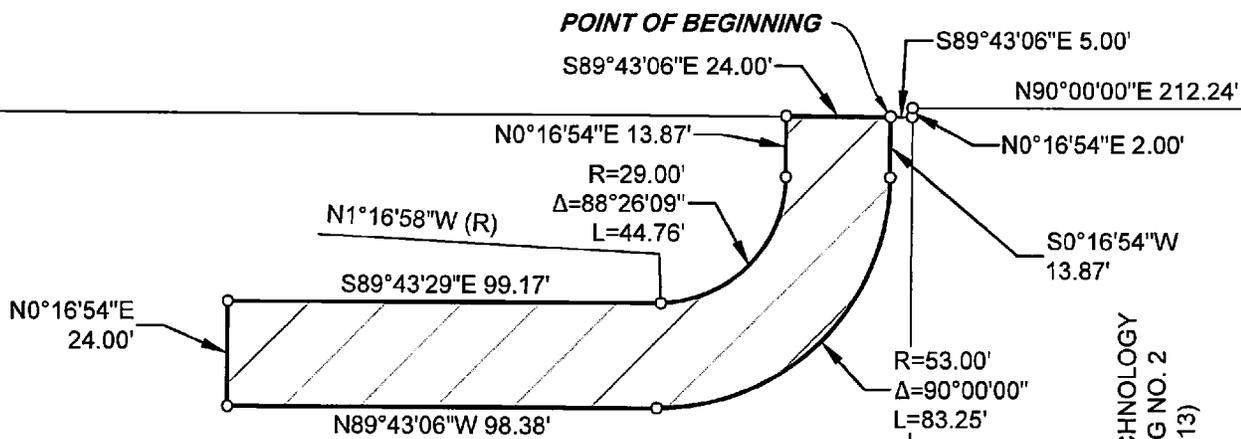
## CITY OF AURORA, COLORADO

A 24' FIRE LANE EASEMENT SITUATED IN THE NE 1/4 OF SECTION 36, T 3 S, R 67 W, 6TH P.M. ADAMS COUNTY, COLORADO, BEING A PART OF THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO. 1

DRAWN BY: JAM	SCALE: 1" = 100'	R.O.W. FILE NUMBER
CHECKED BY: JAM	DATE: MAR 21, 2018	JOB NUMBER: 17.891.002

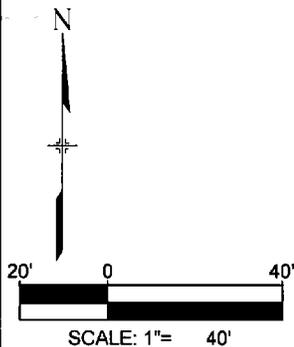
# ILLUSTRATION FOR EXHIBIT A

*E. 22ND AVENUE*



LOT 1, BLOCK 1  
 THE SQUARE AT FITZSIMONS  
 SUBDIVISION FILING NO. 1  
 (REC. NO. 2006001005834)

LOT 1, BLOCK 2  
 COLORADO SCIENCE AND TECHNOLOGY  
 PARK AT FITZSIMONS FILING NO. 2  
 (REC. NO. 2008000071413)



OWNER:  
 AIMCO 21 FITZSIMONS, LLC.  
 4582 S. ULSTER STREET STE 1100  
 DENVER, COLORADO 80237

THE ABOVE DESCRIBED PARCEL CONTAINS 4,240 SQUARE FEET OR (0.09734 ACRES) MORE OR LESS.  
 THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

CITY OF AURORA, COLORADO

A 24' FIRE LANE EASEMENT SITUATED IN THE NE 1/4  
 OF SECTION 36, T 3 S, R 67 W, 6TH P.M. ADAMS  
 COUNTY, COLORADO, BEING A PART OF THE SQUARE AT  
 FITZSIMONS SUBDIVISION FILING NO. 1

DRAWN BY: JAM	SCALE: 1" = 100'	R.O.W. FILE NUMBER
CHECKED BY: JAM	DATE: MAR 21, 2018	JOB NUMBER: 17,891,002

EXHIBIT B

LEGAL DESCRIPTION

A FIRE LANE EASEMENT DEDICATED TO THE CITY OF AURORA BY THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO. 1 PLAT RECORDED DECEMBER 1, 2006 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2006001005834, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6 TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE EAST END BY A FOUND 3 INCH BRASS CAP IN A RANGE BOX STAMPED "CITY OF AURORA" "LS 37887" "2005" AND ON THE WEST END BY A FOUND 3-1/2 INCH ALUMINUM CAP IN A RANGE BOX STAMPED "COLO DEPT OF HIGHWAYS" "PROJ. NO. HB225-4-049" "PLS 10734", ASSUMED TO BEAR SOUTH 89°40'29" EAST A DISTANCE OF 2,623.75 FEET:

**COMMENCE** AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 45°22'19" WEST A DISTANCE OF 2,837.41 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E. 22<sup>ND</sup> AVENUE;

THENCE NORTH 90°00'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 212.24 FEET TO THE WEST LINE OF LOT 1, BLOCK 2, COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 2 RECORDED SEPTEMBER 5, 2008 IN SAID RECORDS AT RECEPTION NO. 2008000071413;

THENCE SOUTH 00°16'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 324.02 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE SOUTH 00°16'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 11.98 FEET TO THE NORTH LINE OF TRACT A OF THE PREVIOUSLY CITED COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION;

THENCE NORTH 89°43'06" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 127.65 FEET;

THENCE NORTH 00°16'54" EAST A DISTANCE OF 12.00 FEET;

THENCE SOUTH 89°43'06" EAST A DISTANCE OF 4.85 FEET TO A 5.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 10°48'02" AN ARC DISTANCE OF 0.94 FEET;

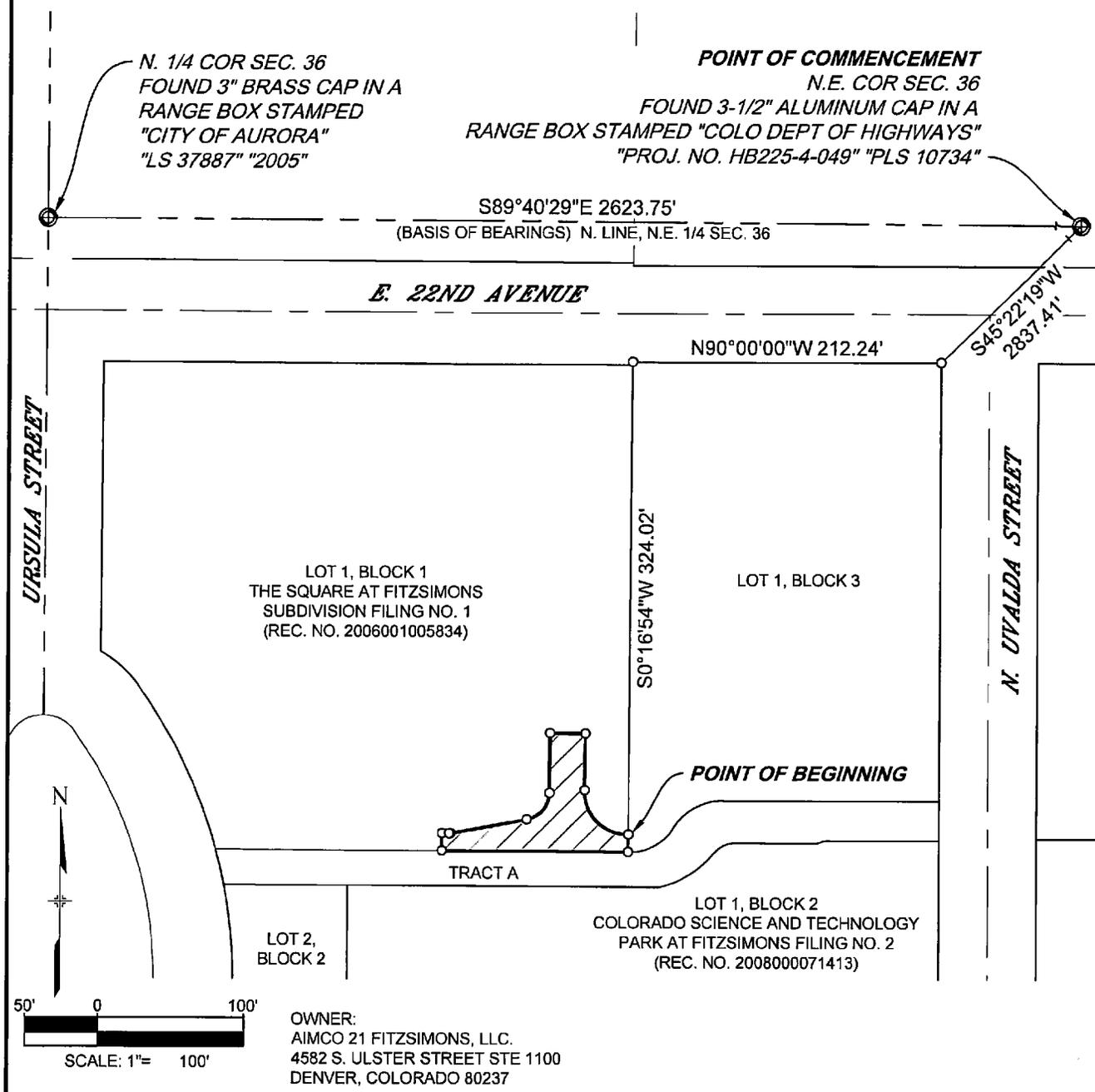
THENCE NORTH 79°41'18" EAST A DISTANCE OF 53.50 FEET TO A 18.84 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 09°49'34" WEST;

