

**CITY OF WHEAT RIDGE, COLORADO**  
**INTRODUCED BY COUNCIL MEMBER HULTIN**  
**Council Bill No. 09**  
**Ordinance No. 1761**  
**Series 2023**

**TITLE: AN ORDINANCE APPROVING THE TRANSFER OF MUNICIPALLY OWNED PROPERTIES ALONG WADSWORTH BOULEVARD AND FROM ADJACENT STREETS BETWEEN 35TH AVENUE AND INTERSTATE 70 TO THE COLORADO DEPARTMENT OF TRANSPORTATION**

**WHEREAS**, the City of Wheat Ridge, Colorado ("City") has acquired certain real properties in connection with the Improve Wadsworth project ("Project"); and

**WHEREAS**, many of the properties that were acquired are along Wadsworth Boulevard, State Highway 121, and should be owned by the Colorado Department of Transportation (Department); and

**WHEREAS**, some existing municipally-owned properties on the adjacent streets that will be bounded on two sides by properties being transferred to the Department should also be owned by the Department; and

**WHEREAS**, pursuant to the Wheat Ridge City Charter Section 16.5, the approval of the City Council, by ordinance, is necessary to sell or dispose of municipally owned buildings or real property; and

**WHEREAS**, the City Council finds and determines that transferring the municipally-owned properties along Wadsworth Boulevard to the Department is in the best interest of the City.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO:**

**Section 1. Disposal by Transfer.** Pursuant to Charter Section 16.5, the City Council hereby approves the disposal of certain real properties located along Wadsworth Boulevard by transfer to the Department.

**Section 2. Severability, Conflicting Ordinances Repealed.** If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

**Section 3. Effective Date.** This Ordinance shall take effect upon adoption as provided by Section 5.11 of the Charter.

**INTRODUCED, READ, AND ADOPTED** on first reading by a vote of 7 to 0 on the 24<sup>th</sup> day of April 2023, ordered published in full in a newspaper of general circulation in the City of Wheat Ridge, and Public Hearing and consideration on final passage set for May 8th, 2023, at 6:30 p.m., as a virtual meeting and in the Council Chambers, 7500 West 29<sup>th</sup> Avenue, Wheat Ridge, Colorado.

**READ, ADOPTED AND ORDERED PUBLISHED** on second and final reading by a vote of 6 to 0, this 8th day of May 2023.

SIGNED by the Mayor on this 8th day of May 2023.

  
\_\_\_\_\_  
Bud Starker, Mayor

ATTEST:

  
\_\_\_\_\_  
Stephen Kirkpatrick, City Clerk



Approved as to Form

  
\_\_\_\_\_  
Gerald E. Dahl, **City** Attorney

First Publication: April 27, 2023  
Second Publication: May 11, 2023  
Jeffco Transcript: May 11, 2023  
Effective Date: May 8, 2023

QUITCLAIM DEED

THIS DEED, made this 8th day of May, 2023,  
between

**THE CITY OF WHEAT RIDGE,**  
whose legal address is 7500 W. 29th Avenue, Wheat Ridge CO 80033, grantor,

and **THE DEPARTMENT OF TRANSPORTATION,**  
**STATE OF COLORADO,** whose legal address is 2829 W. Howard Place,  
Denver CO 80204, grantee,

After recording, please send to  
JEFFERSON COUNTY, CO  
COUNTY CLERK  
City of Wheat Ridge  
Clerk's Department  
7500 W. 29th Avenue  
Wheat Ridge CO 80033

WITNESS, that the grantor, for and in consideration of the sum of \$ TEN DOLLARS (\$10.00) and NO/100th, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto the grantee, its heirs, successors and assigns forever, all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Broomfield and County of Jefferson and State of Colorado, described as follows:

SEE ATTACHED LEGAL DESCRIPTION FOR PARCELS RW-1, RW-4REV, RW-7, RW-8, RW-9, RW-10REV, RW-11, RW-12, RW-13, RW-14, RW-15A, RW-16, RW-17, RW-18, RW-20, RW-21, RW-22, RW-23, RW-24 REV, RW-25, RW-26, RW-27 REV, RW-27A, RW-28, RW-29, RW-30, RW-31, RW-32, RW-33, RW-34, RW-35, RW-36, RW-37REV2, RW-38REV, RW-39REV, RW-40AREV, RW-41A, RW-42, RW-43, RW-44, RW-45, RW-46, RW-47, RW-48, RW-49, RW-50, RW-50A, RW-51, RW-52, RW-53, RW-54, RW-55, RW-56, RW-57, RW-58, RW-60, RW-61, RW-62, RW-63, RW-64, RW-65, RW-66, RW-68, RW-69, RW-70 REV2, RW-72REV, RW-501, ATTACHED HERETO AS PART OF EXHIBIT "A":

See Attached Exhibit "A":

Parcel#: RW-1  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":

Parcel#: RW-4REV  
Dated: December 8, 2022  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":

Parcel#: RW-7  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":

Parcel#: RW-8  
Dated: December 8, 2022  
Project #: NHPP 1211-086  
Project Code: 21006

√See Attached Exhibit "A":

Parcel#: RW-9  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

√See Attached Exhibit "A":

Parcel#: RW-10REV  
Dated: December 8, 2022  
Project #: NHPP 1211-086  
Project Code: 21006

√See Attached Exhibit "A":

Parcel#: RW-11  
Dated: December 8, 2022  
Project #: NHPP 1211-086  
Project Code: 21006

√See Attached Exhibit "A":

Parcel#: RW-12  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

√See Attached Exhibit "A":

Parcel#: RW-13  
Dated: December 8, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

√See Attached Exhibit "A":

Parcel#: RW-14  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-15A  
Dated: October 13, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

√See Attached Exhibit "A":  
Parcel#: RW-16  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

√See Attached Exhibit "A":  
Parcel#: RW-17  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-18  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-20  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-21  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-22  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-23  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-24 REV  
Dated: April 1, 2020  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-25  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-26  
Dated: December 8, 2022  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-27 REV  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-27A  
Dated: December 8, 2022  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-28  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-29  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006



See Attached Exhibit "A":  
Parcel#: RW-30  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
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See Attached Exhibit "A":  
Parcel#: RW-31  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-32  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-33  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-34  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-35  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-36  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-37REV2  
Dated: December 8, 2022  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-38REV  
Dated: December 8, 2022  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-39REV  
Dated: December 8, 2022  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-40AREV  
Dated: December 8, 2022  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW41A  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-42  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-43  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-44  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-45  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-46  
Dated: November 17, 2020  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-47  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-48  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-49  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-50  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-50A  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-51  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-52  
Dated: June 16, 2020  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-53  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-54  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-55  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-56  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-57  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-58  
Dated: August 4, 2020  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-60  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-61  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-62  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-63  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-64  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-65  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-66  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-68  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-69  
Dated: October 31, 2019  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-70 REV2  
Dated: December 8, 2022  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-72REV  
Dated: December 8, 2022  
Project #: NHPP 1211-086  
Project Code: 21006

See Attached Exhibit "A":  
Parcel#: RW-501  
Dated: December 8, 2022  
Project #: NHPP 1211-086  
Project Code: 21006

**SUBJECT TO** any and all easements of record, and to any and all existing utilities as constructed, and for their maintenance as necessary.


**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, either in law or equity, to the only proper use, benefit and behoof of the grantee its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor executed this deed on the date set forth above.

Attest:

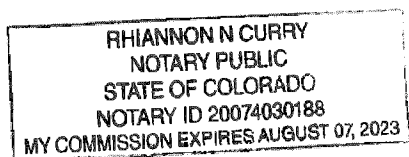
CITY OF WHEAT RIDGE

  
\_\_\_\_\_  
Steve Kirkpatrick  
City of Wheat Ridge City Clerk

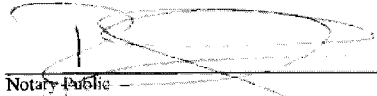
  
\_\_\_\_\_  
Bud Starker  
Mayor

STATE OF COLORADO     )  
City of Wheat Ridge     ) ss.  
County of Jefferson     )

The foregoing instrument was acknowledged before me this 8th day of May, 2023, by  
Bud Starker, Mayor, City of Wheat Ridge, State of Colorado.



Witness my hand and official seal.  
My commission expires: 8/7/2023

  
\_\_\_\_\_  
Notary Public

## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-9

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-9 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 610 sq. ft. (0.014 acres) of land, more or less, being a portion of that parcel of land as described in the Deed recorded at Reception Number 2007069299, in the Jefferson County Colorado Clerk and Recorder's Office on June 14, 2007, lying in the Northwest Quarter of the Northeast Quarter of Section 26, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-North Sixteenth Corner of said Section 26 (a 3 1/4" aluminum cap on pipe in range box stamped "LS 11434"), whence the North Quarter Corner of said Section 26 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°19'27"W., a distance of 1,327.48 feet; Thence N.02°21'22"E., a distance of 1026.42 feet, to a point on the north line of said parcel of land described in the deed recorded at Reception Number 2007069299, said point being the POINT OF BEGINNING;

1. Thence S. 02°58'25" E., a distance of 110.13 feet, to a point on the south line of said parcel;
2. Thence along said south line, S. 89°41'46" W., a distance of 8.09 feet, to a point on the east right of way line of Wadsworth Boulevard (June 2019);
3. Thence along said east right of way line, N. 00°19'27" W., a distance of 110.00 feet, to a point on said north line;
4. Thence along said north line, N. 89°31'15" E., a distance of 3.00 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 610 sq. ft. (0.014 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447

For and on behalf of The Lund Partnership, Inc.

12265 W. Bayaud Avenue, Suite 130

Lakewood, CO 80228



**EXHIBIT "A"**  
**CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015**  
**CDOT PROJECT NUMBER: NHPP 1211-086**  
**PARCEL NUMBER: RW-10REV**  
**PROJECT CODE: 21006**  
**DATE: December 8, 2022**

A tract or parcel of land No. RW-10REV of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,343 sq. ft. (0.031 acres), of land, more or less, being a portion of parcel RW-10 of said City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006), as recorded at Reception Number 2021038638, in the Jefferson County Colorado Clerk and Recorder's Office on March 9, 2021, lying in the Northwest Quarter of the Northeast Quarter of Section 26, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 26 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 26 (a 3 1/4" aluminum cap on pipe in range box stamped "LS 11434"), bears S.00°19'27"E., a distance of 1,327.48 feet; Thence S.74°44'38"E., a distance of 239.61 feet, to the southeasterly corner of said RW-10; Thence along the southeasterly line of said RW-10, S. 89°38'24" W., a distance of 133.39 feet to a corner on said southeasterly line, said corner being the POINT OF BEGINNING;

Thence along the southeasterly line of said RW-10 the following three (3) courses:

1. Thence S. 59°08'57" W., a distance of 19.24 feet;
2. Thence S. 00°19'27" E., a distance of 23.81 feet;
3. Thence S. 14°44'28" W., a distance of 60.92 feet to the southerly corner of said RW-10;
4. Thence along the west line of said RW-10, N. 00°19'27" W., a distance of 86.64 feet to the northwesterly corner of said RW-10;

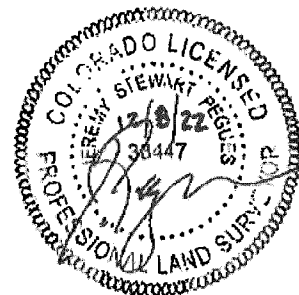
Thence along the northerly line of said RW-10 the following two (2) courses:

5. Thence N. 44°46'33" E., a distance of 28.71 feet;
6. Thence N. 89°38'24" E., a distance of 12.21 feet;
7. Thence departing said northerly line, S. 00°12'38" W., a distance of 14.50 feet, more or less, to the POINT OF BEGINNING.

The above described parcel contains 1,343 sq. ft. (0.031 acres), more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of Topographic, Co.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-15

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-1

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-1 of the City of Wheat Ridge, State of Colorado, Project No. M-01-15 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 81 sq. ft. (0.002 acres) of land, more or less, being a portion of that parcel of land as described in the Deed recorded at Reception Number 2013069923, in the Jefferson County Colorado Clerk and Recorder's Office on June 11, 2013, lying in the Southeast Quarter of the Northwest Quarter of Section 26, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-North Sixteenth Corner of said Section 26 (a 3 1/4" aluminum cap on pipe in range box stamped "LS 11434"), whence the North Quarter Corner of said Section 26 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°19'27"W., a distance of 1,327.48 feet; Thence S.45°44'43"W., a distance of 76.37 feet, to a point on the east line of said Reception Number 2013069923, said east line also being the west right of way line of Wadsworth Boulevard (June 2019), being the POINT OF BEGINNING;

1. Thence S. 89°40'35" W., a distance of 2.50 feet;
2. Thence N. 00°19'24" W., a distance of 26.50 feet;
3. Thence S. 89°41'30" W., a distance of 7.00 feet;
4. Thence N. 00°19'24" W., a distance of 1.50 feet, to a point on the south right of way line of West 35th Avenue (June 2019);
5. Thence along said south right of way line, N. 89°41'30" E., a distance of 9.50 feet, to a point on said west right of way line of Wadsworth Boulevard (June 2019);
6. Thence along said west right of way line, S. 00°19'24" E., a distance of 28.00 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 81 sq. ft. (0.002 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## **EXHIBIT "A"**

**CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015**

**CDOT PROJECT NUMBER: NHPP 1211-086**

**PARCEL NUMBER: RW-4REV**

**PROJECT CODE: 21006**

**DATE: December 8, 2022**

A tract or parcel of land No. RW-4REV of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 208 sq. ft. (0.005 acres), of land, more or less, being a portion of parcel RW-4 of said City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006), as recorded at Reception Number 2021069746, in the Jefferson County Colorado Clerk and Recorder's Office on May 4, 2021, lying in the Northwest Quarter of the Northeast Quarter of Section 26, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-North Sixteenth Corner of said Section 26 (a 3 1/4" aluminum cap on pipe in range box stamped "LS 11434"), whence the North Quarter Corner of said Section 26 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°19'27"W., a distance of 1,327.48 feet; Thence N.07°15'03"E., a distance of 493.09 feet, to the most southerly corner of said RW-4, said point being the POINT OF BEGINNING;

1. Thence along the west line of said RW-4, N. 00°19'27" W., a distance of 178.55 feet to the northwest corner of said RW-4;

2. Thence along the north line of said RW-4, N. 89°38'04" E., a distance of 1.40 feet;

3. Thence departing said north line, S. 00°19'27" E., a distance of 9.60 feet to a corner on the south line of said RW-4;

Thence along the southeasterly line of said RW-4 the following two (2) courses:

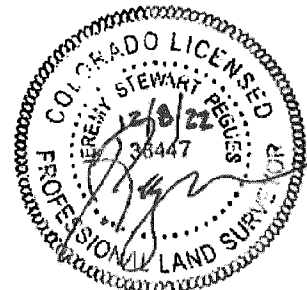
4. Thence, S. 00°19'27" E., a distance of 108.96 feet;

5. Thence S. 01°00'46" W., a distance of 60.00 feet, more or less, to the POINT OF BEGINNING.

The above described parcel contains 208 sq. ft. (0.005 acres), more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of Topographic, Co.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228





## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-7

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-7 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,548 sq. ft. (0.036 acres) of land, more or less, being a portion of that parcel of land as described in the Deed recorded at Reception Number 2011070141, in the Jefferson County Colorado Clerk and Recorder's Office on August 1, 2011, lying in the Northwest Quarter of the Northeast Quarter of Section 26, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-North Sixteenth Corner of said Section 26 (a 3 1/4" aluminum cap on pipe in range box stamped "LS 11434"), whence the North Quarter Corner of said Section 26 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°19'27"W., a distance of 1,327.48 feet; Thence N.03°52'57"E., a distance of 797.50 feet, to a point on the north line of said parcel of land described in the deed recorded at Reception Number 2011070141, said point being the POINT OF BEGINNING;

