

EXHIBIT 'A'
DRAINAGE AND UTILITY EASEMENTS
TOWN OF PARKER

LEGAL DESCRIPTION

TWO (2) DRAINAGE AND UTILITY EASEMENT BEING A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DRAINAGE AND UTILITY EASEMENT PARCEL A

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 22°02'09" WEST, A DISTANCE OF 640.69 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 163.83 FEET;

THENCE SOUTH 70°50'53" EAST, A DISTANCE OF 59.16 FEET;

THENCE NORTH 88°00'01" EAST, A DISTANCE OF 95.78 FEET;

THENCE NORTH 44°32'25" EAST, A DISTANCE OF 51.57 FEET;

THENCE NORTH 16°17'51" EAST, A DISTANCE OF 37.47 FEET;

THENCE SOUTH 84°08'14" EAST, A DISTANCE OF 17.90 FEET;

THENCE SOUTH 08°47'48" WEST, A DISTANCE OF 37.14 FEET;

THENCE SOUTH 12°00'06" WEST, A DISTANCE OF 44.54 FEET;

THENCE SOUTH 04°18'11" WEST, A DISTANCE OF 141.11 FEET;

THENCE SOUTH 00°33'36" WEST, A DISTANCE OF 122.08 FEET;

THENCE NORTH 89°50'27" EAST, A DISTANCE OF 48.17 FEET;

THENCE SOUTH 00°09'33" EAST, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 89°50'27" WEST, A DISTANCE OF 45.31 FEET;

THENCE SOUTH 00°33'36" WEST, A DISTANCE OF 81.68 FEET;

THENCE SOUTH 07°34'06" WEST, A DISTANCE OF 35.98 FEET;

THENCE SOUTH 08°16'37" EAST, A DISTANCE OF 108.50 FEET;

THENCE SOUTH 08°02'30" EAST, A DISTANCE OF 106.86 FEET;
THENCE SOUTH 12°49'22" EAST, A DISTANCE OF 49.99 FEET;
THENCE SOUTH 09°49'31" WEST, A DISTANCE OF 120.25 FEET;
THENCE NORTH 77°26'54" WEST, A DISTANCE OF 102.17 FEET;
THENCE NORTH 07°09'08" EAST, A DISTANCE OF 122.50 FEET;
THENCE NORTH 00°53'47" EAST, A DISTANCE OF 23.49 FEET;
THENCE NORTH 33°36'27" WEST, A DISTANCE OF 72.81 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 108.00 FEET, A
CENTRAL ANGLE OF 37°38'01", AN ARC LENGTH OF 70.94 FEET, THE CHORD OF WHICH BEARS
NORTH 14°47'27" WEST, 69.67 FEET;
THENCE NORTH 04°01'34" EAST, A DISTANCE OF 65.64 FEET;
THENCE NORTH 02°32'04" WEST, A DISTANCE OF 325.87 FEET;
THENCE NORTH 01°30'18" WEST, A DISTANCE OF 33.50 FEET;
THENCE SOUTH 68°42'42" WEST, A DISTANCE OF 55.79 FEET;
THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 242.02 FEET;
THENCE SOUTH 89°27'43" WEST, A DISTANCE OF 474.00 FEET;
THENCE SOUTH 53°26'34" WEST, A DISTANCE OF 177.12 FEET;
THENCE NORTH 41°30'31" WEST, A DISTANCE OF 299.66 FEET;
THENCE SOUTH 47°54'29" WEST, A DISTANCE OF 334.94 FEET;
THENCE NORTH 42°08'30" WEST, A DISTANCE OF 271.68 FEET;
THENCE NORTH 54°00'18" WEST, A DISTANCE OF 95.32 FEET;
THENCE NORTH 67°29'20" WEST, A DISTANCE OF 134.96 FEET;
THENCE NORTH 82°16'12" WEST, A DISTANCE OF 7.20 FEET;
THENCE NORTH 09°33'27" EAST, A DISTANCE OF 25.01 FEET;
THENCE SOUTH 82°16'12" EAST, A DISTANCE OF 9.65 FEET;
THENCE SOUTH 67°29'20" EAST, A DISTANCE OF 141.16 FEET;
THENCE SOUTH 54°00'18" EAST, A DISTANCE OF 100.87 FEET;