THENCE NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 78°42'23" AN ARC DISTANCE OF 25.88 FEET;

THENCE NORTH 00°16'54" EAST A DISTANCE OF 41.05 FEET;



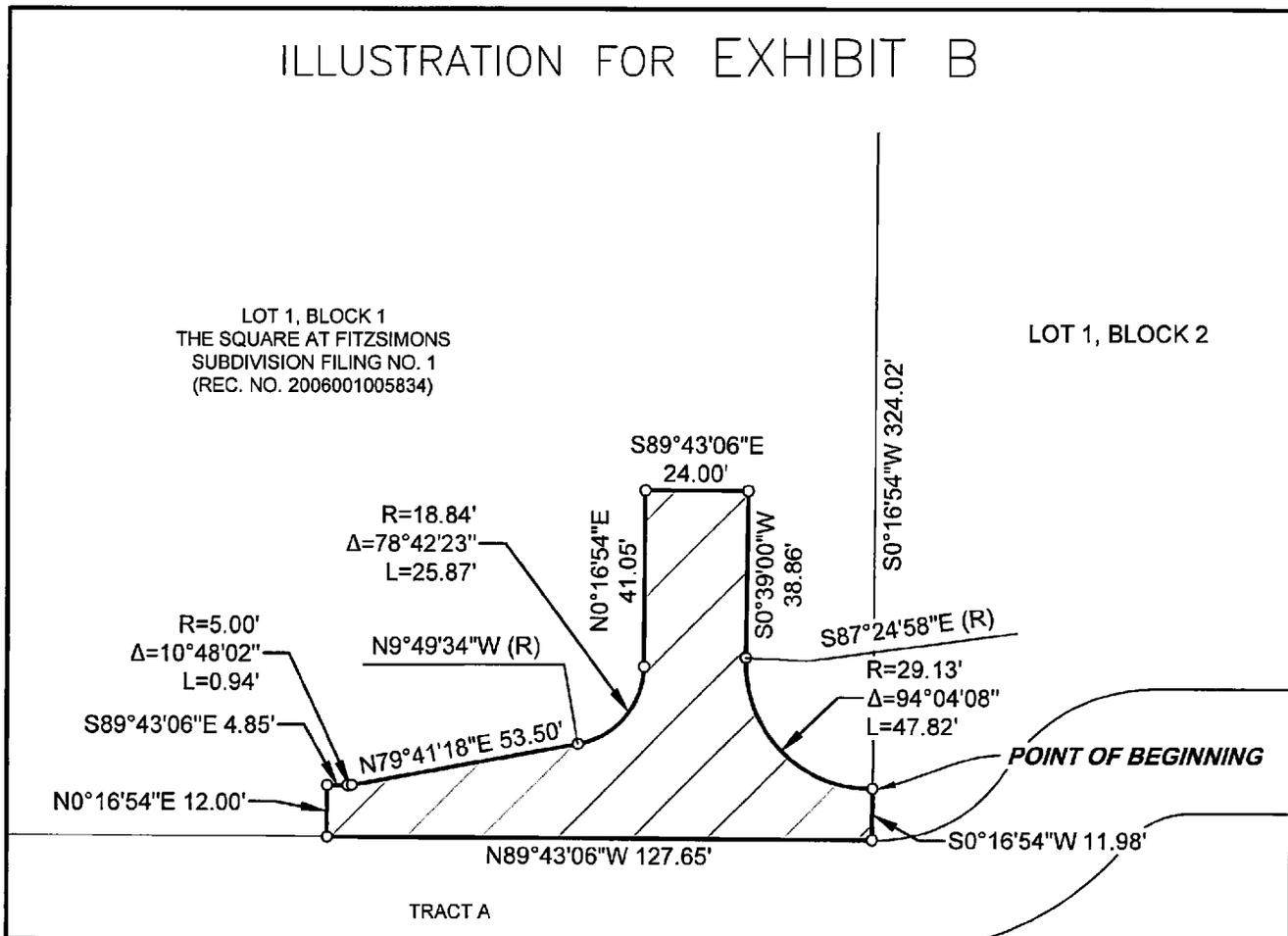
# ILLUSTRATION FOR EXHIBIT B



THE ABOVE DESCRIBED PARCEL CONTAINS 3,848 SQUARE FEET OR (0.08833 ACRES) MORE OR LESS.  
 THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

<b>CITY OF AURORA, COLORADO</b>			A FIRE LANE EASEMENT SITUATED IN THE NE 1/4 OF SECTION 36, T 3 S, R 67 W, 6TH P.M. ADAMS COUNTY, COLORADO, BEING A PART OF THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO. 1
<small>DRAWN BY:</small> JAM	<small>SCALE:</small> 1" = 100'	<small>R.O.W. FILE NUMBER</small>	
<small>CHECKED BY:</small> JAM	<small>DATE:</small> MAR 21, 2018	<small>JOB NUMBER:</small> 17.891.002	

# ILLUSTRATION FOR EXHIBIT B



LOT 1, BLOCK 2  
 COLORADO SCIENCE AND TECHNOLOGY  
 PARK AT FITZSIMONS FILING NO. 2  
 (REC. NO. 2008000071413)

OWNER:  
 AIMCO 21 FITZSIMONS, LLC.  
 4582 S. ULSTER STREET STE 1100  
 DENVER, COLORADO 80237

THE ABOVE DESCRIBED PARCEL CONTAINS 3,848 SQUARE FEET OR (0.08833 ACRES) MORE OR LESS.  
 THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

<b>CITY OF AURORA, COLORADO</b>			A FIRE LANE EASEMENT SITUATED IN THE NE 1/4 OF SECTION 36, T 3 S, R 67 W, 6TH P.M. ADAMS COUNTY, COLORADO, BEING A PART OF THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO. 1
DRAWN BY: JAM	SCALE: 1" = 100'	R.O.W. FILE NUMBER	
CHECKED BY: JAM	DATE: MAR 21, 2018	JOB NUMBER: 17.891.002	