1. Thence S. 01°59'21" E., a distance of 103.25 feet, to a point on the south line of said parcel;
2. Thence along said south line, S. 89°42'50" W., a distance of 16.50 feet, to a point on the east right of way line of Wadsworth Boulevard (June 2019);
3. Thence along said east right of way line, N. 00°19'27" W., a distance of 103.20 feet, to a point on said north line of said parcel;
4. Thence along said north line, N. 89°42'50" E., a distance of 13.50 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 1,548 sq. ft. (0.036 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-15  
PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-8  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

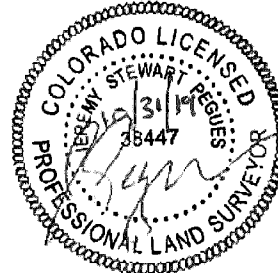
A tract or parcel of land No. RW-8 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,303 sq. ft. (0.030 acres) of land, more or less, being a portion of that parcel of land as described in the Deed recorded at Reception Number F0862106, in the Jefferson County Colorado Clerk and Recorder's Office on May 6, 1999, lying in the Northwest Quarter of the Northeast Quarter of Section 26, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-North Sixteenth Corner of said Section 26 (a 3 1/4" aluminum cap on pipe in range box stamped "LS 11434"), whence the North Quarter Corner of said Section 26 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°19'27"W., a distance of 1,327.48 feet; Thence N.03°52'57"E., a distance of 797.50 feet, to a point on the south line of said parcel of land described in Reception Number F0862106, said point being the POINT OF BEGINNING;

1. Thence along said south line, S. 89°42'50" W., a distance of 13.50 feet, to a point on the east right of way line of Wadsworth Boulevard (June 2019);
2. Thence along said east right of way line, N. 00°19'27" W., a distance of 119.93 feet, to a point on the north line of said parcel described in Reception Number F0862106;
3. Thence along said north line, N. 89°41'46" E., a distance of 8.09 feet;
4. Thence S. 02°58'25" E., a distance of 111.87 feet;
5. Thence S. 01°59'21" E., a distance of 8.19 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 1,303 sq. ft. (0.030 acres) of land, more or less. Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## **EXHIBIT "A"**

**CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015**

**CDOT PROJECT NUMBER: NHPP 1211-086**

**PARCEL NUMBER: RW-11**

**PROJECT CODE: 21006**

**DATE: December 8, 2022**

A tract or parcel of land No. RW-11 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 5,775 sq. ft. (0.133 acres), of land, more or less, being a portion of parcel AP-11 of said City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006), as recorded at Reception Number 2020172346, in the Jefferson County Colorado Clerk and Recorder's Office on December 28, 2020, lying in the Southeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'24"W., a distance of 1,322.48 feet; Thence N.28°03'08"W., a distance of 175.04 feet, to a point on the north line of said AP-11, said point also being the southwest corner of parcel RW-13 as described in the deed recorded at Reception Number 2021070583 on May 5, 2021 and the POINT OF BEGINNING;

1. Thence along said north line, N. 89°37'55" E., a distance of 36.85 feet to the northeast corner of said AP-11;
2. Thence along the east line of said AP-11, S. 00°10'24" E., a distance of 98.00 feet to a southeasterly corner of said AP-11;
3. Thence along the southeasterly line of said AP-11, S. 44°43'43" W., a distance of 38.25 feet to a southeasterly corner of said AP-11;
4. Thence along the south line of said AP-11, S. 89°37'55" W., a distance of 38.76 feet;
5. Thence departing said south line, N. 02°26'09" W., a distance of 28.42 feet;
6. Thence N. 40°50'34" E., a distance of 19.42 feet;
7. Thence on the arc of a curve to the left, having a radius of 247.00 feet, a central angle of 11°12'33", a distance of 48.32 feet, (a chord bearing N. 20°49'19" E., a distance of 48.24 feet);
8. Thence N. 00°10'24" W., a distance of 37.01 feet, more or less, to the POINT OF BEGINNING.

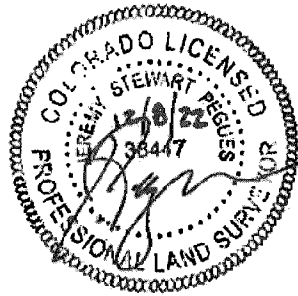
The above described parcel contains 5,775 sq. ft. (0.133 acres), more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16"

stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

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Jeremy S. Pegues, PLS 38447  
For and on behalf of Topographic, Co.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-12  
PROJECT CODE: 21006  
DATE: October 31, 2019

DESCRIPTION

A tract or parcel of land No. RW-12 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 113 sq. ft. (0.003 acres) of land, more or less, being a portion of Lot 1, Block 1, Wheat Ridge Marketplace Subdivision, First Filing as recorded at Reception Number F0156207, in the Jefferson County Colorado Clerk and Recorder's Office on December 8, 1995, lying in the Southwest Quarter of the Southeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

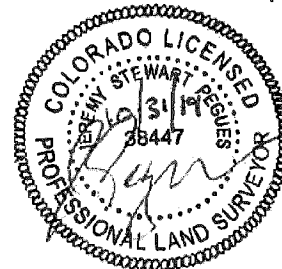
COMMENCING at the South Quarter Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'24"W., a distance of 1,322.48 feet; Thence N.19°56'27"E., a distance of 191.92 feet, to a point on the north line of said Lot 1, being the POINT OF BEGINNING;

1. Thence S. 00°10'24" E., a distance of 113.82 feet, to a point on the north right of way line of West 38th Avenue (June 2019);
2. Thence along said north right of way line, on the arc of a curve to the right which is non-tangent to the previous course, having a radius of 54.37 feet, a central angle of 01°39'59", a distance of 1.58 feet, (a chord bearing N. 39°24'18" W., a distance of 1.58 feet), to a point on the east right of way line of Wadsworth Boulevard (June 2019);
3. Thence along said east right of way line, non-tangent to the previous course, N. 00°10'24" W., a distance of 112.59 feet, to a point on said north line of Lot 1;
4. Thence along said north line of lot 1, N. 89°37'14" E., a distance of 1.00 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 113 sq. ft. (0.003 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-13  
PROJECT CODE: 21006  
DATE: October 31, 2019

## DESCRIPTION

A tract or parcel of land No. RW-13 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 4,258 sq. ft. (0.098 acres) of land, more or less, being a portion of that parcel of land as described in the Deed recorded at Reception Number F0791882, in the Jefferson County Colorado Clerk and Recorder's Office on February 2, 1999, lying in the Southeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'24"W., a distance of 1,322.48 feet; Thence N.16°42'38"W., a distance of 284.57 feet, to a point on the north line of said parcel, being the POINT OF BEGINNING;

1. Thence along the north line of said parcel, N. 89°37'31" E., a distance of 35.25 feet to a point of the west right-of-way line of Wadsworth Boulevard (June, 2019);
2. Thence along said west right-of-way line of Wadsworth Boulevard (June, 2019), S. 00°10'24" E., a distance of 118.08 feet to the southeast corner of said parcel;
3. Thence along the south line of said parcel, S. 89°37'55" W., a distance of 36.10 feet;
4. Thence N. 00°10'24" W., a distance of 108.46 feet;
5. Thence N. 04°52'17" E., a distance of 9.65 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 4,258 square feet (0.098 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-14

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-14 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 187 sq. ft. (0.004 acres) of land, more or less, being a portion of Lot 2, Block 1, Wheat Ridge Marketplace Subdivision, First Filing as recorded at Reception Number F0156207, in the Jefferson County Colorado Clerk and Recorder's Office on December 8, 1995, lying in the Southwest Quarter of the Southeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'24"W., a distance of 1,322.48 feet; Thence N.19°56'27"E., a distance of 191.92 feet, to a point on the south line of said Lot 2, being the POINT OF BEGINNING;

1. Thence along said south line, S. 89°37'14" W., a distance of 1.00 feet, to a point on the east right of way line of Wadsworth Boulevard (June 2019);
2. Thence along said east right of way line, N. 00°10'24" W., a distance of 186.60 feet, to a point on the north line of said Lot 2;
3. Thence along said north line, N. 72°12'08" E., a distance of 1.05 feet;
4. Thence S. 00°10'24" E., a distance of 186.92 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 187 sq. ft. (0.004 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-15A of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 2,378 sq. ft. (0.055 acres) of land, more or less, being a portion of Lot 1, Block 1, The Wilmore Center, a subdivision plat recorded at Reception Number 85105427, in the Jefferson County Colorado Clerk and Recorder's Office on October 31, 1985, lying in the Southeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'24"W., a distance of 1,322.48 feet; Thence N.16°42'38"W., a distance of 284.57 feet, to a point on the north line of that parcel of land as described in the Deed recorded at Reception Number F0791882, in the Jefferson County Colorado Clerk and Recorder's Office on February 2, 1999, being the POINT OF BEGINNING;

1. Thence N. 04°52'17" E., a distance of 113.72 feet to a point on the south line of that parcel of land as described in the Special Warranty Deed recorded at Reception Number 2015030815, in the Jefferson County Colorado Clerk and Recorder's Office on April 1, 2015;
2. Thence along said south line, N. 89°49'36" E., a distance of 16.00 feet to a point on the west right-of-way line of Wadsworth Boulevard (June, 2019);
3. Thence along said west right-of-way line of Wadsworth Boulevard (June, 2019), S. 00°10'24" E., a distance of 113.19 feet to a point on the north line of the aforementioned parcel of land as described in the Deed recorded at Reception Number F0791882;
4. Thence along the north line of said parcel of land as described in the Deed recorded at Reception Number F0791882, S. 89°37'31" W., a distance of 26.00 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 2,378 square feet (0.055 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228





## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-16

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-16 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 303 sq. ft. (0.007 acres) of land, more or less, being a portion of Lot 5, Block 1, Wheat Ridge Marketplace Subdivision, First Filing as recorded at Reception Number F0156207, in the Jefferson County Colorado Clerk and Recorder's Office on December 8, 1995, lying in the Southwest Quarter of the Southeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'24"W., a distance of 1,322.48 feet; Thence N.10°01'05"E., a distance of 373.02 feet, to a point on the south line of said Lot 5, being the POINT OF BEGINNING;

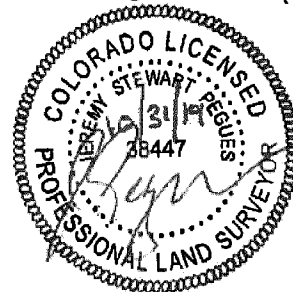
1. Thence along said south line, S. 72°12'08" W., a distance of 1.05 feet, to a point on the east right of way line of Wadsworth Boulevard (June 2019);
2. Thence along said east right of way line, N. 00°10'24" W., a distance of 303.48 feet, to a point on the north line of said Lot 5;
3. Thence along said north line of Lot 5, N. 89°39'13" E., a distance of 1.00 feet;
4. Thence S. 00°10'24" E., a distance of 303.17 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 303 sq. ft. (0.007 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447

For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-17  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-17 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 3,156 sq. ft. (0.072 acres) of land, more or less, being a portion of Parcel A and Parcel C as described in the Special Warranty Deed recorded at Reception Number 2015030815, in the Jefferson County Colorado Clerk and Recorder's Office on April 1, 2015, lying in the Southeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'24"W., a distance of 1,322.48 feet; Thence N.08°04'56"W., a distance of 515.99 feet, to a point on the north line of said Parcel A, being the POINT OF BEGINNING;

1. Thence along the north line of said Parcel A, N. 89°49'36" E., a distance of 25.25 feet to the west right-of-way line of Wadsworth Boulevard (June, 2019);
2. Thence along said west right-of-way line of Wadsworth Boulevard (June, 2019), S. 00°10'24" E., a distance of 125.00 feet to a point on the south line of said Parcel C;
3. Thence along the south line of said Parcel C, S. 89°49'36" W., a distance of 25.25 feet;
4. Thence N. 00°10'24" W., a distance of 125.00 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 3,156 square feet (0.072 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-18  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-18 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 4,199 sq. ft. (0.096 acres) of land, more or less, being a portion of that parcel of land as described in the Quit Claim Deed recorded at Reception Number F1153957, in the Jefferson County Colorado Clerk and Recorder's Office on January 6, 2000, lying in the Southeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'24"W., a distance of 1,322.48 feet; Thence N.08°04'56"W., a distance of 515.99 feet, to a point on the south line of said parcel, being the POINT OF BEGINNING;

1. Thence N. 02°00'23" W., a distance of 105.12 feet;
2. Thence N. 22°26'54" W., a distance of 21.44 feet to a point on the north line of said parcel;
3. Thence along the north line of said parcel, N. 89°38'55" E., a distance of 42.49 feet to the northeast corner of said parcel and the west right-of-way line of Wadsworth Boulevard (June, 2019);
4. Thence along the west right-of-way line of Wadsworth Boulevard (June, 2019) S. 00°10'24" E., a distance of 125.03 feet to the southeast corner of said parcel;
5. Thence along the south line of said parcel, S. 89°49'36" W., a distance of 31.00 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 4,199 square feet (0.096 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-20  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-20 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 2,254 sq. ft. (0.052 acres) of land, more or less, being a portion of that parcel of land as described in the Special Warranty Deed recorded at Reception Number 2005132679, in the Jefferson County Colorado Clerk and Recorder's Office on December 27, 2005, lying in the Southeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'24"W., a distance of 1,322.48 feet; Thence N.05°36'42"W., a distance of 797.66 feet, to a point on the north line of said parcel of land described in the Special Warranty Deed recorded at Reception Number 2005132679, said point being the POINT OF BEGINNING;

1. Thence along the north line of said parcel, N. 89°38'55" E., a distance of 20.60 feet to the west right-of-way line of Wadsworth Boulevard (June, 2019);
2. Thence along said west right-of-way line of Wadsworth Boulevard (June, 2019), S. 00°10'24" E., a distance of 93.05 feet to the beginning of a curve to the right;
3. Thence on the arc of said curve to the right, a radius of 15.00 feet, a central angle of 90°03'36", a distance of 23.58 feet, (a chord bearing S. 44°36'21" W., a distance of 21.22 feet) to a point on the south line of said parcel;
4. Thence along the south line of said parcel, S. 89°38'55" W., a distance of 13.37 feet;
5. Thence N. 21°18'47" E., a distance of 21.08 feet;
6. Thence N. 00°10'24" W., a distance of 88.48 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 2,254 square feet (0.052 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-21

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-21 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 2,308 sq. ft. (0.053 acres) of land, more or less, being a portion of that parcel of land as described in the Special Warranty Deed recorded at Reception Number F0367640, in the Jefferson County Colorado Clerk and Recorder's Office on February 5, 1997, lying in the Southeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'24"W., a distance of 1,322.48 feet; Thence N.05°36'42"W., a distance of 797.66 feet, to a point on the south line of said parcel of land described in the Special Warranty Deed recorded at Reception Number F0367640, said point being the POINT OF BEGINNING;

1. Thence N. 01°33'39" E., a distance of 102.44 feet to the north line of said parcel;
2. Thence along the north line of said parcel, N. 89°50'10" E., a distance of 21.00 feet to the west right-of-way line of Wadsworth Boulevard (June, 2019);
3. Thence along the west right-of-way line of Wadsworth Boulevard (June, 2019), S. 00°10'24" E., a distance of 102.31 feet to the southeast corner of said parcel of land described in the Special Warranty Deed recorded at Reception Number F0367640;
4. Thence along the south line of said parcel, S. 89°38'55" W., a distance of 24.10 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 2,308 square feet (0.053 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-22  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-22 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 2,138 sq. ft. (0.049 acres) of land, more or less, being a portion of that parcel of land as described in the Special Warranty Deed recorded at Reception Number 2016118834, in the Jefferson County Colorado Clerk and Recorder's Office on November 14, 2016, lying in the Southeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'24"W., a distance of 1,322.48 feet; Thence N.04°01'46"W., a distance of 1011.10 feet, to a point on the north line of said parcel of land as described in the Special Warranty Deed recorded at Reception Number 2016118834, said point being the POINT OF BEGINNING;