THENCE SOUTH 42°08'30" EAST, A DISTANCE OF 249.29 FEET;
THENCE NORTH 47°54'29" EAST, A DISTANCE OF 335.22 FEET;
THENCE SOUTH 41°30'31" EAST, A DISTANCE OF 301.99 FEET;
THENCE NORTH 53°26'34" EAST, A DISTANCE OF 162.32 FEET;
THENCE NORTH 89°27'43" EAST, A DISTANCE OF 457.24 FEET;
THENCE NORTH 00°16'48" WEST, A DISTANCE OF 234.32 FEET;
THENCE NORTH 68°42'42" EAST, A DISTANCE OF 81.96 FEET;
THENCE NORTH 01°30'18" WEST, A DISTANCE OF 19.51 FEET;
THENCE NORTH 70°50'53" WEST, A DISTANCE OF 83.35 FEET;
THENCE NORTH 00°16'48" WEST, A DISTANCE OF 179.72 FEET;
THENCE NORTH 08°31'48" WEST, A DISTANCE OF 94.43 FEET;
THENCE NORTH 22°46'48" WEST, A DISTANCE OF 66.22 FEET;
THENCE NORTH 34°31'48" WEST, A DISTANCE OF 63.99 FEET;
THENCE NORTH 45°46'48" WEST, A DISTANCE OF 61.02 FEET;
THENCE NORTH 57°16'48" WEST, A DISTANCE OF 67.09 FEET;
THENCE NORTH 68°31'48" WEST, A DISTANCE OF 57.44 FEET;
THENCE NORTH 82°01'48" WEST, A DISTANCE OF 94.64 FEET;
THENCE SOUTH 89°43'12" WEST, A DISTANCE OF 1083.80 FEET;
THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 303.18 FEET;
THENCE SOUTH 07°18'41" WEST, A DISTANCE OF 240.40 FEET;
THENCE NORTH 76°30'24" WEST, A DISTANCE OF 25.15 FEET;
THENCE NORTH 07°18'41" EAST, A DISTANCE OF 236.03 FEET;
THENCE NORTH 00°16'48" WEST, A DISTANCE OF 326.52 FEET;
THENCE NORTH 89°43'12" EAST, A DISTANCE OF 1110.60 FEET;
THENCE SOUTH 82°01'48" EAST, A DISTANCE OF 99.40 FEET;
THENCE SOUTH 68°31'48" EAST, A DISTANCE OF 62.86 FEET;

THENCE SOUTH 57°16'48" EAST, A DISTANCE OF 72.07 FEET;
THENCE SOUTH 45°46'48" EAST, A DISTANCE OF 66.00 FEET;
THENCE SOUTH 34°31'48" EAST, A DISTANCE OF 69.02 FEET;
THENCE SOUTH 22°46'48" EAST, A DISTANCE OF 71.92 FEET;
THENCE SOUTH 08°31'48" EAST, A DISTANCE OF 99.36 FEET TO THE **POINT OF BEGINNING**,
SAID DRAINAGE AND UTILITY EASEMENT PARCEL A CONTAINING A CALCULATED AREA OF
212,741 SQUARE FEET OR 4.884 ACRES, MORE OR LESS.

DRAINAGE AND UTILITY EASEMENT PARCEL B

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9 AND CONSIDERING THE EAST
LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE
NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND
AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS
6935 TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET WITH ALL BEARINGS CONTAINED HEREIN
BEING RELATIVE THERETO;

THENCE SOUTH 02°47'15" WEST, A DISTANCE OF 2372.83 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 46°54'28" EAST, A DISTANCE OF 74.24 FEET;

THENCE NORTH 64°29'34" EAST, A DISTANCE OF 46.12 FEET;

THENCE SOUTH 25°30'26" EAST, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 64°29'34" WEST, A DISTANCE OF 40.32 FEET;

THENCE SOUTH 00°15'06" EAST, A DISTANCE OF 44.82 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 91.00 FEET, A
CENTRAL ANGLE OF 87°28'25", AN ARC LENGTH OF 138.93 FEET, THE CHORD OF WHICH BEARS
SOUTH 43°29'07" WEST, 125.83 FEET;