EXHIBIT C  
LEGAL DESCRIPTION

A PORTION OF A UTILITY EASEMENT DEDICATED TO THE CITY OF AURORA BY THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO. 1 PLAT RECORDED DECEMBER 1, 2006 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2006001005834, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6 TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE EAST END BY A FOUND 3 INCH BRASS CAP IN A RANGE BOX STAMPED "CITY OF AURORA" "LS 37887" "2005" AND ON THE WEST END BY A FOUND 3-1/2 INCH ALUMINUM CAP IN A RANGE BOX STAMPED "COLO DEPT OF HIGHWAYS" "PROJ. NO. HB225-4-049" "PLS 10734", ASSUMED TO BEAR SOUTH 89°40'29" EAST A DISTANCE OF 2,623.75 FEET:

**COMMENCE** AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 45°22'19" WEST A DISTANCE OF 2,837.41 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E. 22<sup>ND</sup> AVENUE;

THENCE NORTH 90°00'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 212.24 FEET TO THE WEST LINE OF LOT 1, BLOCK 2, COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 2 RECORDED SEPTEMBER 5, 2008 IN SAID RECORDS AT RECEPTION NO. 2008000071413;

THENCE SOUTH 00°16'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 336.00 FEET TO THE NORTH LINE OF TRACT A OF SAID COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 2;

THENCE NORTH 89°43'06" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1.52 FEET **THE POINT OF BEGINNING**;

THENCE CONTINUE NORTH 89°43'06" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 125.59 FEET;

THENCE NORTH 00°00'00" EAST A DISTANCE OF 11.87 FEET;

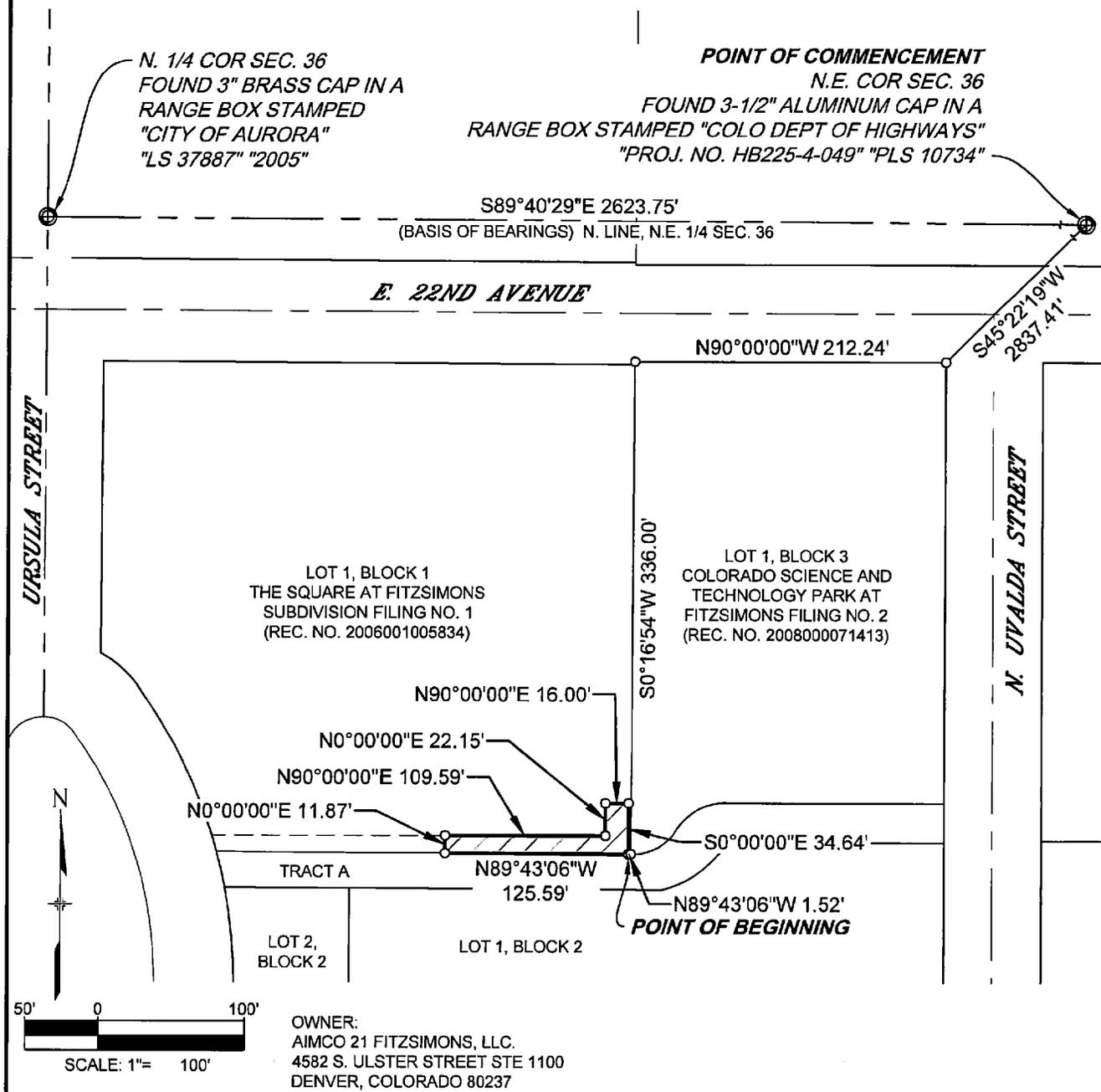
THENCE NORTH 90°00'00" EAST A DISTANCE OF 109.59 FEET;

THENCE NORTH 00°00'00" EAST A DISTANCE OF 22.15 FEET;

THENCE NORTH 90°00'00" EAST A DISTANCE OF 16.00 FEET;



# ILLUSTRATION FOR EXHIBIT C



THE ABOVE DESCRIBED PARCEL CONTAINS 1,884 SQUARE FEET OR (0.04325 ACRES) MORE OR LESS.  
 THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

<b>CITY OF AURORA, COLORADO</b>			A PORTION OF A UTILITY EASEMENT SITUATED IN THE NE 1/4 OF SECTION 36, T 3 S, R 67 W, 6TH P.M. ADAMS COUNTY, COLORADO, BEING A PART OF THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO. 1
DRAWN BY: JAM	SCALE: 1" = 100'	R.O.W. FILE NUMBER	
CHECKED BY: JAM	DATE: MAR 21, 2018	JOB NUMBER: 17.891.002	

**QUIT CLAIM DEED**

**THIS DEED**, made this 10th day of AUGUST, 2018, between the CITY OF AURORA, Colorado, a municipal corporation of the Counties of Adams, Arapahoe, and Douglas, State of Colorado, hereinafter referred to as Grantor(s), and Fitzsimons Redevelopment Authority, a governmental entity of the State of Colorado, hereinafter referred to as Grantee(s), whose legal address is 12635 E. Montview Blvd., Suite 100, Aurora, CO 80045 of the County of Adams and State of Colorado.

**WITNESS**, that the Grantor(s), for and in consideration of the sum of One and no/100----- Dollars, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold and QUITCLAIMED, and by these presents do remise, release, sell and QUITCLAIM unto the Grantee(s), their heirs, successors and assigns forever, all the right, title, interest, claim and demand which the Grantor(s) have in and to the real property, together with improvements, if any, situate, lying and being in the County of Adams and State of Colorado, described as follows:

See Exhibits A, B, C, D, E, and F wherein the descriptions are more fully set forth. Said Exhibits A, B, C, D, E, and F are attached hereto and incorporated herein by reference.

Also known by street and number as: 2100 N. Ursula St., Aurora, CO 80045 (Adams County)

Assessor's schedule or parcel number: 1823-36-1-09-001, 1823-36-1-09-002, and 1823-36-1-09-004

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor(s), either in law or equity, to the only proper use, benefit and behoove of the Grantee(s) their heirs and assigns forever.