1. Thence along the north line of said parcel, N. 89°49'54" E., a distance of 16.50 feet to the west right-of-way line of Wadsworth Boulevard (June, 2019);
2. Thence along said west right-of-way line of Wadsworth Boulevard (June, 2019), S. 00°10'24" E., a distance of 112.35 feet to the southeast corner of said parcel;
3. Thence along the south line of said parcel, S. 89°50'10" W., a distance of 21.00 feet;
4. Thence N. 01°33'39" E., a distance of 30.79 feet;
5. Thence on the arc of a curve to the right, having a radius of 3,035.00 feet, a central angle of 01°32'29", a distance of 81.65 feet, (a chord bearing N. 02°19'54" E., a distance of 81.65 feet), more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 2,138 square feet (0.049 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## **EXHIBIT "A"**

**CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015**

**CDOT PROJECT NUMBER: NHPP 1211-086**

**PARCEL NUMBER: RW-23**

**PROJECT CODE: 21006**

**DATE: October 31, 2019**

### **DESCRIPTION**

A tract or parcel of land No. RW-23 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 5,158 sq. ft. (0.118 acres) of land, more or less, being a portion of that parcel of land as described in the Warranty Deed recorded at Reception Number F1284433, in the Jefferson County Colorado Clerk and Recorder's Office on July 26, 2001, lying in the Southeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'24"W., a distance of 1,322.48 feet; Thence N.04°01'46"W., a distance of 1011.10 feet, to a point on the south line of said parcel described in the Warranty Deed recorded at Reception Number F1284433, said point being the POINT OF BEGINNING;

1. Thence on the arc of a non-tangent curve to the right, a radius of 3,035.00 feet, a central angle of 00°42'19", a distance of 37.36 feet, (a chord bearing N. 03°27'18" E., a distance of 37.36 feet) to a point of reverse curvature;
2. Thence on the arc of a reverse curve to the left, a radius of 3,165.00 feet, a central angle of 03°58'51", a distance of 219.90 feet, (a chord bearing N. 01°49'02" E., a distance of 219.85 feet);
3. Thence N. 00°10'24" W., a distance of 17.33 feet;
4. Thence N. 28°01'50" W., a distance of 16.00 feet to a point on the north line of said parcel;
5. Thence along the north line of said parcel, N. 89°39'55" E., a distance of 7.50 feet to the northwest corner of that parcel of land as described in the Warranty Deed recorded at Reception Number F0255828, in the Jefferson County Colorado Clerk and Recorder's Office on June 20, 1996;
6. Thence along the southwesterly line of said parcel described at Reception Number F0255828, S. 45°15'12" E., a distance of 21.15 feet to the southerly most corner of said parcel described at Reception Number F0255828 and the west right-of-way line of Wadsworth Boulevard (June, 2019);

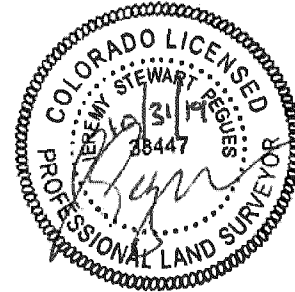
7. Thence along the west right-of-way line of Wadsworth Boulevard (June, 2019) S. 00°10'24" E., a distance of 273.57 feet to a point on the south line of that aforementioned parcel of land as described in the Warranty Deed recorded at Reception Number F1284433;
8. Thence along the south line of said parcel described in said Warranty Deed recorded at Reception Number F1284433, S. 89°49'54" W., a distance of 25.00 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 5,158 square feet (0.118 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

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Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228





## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-24 REV

PROJECT CODE: 21006

DATE: April 1, 2020

### DESCRIPTION

A tract or parcel of land No. RW-24 REV of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 225 sq. ft. (0.005 acres) of land, more or less, being a portion of Lot 1, Currier Subdivision as recorded at Reception Number 82058104, in the Jefferson County Colorado Clerk and Recorder's Office on August 20, 1982, lying in the Southwest Quarter of the Southeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'24"W., a distance of 1,322.48 feet; Thence N.03°20'31"E., a distance of 1,060.14 feet, to a point on the south line of said Lot 1, said point being the POINT OF BEGINNING;

1. Thence N. 00°10'24" W., a distance of 121.99 feet, to a point on the north line of said Lot 1;
2. Thence along said north line of Lot 1, N. 89°34'35" E., a distance of 3.70 feet;
3. Thence S. 01°33'42" W., a distance of 122.06 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 225 sq. ft. (0.005 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



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## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-25  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

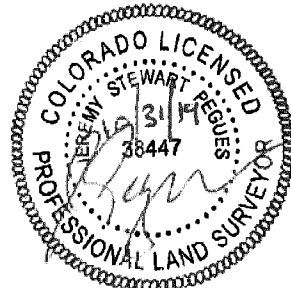
A tract or parcel of land No. RW-25 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 239 sq. ft. (0.005 acres) of land, more or less, being a portion of Lot 4, Currier Subdivision, as recorded at Reception Number 82058104, in the Jefferson County Colorado Clerk and Recorder's Office on August 20, 1982, lying in the Southwest Quarter of the Southeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'24"W., a distance of 1,322.48 feet; Thence N.03°08'41"E., a distance of 1,192.18 feet, to a point on the north line of said Lot 4, said point being the POINT OF BEGINNING;

1. Thence S. 01°33'42" W., a distance of 10.04 feet, to a point on the south line of said Lot 4;
2. Thence along said south line, S. 89°34'35" W., a distance of 23.70 feet, to a point on the east right of way line of Wadsworth Boulevard (June 2019);
3. Thence along said east right of way line, N. 00°10'24" W., a distance of 10.03 feet, to a point on said north line of Lot 4;
4. Thence along said north line, N. 89°34'35" E., a distance of 24.00 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 239 sq. ft. (0.005 acres) of land, more or less. Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



**EXHIBIT "A"**

**CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015**

**CDOT PROJECT NUMBER: NHPP 1211-086**

**PARCEL NUMBER: RW-26**

**PROJECT CODE: 21006**

**DATE: December 8, 2022**

A tract or parcel of land No. RW-26 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 3,977 sq. ft. (0.091 acres), of land, more or less, being a portion of parcel AP-26 of said City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006), as recorded at Reception Number 2020125861, in the Jefferson County Colorado Clerk and Recorder's Office on September 30, 2020, lying in the Southwest Quarter of the Southeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

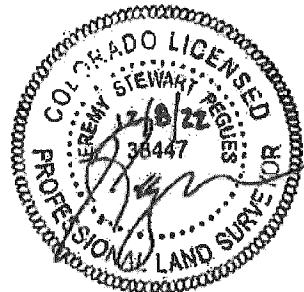
COMMENCING at the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the South Quarter Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears S.00°10'24"E., a distance of 1,322.48 feet; Thence S.27°43'07"E., a distance of 149.21 feet to a point on the south line of said AP-26 and the POINT OF BEGINNING;

1. Thence along the south line of said AP-26, S. 89°34'35" W., a distance of 24.00 feet to the southwest corner of said AP-26;
2. Thence along the west line of said AP-26, N. 00°10'24" W., a distance of 132.52 feet to the northwest corner of said AP-26;
3. Thence along the north line of said AP-26, N. 89°39'55" E., a distance of 33.78 feet;
4. Thence departing said north line, S. 01°55'25" E., a distance of 25.56 feet;
5. Thence S. 05°46'14" W., a distance of 99.75 feet;
6. Thence S. 01°33'42" W., a distance of 7.76 feet, more or less, to the POINT OF BEGINNING.

The above described parcel contains 3,977 sq. ft. (0.091 acres), more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of Topographic, Co.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-27A  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-27A of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 16,214 sq. ft. (0.372 acres) of land, more or less, being a portion of Lot 1, Times Square Subdivision, as recorded at Reception Number 82081495, in the Jefferson County Colorado Clerk and Recorder's Office on November 19, 1982, lying in the Northwest Quarter of the Southeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'04"W., a distance of 1,322.58 feet; Thence N.23°03'27"E., a distance of 177.51 feet, to a point on the north line of Lot 2 as shown on said Times Square Subdivision, said point being the POINT OF BEGINNING;

1. Thence along the north line of said Lot 2, S. 89°49'56" W., a distance of 25.00 feet to the northwest corner of said Lot 2 and the east right-of-way line of Wadsworth Boulevard (June, 2019);
2. Thence along said east right-of-way line of Wadsworth Boulevard (June, 2019) and the west line of Lot 1 as shown on said Times Square Subdivision, N. 00°10'04" W., a distance of 498.30 feet to the northwest corner of said Lot 1;
3. Thence along the north line of said Lot 1, N. 89°41'30" E., a distance of 35.29 feet;
4. Thence on the arc of a non-tangent curve to the right, a radius of 4,800.00 feet, a central angle of 02°26'45", a distance of 204.91 feet, (a chord bearing S. 00°57'54" W., a distance of 204.89 feet);
5. Thence S. 06°01'12" E., a distance of 56.52 feet;
6. Thence S. 00°10'04" E., a distance of 58.53 feet;
7. Thence S. 05°43'00" W., a distance of 117.05 feet;
8. Thence S. 00°10'04" E., a distance of 62.35 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 16,214 sq. ft. (0.372 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

**CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015**

**CDOT PROJECT NUMBER: NHPP 1211-086**

**PARCEL NUMBER: RW-27REV**

**PROJECT CODE: 21006**

**DATE: December 8, 2022**

A tract or parcel of land No. RW-27REV of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 3,469 sq. ft. (0.080 acres), of land, more or less, being a portion of parcel RW-27 of said City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006), as recorded at Reception Number 2021097103, in the Jefferson County Colorado Clerk and Recorder's Office on June 28, 2021, lying in the Northwest Quarter of the Southeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

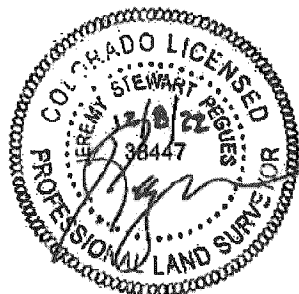
COMMENCING at the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the Center Quarter Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'04"W., a distance of 1,322.58 feet; Thence N.31°50'58"E., a distance of 133.42 feet, to the northeast corner of said RW-27, said point being the POINT OF BEGINNING;

1. Thence along the northeasterly line of said RW-27, S. 05°52'45" E., a distance of 66.46 feet to a corner in said northeasterly line;
2. Thence departing said northeasterly line, S. 01°55'25" E., a distance of 46.78 feet to a point on the south line of said RW-27;
3. Thence along said south line, S. 89°39'55" W., a distance of 33.78 feet to the southwest corner of said RW-27;
4. Thence along the west line of said RW-27, N. 00°10'04" W., a distance of 112.99 feet to the northwest corner of said RW-27;
5. Thence along the north line of said RW-27, N. 89°49'56" E., a distance of 25.74 feet, more or less, to the POINT OF BEGINNING.

The above described parcel contains 3,469 sq. ft. (0.080 acres), more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of Topographic, Co.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-28  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-28 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 2,711 sq. ft. (0.062 acres) of land, more or less, being a portion of that parcel of land described at Reception Number F1156208, as recorded in the Jefferson County Colorado Clerk and Recorder's Office on December 11, 2000, lying in the Northeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'04"W., a distance of 1,322.58 feet; Thence N.69°34'04"W., a distance of 70.51 feet, to a point on the south line of said Reception Number F1156208, said point being the POINT OF BEGINNING;

1. Thence N. 28°59'38" E., a distance of 16.83 feet;
2. Thence N. 00°10'04" W., a distance of 145.50 feet, to a point on the north line of said Reception Number F1156208;
3. Thence along said north line, N. 89°37'55" E., a distance of 17.80 feet, to a point on the west right of way line of Wadsworth Boulevard (June 2019);
4. Thence along said west right of way line, S. 00°10'04" E., a distance of 140.18 feet;
5. Thence continuing along said west right of way line, S. 44°44'56" W., a distance of 28.33 feet, to a point on said south line of Reception Number F1156208;
6. Thence along said south line, S. 89°39'55" W., a distance of 6.00 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 2,711 sq. ft. (0.062 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-29

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-29 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,253 sq. ft. (0.029 acres) of land, more or less, being a portion of Lot 2, Times Square Subdivision, as recorded at Reception Number 82081495, in the Jefferson County Colorado Clerk and Recorder's Office on November 19, 1982, lying in the Northwest Quarter of the Southeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'04"W., a distance of 1,322.58 feet; Thence N.31°50'58"E., a distance of 133.42 feet, to a point on the south line of said Lot 2, said point being the POINT OF BEGINNING;

1. Thence along the south line of said Lot 2, S. 89°49'56" W., a distance of 25.74 feet to the southwest corner of said Lot 2 and the east right-of-way line of Wadsworth Boulevard (June, 2019);
2. Thence along said east right-of-way line of Wadsworth Boulevard (June, 2019) and the west line of said Lot 2, N. 00°10'04" W., a distance of 50.00 feet to the northwest corner of said Lot 2;
3. Thence along the north line of said Lot 2, N. 89°49'56" E., a distance of 25.00 feet;
4. Thence S. 00°10'04" E., a distance of 42.65 feet;
5. Thence S. 05°52'45" E., a distance of 7.39 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 1,253 sq. ft. (0.029 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-30  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-30 of the City of Wheat Ridge, State of Colorado, Project No. NHPP 1211-086 (Project Code 21006) containing 1,335 sq. ft. (0.031 acres) of land, more or less, being a portion of that parcel of land described as Parcel A in the Warranty Deed recorded at Reception Number 2005011511, in the Jefferson County Colorado Clerk and Recorder's Office on April 28, 2005, lying in the Northeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'04"W., a distance of 1,322.58 feet; Thence N.17°31'04"W., a distance of 193.82 feet, to a point on the south line of said Parcel A, said point being the POINT OF BEGINNING;

1. Thence N. 00°10'04" W., a distance of 75.00 feet, to a point on the north line of said Parcel A;
2. Thence along said north line, N. 89°37'55" E., a distance of 17.80 feet, to a point on the west right of way line of Wadsworth Boulevard (June 2019);
3. Thence along said west right of way line, S. 00°10'04" E., a distance of 75.00 feet, to a point on said south line of Parcel A;
4. Thence along said south line, S. 89°37'55" W., a distance of 17.80 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 1,335 sq. ft. (0.031 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228





## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-31

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-31 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,602 sq. ft. (0.037 acres) of land, more or less, being a portion of that parcel of land described as Parcel B in the Warranty Deed recorded at Reception Number 2005011511, in the Jefferson County Colorado Clerk and Recorder's Office on April 28, 2005, lying in the Northeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'04"W., a distance of 1,322.58 feet; Thence N.12°42'04"W., a distance of 266.35 feet, to a point on the south line of said Parcel B, said point being the POINT OF BEGINNING;

1. Thence N. 00°10'04" W., a distance of 90.00 feet, to a point on the north line of said Parcel B;
2. Thence along said north line, N. 89°37'55" E., a distance of 17.80 feet, to a point on the west right of way line of Wadsworth Boulevard (June 2019);
3. Thence along said west right of way line, S. 00°10'04" E., a distance of 90.00 feet, to a point on said south line of Parcel B;
4. Thence along said south line, S. 89°37'55" W., a distance of 17.80 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 1,602 sq. ft. (0.037 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-32  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-32 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,314 sq. ft. (0.030 acres) of land, more or less, being a portion of Lot 1, Block 1, Three Acres Subdivision, Amendment No. 2, as recorded at Reception Number 2011066296 in the Jefferson County Colorado Clerk and Recorder's Office, lying in the Northeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

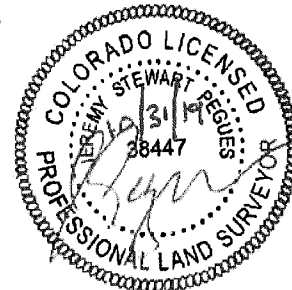
COMMENCING at the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'04"W., a distance of 1,322.58 feet; Thence N.08°28'07"W., a distance of 400.35 feet, to a point on the south line of said Lot 1, said point being the POINT OF BEGINNING;

