

AUTHORIZATION OF OWNER
[Property Subdivision and Site Plan]

Majestic Commercenter II, LLC, a Delaware limited liability company ("Owner"), is the owner of the property, as set forth in Exhibit A attached hereto and incorporated herein by this reference (the "Property"). Owner desires to process a plat and site plan for the Property with the City of Aurora, a home rule municipal corporation, State of Colorado. Owner hereby gives permission for Ware Malcomb to process the above mentioned plat and site plan on behalf of Owner.

OWNER:

MAJESTIC COMMERCENTER II, LLC,
a Delaware limited liability company

By: Majestic Realty Co.
a California corporation

Its: Manager's Agent


By: 
Name: Randall C. Hertel
Title: Executive Vice President

EXHIBIT A
PROPERTY

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE SOUTH 42°03'01" WEST A DISTANCE OF 82.26 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HIMALAYA ROAD RECORDED IN BOOK 2555, AT PAGE 934 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 54°07'01", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 23.61 FEET AND A CHORD THAT BEARS SOUTH 27°11'04" EAST A DISTANCE OF 22.74 FEET TO A POINT OF CURVATURE;

2) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°36'40", A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 429.54 FEET AND A CHORD THAT BEARS SOUTH 12°35'05" EAST A DISTANCE OF 426.25 FEET;

3) SOUTH 24°55'36" EAST A DISTANCE OF 458.37 FEET;

THENCE SOUTH 65°19'07" WEST A DISTANCE OF 80.10 FEET;

THENCE SOUTH 88°56'54" WEST A DISTANCE OF 251.64 FEET;

THENCE SOUTH 66°46'27" WEST A DISTANCE OF 111.97 FEET TO A POINT ON THE EAST LINE OF MAJESTIC COMMERCE SUBDIVISION FILING NO. 8 RECORDED AT RECEPTION NO. 2016000006626 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE NORTH 01°07'20" WEST ALONG SAID EAST LINE A DISTANCE OF 931.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 38TH AVENUE RECORDED AT RECEPTION NO. 2005000728520 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE NORTH 88°53'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 149.33 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 237,019 SQUARE FEET, OR 5.441 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **MAJESTIC COMMERCE CENTER SUBDIVISION FILING NO. 11**, 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.