**IN WITNESS WHEREOF**, the Grantor(s) have executed this deed on the date set forth above.

[SIGNATURES APPEARING ON FOLLOWING PAGES]



EXHIBIT A  
LEGAL DESCRIPTION

AN ACCESS, UTILITY AND DRAINAGE EASEMENT DEDICATED TO THE CITY OF AURORA BY THE COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 2 PLAT RECORDED SEPTEMBER 5, 2008 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2008000071413, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6 TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE EAST END BY A FOUND 3 INCH BRASS CAP IN A RANGE BOX STAMPED "CITY OF AURORA" "LS 37887" "2005" AND ON THE WEST END BY A FOUND 3-1/2 INCH ALUMINUM CAP IN A RANGE BOX STAMPED "COLO DEPT OF HIGHWAYS" "PROJ. NO. HB225-4-049" "PLS 10734", ASSUMED TO BEAR SOUTH 89°40'29" EAST A DISTANCE OF 2,623.75 FEET:

**COMMENCE** AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 45°22'19" WEST A DISTANCE OF 2,837.41 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. UVALDA STREET;

THENCE SOUTH 00°00'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 292.75 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE SOUTH 00°00'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 43.00 FEET;

THENCE NORTH 00°00'00" WEST A DISTANCE OF 127.27 FEET TO A 17.83 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 46°15'05" WEST;

THENCE SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 142°47'06" AN ARC DISTANCE OF 44.43 FEET;

THENCE SOUTH 62°00'09" WEST A DISTANCE OF 38.35 FEET;

THENCE NORTH 89°43'06" WEST A DISTANCE OF 298.26 FEET TO A 340.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 80°31'05" WEST, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF URSULA STREET;

THENCE NORTHERLY, ALONG SAID CURVE AND EAST LINE, THROUGH A CENTRAL ANGLE OF 05°31'34" AN ARC DISTANCE OF 32.79 FEET TO THE SOUTH LINE OF LOT 1, BLOCK 1, OF THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO. 1 RECORDED DECEMBER 1, 2006 IN SAID RECORDS AT RECEPTION NO. 2006001005834;

THENCE SOUTH 89°43'06" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 283.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 00°16'54" EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 8.00 FEET TO A LINE THAT IS 8.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF TRACT A OF SAID COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 2;

THENCE ALONG SAID PARALLEL LINE THE FOLLOWING FOUR (4) COURSES:

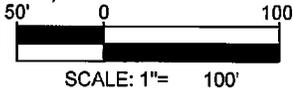
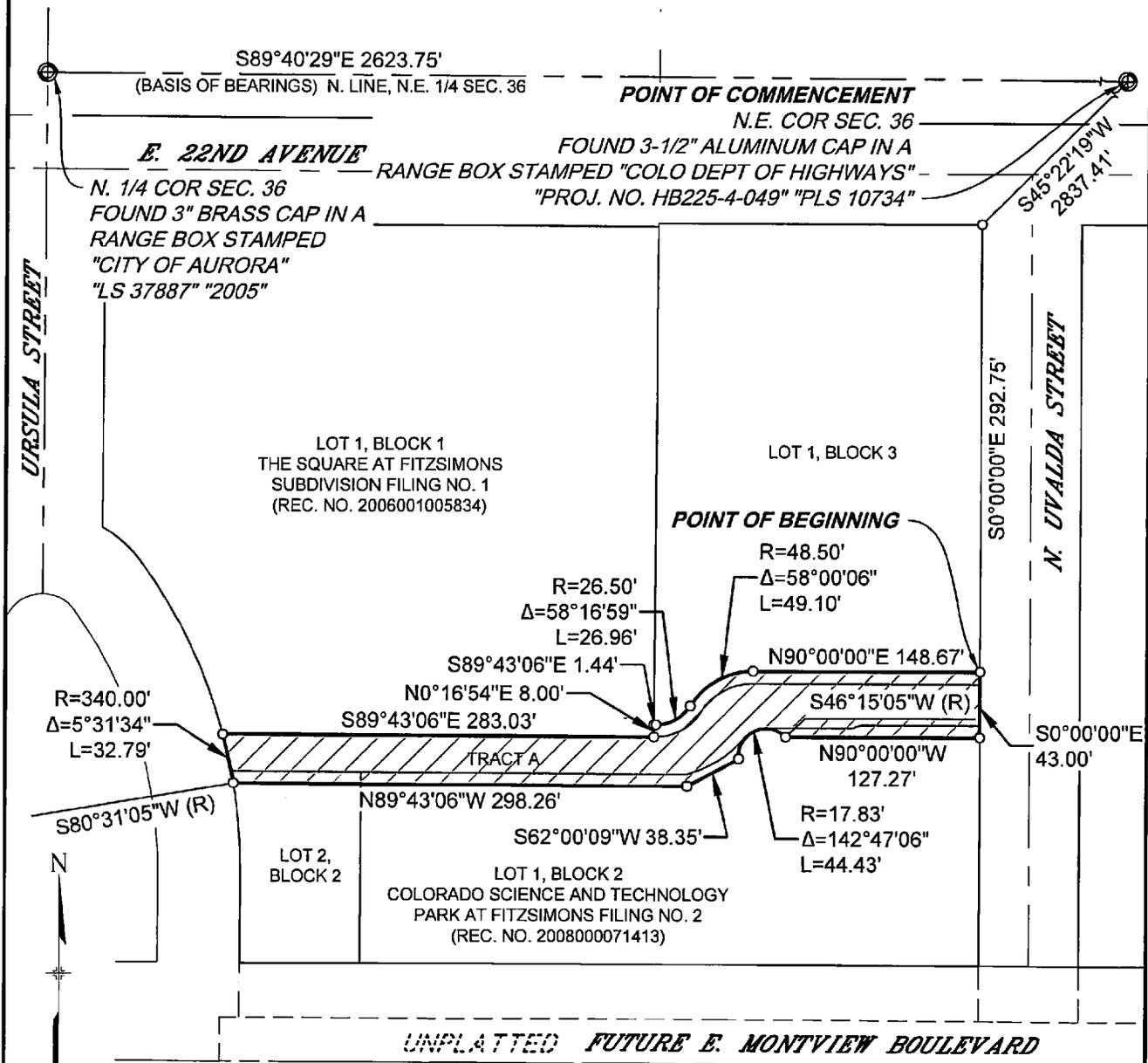
1. THENCE SOUTH 89°43'06" EAST A DISTANCE OF 1.44 FEET TO A TANGENT 26.50 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHERLY;
2. THENCE NORTHEASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 58°16'59" AN ARC DISTANCE OF 26.96 FEET TO A 48.50 FOOT RADIUS REVERSE CURVE;
3. THENCE NORTHEASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 58°00'06" AN ARC DISTANCE OF 49.10 FEET;
4. THENCE NORTH 90°00'00" EAST A DISTANCE OF 148.67 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. UVALDA STREET AND THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 18,519 SQUARE FEET OR (0.42515 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JEFFREY A. MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.  
1601 BLAKE STREET, SUITE 200  
DENVER, COLORADO 80202  
PH. (303)-572-0200

# ILLUSTRATION FOR EXHIBIT A



OWNER:  
 FITZSIMONS REDEVELOPMENT AUTHORITY  
 12635 E. MONTVIEW BLVD STE 100  
 AURORA, COLORADO 80045

PARCEL "AA"  
 (RECEPTION NO. C1134431)

THE ABOVE DESCRIBED PARCEL CONTAINS 18,519 SQUARE FEET OR (0.42515 ACRES) MORE OR LESS.  
 THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

CITY OF AURORA, COLORADO		
DRAWN BY: JAM	SCALE: 1" = 100'	R.O.W. FILE NUMBER
CHECKED BY: JAM	DATE: MAR 21, 2018	JOB NUMBER: 17.891.002

AN ACCESS, UTILITY AND DRAINAGE EASEMENT SITUATED  
 IN THE NE 1/4 OF SECTION 36, T 3 S, R 67 W, 6TH  
 P.M. ADAMS COUNTY, COLORADO, BEING A PART OF  
 COLORADO SCIENCE AND TECHNOLOGY PARK AT  
 FITZSIMONS SUBDIVISION FILING NO. 2