1. Thence N. 00°10'04" W., a distance of 153.01 feet, to a point on the north line of said Lot 1;
2. Thence along said north line of Lot 1, N. 89°49'56" E., a distance of 8.80 feet, to a point on the west right of way line of Wadsworth Boulevard (June 2019);
3. Thence along said west right of way line, S. 00°10'04" E., a distance of 139.68 feet;
4. Thence continuing along said west right of way line, on the arc of a curve to the right, having a radius of 14.50 feet, a central angle of 66°51'08", a distance of 16.92 feet, (a chord bearing S. 33°15'31" W., a distance of 15.97 feet), more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 1,314 sq. ft. (0.030 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-33

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-33 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 761 sq. ft. (0.018 acres) of land, more or less, being a portion of that parcel of land as described in the Warranty Deed recorded at Reception Number 2005070614, in the Jefferson County Colorado Clerk and Recorder's Office on August 23, 2005, lying in the Northeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'04"W., a distance of 1,322.58 feet; Thence N.06°10'34"W., a distance of 552.19 feet, to a point on the south line of said parcel of land described in Warranty Deed recorded at Reception Number 2005070614, said point being the POINT OF BEGINNING;

1. Thence N. 05°57'55" E., a distance of 40.25 feet;
2. Thence N. 00°10'04" W., a distance of 10.00 feet, to a point on the north line of said Reception Number 2005070614;
3. Thence along said north line, N. 89°49'56" E., a distance of 13.50 feet, to a point on the west right of way line of Wadsworth Boulevard (June 2019);
4. Thence along said west right of way line, S. 00°10'04" E., a distance of 50.02 feet, to a point on said south line of Reception Number 2005070614;
5. Thence along said south line, S. 89°49'56" W., a distance of 17.80 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 761 sq. ft. (0.018 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-34  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-34 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,106 sq. ft. (0.025 acres) of land, more or less, being a portion of that parcel of land described as Parcel 1, in the Warranty Deed recorded at Reception Number F1223523, in the Jefferson County Colorado Clerk and Recorder's Office on April 25, 2001, lying in the Northeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'04"W., a distance of 1,322.58 feet; Thence N.04°39'32"W., a distance of 683.22 feet, to a point on the north line of said Parcel 1, said point being the POINT OF BEGINNING;

1. Thence along said north line, N. 89°49'56" E., a distance of 13.50 feet, to a point on the west right of way line of Wadsworth Boulevard (June 2019);
2. Thence along said west right of way line, S. 00°10'04" E., a distance of 81.95 feet, to a point on the south line of said Parcel 1;
3. Thence along said south line, S. 89°49'56" W., a distance of 13.50 feet;
4. Thence N. 00°10'04" W., a distance of 81.95 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 1,106 sq. ft. (0.025 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-35

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-35 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 3,996 sq. ft. (0.092 acres) of land, more or less, being a portion of that parcel of land as described in the Special Warranty Deed recorded at Reception Number 2009109929, in the Jefferson County Colorado Clerk and Recorder's Office on November 3, 2009, lying in the Northwest Quarter of the Southeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'04"W., a distance of 1,322.58 feet; Thence N.05°37'16"E., a distance of 780.53 feet, to a point on the north line of said parcel of land described in the Special Warranty Deed recorded at Reception Number 2009109929, said point being the POINT OF BEGINNING;

1. Thence on the arc of a non-tangent curve to the right, a radius of 4,800.00 feet, a central angle of 01°22'24", a distance of 115.04 feet, (a chord bearing S. 00°56'40" E., a distance of 115.04 feet) to a point on the south line of said parcel;
2. Thence along the south line of said parcel, S. 89°41'30" W., a distance of 35.29 feet to the east right-of-way line of Wadsworth Boulevard (June, 2019);
3. Thence along said east right-of-way line of Wadsworth Boulevard (June, 2019), N. 00°10'04" W., a distance of 115.03 feet to a point on the north line of said parcel;
4. Thence along the north line of said parcel, N. 89°41'30" E., a distance of 33.73 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 3,996 sq. ft. (0.092 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## **EXHIBIT "A"**

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-36  
PROJECT CODE: 21006  
DATE: October 31, 2019

### **DESCRIPTION**

A tract or parcel of land No. RW-36 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 7,940 sq. ft. (0.182 acres) of land, more or less, being a portion of that parcel of land described in the Quit Claim Deed recorded at Reception Number 90020769, in the Jefferson County Colorado Clerk and Recorder's Office on March 14, 1990, lying in the Northeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'04"W., a distance of 1,322.58 feet; Thence N.04°39'32"W., a distance of 683.22 feet, to a point on the south line of said parcel of land described in the Quit Claim Deed recorded at Reception Number 90020769, said point being the POINT OF BEGINNING;

1. Thence N. 05°27'09" W., a distance of 38.00 feet;
2. Thence N. 00°10'04" W., a distance of 47.41 feet;
3. Thence on the arc of a curve to the left, having a radius of 30.00 feet, a central angle of 22°17'29", a distance of 11.67 feet, (a chord bearing N. 11°18'48" W., a distance of 11.60 feet), to a point of reverse curvature;
4. Thence on the arc of a curve to the right, having a radius of 187.00 feet, a central angle of 24°51'12", a distance of 81.12 feet, (a chord bearing N. 10°01'57" W., a distance of 80.48 feet);
5. Thence N. 02°23'39" E., a distance of 101.39 feet;
6. Thence on the arc of a curve to the left, having a radius of 4,000.00 feet, a central angle of 00°28'48", a distance of 33.51 feet, (a chord bearing N. 02°09'15" E., a distance of 33.51 feet), to a point on the north line of said parcel recorded in the Quit Claim Deed recorded at Reception Number 90020769;
7. Thence along said north line, N. 89°41'47" E., a distance of 27.14 feet, to a point on the west right of way line of Wadsworth Boulevard (June 2019);

8. Thence along said west right of way line, S. 00°10'04" E., a distance of 310.75 feet, to a point on said south line of said parcel recorded in the Quit Claim Deed recorded at Reception Number 90020769;
9. Thence along said south line, S. 89°49'56" W., a distance of 13.50 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 7,940 sq. ft. (0.182 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

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Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## **EXHIBIT "A"**

**CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015**  
**CDOT PROJECT NUMBER: NHPP 1211-086**  
**PARCEL NUMBER: RW-37 REV2**  
**PROJECT CODE: 21006**  
**DATE: December 8, 2022**

A tract or parcel of land No. RW-37 REV2 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 17,228 sq. ft. (0.395 acres) of land, more or less, being a portion of parcel RW-37 REV of said City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006), as recorded at Reception Number 2021052518, in the Jefferson County Colorado Clerk and Recorder's Office on April 5, 2021, lying in the Northwest Quarter of the Southeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the Center Quarter Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'04"W., a distance of 1,322.58 feet; Thence N.05°37'16"E., a distance of 780.53 feet, to the southeast corner of said RW-37 REV, said point being the POINT OF BEGINNING;

1. Thence along the south line of said RW-37 REV, S. 89°41'30" W., a distance of 30.23 feet to the southwest corner of said RW-37 REV;
2. Thence along the west line of said RW-37 REV, N. 00°10'04" W., a distance of 501.79 feet to a northwesterly corner of said RW-37 REV;
3. Thence along the northwesterly line of said RW-37 REV, N. 57°43'27" E., a distance of 8.85 feet to a northwesterly corner of said RW-37 REV;
4. Thence along the north line of said RW-37 REV, N. 89°41'34" E., a distance of 52.48 feet;
5. Thence departing said north line, S. 07°57'13" E., a distance of 26.23 feet to a corner on the southeasterly line of said RW-37 REV;

Thence along said southeasterly line the following five (5) courses:

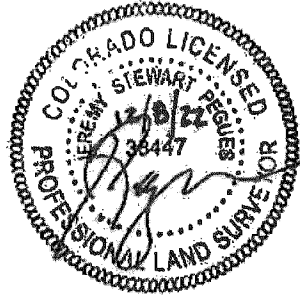
6. Thence on the arc of a non-tangent curve to the left, having a radius of 225.00 feet, a central angle of 20°05'07", a distance of 78.87 feet, (a chord bearing S. 21°56'10" W., a distance of 78.47 feet);
7. Thence S. 00°10'14" E., a distance of 169.50 feet;
8. Thence S. 12°05'56" W., a distance of 49.82 feet;
9. Thence S. 02°19'36" E., a distance of 131.53 feet;
10. Thence on the arc of a curve to the right, having a radius of 4,800.00 feet, a central angle of 00°41'43", a distance of 58.26 feet, (a chord bearing S. 01°58'44" E., a distance of 58.26 feet), more or less, to the POINT OF BEGINNING.



The above described parcel contains 17,228 sq. ft. (0.395 acres), more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of Topographic, Co.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



**EXHIBIT "A"**  
**CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015**  
**CDOT PROJECT NUMBER: NHPP 1211-086**  
**PARCEL NUMBER: RW-38 REV**  
**PROJECT CODE: 21006**  
**DATE: December 8, 2022**

A tract or parcel of land No. RW-38 REV of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 8,046 sq. ft. (0.185 acres) of land, more or less, being a portion of parcel RW-38 of said City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006), as recorded at Reception Number 2020120126, in the Jefferson County Colorado Clerk and Recorder's Office on September 21, 2020, lying in the Northeast Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-South Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'04"W., a distance of 1,322.58 feet; Thence N.04°02'25"W., a distance of 994.09 feet, to the southwest corner of said RW-38, said point being the POINT OF BEGINNING;

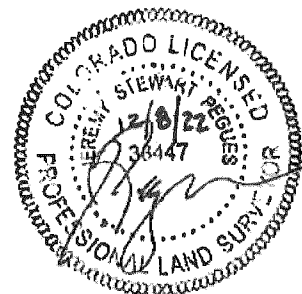
Thence along the southwesterly line of said RW-38 the following three (3) courses:

1. Thence on the arc of a curve to the left, having a radius of 4,000.00 feet, a central angle of 02°04'55", a distance of 145.35 feet, (a chord bearing N. 00°52'24" E., a distance of 145.34 feet);
2. Thence N. 00°10'04" W., a distance of 122.29 feet;
3. Thence S. 89°41'47" W., a distance of 16.74 feet;
4. Thence departing said southwesterly line, N. 00°18'13" W., a distance of 33.00 feet to a point on the north line of said RW-38;
5. Thence along said north line, N. 89°41'47" E., a distance of 41.32 feet to the northeast corner of said RW-38;
6. Thence along the east line of said RW-38, S. 00°10'04" E., a distance of 300.60 feet to the southeast corner of said RW-38;
7. Thence along the south line of said RW-38, S. 89°41'47" W., a distance of 27.14 feet, more or less, to the POINT OF BEGINNING.

The above described parcel contains 8,046 sq. ft. (0.185 acres), more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of Topographic, Co.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## **EXHIBIT "A"**

**CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015**

**CDOT PROJECT NUMBER: NHPP 1211-086**

**PARCEL NUMBER: RW-39 REV**

**PROJECT CODE: 21006**

**DATE: December 8, 2022**

A tract or parcel of land No. RW-39 REV of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 6,401 sq. ft. (0.147 acres) of land, more or less, being a portion of parcel RW-39 of said City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006), as recorded at Reception Number 2021009390, in the Jefferson County Colorado Clerk and Recorder's Office on January 19, 2021, lying in the Southwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

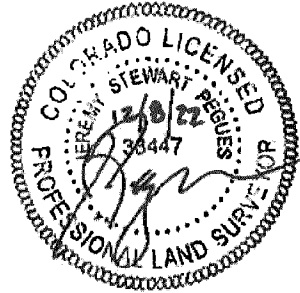
COMMENCING at the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'09"W., a distance of 1,321.98 feet; Thence N.25°16'41"E., a distance of 199.57 feet, to a northeasterly corner of said RW-39, said corner being the POINT OF BEGINNING;

1. Thence along the northeasterly line of said RW-39, S. 00°10'09" E., a distance of 128.00 feet;
2. Thence continuing along said northeasterly line, S. 82°05'31" E., a distance of 10.50 feet to a corner on said northeasterly line;
3. Thence departing said northeasterly line, S. 07°57'13" E., a distance of 10.59 feet to a point on the south line of said RW-39;
4. Thence along said south line, S. 89°41'34" W., a distance of 37.53 feet to a southwesterly corner of said RW-39;
5. Thence along the southwest line of said RW-39, on the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 90°08'15", a distance of 31.46 feet, (a chord bearing N. 45°14'16" W., a distance of 28.32 feet) to a southwesterly corner of said RW-39;
6. Thence along the the west line of said RW-39, N. 00°10'09" W., a distance of 108.17 feet to a northwesterly corner of said RW-39;
7. Thence along the northwesterly line of said RW-39, N. 30°51'55" E., a distance of 13.78 feet to a northwesterly corner of said RW-39;
8. Thence along the north line of said RW-39, N. 89°41'34" E., a distance of 38.65 feet, more or less, to the POINT OF BEGINNING.

The above described parcel contains 6,401 sq. ft. (0.147 acres), more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of Topographic, Co.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



**EXHIBIT "A"**

**CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015**

**CDOT PROJECT NUMBER: NHPP 1211-086**

**PARCEL NUMBER: RW-40A REV**

**PROJECT CODE: 21006**

**DATE: December 8, 2022**

A tract or parcel of land No. RW-40A REV of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,881 sq. ft. (0.043 acres) of land, more or less, being a portion of parcel RW-40A of said City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006), as recorded at Reception Number 2022034803, in the Jefferson County Colorado Clerk and Recorder's Office on April 12, 2022, lying in the Southeast Quarter of the Northwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'09"W., a distance of 1,321.98 feet; Thence N.13°42'41"W., a distance of 288.78 feet, to the northwest corner of said RW-40A, said corner being the POINT OF BEGINNING;

1. Thence along the north line of said RW-40A, N. 89°41'04" E., a distance of 8.62 feet to the northeast corner of said RW-40A;
2. Thence along the east line of said RW-40A, S. 00°10'09" E., a distance of 210.45 feet to a southeasterly corner of said RW-40A;
3. Thence along the southeast line of said RW-40A, S. 47°28'47" W., a distance of 30.46 feet to a southerly corner of said RW-40A;
4. Thence departing said southeasterly line, N. 40°50'35" W., a distance of 16.42 feet to a point on the westerly line of said RW-40A;

Thence along said westerly line the following three (3) courses:

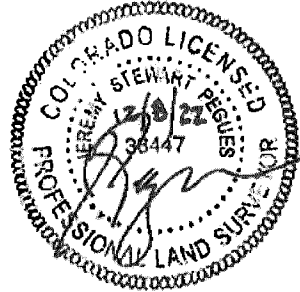
5. Thence on the arc of a non-tangent curve to the left, having a radius of 52.00 feet, a central angle of 33°47'56", a distance of 30.67 feet, (a chord bearing N. 32°15'27" E., a distance of 30.23 feet);
6. Thence N. 15°21'29" E., a distance of 59.79 feet;
7. Thence N. 03°23'32" W., a distance of 135.58 feet, more or less, to the POINT OF BEGINNING.

The above described parcel contains 1,881 sq. ft. (0.043 acres), more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument

box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of Topographic, Co.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-41A

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-41A of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 5,663 sq. ft. (0.130 acres) of land, more or less, being a portion of that parcel of land as described in the Correctory Deed recorded at Reception Number F1804838, in the Jefferson County Colorado Clerk and Recorder's Office on July 14, 2003, lying in the Southwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'09"W., a distance of 1,321.98 feet; Thence N.25°16'41"E., a distance of 199.57 feet to a point on the north line of that parcel of land as described in the Quit Claim Deed recorded at Reception Number 89074573, in the Jefferson County Colorado Clerk and Recorder's Office on August 30, 1989, said point being the POINT OF BEGINNING;

1. Thence along the north line of said parcel described at Reception Number 89074573, S. 89°41'34" W., a distance of 33.75 feet to the east right-of-way line of Wadsworth Boulevard (June, 2019);
2. Thence along said east right-of-way line of Wadsworth Boulevard (June, 2019), N. 00°09'01" W., a distance of 169.21 feet to a point on the north line of that aforementioned parcel of land described at Reception Number F1804838;
3. Thence along the north line of said parcel, N. 89°41'10" E., a distance of 32.00 feet;
4. Thence S. 02°05'07" E., a distance of 50.67 feet;
5. Thence S. 00°10'09" E., a distance of 118.57 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 5,663 square feet (0.130 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447

For and on behalf of The Lund Partnership, Inc.