THENCE SOUTH 87°13'19" WEST, A DISTANCE OF 98.89 FEET;

THENCE NORTH 84°49'42" WEST, A DISTANCE OF 191.75 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 37.00 FEET, A
CENTRAL ANGLE OF 70°42'32", AN ARC LENGTH OF 45.66 FEET, THE CHORD OF WHICH BEARS
NORTH 49°28'26" WEST, 42.82 FEET;

THENCE NORTH 14°07'09" WEST, A DISTANCE OF 24.14 FEET;

THENCE NORTH 72°56'18" WEST, A DISTANCE OF 186.53 FEET;

THENCE NORTH 81°36'18" WEST, A DISTANCE OF 183.19 FEET;


THENCE NORTH 68°27'13" WEST, A DISTANCE OF 180.78 FEET;
THENCE NORTH 55°31'55" WEST, A DISTANCE OF 148.74 FEET;
THENCE NORTH 51°25'05" WEST, A DISTANCE OF 583.32 FEET;
THENCE NORTH 63°09'21" WEST, A DISTANCE OF 180.77 FEET;
THENCE NORTH 76°46'31" WEST, A DISTANCE OF 171.58 FEET;
THENCE SOUTH 89°43'12" WEST, A DISTANCE OF 166.65 FEET;
THENCE NORTH 00°16'48" WEST, A DISTANCE OF 25.00 FEET;
THENCE NORTH 89°43'12" EAST, A DISTANCE OF 169.61 FEET;
THENCE SOUTH 76°46'31" EAST, A DISTANCE OF 177.53 FEET;
THENCE SOUTH 63°09'21" EAST, A DISTANCE OF 186.32 FEET;
THENCE SOUTH 51°25'05" EAST, A DISTANCE OF 585.00 FEET;
THENCE SOUTH 55°31'55" EAST, A DISTANCE OF 145.02 FEET;
THENCE SOUTH 68°27'13" EAST, A DISTANCE OF 175.07 FEET;
THENCE SOUTH 81°36'18" EAST, A DISTANCE OF 182.21 FEET;
THENCE SOUTH 72°56'18" EAST, A DISTANCE OF 164.29 FEET;
THENCE NORTH 74°30'44" EAST, A DISTANCE OF 34.34 FEET;
THENCE NORTH 87°41'30" EAST, A DISTANCE OF 36.96 FEET;
THENCE NORTH 71°04'02" EAST, A DISTANCE OF 135.19 FEET;
THENCE NORTH 28°40'13" EAST, A DISTANCE OF 25.42 FEET;
THENCE NORTH 80°11'34" EAST, A DISTANCE OF 99.34 FEET;
THENCE NORTH 70°30'38" EAST, A DISTANCE OF 55.29 FEET TO THE **POINT OF BEGINNING**,

SAID DRAINAGE AND UTILITY EASEMENT PARCEL B CONTAINING A CALCULATED AREA OF 106,941 SQUARE FEET OR 2.455 ACRES, MORE OR LESS.

SAID DRAINAGE AND UTILITY EASEMENT PARCELS A AND B CONTAINING A COMBINED CALCULATED AREA OF 319,682 SQUARE FEET OR 7.339 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

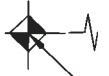
I, WILLIAM F. HESSELBACH JR., A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



WILLIAM F. HESSELBACH JR., P.L.S. 25369
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112