EXHIBIT B

LEGAL DESCRIPTION

A VARIABLE WIDTH FIRE LANE EASEMENT DEDICATED TO THE CITY OF AURORA BY THE COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 2 PLAT RECORDED SEPTEMBER 5, 2008 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2008000071413, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6 TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE EAST END BY A FOUND 3 INCH BRASS CAP IN A RANGE BOX STAMPED "CITY OF AURORA" "LS 37887" "2005" AND ON THE WEST END BY A FOUND 3-1/2 INCH ALUMINUM CAP IN A RANGE BOX STAMPED "COLO DEPT OF HIGHWAYS" "PROJ. NO. HB225-4-049" "PLS 10734", ASSUMED TO BEAR SOUTH 89°40'29" EAST A DISTANCE OF 2,623.75 FEET:

**COMMENCE** AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 45°22'19" WEST A DISTANCE OF 2,837.41 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E. 22ND AVENUE;

THENCE NORTH 90°00'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 153.74 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°16'42" WEST A DISTANCE OF 7.24 FEET;

THENCE NORTH 89°43'18" WEST A DISTANCE OF 58.50 FEET TO THE WEST LINE OF LOT 1, BLOCK 3 OF SAID COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 2;

THENCE NORTH 00°16'54" EAST, ALONG SAID WEST LINE, A DISTANCE OF 6.95 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E. 22ND AVENUE;

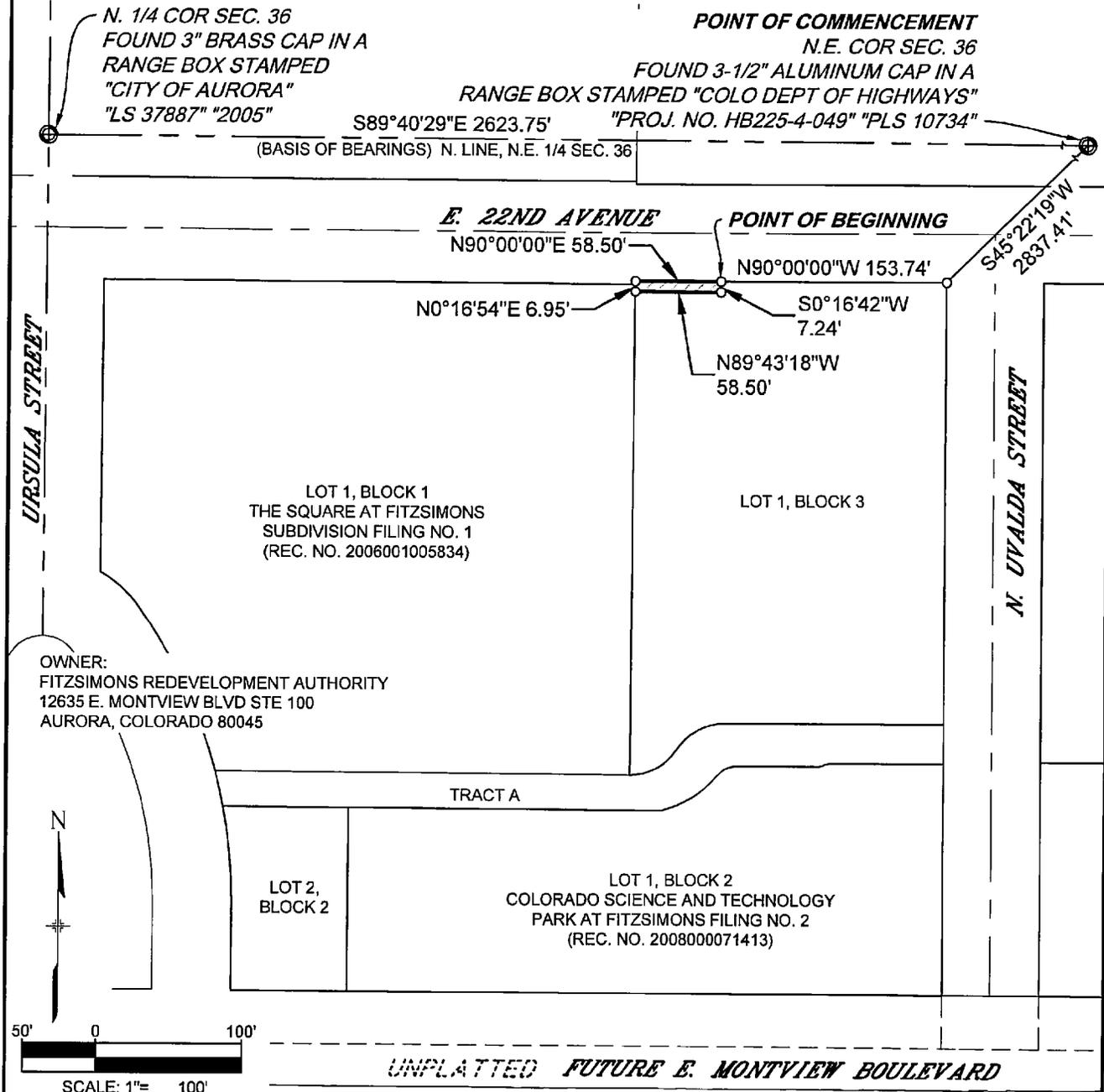
THENCE NORTH 90°00'00" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 58.50 TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 415 SQUARE FEET OR (0.00952 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

JEFFREY A. MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.  
1601 BLAKE STREET, SUITE 200  
DENVER, COLORADO 80202  
PH. (303)-572-0200



## ILLUSTRATION FOR EXHIBIT B



THE ABOVE DESCRIBED PARCEL CONTAINS 415 SQUARE FEET OR (0.00952 ACRES) MORE OR LESS.  
 THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

CITY OF AURORA, COLORADO		
DRAWN BY: JAM	SCALE: 1" = 100'	R.O.W. FILE NUMBER
CHECKED BY: JAM	DATE: MAR 21, 2018	JOB NUMBER: 17.891.002

A VARIABLE WIDTH FIRE LANE EASEMENT SITUATED IN THE NE 1/4 OF SECTION 36, T 3 S, R 67 W, 6TH P.M. ADAMS COUNTY, COLORADO, BEING A PART OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 2