12265 W. Bayaud Avenue, Suite 130

Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-42  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-42 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 6,034 sq. ft. (0.139 acres) of land, more or less, being a portion of that parcel of land as described in the Special Warranty Deed recorded at Reception Number 2015135420, in the Jefferson County Colorado Clerk and Recorder's Office on December 22, 2015, lying in the Southeast Quarter of the Northwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

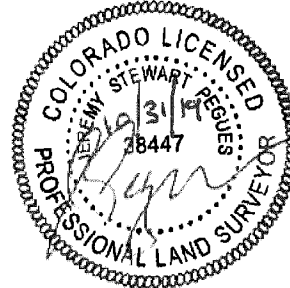
COMMENCING at the Center Quarter Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'09"W., a distance of 1,321.98 feet; Thence N.08°04'57"W., a distance of 515.48 feet, to a point on the north line of said parcel described in the Deed at Reception Number 2015135420, said point being the POINT OF BEGINNING;

1. Thence along the north line of said parcel, N. 89°41'47" E., a distance of 25.97 feet to the west right-of-way line of Wadsworth Boulevard (June, 2019);
2. Thence along the west right-of-way line of Wadsworth Boulevard (June, 2019), S. 00°10'09" E., a distance of 229.82 feet to a point on the south line of said parcel;
3. Thence along the south line of said parcel, S. 89°41'04" W., a distance of 22.62 feet;
4. Thence N. 03°23'32" W., a distance of 93.90 feet;
5. Thence N. 0°38'41" E., a distance of 136.08 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 6,034 square feet (0.139 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228





**EXHIBIT "A"**

**CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015**

**CDOT PROJECT NUMBER: NHPP 1211-086**

**PARCEL NUMBER: RW-43**

**PROJECT CODE: 21006**

**DATE: October 31, 2019**

**DESCRIPTION**

A tract or parcel of land No. RW-43 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,028 sq. ft. (0.024 acres) of land, more or less, being all of that parcel of land as described in Exhibit B in the Development Covenant recorded at Reception Number F1659614, in the Jefferson County Colorado Clerk and Recorder's Office on January 24, 2003, lying in the Southwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado.

The above described tract or parcel contains 1,028 square feet (0.024 acres) of land, more or less.

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Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



**EXHIBIT "A"**

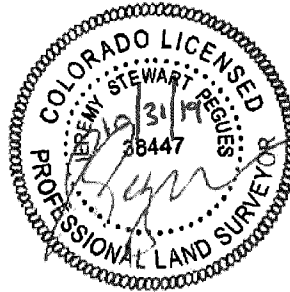
CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-44  
PROJECT CODE: 21006  
DATE: October 31, 2019

**DESCRIPTION**

A tract or parcel of land No. RW-44 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 834 sq. ft. (0.019 acres) of land, more or less, being all of Tract C as shown on JCHA Subdivision, a lot line adjustment of Lots 3 and 4, Ace Hardware Lot 2 Subdivision Plat recorded at Reception Number 2011091139, in the Jefferson County Colorado Clerk and Recorder's Office on October 7, 2011, lying in the Southwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado.

The above described tract or parcel contains 834 square feet (0.019 acres) of land, more or less.

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Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
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## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-45

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-45 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 626 sq. ft. (0.014 acres) of land, more or less, being a portion of Lot 4A as shown on JCHA Subdivision, a lot line adjustment of Lots 3 and 4, Ace Hardware Lot 2 Subdivision Plat recorded at Reception Number 2011091139, in the Jefferson County Colorado Clerk and Recorder's Office on October 7, 2011, lying in the Southwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'09"W., a distance of 1,321.98 feet; Thence N.13°21'25"E., a distance of 359.39 feet to a point on the south line of said Lot 4A, said point being the POINT OF BEGINNING;

1. Thence along the south line of said Lot 4A, S. 89°41'10" W., a distance of 9.06 feet to the southwest corner of Lot 4A;
2. Thence along the west line of said Lot 4A, N. 00°10'09" W., a distance of 81.39 feet to the northwest corner of said Lot 4A;
3. Thence along the north line of said Lot 4A, N. 89°29'32" E., a distance of 6.33 feet;
4. Thence S. 02°05'07" E., a distance of 81.45 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 626 square feet (0.014 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447

For and on behalf of The Lund Partnership, Inc.

12265 W. Bayaud Avenue, Suite 130

Lakewood, CO 80228



**EXHIBIT "A"**

**CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-46  
PROJECT CODE: 21006  
DATE: November 17, 2020**

**DESCRIPTION**

A tract or parcel of land No. RW-46 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 3,538 sq. ft. (0.081 acres) of land, more or less, being all of Tract A as shown on Ace Hardware Lot Line Adjustment Plat a Subdivision Plat recorded at Reception Number F1716657, in the Jefferson County Colorado Clerk and Recorder's Office on April 4, 2003, lying in the Southwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado.

The above described tract or parcel contains 3,538 square feet (0.081 acres) of land, more or less.

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Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-47

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-47 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,716 sq. ft. (0.039 acres) of land, more or less, being a portion of Lot 1 as shown on Ace Hardware Lot Line Adjustment Plat as recorded at Reception Number F1716657, in the Jefferson County Colorado Clerk and Recorder's Office on April 4, 2003, lying in the Southwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

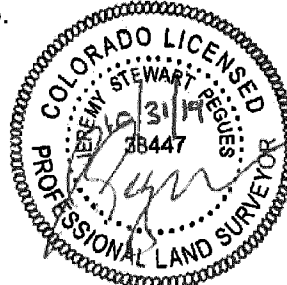
COMMENCING at the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'09"W., a distance of 1,321.98 feet; Thence N.06°19'08"E., a distance of 582.79 feet to a point on the west line of said Lot 1, said point being the POINT OF BEGINNING;

1. Thence on the arc of a curve to the right, having a radius of 155.00 feet, a central angle of 17°52'52", a distance of 48.37 feet, (a chord bearing S. 12°44'40" E., a distance of 48.18 feet);
2. Thence S. 03°48'14" E., a distance of 53.47 feet;
3. Thence S. 02°05'07" E., a distance of 47.87 feet to a point on the south line of said Lot 1;
4. Thence along said south line, S. 89°29'32" W., a distance of 16.23 feet to the southwest corner of Lot 1;
5. Thence along the west line of said Lot 1, N. 00°07'10" E., a distance of 148.33 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 1,716 square feet (0.039 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
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Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-48  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-48 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 5,202 sq. ft. (0.119 acres) of land, more or less, being a portion of that parcel of land as described in the Special Warranty Deed recorded at Reception Number 2006041599, in the Jefferson County Colorado Clerk and Recorder's Office on April 7, 2006, lying in the Southeast Quarter of the Northwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'09"W., a distance of 1,321.98 feet; Thence N.08°04'57"W., a distance of 515.48 feet, to a point on the south line of said parcel described in the Deed at Reception Number 2006041599, said point being the POINT OF BEGINNING;

1. Thence N. 02°17'48" W., a distance of 108.56 feet;
2. Thence N. 00°10'09" W., a distance of 72.21 feet to a point on the north line of said parcel;
3. Thence along said north line, N. 89°41'47" E., a distance of 30.00 feet to the west right-of-way line of Wadsworth Boulevard (June, 2019);
4. Thence along said west right-of-way line, S. 00°10'09" E., a distance of 180.70 feet to a point on the south line of said parcel;
5. Thence along said south line, S. 89°41'47" W., a distance of 25.97 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 5,202 square feet (0.119 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-49

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-49 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 2,232 sq. ft. (0.051 acres) of land, more or less, being a portion of that parcel of land as described in the Special Warranty Deed recorded at Reception Number 2016039341, in the Jefferson County Colorado Clerk and Recorder's Office on April 27, 2016, lying in the Southeast Quarter of the Northwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'09"W., a distance of 1,321.98 feet; Thence N.05°45'50"W., a distance of 769.30 feet, to a point on the north line of said parcel of land described in the Special Warranty Deed recorded at Reception Number 2016039341, said point being the POINT OF BEGINNING;

1. Thence along the north line of said parcel, N. 89°35'29" E., a distance of 30.00 feet to the west right-of-way line of Wadsworth Boulevard (June, 2019);
2. Thence along said west right-of-way line of Wadsworth Boulevard (June, 2019), S. 00°10'09" E., a distance of 74.42 feet to a point on the south line of said parcel of land described in the Special Warranty Deed recorded at Reception Number 2016039341;
3. Thence along the south line of said parcel, S. 89°41'47" W., a distance of 30.00 feet;
4. Thence N. 00°10'09" W., a distance of 74.37 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 2,232 square feet (0.051 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-50  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-50 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 506 sq. ft. (0.012 acres) of land, more or less, being a portion of that parcel of land as described in the Deeds recorded in Book 774 at Page 323 and in Book 867 at Page 474, in the Jefferson County Colorado Clerk and Recorder's Office, lying in the Southwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'09"W., a distance of 1,321.98 feet; Thence N.05°02'13"E., a distance of 688.82 feet to a point on the south line of said parcel of land described in the Deeds recorded in Book 774 at Page 323 and in Book 867 at Page 474, said point being the POINT OF BEGINNING;

1. Thence along the south line of said parcel of land described in the Deeds recorded in Book 774 at Page 323 and in Book 867 at Page 474, S. 89°56'54" W., a distance of 17.50 feet to the east right-of-way line of Wadsworth Boulevard (June, 2019);
2. Thence along said east right-of-way line, N. 00°10'09" W., a distance of 53.50 feet;
3. Thence on the arc of a non-tangent curve to the left, having a radius of 38.50 feet, a central angle of 38°37'29", a distance of 25.95 feet, (a chord bearing S. 19°28'53" E., a distance of 25.47 feet) to a point of reverse curve;
4. Thence on the arc of a curve to the right, having a radius of 41.50 feet, a central angle of 38°37'29", a distance of 27.98 feet, (a chord bearing S. 19°28'53" E., a distance of 27.45 feet);
5. Thence S. 00°10'09" E., a distance of 3.60 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 506 square feet (0.012 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228





## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-50A

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-50A of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 780 sq. ft. (0.018 acres) of land, more or less, being a portion of that parcel of land as described in the Deeds recorded in Book 774 at Page 323 and in Book 867 at Page 474, in the Jefferson County Colorado Clerk and Recorder's Office, lying in the Southwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'09"W., a distance of 1,321.98 feet; Thence N.03°00'00"E., a distance of 967.73 feet to a point on the north line of said parcel described in the Deeds in Book 774 at Page 323 and in Book 867 at Page 474, said point being the POINT OF BEGINNING;

1. Thence S. 07°05'29" W., a distance of 19.78 feet;
2. Thence S. 00°10'09" E., a distance of 87.71 feet;
3. Thence on the arc of a curve to the right, having a radius of 61.50 feet, a central angle of 19°19'27", a distance of 20.74 feet, (a chord bearing S. 09°29'35" W., a distance of 20.64 feet) to a point of reverse curve;
4. Thence on the arc of a curve to the left, having a radius of 45.00 feet, a central angle of 19°19'27", a distance of 15.18 feet, (a chord bearing S. 09°29'35" W., a distance of 15.11 feet) to a point on the east right-of-way line of Wadsworth Boulevard (June, 2019);
5. Thence along said east right-of-way line, N. 00°10'09" W., a distance of 142.56 feet to a point on the north line of said parcel;
6. Thence along said north line, N. 89°44'19" E., a distance of 8.50 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 780 square feet (0.018 acres) of land, more or less.

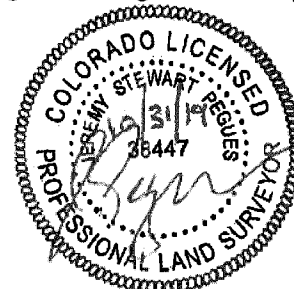
Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447

For and on behalf of The Lund Partnership, Inc.

12265 W. Bayaud Avenue, Suite 130

Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-51  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-51 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 4,501 sq. ft. (0.103 acres) of land, more or less, being a portion of that parcel of land as described in the Deed recorded at Reception Number 91059351, in the Jefferson County Colorado Clerk and Recorder's Office on July 3, 1991, lying in the Southeast Quarter of the Northwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'09"W., a distance of 1,321.98 feet; Thence N.05°45'50"W., a distance of 769.30 feet, to a point on the south line of said parcel of land described in the Deed recorded at Reception Number 91059351, said point being the POINT OF BEGINNING;

1. Thence N. 00°10'09" W., a distance of 150.03 feet to a point on the north line of said parcel of land described in the Deed recorded at Reception Number 91059351;
2. Thence along the north line of said parcel, N. 89°35'29" E., a distance of 30.00 feet to the west right-of-way line of Wadsworth Boulevard (June, 2019);
3. Thence along said west right-of-way line of Wadsworth Boulevard (June, 2019), S. 00°10'09" E., a distance of 150.03 feet to a point on the south line of said parcel of land described in the Deed recorded at Reception Number 91059351;
4. Thence along the south line of said parcel, S. 89°35'29" W., a distance of 30.00 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 4,501 square feet (0.103 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



**EXHIBIT "A"**

**CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-52  
PROJECT CODE: 21006  
DATE: June 16, 2020**

**DESCRIPTION**

A tract or parcel of land No. RW-52 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 5,256 sq. ft. (0.121 acres) of land, more or less, being a portion of that parcel of land as described in the Deeds recorded at Reception Numbers 2015106389 and 2019109875, in the Jefferson County Colorado Clerk and Recorder's Office on October 5, 2015 and November 15, 2019, respectively, lying in the Southeast Quarter of the Northwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'09"W., a distance of 1,321.98 feet; Thence N.04°06'08"W., a distance of 1093.42 feet, to a point on the north line of said parcel of land described in the Deed recorded at Reception Number 2015106389, said point being the POINT OF BEGINNING;

1. Thence along the north line of said parcel, N. 89°35'29" E., a distance of 30.00 feet to the west right-of-way line of Wadsworth Boulevard (June, 2019);
2. Thence along said west right-of-way line of Wadsworth Boulevard (June, 2019), S. 00°10'09" E., a distance of 175.19 feet to a point on the south line of said parcel of land described in the Deed recorded at Reception Number 2019109875;
3. Thence along the south line of said parcel, S. 89°35'29" W., a distance of 30.00 feet;
4. Thence N. 00°10'09" W., a distance of 175.19 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 5,256 square feet (0.121 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

**Jeremy S. Pegues, PLS 38447**  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-53  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-53 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 893 sq. ft. (0.021 acres) of land, more or less, being a portion of that parcel of land as described in the Special Warranty Deed recorded at Reception Number 2017092426, in the Jefferson County Colorado Clerk and Recorder's Office on September 7, 2017, lying in the Southwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

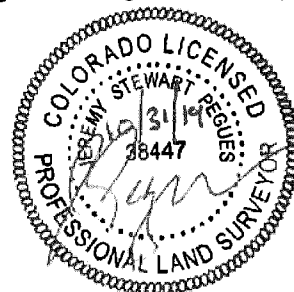
COMMENCING at the Center Quarter Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'09"W., a distance of 1,321.98 feet; Thence N.02°19'21"E., a distance of 1167.45 feet to a point on the north line of said parcel, said point being the POINT OF BEGINNING;

1. Thence S. 00°10'09" E., a distance of 128.09 feet;
2. Thence S. 07°17'34" E., a distance of 22.17 feet to a point on the south line of said parcel;
3. Thence along said south line, S. 89°44'19" W., a distance of 8.50 feet to the east right-of-way line of Wadsworth Boulevard (June, 2019);
4. Thence along said east right-of-way line, N. 00°10'09" W., a distance of 150.10 feet to the northwest corner of said parcel;
5. Thence along the north line of said parcel, N. 89°42'46" E., a distance of 5.75 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 893 square feet (0.021 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
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12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-54