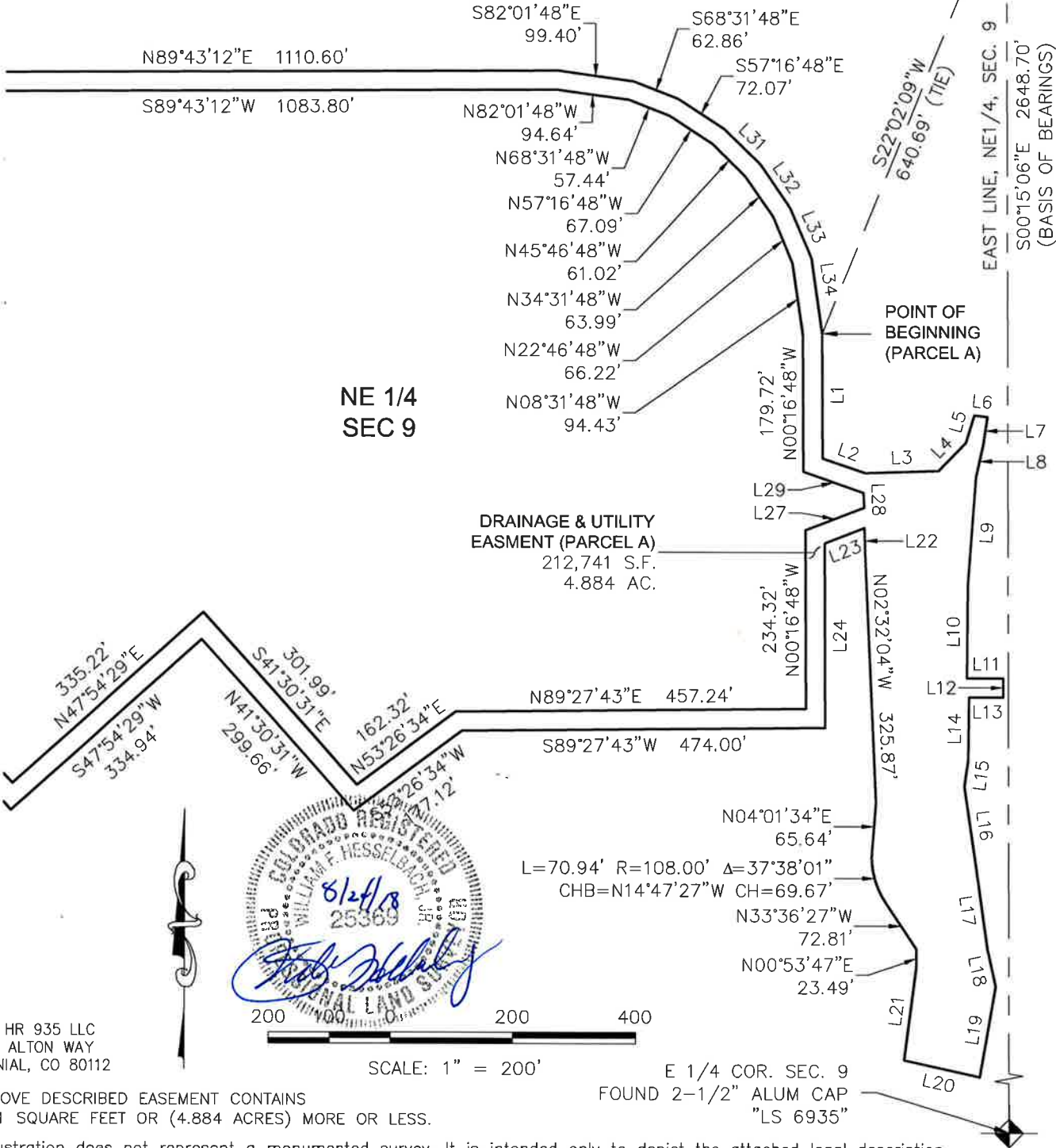
EXHIBIT A



N1/4 COR. SEC. 9
 FOUND 2-1/2" ALUM CAP
 "LS 6935 1991"

POINT OF COMMENCEMENT
 PARCELS A & B
 NE COR. SEC. 9
 FOUND 3-1/4" ALUM CAP
 "LS 23053 1988"

MATCHLINE - SEE SHEET 2



NE 1/4
 SEC 9

DRAINAGE & UTILITY
 EASEMENT (PARCEL A)
 212,741 S.F.
 4.884 AC.



SCALE: 1" = 200'

OWNER: HR 935 LLC
 7353 S. ALTON WAY
 CENTENNIAL, CO 80112

THE ABOVE DESCRIBED EASEMENT CONTAINS
 212,741 SQUARE FEET OR (4.884 ACRES) MORE OR LESS.