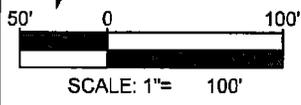
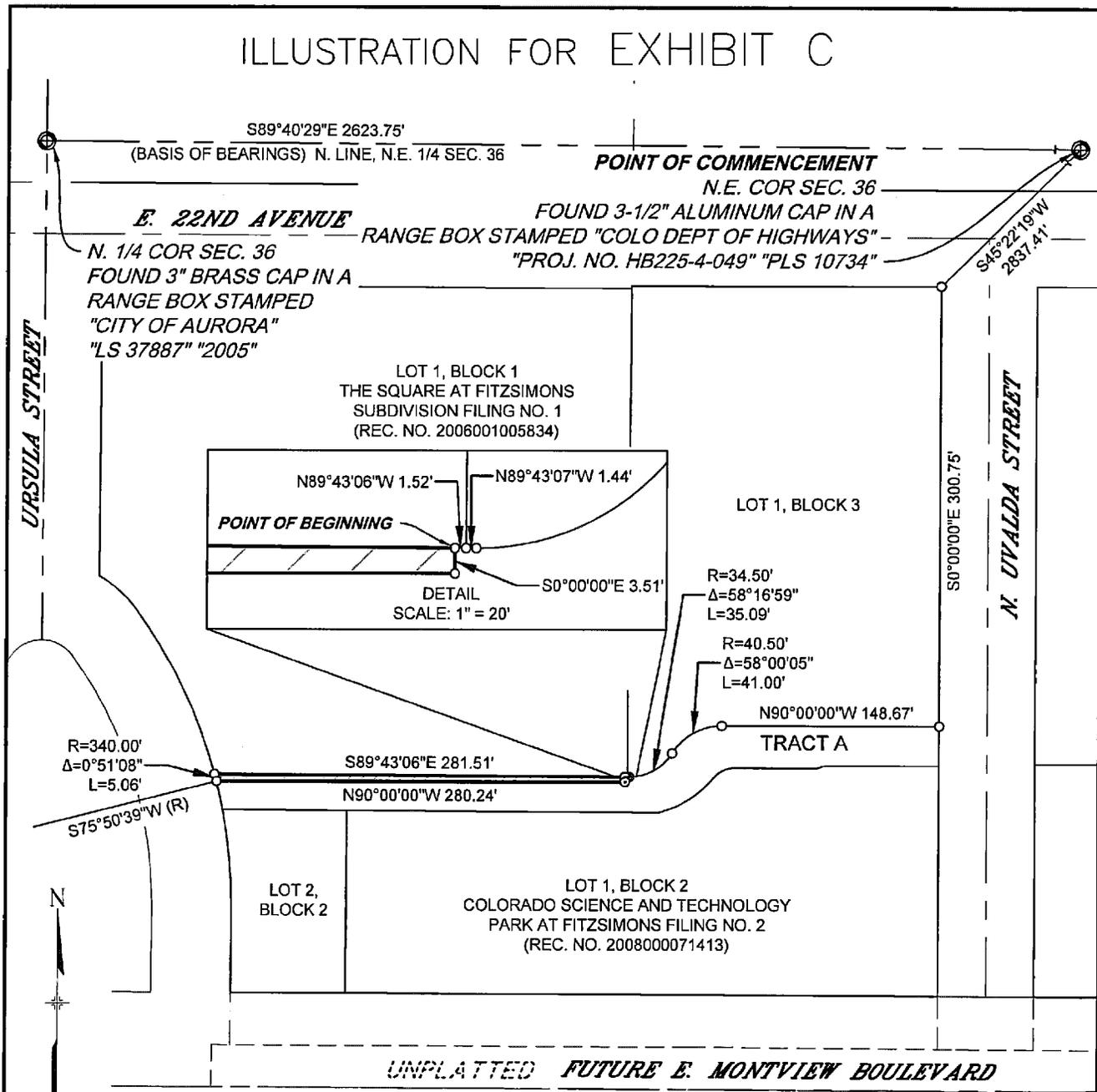


THENCE SOUTH 89°43'06" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 281.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,180 SQUARE FEET OR (0.02709 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

JEFFREY A. MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.  
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DENVER, COLORADO 80202  
PH. (303)-572-0200

# ILLUSTRATION FOR EXHIBIT C



OWNER:  
 FITZSIMONS REDEVELOPMENT AUTHORITY  
 12635 E. MONTVIEW BLVD STE 100  
 AURORA, COLORADO 80045

PARCEL "AA"  
 (RECEPTION NO. C1134431)

THE ABOVE DESCRIBED PARCEL CONTAINS 1,180 SQUARE FEET OR (0.02709 ACRES) MORE OR LESS.  
 THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

<b>CITY OF AURORA, COLORADO</b>			A UTILITY EASEMENT SITUATED IN THE NE 1/4 OF SECTION 36, T 3 S, R 67 W, 6TH P.M. ADAMS COUNTY, COLORADO, BEING A PART OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 2
<small>DRAWN BY:</small> JAM	<small>SCALE:</small> 1" = 100'	<small>R.O.W. FILE NUMBER</small>	
<small>CHECKED BY:</small> JAM	<small>DATE:</small> APRIL 23, 2018	<small>JOB NUMBER:</small> 17.891.002	

EXHIBIT D

LEGAL DESCRIPTION

A FIRE LANE EASEMENT DEDICATED TO THE CITY OF AURORA BY THE COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 2 PLAT RECORDED SEPTEMBER 5, 2008 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2008000071413, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6 TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE EAST END BY A FOUND 3 INCH BRASS CAP IN A RANGE BOX STAMPED "CITY OF AURORA" "LS 37887" "2005" AND ON THE WEST END BY A FOUND 3-1/2 INCH ALUMINUM CAP IN A RANGE BOX STAMPED "COLO DEPT OF HIGHWAYS" "PROJ. NO. HB225-4-049" "PLS 10734", ASSUMED TO BEAR SOUTH 89°40'29" EAST A DISTANCE OF 2,623.75 FEET:

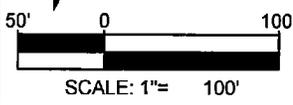
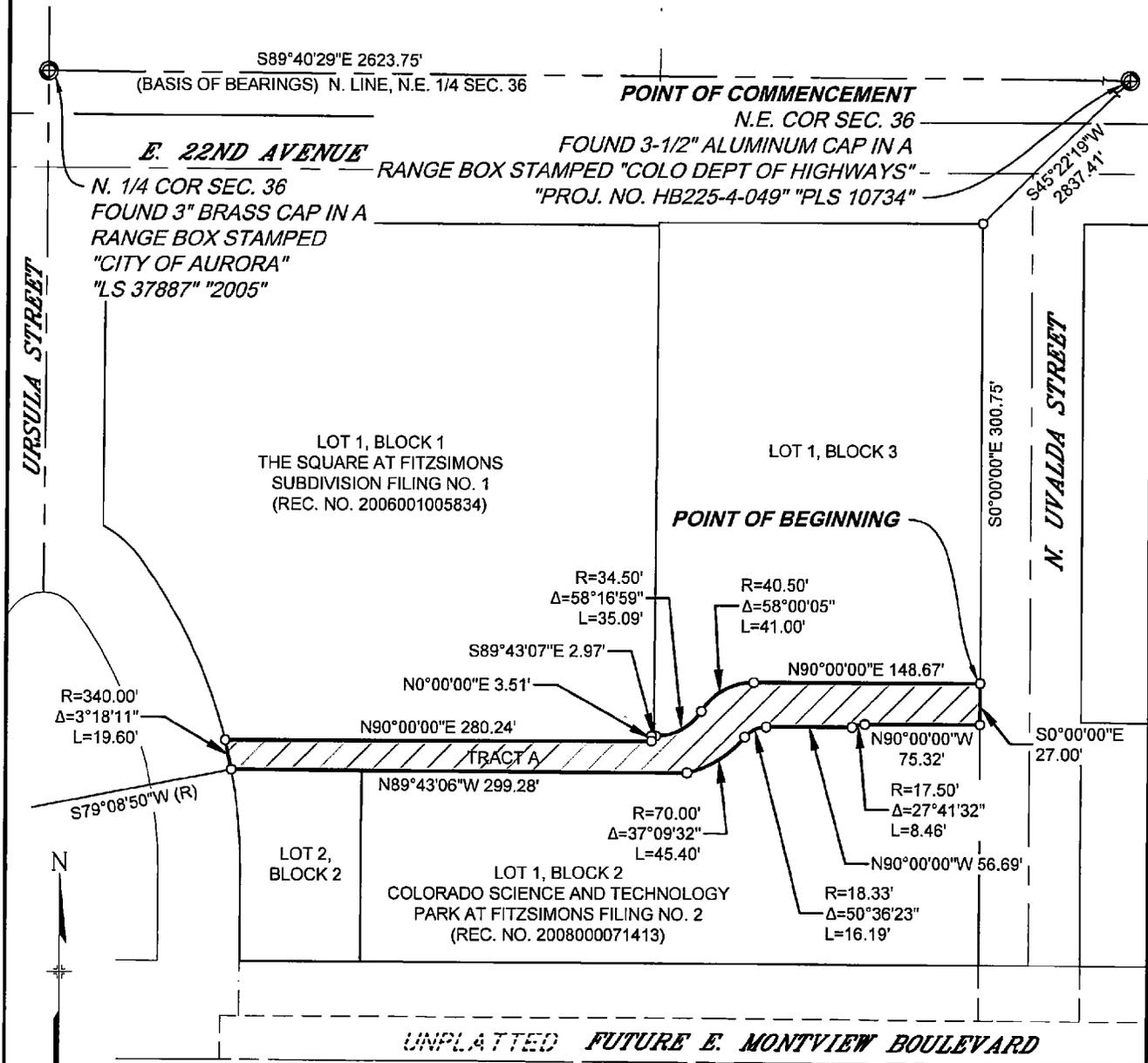
TRACT A, COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 2 ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED SEPTEMBER 5, 2008 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2008000071413.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 11,941 SQUARE FEET OR (0.27412 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JEFFREY A. MILLER, PLS 38467  
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PH. (303)-572-0200