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-54 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 2,424 sq. ft. (0.056 acres) of land, more or less, being a portion of that parcel of land as described in the Warranty Deed recorded at Reception Number 2014046183, in the Jefferson County Colorado Clerk and Recorder's Office on June 12, 2014, lying in the Southeast Quarter of the Northwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'09"W., a distance of 1,321.98 feet; Thence N.04°06'08"W., a distance of 1093.42 feet, to a point on the south line of said parcel of land described in the Warranty Deed recorded at Reception Number 2014046183, said point being the POINT OF BEGINNING;

1. Thence N. 00°10'09" W., a distance of 80.82 feet to a point on the north line of said parcel;
2. Thence along the north line of said parcel, N. 89°35'29" E., a distance of 30.00 feet to the northeast corner of said parcel and the west right-of-way line of Wadsworth Boulevard (June, 2019);
3. Thence along the east line of said parcel and the west right-of-way line of Wadsworth Boulevard (June, 2019), S. 00°10'09" E., a distance of 80.82 feet to the southeast corner of said parcel;
4. Thence along the south line of said parcel of land described in the Warranty Deed recorded at Reception Number 2014046183, S. 89°35'29" W., a distance of 30.00 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 2,424 square feet (0.056 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
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12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-55  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-55 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 4,230 sq. ft. (0.097 acres) of land, more or less, being a portion of that parcel of land as described in the Special Warranty Deed recorded at Reception Number F1268908, in the Jefferson County Colorado Clerk and Recorder's Office on July 5, 2001, lying in the Southeast Quarter of the Northwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

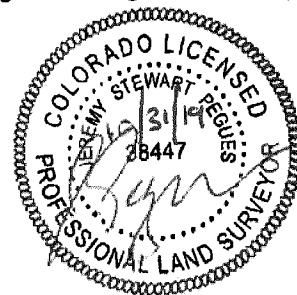
COMMENCING at the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the Center Quarter Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears S.00°10'09"E., a distance of 1,321.98 feet; Thence along the north line of said Southeast Quarter of the Northwest Quarter of Section 23, S.89°35'29"W., a distance of 69.77 feet, to the POINT OF BEGINNING;

1. Thence along the north line of said parcel, N. 89°35'29" E., a distance of 24.77 feet to the west right-of-way line of Wadsworth Boulevard (June, 2019);
2. Thence along said west right-of-way, S. 00°10'09" E., a distance of 150.00 feet to a point on the south line of said parcel;
3. Thence along said south line, S. 89°35'29" W., a distance of 30.00 feet;
4. Thence departing said south line, N. 00°10'09" W., a distance of 46.90 feet;
5. Thence N. 02°44'04" E., a distance of 103.26 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 4,230 square feet (0.097 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
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12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-56  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-56 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 759 sq. ft. (0.017 acres) of land, more or less, being a portion of Phase 1, Consolidated Industries, Incorporated, Wadsworth Plaza, as recorded at Reception Number 77941187, in the Jefferson County Colorado Clerk and Recorder's Office on November 30, 1977, lying in the Southwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears N.00°10'09"W., a distance of 1,321.98 feet; Thence N.02°19'21"E., a distance of 1167.45 feet to a point on the south line of said parcel described as Phase 1, Consolidated Industries, Incorporated, Wadsworth PLaza, said point being the POINT OF BEGINNING;

1. Thence along the south line of said parcel, S. 89°42'46" W., a distance of 5.75 feet to the east right-of-way line of Wadsworth Boulevard (June, 2019);
2. Thence along said east right-of-way line, N. 00°10'09" W., a distance of 129.73 feet to the northwest corner of said parcel;
3. Thence along the north line of said parcel, N. 89°41'11" E., a distance of 7.46 feet;
4. Thence departing said north line, S. 06°26'36" W., a distance of 14.88 feet;
5. Thence S. 00°10'09" E., a distance of 114.95 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 759 square feet (0.017 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-57  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-57 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 2,881 sq. ft. (0.066 acres) of land, more or less, being a portion of that parcel of land described in the Deed at Reception Number 2006040001, as recorded in the Jefferson County Colorado Clerk and Recorder's Office on April 4, 2006, lying in the Northeast Quarter of the Northwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

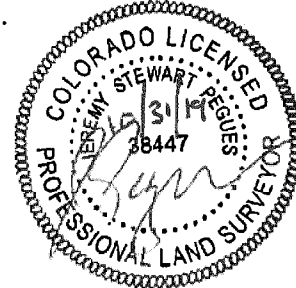
COMMENCING at the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the North Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'10"W., a distance of 1,321.96 feet; Thence N.20°54'39"W., a distance of 158.13 feet, to a point on the north line of said parcel described in the Deed at Reception Number 2006040001, said point being the POINT OF BEGINNING;

1. Thence along said north line, N. 89°35'29" E., a distance of 11.00 feet, to a point on the west right of way line of Wadsworth Boulevard (June 2019);
2. Thence along said west right of way line, S. 00°10'10" E., a distance of 148.11 feet, to a point on the south line of said parcel;
3. Thence along said south line, S. 89°35'29" W., a distance of 24.77 feet;
4. Thence departing said south line, N. 02°44'04" E., a distance of 74.21 feet;
5. Thence N. 07°31'42" E., a distance of 74.73 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 2,881 sq. ft. (0.066 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228





## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-58

PROJECT CODE: 21006

DATE: August 4, 2020

### DESCRIPTION

A tract or parcel of land No. RW-58 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,057 sq. ft. (0.024 acres) of land, more or less, being a portion of Tract A, Block 1, Clear Creek Vista, as recorded at Reception Number 50489860, in the Jefferson County Colorado Clerk and Recorder's Office on September 27, 1950, lying in the Northwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the North Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'10"W., a distance of 1,321.96 feet; Thence N.65°35'07"E., a distance of 58.72 feet, to a point on the south line of said Tract A, said south line also being the north right of way line of West 46th Avenue (June 2019), said point being the POINT OF BEGINNING;

1. Thence along said south line, S. 89°41'11" W., a distance of 3.19 feet;
2. Thence continuing along said south line, on the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 30°09'28", a distance of 10.53 feet, (a chord bearing N. 75°14'05" W., a distance of 10.41 feet), to a point on the east right of way line of Wadsworth Boulevard (June 2019);
3. Thence along said east right of way line, N. 00°09'21" W., a distance of 106.00 feet, to a point lying 77.30 feet southerly of the north line of said Tract A;
4. Thence along a line lying 77.30 feet southerly of and parallel with said north line of Tract A, N. 89°49'43" E., a distance of 10.50 feet;
5. Thence S. 02°24'09" W., a distance of 59.25 feet;
6. Thence S. 06°22'07" E., a distance of 49.78 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 1,057 sq. ft. (0.024 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-60  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-60 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,100 sq. ft. (0.025 acres) of land, more or less, being a portion of that parcel of land described in the Deed at Reception Number 2017105750, as recorded in the Jefferson County Colorado Clerk and Recorder's Office on October 13, 2017, lying in the Northeast Quarter of the Northwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the North Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'10"W., a distance of 1,321.96 feet; Thence N.20°54'39"W., a distance of 158.13 feet, to a point on the south line of said parcel described in the Deed at Reception Number 2017105750, said point being the POINT OF BEGINNING;

1. Thence N. 00°10'10" W., a distance of 100.00 feet, to a point on the north line of said parcel;
2. Thence along said north line, N. 89°34'11" E., a distance of 11.00 feet, to a point on the west right of way line of Wadsworth Boulevard (June 2019);
3. Thence along said west right of way line, S. 00°10'10" E., a distance of 100.01 feet, to a point on said south line of said parcel;
4. Thence along said south line, S. 89°35'29" W., a distance of 11.00 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 1,100 sq. ft. (0.025 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-61

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-61 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,185 sq. ft. (0.027 acres) of land, more or less, being a portion of Lot 6, Block 1, Clear Creek Vista, as recorded at Reception Number 50489860 in the Jefferson County Colorado Clerk and Recorder's Office on September 27, 1950, lying in the Northwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the North Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'10"W., a distance of 1,321.96 feet; Thence N.14°35'20"E., a distance of 217.26 feet, to the intersection point of the south line of said Lot 6, and the east right of way line of Wadsworth Boulevard (June 2019), said intersection point being the POINT OF BEGINNING;

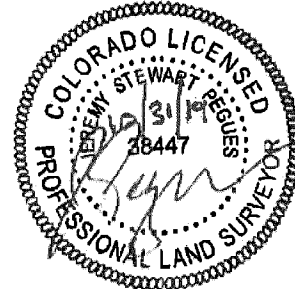
1. Thence along said south line of said Lot 6, S. 89°49'43" W., a distance of 15.00 feet, to a point on said east right of way line of Wadsworth Boulevard (June 2019);
2. Thence along said east right of way line, N. 00°09'21" W., a distance of 75.25 feet, to a point on the north line of said Lot 6;
3. Thence along said north line, N. 89°52'30" E., a distance of 16.51 feet;
4. Thence S. 00°59'31" W., a distance of 75.25 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 1,185 sq. ft. (0.027 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447

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12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-62  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-62 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1030 sq. ft. (0.024 acres) of land, more or less, being a portion of that parcel of land described in the Deed at Reception Number F2188946, as recorded in the Jefferson County Colorado Clerk and Recorder's Office on March 22, 2005, lying in the Northeast Quarter of the Northwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the North Quarter Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'10"W., a distance of 1,321.96 feet; Thence N.09°36'51"W., a distance of 335.17 feet, to a point on the north line of said parcel described in the Deed at Reception Number F2188946, said point being the POINT OF BEGINNING;

1. Thence along said north line, N. 89°34'11" E., a distance of 10.00 feet, to a point on the west right of way line of Wadsworth Boulevard (June 2019);
2. Thence along said west right of way line, S. 00°10'10" E., a distance of 82.74 feet, to a point on the south line of said parcel;
3. Thence along said south line, S. 89°34'11" W., a distance of 19.00 feet;
4. Thence departing said south line, N. 00°10'10" W., a distance of 22.50 feet;
5. Thence N. 89°49'50" E., a distance of 9.00 feet;
6. Thence N. 00°10'10" W., a distance of 60.28 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 1030 sq. ft. (0.024 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
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Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-63

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-63 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,283 sq. ft. (0.029 acres) of land, more or less, being a portion of Lot 5, Block 1, Clear Creek Vista, as recorded at Reception Number 50489860 in the Jefferson County Colorado Clerk and Recorder's Office on September 27, 1950, lying in the Northwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the North Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'10"W., a distance of 1,321.96 feet; Thence N.09°02'53"E., a distance of 364.45 feet, to a point of the north line of said Lot 5, being the POINT OF BEGINNING;

1. Thence S. 00°59'31" W., a distance of 74.43 feet, to a point on the south line of said Lot 5;
2. Thence along said south line, S. 89°52'30" W., a distance of 16.51 feet, to a point on the east right of way line of Wadsworth Boulevard (June 2019);
3. Thence along said east right of way line, N. 00°09'21" W., a distance of 74.34 feet, to a point on said north line of Lot 5;
4. Thence along said north line, N. 89°38'47" E., a distance of 18.00 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 1,283 sq. ft. (0.029 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447

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## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-64

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-64 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,207 sq. ft. (0.028 acres) of land, more or less, being a portion of Lot 29, Block 1, Hillcrest Heights, as recorded in the Jefferson County Colorado Clerk and Recorder's Office at Reception Number 46389909, lying in the Northeast Quarter of the Northwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Southeast Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the North Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'10"W., a distance of 1,321.96 feet; Thence N.09°36'51"W., a distance of 335.17 feet, to a point on the south line of said Lot 29, said point being the POINT OF BEGINNING;

1. Thence N. 06°35'13" E., a distance of 17.00 feet;
2. Thence N. 00°10'10" W., a distance of 109.00 feet;
3. Thence N. 25°42'21" W., a distance of 6.73 feet;
4. Thence S. 89°39'40" W., a distance of 6.10 feet;
5. Thence N. 00°10'10" W., a distance of 7.80 feet, to a point on the south right of way line of West 47th Avenue (June 2019);
6. Thence along said south right of way line, N. 89°39'40" E., a distance of 6.93 feet;
7. Thence continuing along said south right of way line, on the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 23°44'52", a distance of 10.36 feet, (a chord bearing S. 78°27'54" E., a distance of 10.29 feet), to a point on the west right of way line of Wadsworth Boulevard (June 2019);
8. Thence along said west right of way line, S. 00°10'10" E., a distance of 137.63 feet, to a point on said south line of Lot 29;
9. Thence along said south line, S. 89°34'11" W., a distance of 10.00 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 1,207 sq. ft. (0.028 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015

CDOT PROJECT NUMBER: NHPP 1211-086

PARCEL NUMBER: RW-65

PROJECT CODE: 21006

DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-65 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,405 sq. ft. (0.032 acres) of land, more or less, being a portion of Lot 4, Block 1, Clear Creek Vista, as recorded at Reception Number 50489860 in the Jefferson County Colorado Clerk and Recorder's Office on September 27, 1950, lying in the Northwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Southwest Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the North Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'10"W., a distance of 1,321.96 feet; Thence N.09°02'53"E., a distance of 364.45 feet, to a point on the south line of said Lot 4, said point being the POINT OF BEGINNING;

1. Thence along said south line, S. 89°38'47" W., a distance of 18.00 feet, to a point on the east right of way line of Wadsworth Boulevard (June 2019);
2. Thence along said east right of way line, N. 00°09'21" W., a distance of 74.92 feet, to a point on the north line of said Lot 4;
3. Thence along said north line, N. 89°36'39" E., a distance of 19.50 feet;
4. Thence S. 00°59'31" W., a distance of 74.95 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 1,405 sq. ft. (0.032 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-66  
PROJECT CODE: 21006  
DATE: October 31, 2019

### DESCRIPTION

A tract or parcel of land No. RW-66 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,613 sq. ft. (0.037 acres) of land, more or less, being a portion of Lot 3, Block 1, Clear Creek Vista, as recorded at Reception Number 50489860 in the Jefferson County Colorado Clerk and Recorder's Office on September 27, 1950, lying in the Northwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

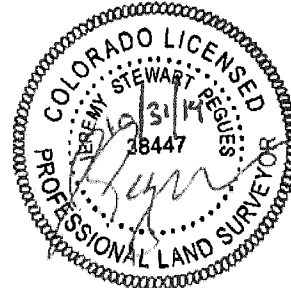
COMMENCING at the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the North Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'10"W., a distance of 1,321.96 feet; Thence N.06°58'41"E., a distance of 513.69 feet, to a point on the north line of said Lot 3, said point being the POINT OF BEGINNING;

1. Thence S. 02°53'46" W., a distance of 75.13 feet, to a point on the south line of said Lot 3;
2. Thence along said south line, S. 89°36'39" W., a distance of 19.50 feet, to a point on the east right of way line of Wadsworth Boulevard (June 2019);
3. Thence along said east right of way line, N. 00°09'21" W., a distance of 75.00 feet, to a point on said north line of Lot 3;
4. Thence along said north line, N. 89°36'01" E., a distance of 23.50 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 1,613 sq. ft. (0.037 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
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12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228





**EXHIBIT "A"**  
CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-68  
PROJECT CODE: 21006  
DATE: October 31, 2019

**DESCRIPTION**

A tract or parcel of land No. RW-68 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 342 sq. ft. (0.008 acres) of land, more or less, being a portion of Lot 1, Block 1, Hillcrest Heights, as recorded in the Jefferson County Colorado Clerk and Recorder's Office at Reception Number 46389909, lying in the Northeast Quarter of the Northwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the North Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'10"W., a distance of 1,321.96 feet; Thence N.06°57'51"W., a distance of 524.04 feet, to a point on the south line of said Lot 1, said line also being the north right of way line of West 47th Avenue (June 2019), said point being the POINT OF BEGINNING;