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

E 1/4 COR. SEC. 9
 FOUND 2-1/2" ALUM CAP
 "LS 6935"

NE1/4 SEC.9, T7S, R66W, 6TH P.M.
 DRAINAGE & UTILITY EASEMENT (PARCEL A)
 TOWN OF PARKER

DOUGLAS COUNTY, COLORADO



10333 E. Dry Creek Rd.
 Suite 240
 Englewood, CO 80111
 Tel: (720) 482-9526
 Fax: (720) 482-9546

EXHIBIT A



N1/4 COR. SEC. 9
 FOUND 2-1/2" ALUM CAP
 "LS 6935 1991"

NORTH LINE, NE1/4, SEC. 9
 S89°26'53"W 2642.13'

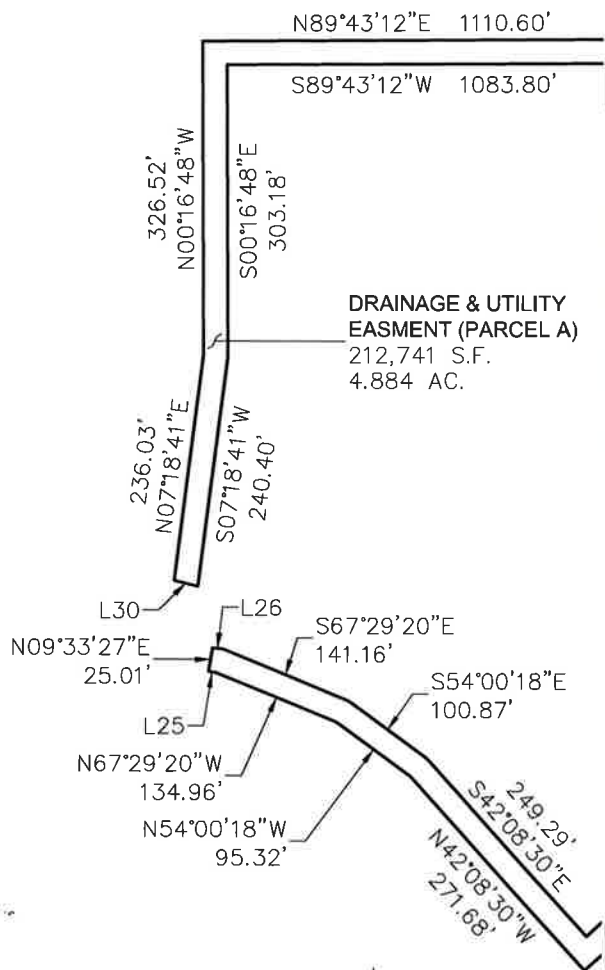
POINT OF COMMENCEMENT
 PARCELS A & B
 NE COR. SEC. 9
 FOUND 3-1/4" ALUM CAP
 "LS 23053 1988"



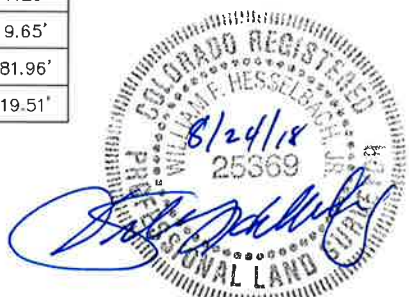
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°16'48"E	163.83'
L2	S70°50'53"E	59.16'
L3	N88°00'01"E	95.78'
L4	N44°32'25"E	51.57'
L5	N16°17'51"E	37.47'
L6	S84°08'14"E	17.90'
L7	S08°47'48"W	37.14'
L8	S12°00'06"W	44.54'
L9	S04°18'11"W	141.11'
L10	S00°33'36"W	122.08'
L11	N89°50'27"E	48.17'
L12	S00°09'33"E	25.00'
L13	S89°50'27"W	45.31'
L14	S00°33'36"W	81.68'
L15	S07°34'06"W	35.98'
L16	S08°16'37"E	108.50'
L17	S08°02'30"E	106.86'
L18	S12°49'22"E	49.99'
L19	S09°49'31"W	120.25'
L20	N77°26'54"W	102.17'
L21	N07°09'08"E	122.50'
L22	N01°30'18"W	33.50'
L23	S68°42'42"W	55.79'
L24	S00°16'48"E	242.02'
L25	N82°16'12"W	7.20'
L26	S82°16'12"E	9.65'
L27	N68°42'42"E	81.96'
L28	N01°30'18"W	19.51'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L29	N70°50'53"W	83.35'
L30	N76°30'24"W	25.15'
L31	S45°46'48"E	66.00'
L32	S34°31'48"E	69.02'
L33	S22°46'48"E	71.92'
L34	S08°31'48"E	99.36'