# ILLUSTRATION FOR EXHIBIT D



OWNER:  
 FITZSIMONS REDEVELOPMENT AUTHORITY  
 12635 E. MONTVIEW BLVD STE 100  
 AURORA, COLORADO 80045

PARCEL "AA"  
 (RECEPTION NO. C1134431)

THE ABOVE DESCRIBED PARCEL CONTAINS 11,941 SQUARE FEET OR (0.27412 ACRES) MORE OR LESS.  
 THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

CITY OF AURORA, COLORADO		
DRAWN BY: JAM	SCALE: 1" = 100'	R.O.W. FILE NUMBER
CHECKED BY: JAM	DATE: APRIL 23, 2018	JOB NUMBER: 17.891.002

A FIRE LANE EASEMENT SITUATED IN THE NE 1/4 OF SECTION 36, T 3 S, R 67 W, 6TH P.M. ADAMS COUNTY, COLORADO, BEING A PART OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 2

EXHIBIT E

LEGAL DESCRIPTION

A PORTION OF THE DEPARTMENT OF THE ARMY EASEMENTS FOR STORM SEWER SYSTEMS LOCATED ON U.S. ARMY GARRISON, FITZSIMONS, ADAMS COUNTY COLORADO, DACA 45-2-99-6075, GRANTED IN A DOCUMENT RECORDED AUGUST 17, 1999 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 5859, PAGE 563 AND TRANSFERRED TO THE CITY OF AURORA IN ASSUMPTION OF UTILITY EASEMENTS AND FACILITIES RECORDED AUGUST 17, 1999 IN SAID RECORDS IN BOOK 5859, PAGE 626, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6 TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE WEST END BY A FOUND 3 INCH BRASS CAP IN A RANGE BOX STAMPED "CITY OF AURORA" "LS 37887" "2005" AND ON THE EAST END BY A FOUND 3-1/2 INCH ALUMINUM CAP IN A RANGE BOX STAMPED "COLO DEPT OF HIGHWAYS" "PROJ. NO. HB225-4-049" "PLS 10734", ASSUMED TO BEAR SOUTH 89°40'29" EAST A DISTANCE OF 2,623.75 FEET:

**COMMENCE** AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 45°22'19" WEST A DISTANCE OF 2,837.41 FEET TO THE NORTH LINE OF LOT 1, BLOCK 3 OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS FILING NO. 2, RECORDED SEPTEMBER 5, 2008 IN SAID RECORDS AT RECEPTION NO. 2008000071413;

THENCE NORTH 90°00'00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 120.82 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 01°18'35" WEST A DISTANCE OF 484.95 FEET TO THE SOUTH LINE OF LOT 1, BLOCK 2 OF THE PREVIOUSLY CITED COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS FILING NO. 2;

THENCE NORTH 89°49'49" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 16.00 FEET;

THENCE NORTH 00°18'35" EAST A DISTANCE OF 484.90 FEET TO THE NORTH LINE OF THE PREVIOUSLY CITED LOT 1, BLOCK 3;

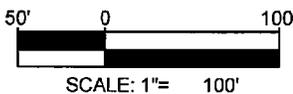
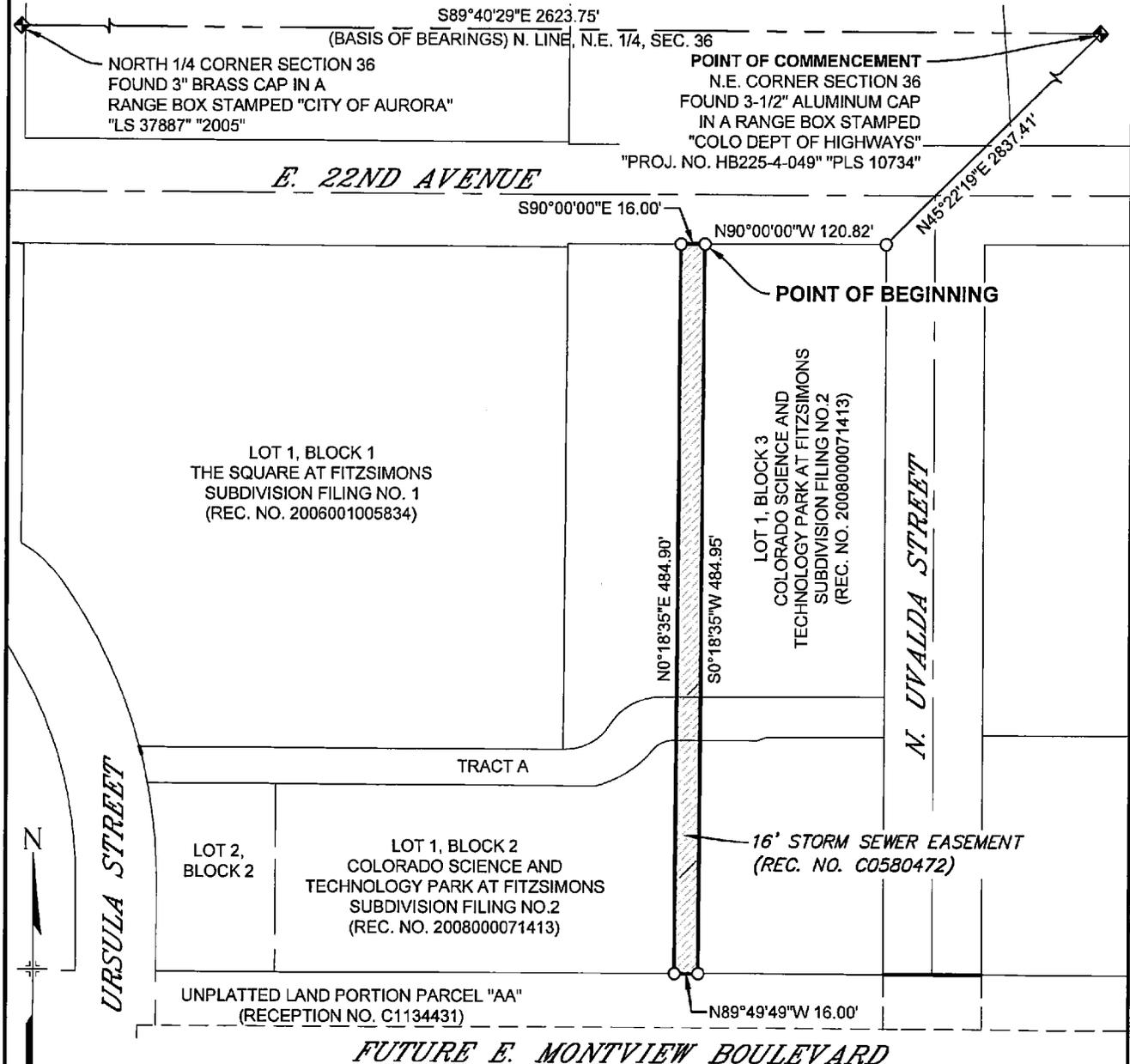
THENCE SOUTH 90°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 16.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 7,579 SQUARE FEET OR (0.17812 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JEFFREY A. MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.  
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DENVER, COLORADO 80202  
PH. (303)-572-0200

# ILLUSTRATION FOR EXHIBIT E



OWNER:  
 FITZSIMONS REDEVELOPMENT AUTHORITY  
 12635 E. MONTVIEW BLVD STE 100  
 AURORA, COLORADO 80045

THE ABOVE DESCRIBED PARCEL CONTAINS 7,579 SQUARE FEET OR (0.17812 ACRES) MORE OR LESS.  
 THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