1. Thence N. 00°10'10" W., a distance of 6.50 feet;
2. Thence N. 89°39'40" E., a distance of 6.54 feet;
3. Thence N. 31°14'27" E., a distance of 11.98 feet;
4. Thence N. 02°57'06" E., a distance of 77.48 feet, to a point on the west right of way line of Wadsworth Boulevard (June 2019);
5. Thence along said west right of way line, S. 00°10'10" E., a distance of 92.00 feet, to a point on said north right of way line of West 47th Avenue (June 2019);
6. Thence along said north right of way line, on the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 23°24'31", a distance of 10.21 feet, (a chord bearing S. 77°57'24" W., a distance of 10.14 feet);
7. Thence continuing along said north right of way line, S. 89°39'40" W., a distance of 7.07 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 342 sq. ft. (0.008 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



## EXHIBIT "A"

CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015  
CDOT PROJECT NUMBER: NHPP 1211-086  
PARCEL NUMBER: RW-69  
PROJECT CODE: 21006  
DATE: April 1, 2020

### DESCRIPTION

A tract or parcel of land No. RW-69 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 66 sq. ft. (0.002 acres) of land, more or less, being a portion of that parcel of land described in the Special Warranty Deed as recorded in the Jefferson County Colorado Clerk and Recorder's Office at Reception Number 2020003598, on January 10, 2020, lying in the Northeast Quarter of the Northwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the North Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'10"W., a distance of 1,321.96 feet; Thence N.03°36'48"W., a distance of 782.39 feet, to a point on the north line of said parcel of land described in Reception Number 2020003598, said line also being the south right of way line of West 48th Avenue (June 2019), said point being the POINT OF BEGINNING;

1. Thence along said north line, N. 89°49'50" E., a distance of 6.20 feet, to a point on the west right of way line of Wadsworth Boulevard (June 2019);
2. Thence along said west right of way line, S. 00°40'42" W., a distance of 16.06 feet;
3. Thence departing said right of way line, N. 29°36'49" W., a distance of 12.13 feet;
4. Thence N. 00°10'10" W., a distance of 5.50 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel contains 66 sq. ft. (0.002 acres) of land, more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of The Lund Partnership, Inc.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228

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**EXHIBIT "A"**

**CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015**

**CDOT PROJECT NUMBER: NHPP 1211-086**

**PARCEL NUMBER: RW-70 REV2**

**PROJECT CODE: 21006**

**DATE: December 8, 2022**

A tract or parcel of land No. RW-70 REV2 of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 1,400 sq. ft. (0.032 acres) of land, more or less, being a portion of parcel RW-70 REV of said City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006), as recorded at Reception Number 2021060704, in the Jefferson County Colorado Clerk and Recorder's Office on April 19, 2021, lying in the Northeast Quarter of the Northwest Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), whence the North Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°10'10"W., a distance of 1,321.96 feet; Thence N.03°57'22"W., a distance of 832.80 feet, to the southwest corner of said RW-70 REV, said corner being the POINT OF BEGINNING;

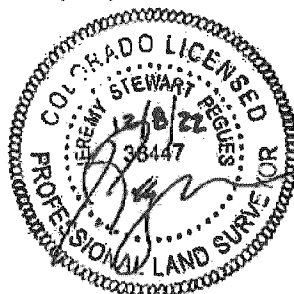
Thence along the westerly line of said RW-70 REV the following two (2) courses:

1. Thence N. 31°49'22" E., a distance of 23.50 feet;
2. Thence N. 02°41'08" W., a distance of 180.74 feet;
3. Thence departing said westerly line, N. 48°15'13" E., a distance of 14.01 feet to the northeast corner of said RW-70 REV;
4. Thence along the east line of said RW-70 REV, S. 00°10'10" E., a distance of 209.80 feet to the southeast corner of said RW-70 REV;
5. Thence along the south line of said RW-70 REV, S. 89°49'50" W., a distance of 15.00 feet, more or less, to the POINT OF BEGINNING.

The above described parcel contains 1,400 sq. ft. (0.032 acres), more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of Topographic, Co.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



**EXHIBIT "A"**

**CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-015**  
**CDOT PROJECT NUMBER: NHPP 1211-086**  
**PARCEL NUMBER: RW-72 REV**  
**PROJECT CODE: 21006**  
**DATE: December 8, 2022**

A tract or parcel of land No. RW-72 REV of the City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 3,859 sq. ft. (0.089 acres) of land, more or less, being a portion of parcel RW-72 of said City of Wheat Ridge, State of Colorado, Project No. M-01-015 (CDOT Project No. NHPP 1211-086; Project Code 21006), as recorded at Reception Number 2021078526, in the Jefferson County Colorado Clerk and Recorder's Office on May 20, 2021, lying in the Northwest Quarter of the Northeast Quarter of Section 23, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), whence the Center-North Sixteenth Corner of said Section 23 (a 3 1/4" brass cap on pipe in range box stamped "LS 11434"), bears S.00°10'10"E., a distance of 1,321.96 feet; Thence S.18°40'57"E., a distance of 236.12 feet, to the northeast corner of said RW-72, said corner being the POINT OF BEGINNING;

1. Thence along the easterly line of said RW-72 and the southerly extension thereof, S. 03°03'50" E., a distance of 139.79 feet to a point on the south line of said RW-72;

Thence along said south line the following two (2) courses:

2. Thence on the arc of a curve to the right, having a radius of 553.68 feet, a central angle of 01°43'18", a distance of 16.64 feet, (a chord bearing S. 69°12'47" W., a distance of 16.64 feet);

3. Thence S. 70°04'26" W., a distance of 17.49 feet to the southwest corner of said RW-72;

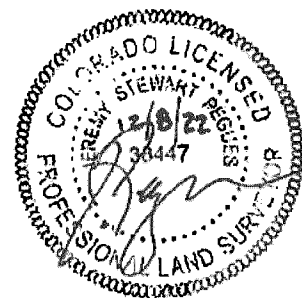
4. Thence along the west line of said RW-72 N. 00°10'10" W., a distance of 126.44 feet to the northwest corner of said RW-72;

5. Thence along the north line of said RW-72, N. 44°51'35" E., a distance of 35.30 feet, more or less, to the POINT OF BEGINNING.

The above described parcel contains 3,859 sq. ft. (0.089 acres), more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

Jeremy S. Pegues, PLS 38447  
For and on behalf of Topographic, Co.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228



**EXHIBIT "A"**

**CITY OF WHEAT RIDGE PROJECT NUMBER: M-01-15**

**CDOT PROJECT NUMBER: NHPP 1211-086**

**PARCEL NUMBER: RW-501**

**PROJECT CODE: 21006**

**DATE: December 8, 2022**

**DESCRIPTION**

A tract or parcel of land No. RW-501 of the City of Wheat Ridge, State of Colorado, Project No. M-01-15 (CDOT Project No. NHPP 1211-086; Project Code 21006) containing 718,755 sq. ft. (16.500 acres) of land, more or less, being comprised of multiple Colorado Department of Transportation, Jefferson County and City of Wheat Ridge, Colorado Right-of-Way parcels lying in Sections 23 and 26, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Center-North Sixteenth Corner of said Section 26 (a 3 1/4" aluminum cap on pipe in range box stamped "LS 11434"), whence the North Quarter Corner of said Section 26 (a 3 1/4" brass cap on pipe in range box stamped "LS 13212"), bears N.00°19'27"W., a distance of 1,327.48 feet; Thence S.45°44'43"W., a distance of 76.37 feet, to the southeast corner of parcel RW-1 as described in the deed recorded at Reception Number 2021021236, in the Jefferson County Colorado Clerk and Recorder's Office and the POINT OF BEGINNING;

1. Thence along the east line of said RW-1, N. 00°19'24" W., a distance of 28.00 feet to the northeast corner of said RW-1;
2. Thence along the north line of said RW-1, S. 89°41'30" W., a distance of 9.50 feet to the northwest corner of said RW-1;
3. Thence N. 22°40'57" W., a distance of 67.05 feet to a point of curvature on the south line of Lot 4, The Corners Filing No.1 as recorded at Reception Number 2017012080, in the Jefferson County Colorado Clerk and Recorder's Office;

Thence along the easterly line of said The Corners Filing No.1 the following five (5) courses:

4. Thence on the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°01'08", a distance of 23.57 feet, (a chord bearing N. 44°41'07" E., a distance of 21.22 feet);
5. Thence N. 00°19'27" W., a distance of 604.41 feet;
6. Thence S. 89°41'12" W., a distance of 15.00 feet;
7. Thence N. 00°19'27" W., a distance of 605.96 feet;
8. Thence on the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°02'38", a distance of 23.57 feet, (a chord bearing N. 45°20'46" W., a distance of 21.22 feet) to a point of tangency on the north line of said The Corners Filing No.1;
9. Thence along said north line, S. 89°37'55" W., a distance of 2.72 feet;
10. Thence departing said north line, N. 02°26'09" W., a distance of 80.05 feet to a point on the south line of parcel AP-11 as described in the deed recorded at Reception Number 2020172346, in the Jefferson County Colorado Clerk and Recorder's Office;

Thence along the south and easterly lines of said AP-11 the following three (3) courses:

11. Thence N. 89°37'55" E., a distance of 38.76 feet;
12. Thence N. 44°43'43" E., a distance of 38.25 feet;
13. Thence N. 00°10'24" W., a distance of 98.00 feet to the northeast corner of said AP-11;
14. Thence along the north line of said AP-11, S. 89°37'55" W., a distance of 0.75 feet to the southeast corner of parcel RW-13 as described in the deed recorded at Reception Number 2021070583, in the Jefferson County Colorado Clerk and Recorder's Office;;
15. Thence along the east line of said RW-13, N. 00°10'24" W., a distance of 118.08 feet to the northeast corner of said RW-13;
16. Thence along the north line of said RW-13, S. 89°37'31" W., a distance of 9.25 feet to the southeast corner of parcel RW-15A as described in the deed recorded at Reception Number 2021075074, in the Jefferson County Colorado Clerk and Recorder's Office;;
17. Thence along the east line of said RW-15A, N. 00°10'24" W., a distance of 113.19 feet to the northeast corner of said RW-15A, said corner also lying on the south line of parcel RW-17 as described in the deed recorded at Reception Number 2021024741, in the Jefferson County Colorado Clerk and Recorder's Office;
18. Thence along the south line of said RW-17, N. 89°49'36" E., a distance of 9.25 feet to the southeast corner of said RW-17;
19. Thence along the east line of said RW-17, N. 00°10'24" W., a distance of 125.00 feet to the northeast corner of said RW-17, said corner also lying on the south line of parcel RW-18 as described in the deed recorded at Reception Number 2020114792, in the Jefferson County Colorado Clerk and Recorder's Office;
20. Thence along the south line of said RW-18, N. 89°49'36" E., a distance of 5.75 feet to the southeast corner of said RW-18;
21. Thence along the east line of said RW-18, N. 00°10'24" W., a distance of 125.03 feet to the northeast corner of said RW-18;
22. Thence along the north line of said RW-18, S. 89°38'55" W., a distance of 42.49 feet to the northwest corner of said RW-18;
23. Thence N. 01°07'40" W., a distance of 50.00 feet to the southwest corner of parcel RW-20 as described in the deed recorded at Reception Number 2021026379, in the Jefferson County Colorado Clerk and Recorder's Office;
24. Thence along the south line of said RW-20, N. 89°38'55" E., a distance of 13.37 feet to a point of curvature on said south line;
25. Thence along the southeasterly line of said RW-20, on the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°03'36", a distance of 23.58 feet, (a chord bearing N. 44°36'21" E., a distance of 21.22 feet) to a point of tangency;
26. Thence along the east line of said RW-20, N. 00°10'24" W., a distance of 93.05 feet to the northeast corner of said RW-20, said corner also lying on the south line of parcel RW-21 as described in the deed recorded at Reception Number 2021091303, in the Jefferson County Colorado Clerk and Recorder's Office;
27. Thence along said south line, N. 89°38'55" E., a distance of 3.50 feet to the southeast corner of said RW-21;

28. Thence along the east lines of said RW-21 and parcel RW-22 as described in the deed recorded at Reception Number 2020081241, in the Jefferson County Colorado Clerk and Recorder's Office, N. 00°10'24" W., a distance of 214.66 feet to the northeast corner of said RW-22, said corner also lying on the south line of parcel RW-23 as described in the deed recorded at Reception Number 2020167567, in the Jefferson County Colorado Clerk and Recorder's Office;
  29. Thence along said south line, N. 89°49'54" E., a distance of 8.50 feet to the southeast corner of said RW-23;
- Thence along the easterly line of said RW-23 the following two (2) courses:
30. Thence N. 00°10'24" W., a distance of 273.57 feet;
  31. Thence N. 45°15'12" W., a distance of 21.15 feet to the northeasterly corner of said RW-23;
  32. Thence along the north line of said RW-23, S. 89°39'55" W., a distance of 7.50 feet to the northwest corner of said RW-23;
  33. Thence N. 00°46'14" W., a distance of 50.00 feet to the southwest corner of parcel RW-28;
  34. Thence along the south line of said RW-28, N. 89°39'55" E., a distance of 6.00 feet to the southerly corner of said RW-28;
  35. Thence along the southeasterly line of said RW-28, N. 44°44'56" E., a distance of 28.33 feet to the southeasterly corner of said RW-28;
  36. Thence along the east lines of said RW-28 and parcels RW-30 and RW-31 as described in the deed recorded at Reception Number 2021042457 in the Jefferson County Colorado Clerk and Recorder's Office, N. 00°10'04" W., a distance of 305.18 feet to the northeast corner of said RW-31;
  37. Thence along the north line of said RW-31, S. 89°37'55" W., a distance of 17.80 feet to the northwest corner of said RW-31;
  38. Thence N. 00°10'04" W., a distance of 46.15 feet to the southwest corner of parcel RW-32 as described in the deed recorded at Reception Number 2020114906, in the Jefferson County Colorado Clerk and Recorder's Office;
  39. Thence along the southeasterly line of said RW-32, on the arc of a curve to the left, having a radius of 14.50 feet, a central angle of 66°51'08", a distance of 16.92 feet, (a chord bearing N. 33°15'31" E., a distance of 15.97 feet) to the southeast corner of said RW-32;
  40. Thence along the east line of said RW-32, N. 00°10'04" W., a distance of 139.68 feet to the northeast corner of said RW-32, said corner also lying on the south line of parcel RW-33 as described in the deed recorded at Reception Number 2021065341, in the Jefferson County Colorado Clerk and Recorder's Office;
  41. Thence along the south line of said RW-33, N. 89°49'56" E., a distance of 9.00 feet to the southeast corner of said RW-33;
  42. Thence along the east lines of said RW-33 and parcels RW-34, RW-36 and RW-38 as described in the deeds recorded at Reception Number 2021006844 and 2020167524 and 2020120126, respectively, in the Jefferson County Colorado Clerk and Recorder's Office, N. 00°10'04" W., a distance of 743.32 feet to the northeast corner of said RW-38;
  43. Thence along the north line of said RW-38, S. 89°41'47" W., a distance of 41.32 feet;

44. Thence departing said north line, N. 00°18'13" W., a distance of 80.00 feet to the southerly corner of parcel RW-40A as described in the deed recorded at Reception Number 2022034803, in the Jefferson County Colorado Clerk and Recorder's Office;
45. Thence along the southeasterly line of said RW-40A, N. 47°28'47" E., a distance of 30.46 feet to the southeasterly corner of said RW-40A;
46. Thence along the east line of said RW-40A, N. 00°10'09" W., a distance of 210.45 feet to the northeast corner of said RW-40A, said corner also lying on the south line of parcel RW-42 as described in the deed recorded at Reception Number 2021043185, in the Jefferson County Colorado Clerk and Recorder's Office;
47. Thence along said south line, N. 89°41'04" E., a distance of 14.00 feet to the southeast corner of said RW-42;
48. Thence along the east lines of said RW-42 and parcels RW-48, RW-49, RW-51, RW-52, RW-54 and RW-55 as described in the deeds recorded at Reception Numbers 2020079356, 2021021353, 2020133649, 2020109765, 2020105248 and 2020162418, respectively, in the Jefferson County Colorado Clerk and Recorder's Office, N. 00°10'09" W., a distance of 1,040.98 feet to the northeast corner of said RW-55, said corner also being the southeast corner of parcel RW-57 as described in the deed recorded at Reception Number 2020114969, in the Jefferson County Colorado Clerk and Recorder's Office;
49. Thence along the east lines of said RW-57 and parcels RW-60, RW-62 and RW-64 as described in the deeds recorded at Reception Number 2020152351, 2021067886 and 2021025591, respectively, in the Jefferson County Colorado Clerk and Recorder's Office, N. 00°10'10" W., a distance of 468.49 feet to the northeast corner of said RW-64;