NE 1/4
 SEC 9



MATCHLINE - SEE SHEET 1



SCALE: 1" = 200'

OWNER: HR 935 LLC
 7353 S. ALTON WAY
 CENTENNIAL, CO 80112

THE ABOVE DESCRIBED EASEMENT CONTAINS
 212,741 SQUARE FEET OR (4.884 ACRES) MORE OR LESS.

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NE1/4 SEC.9, T7S, R66W, 6TH P.M.
 DRAINAGE & UTILITY EASEMENT (PARCEL A)
 TOWN OF PARKER

DOUGLAS COUNTY, COLORADO



10333 E. Dry Creek Rd.
 Suite 240
 Englewood, CO 80111
 Tel: (720) 482-9526
 Fax: (720) 482-9546

SHEET 2 OF 4

DATE: AUGUST 24, 2018

EXHIBIT A



N1/4 COR. SEC. 9
 FOUND 2-1/2" ALUM CAP
 "LS 6935 1991"

NORTH LINE, NE1/4, SEC. 9
 S89°26'53"W 2642.13'

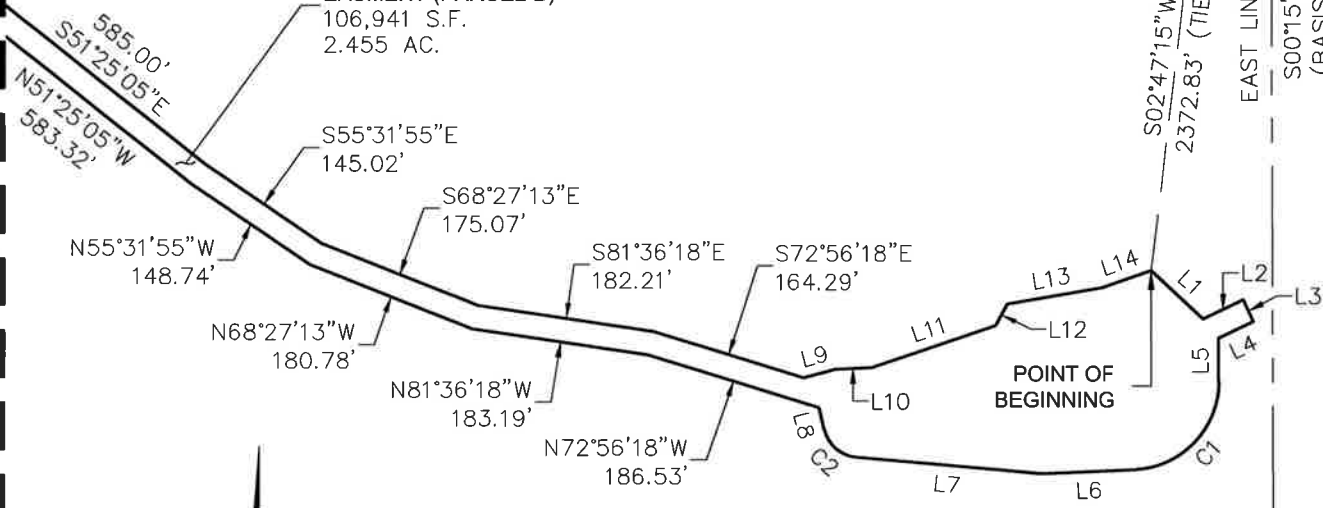
POINT OF COMMENCEMENT
 PARCELS A & B
 NE COR. SEC. 9
 FOUND 3-1/4" ALUM CAP
 "LS 23053 1988"



NE 1/4
 SEC 9

MATCHLINE - SEE SHEET 4

DRAINAGE & UTILITY
 EASEMENT (PARCEL B)
 106,941 S.F.
 2.455 AC.