<b>CITY OF AURORA, COLORADO</b>		
DRAWN BY: JAM	SCALE: 1" = 100'	SHEET NUMBER: SHEET 2 OF 2
CHECKED BY: JAM	DATE: JUNE 26, 2018	JOB NUMBER: 17.891.002

PORTION OF A STORM SEWER EASEMENT  
 SITUATED IN THE NW 1/4 OF SECTION 36,  
 T 3 S, R 67 W, 6TH P.M.,  
 CITY OF AURORA, COUNTY OF ADAMS,  
 STATE OF COLORADO,

EXHIBIT F

LEGAL DESCRIPTION

A PORTION OF THE DEPARTMENT OF THE ARMY EASEMENTS FOR SANITARY SEWER SYSTEMS LOCATED ON U.S. ARMY GARRISON, FITZSIMONS, ADAMS COUNTY COLORADO, DACA 45-2-99-6075, GRANTED IN A DOCUMENT RECORDED AUGUST 17, 1999 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 5859, PAGE 563 AND TRANSFERRED TO THE CITY OF AURORA IN ASSUMPTION OF UTILITY EASEMENTS AND FACILITIES RECORDED AUGUST 17, 1999 IN SAID RECORDS IN BOOK 5859, PAGE 626, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6 TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE WEST END BY A FOUND 3 INCH BRASS CAP IN A RANGE BOX STAMPED "CITY OF AURORA" "LS 37887" "2005" AND ON THE EAST END BY A FOUND 3-1/2 INCH ALUMINUM CAP IN A RANGE BOX STAMPED "COLO DEPT OF HIGHWAYS" "PROJ. NO. HB225-4-049" "PLS 10734", ASSUMED TO BEAR SOUTH 89°40'29" EAST A DISTANCE OF 2,623.75 FEET:

**COMMENCE** AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 45°22'19" WEST A DISTANCE OF 2,837.41 FEET TO THE NORTH LINE OF LOT 1, BLOCK 3 OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS FILING NO. 2, RECORDED SEPTEMBER 5, 2008 IN SAID RECORDS AT RECEPTION NO. 2008000071413;

THENCE NORTH 90°00'00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 127.98 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 04°09'00" WEST A DISTANCE OF 126.83 FEET;

THENCE SOUTH 00°19'33" WEST A DISTANCE OF 358.40 FEET TO THE SOUTH LINE OF LOT 1, BLOCK 2 OF THE PREVIOUSLY CITED COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS FILING NO. 2;

THENCE NORTH 89°49'49" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 16.00 FEET;

THENCE NORTH 00°19'33" EAST A DISTANCE OF 358.98 FEET;

THENCE NORTH 04°09'00" EAST A DISTANCE OF 126.21 FEET TO THE NORTH LINE OF THE PREVIOUSLY CITED LOT 1, BLOCK 3;

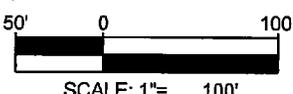
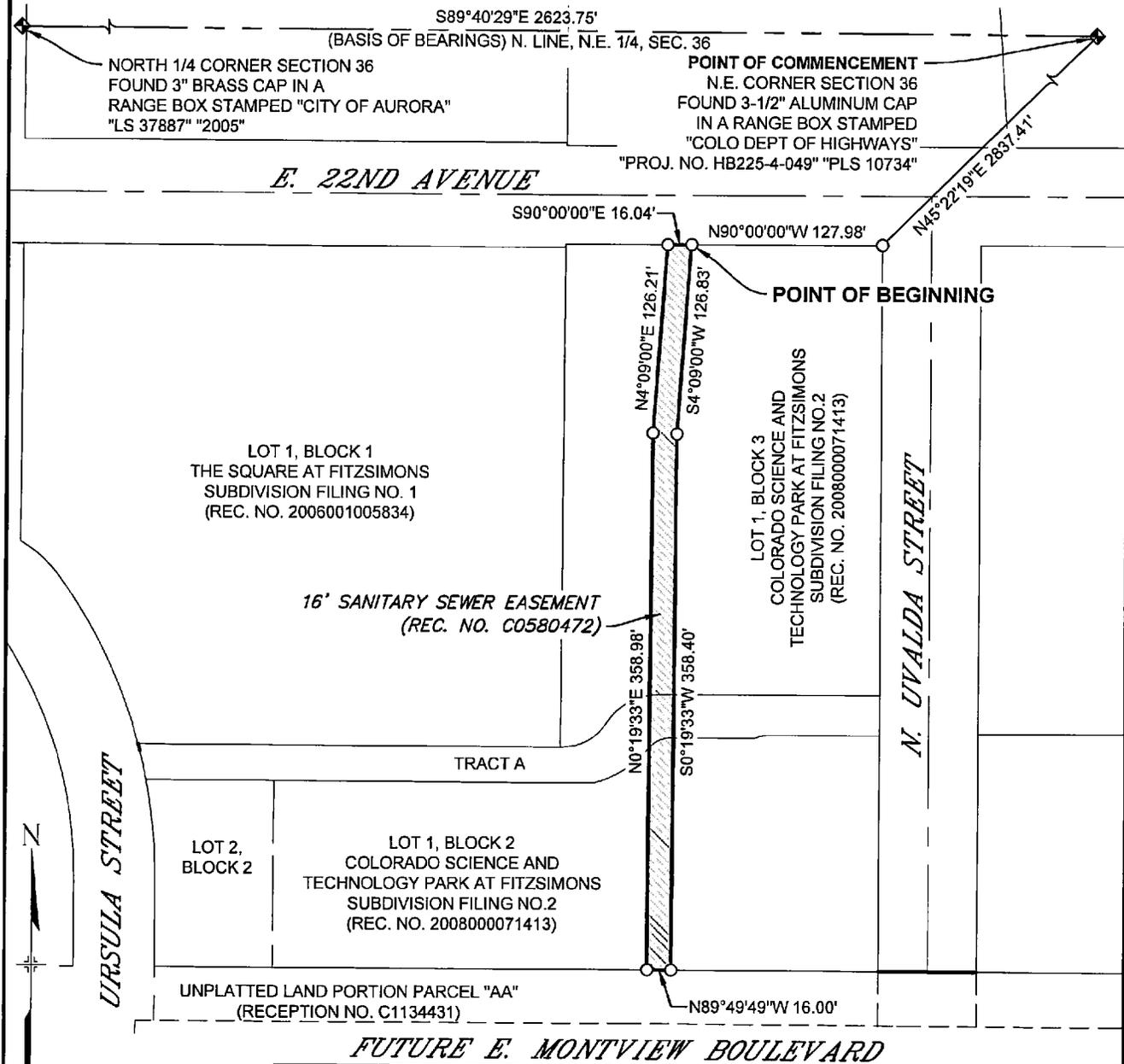
THENCE SOUTH 90°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 16.04 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 7,763 SQUARE FEET OR (0.17822 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

JEFFREY A. MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.  
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DENVER, COLORADO 80202  
PH. (303)-572-0200



# ILLUSTRATION FOR EXHIBIT F



OWNER:  
 FITZSIMONS REDEVELOPMENT AUTHORITY  
 12635 E. MONTVIEW BLVD STE 100  
 AURORA, COLORADO 80045

THE ABOVE DESCRIBED PARCEL CONTAINS 7,763 SQUARE FEET OR (0.17822 ACRES) MORE OR LESS.  
 THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

<b>CITY OF AURORA, COLORADO</b>			A PORTION OF A SANITARY SEWER EASEMENT SITUATED IN THE NW 1/4 OF SECTION 36, T 3 S, R 67 W, 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO,
<b>DRAWN BY:</b> JAM	<b>SCALE:</b> 1" = 100'	<b>SHEET NUMBER:</b> SHEET 2 OF 2	
<b>CHECKED BY:</b> JAM	<b>DATE:</b> JUNE 26, 2018	<b>JOB NUMBER:</b> 17.891.002	