Thence along the north line of said RW-64 the following two (2) courses:

50. Thence on the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 23°44'52", a distance of 10.36 feet, (a chord bearing N. 78°27'54" W., a distance of 10.29 feet);
51. Thence S. 89°39'40" W., a distance of 6.93 feet to the northwest corner of said RW-64;
52. Thence N. 00°10'10" W., a distance of 50.00 feet to the southwest corner of RW-68 as described in the deed recorded at Reception Number 2021027891, in the Jefferson County Colorado Clerk and Recorder's Office;

Thence along the south line of said RW-68 the following two (2) courses:

53. Thence N. 89°39'40" E., a distance of 7.07 feet;
54. Thence on the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 23°24'31", a distance of 10.21 feet, (a chord bearing N. 77°57'24" E., a distance of 10.14 feet) to the southeast corner of said RW-68;
55. Thence along the east line of said RW-68, N. 00°10'10" W., a distance of 92.00 feet to the northeast corner of said RW-68, said corner also lying on the east line of that parcel of land described in the deed recorded at Reception Number F1046772, in the Jefferson County Colorado Clerk and Recorder's Office;
56. Thence along said east line, N. 00°10'10" W., a distance of 46.28 feet to the north east corner of said parcel;
57. Thence N. 89°32'21" E., a distance of 2.31 feet to the southeast corner of that parcel of land described in the deed recorded at Reception Number 2020003598, in the Jefferson County Colorado Clerk and Recorder's Office;



Thence along the east line of said parcel the following two (2) courses:

58. Thence N. 00°45'10" E., a distance of 85.23 feet;
59. Thence N. 00°40'42" E., a distance of 18.94 feet to the southeast corner of parcel RW-69 as described in the deed recorded at Reception Number 2021010174, in the Jefferson County Colorado Clerk and Recorder's Office;
60. Thence along the east line of said RW-69, N. 00°40'42" E., a distance of 16.06 feet to the northeast corner of said RW-69;
61. Thence along the north line of said RW-69, S. 89°49'50" W., a distance of 6.20 feet to the northwest corner of said RW-69;
62. Thence N. 09°15'35" W., a distance of 50.64 feet to the southwest corner of parcel RW-70 REV as described in the deed recorded at Reception Number 2021060704, in the Jefferson County Colorado Clerk and Recorder's Office;
63. Thence along the south line of said RW-70 REV, N. 89°49'50" E., a distance of 15.00 feet to the southeast corner of said RW-70 REV;
64. Thence along the east line of said RW-70 REV, N. 00°10'10" W., a distance of 209.80 feet to the northeast corner of said RW-70 REV;
65. Thence N. 70°04'29" E., a distance of 95.63 feet to the northwest corner of parcel RW-72 as described in the deed recorded at Reception Number 2021078526, in the Jefferson County Colorado Clerk and Recorder's Office;
66. Thence along the west line of said RW-72, S. 00°10'10" E., a distance of 126.44 feet to the southwest corner of said RW-72;

Thence along the southerly line of said RW-72 the following two (2) courses,;

67. Thence N. 70°04'26" E., a distance of 17.49 feet;
68. Thence on the arc of a curve to the left, having a radius of 553.68 feet, a central angle of 01°43'18", a distance of 16.64 feet, (a chord bearing N. 69°12'47" E., a distance of 16.64 feet);
69. Thence departing said southerly line, S. 04°57'49" E., a distance of 41.63 feet to the northwest corner of that parcel of land described in the deed recorded at Reception Number 2011073767, in the Jefferson County Colorado Clerk and Recorder's Office;
70. Thence along the west line of said parcel, S. 00°09'21" E., a distance of 89.47 feet to the southwest corner of said parcel;
71. Thence along the south line of said parcel, N. 89°49'52" E., a distance of 5.00 feet to the northwest corner of that parcel of land described in the deed recorded at Reception Number 2013074468, in the Jefferson County Colorado Clerk and Recorder's Office;

Thence along the westerly line of said parcel the following three (3) courses:

72. Thence S. 00°09'21" E., a distance of 166.96 feet;
73. Thence N. 89°52'13" E., a distance of 20.00 feet;
74. Thence S. 00°09'21" E., a distance of 150.62 feet to the southwest corner of said parcel, said corner also lying on the north line of Lot 3, Block 1, Clear Creek Vista as recorded at Reception Number 50489860, in the Jefferson County Colorado Clerk and Recorder's Office;;

75. Thence along said north line, S. 89°36'01" W., a distance of 70.00 feet to the northwest corner of parcel RW-66 as described in the deed recorded at Reception Number 2020161513, in the Jefferson County Colorado Clerk and Recorder's Office;
76. Thence along the west lines of said RW-66 and parcels RW-65, RW-63 and RW-61 as described in the deeds recorded at Reception Number 2020129740, 2020120662 and 2020173466, respectively, in the Jefferson County Colorado Clerk and Recorder's Office, S. 00°09'21" E., a distance of 299.51 feet to the southwest corner of said RW-61;
77. Thence along the south line of said RW-61, N. 89°49'43" E., a distance of 15.00 feet to the southeast corner of said RW-61, said corner also being the northwest corner of that parcel of land described in the deed recorded at Reception Number 2007013313, in the Jefferson County Colorado Clerk and Recorder's Office;
78. Thence along the west line of said parcel, S. 00°09'21" E., a distance of 77.30 feet to the southwest corner of said parcel, said corner also lying on the north line of that parcel of land described in the deed recorded at Reception Number 2020050324, in the Jefferson County Colorado Clerk and Recorder's Office;
79. Thence along said north line, S. 89°49'43" W., a distance of 15.00 feet to the northwest corner of parcel RW-58 as described in the deed recorded at Reception Number 2020152156, in the Jefferson County Colorado Clerk and Recorder's Office;
80. Thence along the west line of said RW-58, S. 00°09'21" E., a distance of 106.00 feet to the southwest corner of said RW-58;

Thence along the southerly line of said RW-58 the following two (2) courses:

81. Thence on the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 30°09'28", a distance of 10.53 feet, (a chord bearing S. 75°14'05" E., a distance of 10.41 feet);
82. Thence N. 89°41'11" E., a distance of 3.19 feet to the southeast corner of said RW-58;
83. Thence S. 01°04'01" W., a distance of 50.01 feet to the northeast corner of parcel RW-56 as described in the deed recorded at Reception Number 2020083877, in the Jefferson County Colorado Clerk and Recorder's Office;
84. Thence along the north line of said RW-56, S. 89°41'11" W., a distance of 7.46 feet to the northwest corner of said RW-56;
85. Thence along the west lines of said RW-56 and parcel RW-53 as described in the deed recorded at Reception Number 2020079922, in the Jefferson County Colorado Clerk and Recorder's Office, S. 00°10'09" E., a distance of 279.83 feet to the southwest corner of said RW-53;
86. Thence along the south line of said RW-53, N. 89°44'19" E., a distance of 8.50 feet to the southeast corner of said RW-53;
87. Thence S. 00°10'09" E., a distance of 50.00 feet to the northeast corner of parcel RW-50A as described in the deed recorded at Reception Number 2021067883, in the Jefferson County Colorado Clerk and Recorder's Office;
88. Thence along the north line of said RW-50A, S. 89°44'19" W., a distance of 8.50 feet to the northwest corner of said RW-50A;
89. Thence along the west line of said RW-50A, S. 00°10'09" E., a distance of 142.56 feet to the southwest corner of said RW-50A, said corner lying on the west line of that parcel described

in the deeds recorded in Book 867 at Page 474 and in Book 774 at Page 323, in the Jefferson County Colorado Clerk and Recorder's Office;;

90. Thence along said west line, S. 00°10'09" E., a distance of 84.16 feet to the northwest corner of parcel RW-50 as described in the deed recorded at Reception Number 2021067883, in the Jefferson County Colorado Clerk and Recorder's Office;
91. Thence along the west line of said RW-50, S. 00°10'09" E., a distance of 53.50 feet to the southwest corner of said RW-50;
92. Thence along the south line of said RW-50, N. 89°56'54" E., a distance of 17.50 feet to the southeast corner of said RW-50;
93. Thence S. 04°19'49" E., a distance of 50.14 feet to the northeast corner of parcel RW-46 as described in the deed recorded at Reception Number 2021010027, in the Jefferson County Colorado Clerk and Recorder's Office;
94. Thence along the north line of said RW-46, S. 89°56'55" W., a distance of 21.00 feet to the northwest corner of said RW-46;

Thence along the westerly lines of said RW-46 and parcels RW-43, RW-41A and RW-39 as described in the deeds recorded at Reception Numbers 2020063917, 2022034802 and 2021009390, respectively, in the Jefferson County Colorado Clerk and Recorder's Office the following seven (7) courses:

95. Thence S. 00°09'21" E., a distance of 112.05 feet;
96. Thence N. 89°50'59" E., a distance of 7.00 feet;
97. Thence S. 00°09'01" E., a distance of 343.84 feet;
98. Thence S. 89°41'34" W., a distance of 4.90 feet;
99. Thence S. 30°51'55" W., a distance of 13.78 feet;
100. Thence S. 00°10'09" E., a distance of 108.17 feet;
101. Thence on the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90°08'15", a distance of 31.46 feet, (a chord bearing S. 45°14'16" E., a distance of 28.32 feet) to a point of tangency on the south line of said RW-39;
102. Thence along said south line, N. 89°41'34" E., a distance of 37.53 feet;
103. Thence departing said south line, S. 07°57'13" E., a distance of 80.47 feet to a point on the north line of parcel RW-37 REV as described in the deed recorded at Reception Number 2021052518, in the Jefferson County Colorado Clerk and Recorder's Office;
104. Thence along said north line, S. 89°41'34" W., a distance of 52.48 feet to a northwesterly corner of said RW-37 REV;

Thence along the westerly lines of said RW-37 REV and parcels RW-35, RW-27A, RW-29, RW-27, AP-26, RW-25 and RW-24 REV as described in the deeds recorded at Reception Numbers 2020160538, 2021097103, 2020125862 and 2020151835 in the Jefferson County Colorado Clerk and Recorder's Office the following seven (7) courses:

105. Thence S. 57°43'27" W., a distance of 8.85 feet;
106. Thence S. 00°10'04" E., a distance of 501.79;
107. Thence S. 89°41'30" W., a distance of 3.50 feet;
108. Thence S. 00°10'04" E., a distance of 776.33 feet;

- 109. Thence S.  $00^{\circ}10'24''$  E., a distance of 142.55 feet;
- 110. Thence N.  $89^{\circ}34'35''$  E., a distance of 20.00 feet;
- 111. Thence S.  $00^{\circ}10'24''$  E., a distance of 121.99 feet to the southwest corner of said RW-24, said corner also being the northwest corner of Lot 3, Block 1, Wheat Ridge Marketplace Subdivision, First Filing as recorded at Reception Number F0156207, in the Jefferson County Colorado Clerk and Recorder's Office;
- 112. Thence along the west line of said Block 1, S.  $00^{\circ}10'24''$  E., a distance of 990.52 feet to the southwest corner of said Block 1;
- 113. Thence along the south line of said Block 1, on the arc of a curve to the left, having a radius of 54.37 feet, a central angle of  $41^{\circ}46'24''$ , a distance of 39.64 feet, (a chord bearing S.  $59^{\circ}27'31''$  E., a distance of 38.77 feet) to a point of curvature on said south line;
- 114. Thence departing said south line, S.  $00^{\circ}12'38''$  W., a distance of 97.50 feet to a point on the north line of parcel RW-10 as described in the deed recorded at Reception Number 2021038638, in the Jefferson County Colorado Clerk and Recorder's Office;

Thence along the north and easterly lines of said RW-10 the following three courses:

- 115. Thence S.  $89^{\circ}38'24''$  W., a distance of 12.21 feet;
- 116. Thence S.  $44^{\circ}46'33''$  W., a distance of 28.71 feet;
- 117. Thence S.  $00^{\circ}19'27''$  E., a distance of 86.64 feet to the southwest corner of said RW-10, said corner also lying on the west line of Lot 1, Texaco Minor Subdivision as recorded at Reception Number 90036528, in the Jefferson County Colorado Clerk and Recorder's Office;
- 118. Thence along said west line, S.  $00^{\circ}19'27''$  E., a distance of 145.29 feet to the southwest corner of said Lot 1, said corner also lying on the north line of that parcel of land described in the deed recorded at Reception Number 2007069299, in the Jefferson County Colorado Clerk and Recorder's Office;
- 119. Thence along said north line, S.  $89^{\circ}31'15''$  W., a distance of 20.00 feet to the northwest corner of parcel RW-9 as described in the deed recorded at Reception Number 2020135678, in the Jefferson County Colorado Clerk and Recorder's Office;
- 120. Thence along the west lines of said RW-9 and parcels RW-8 and RW-7 as described in the deeds recorded at Reception Number 2020105330 and 2021071041 respectively, in the Jefferson County Colorado Clerk and Recorder's Office, S.  $00^{\circ}19'27''$  E., a distance of 333.13 feet to the southwest corner of said RW-7;
- 121. Thence along the south line of said RW-7, N.  $89^{\circ}42'50''$  E., a distance of 16.50 feet to the southeast corner of said RW-7;
- 122. Thence S.  $11^{\circ}29'41''$  E., a distance of 25.29 feet to a point on the north line of parcel RW-4 as described in the deed recorded at Reception Number 2021069746, in the Jefferson County Colorado Clerk and Recorder's Office;
- 123. Thence along said north line, S.  $89^{\circ}38'04''$  W., a distance of 1.40 feet to the northwest corner of said RW-4;
- 124. Thence along the west line of said RW-4, S.  $00^{\circ}19'27''$  E., a distance of 178.55 feet to the southwest corner of said RW-4, said corner also lying on the west line of Lot 1, Morningside Retirement Community Subdivision as recorded at Reception Number 91114106, in the Jefferson County Colorado Clerk and Recorder's Office;

125. Thence along said west line and continuing along the west line of Lot 1, Miracle on 35<sup>th</sup> Avenue as recorded at Reception Number F1639786, in the Jefferson County Colorado Clerk and Recorder's Office, S. 00°19'27" E., a distance of 453.88 feet to the southwest corner of said Lot 1, Miracle on 35<sup>th</sup> Avenue;
126. Thence S. 00°19'26" E., a distance of 65.00 feet to the northwest corner of Lot 1, State Beauty Supply Consolidation Plat as recorded at Reception Number F0546112, in the Jefferson County Colorado Clerk and Recorder's Office,;
127. Thence along the west line of said Lot 1, S. 00°19'24" E., a distance of 22.89 feet;
128. Thence departing said west line, S. 89°40'35" W., a distance of 120.00 feet, more or less, to the POINT OF BEGINNING.

The above described parcel contains 718,755 sq. ft. (16.500 acres), more or less.

Bearings used in this description are based on a grid bearing of N 00°47'02" W from City of Wheat Ridge published control point "PHAC 1" (being a 9/16" stainless steel rod in monument box stamped PHAC 1), to City of Wheat Ridge published control point "PHAC 3" (being a 9/16" stainless steel rod in monument box stamped PHAC 3). Said grid bearing is NAD 83 (1992), Colorado State Plane coordinate system, Central Zone (502).

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Jeremy S. Pegues, PLS 38447  
For and on behalf of Topographic, Co.  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, CO 80228