OWNER: HR 935 LLC
 7353 S. ALTON WAY
 CENTENNIAL, CO 80112

200 100 0 200 400

SCALE: 1" = 200'

THE ABOVE DESCRIBED EASEMENT CONTAINS
 106,941 SQUARE FEET OR (2.455 ACRES) MORE OR LESS.

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NE1/4 SEC.9, T7S, R66W, 6TH P.M.
 DRAINAGE & UTILITY EASEMENT (PARCEL B)
 TOWN OF PARKER

DOUGLAS COUNTY, COLORADO



10333 E. Dry Creek Rd.
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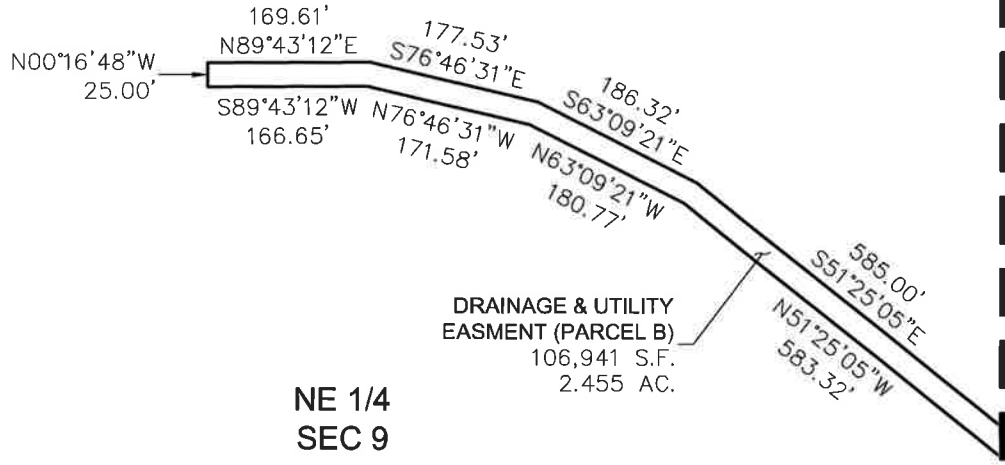
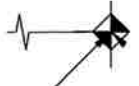
EXHIBIT A



N1/4 COR. SEC. 9
FOUND 2-1/2" ALUM CAP
"LS 6935 1991"

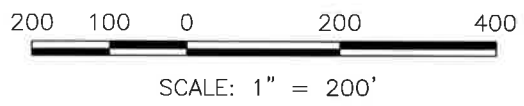
NORTH LINE, NE1/4, SEC. 9
S89°26'53"W 2642.13'

POINT OF COMMENCEMENT
PARCELS A & B
NE COR. SEC. 9
FOUND 3-1/4" ALUM CAP
"LS 23053 1988"



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S46°54'28"E	74.24'
L2	N64°29'34"E	46.12'
L3	S25°30'26"E	25.00'
L4	S64°29'34"W	40.32'
L5	S00°15'06"E	44.82'
L6	S87°13'19"W	98.89'
L7	N84°49'42"W	191.75'
L8	N14°07'09"W	24.14'
L9	N74°30'44"E	34.34'
L10	N87°41'30"E	36.96'
L11	N71°04'02"E	135.19'
L12	N28°40'13"E	25.42'
L13	N80°11'34"E	99.34'
L14	N70°30'38"E	55.29'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	91.00'	87°28'25"	138.93'	S43°29'07"W	125.83'
C2	37.00'	70°42'32"	45.66'	N49°28'26"W	42.82'



OWNER: HR 935 LLC
7353 S. ALTON WAY
CENTENNIAL, CO 80112

THE ABOVE DESCRIBED EASEMENT CONTAINS
106,941 SQUARE FEET OR (2.455 ACRES) MORE OR LESS.

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

**NE1/4 SEC.9, T7S, R66W, 6TH P.M.
DRAINAGE & UTILITY EASEMENT (PARCEL B)
TOWN OF PARKER**

DOUGLAS COUNTY, COLORADO



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