LEGAL DESCRIPTION

PARCEL ONE:

VARIOUS PARCELS OF LAND SITUATED IN SECTIONS 26, 27, 34, AND 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 27;
THENCE NORTH 89°33'02" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, A DISTANCE OF 146.37 FEET TO A POINT OF CURVATURE; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°34'12", A RADIUS OF 1,300.00 FEET, AN ARC LENGTH OF 194.44 FEET, AND A CHORD THAT BEARS NORTH 86°09'59" WEST A DISTANCE OF 194.26 FEET TO A POINT ON THE BOUNDARY OF AURORA BUSINESS CENTER SUBDIVISION FILING NO. 8;
THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING NINE (9) COURSES:

1. THENCE NORTH 10°00'11" EAST, A DISTANCE OF 70.47 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53°58'00", A RADIUS OF 220.40 FEET, AN ARC LENGTH OF 207.59 FEET, AND A CHORD THAT BEARS NORTH 36°59'22" EAST A DISTANCE OF 200.00 FEET;
3. THENCE NORTH 63°58'22" EAST, A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE;
4. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 64°25'20", A RADIUS OF 480.13 FEET, AN ARC LENGTH OF 539.85 FEET, AND A CHORD THAT BEARS NORTH 31°45'42" EAST A DISTANCE OF 511.86 FEET;
5. THENCE NORTH 00°26'58" WEST, A DISTANCE OF 477.95 FEET;
6. THENCE NORTH 89°33'02" EAST, A DISTANCE OF 1,250.09 FEET;
7. THENCE SOUTH 00°26'58" EAST, A DISTANCE OF 760.00 FEET;
8. THENCE SOUTH 89°33'02" WEST, A DISTANCE OF 480.09 FEET;
9. THENCE SOUTH 06°05'31" WEST, A DISTANCE OF 518.37 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST 26TH AVENUE;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°33'02" EAST, A DISTANCE OF 673.75 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1 OF AMERICAN SUBDIVISION FILING NO. 1;
THENCE ALONG THE EAST LINE OF SAID LOT 2, SOUTH 00°26'58" EAST, A DISTANCE OF 777.58 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD;
THENCE SOUTH 83°18'08" EAST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 970.14 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO. 11;
THENCE ALONG SAID SUBDIVISION BOUNDARY AND ITS EXTENSION, THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 00°01 '57" EAST, A DISTANCE OF 933.31 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26;
2. THENCE NORTH 89°33'02" EAST, A DISTANCE OF 2,421.55 FEET TO THE SOUTHEAST CORNER OF SECTION 26;

THENCE NORTH 00°01'56" EAST, A DISTANCE OF 5,299.73 FEET TO THE NORTHEAST CORNER OF SECTION 26;
THENCE NORTH 89°58'36" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, A DISTANCE OF 2,646.16 FEET TO THE NORTH QUARTER CORNER OF SECTION 26; THENCE SOUTH 89°57'54" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, A DISTANCE OF 2,651.23 FEET TO THE NORTHWEST CORNER OF SECTION 26; THENCE SOUTH 89°04'46" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, A DISTANCE OF 2,658.93 FEET TO THE NORTH QUARTER CORNER OF SECTION 27;
THENCE NORTH 88°41'23" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 501.82 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF THE HIGHLINE CANAL AND A POINT OF CURVATURE;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THIRTEEN (13) COURSES;

1. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°09'19", A RADIUS OF 1734.73 FEET, AN ARC LENGTH OF 65.26 FEET, AND A CHORD THAT BEARS SOUTH 36°43'52" EAST A DISTANCE OF 65.25 FEET;
2. THENCE SOUTH 37°48'32" EAST, A DISTANCE OF 239.92 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°09'30", A RADIUS OF 693.34 FEET, AN ARC LENGTH OF 183.43 FEET, AND A CHORD THAT BEARS SOUTH 45°23'17" EAST A DISTANCE OF 182.90 FEET;
4. THENCE SOUTH 52°58'02" EAST, A DISTANCE OF 53.04 FEET TO A POINT OF CURVATURE;
5. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 127°54'59", A RADIUS OF 194.92 FEET, AN ARC LENGTH OF 435.17 FEET, AND A CHORD THAT BEARS SOUTH 10°59'28" WEST A DISTANCE OF 350.26 FEET;
6. THENCE SOUTH 74°56'57" WEST, A DISTANCE OF 114.01 FEET TO A POINT OF CURVATURE;
7. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 134°44'23", A RADIUS OF 136.66 FEET, AN ARC LENGTH OF 321.38 FEET, AND A CHORD THAT BEARS SOUTH 07°34'46" WEST A DISTANCE OF 252.28 FEET;
8. THENCE SOUTH 59°47'26" EAST, A DISTANCE OF 127.54 FEET TO A POINT OF CURVATURE;
9. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°43'42", A RADIUS OF 340.65 FEET, AN ARC LENGTH OF 152.97 FEET, AND A CHORD THAT BEARS SOUTH 46°55'35" EAST A DISTANCE OF 151.68 FEET;
10. THENCE SOUTH 34°03'44" EAST, A DISTANCE OF 277.08 FEET TO A POINT OF CURVATURE;
11. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 73°06'50", A RADIUS OF 229.00 FEET, AN ARC LENGTH OF 292.22 FEET, AND A CHORD THAT BEARS SOUTH 02°29'41" WEST A DISTANCE OF 272. 79 FEET;
12. THENCE SOUTH 39°03'06" WEST, A DISTANCE OF 929.50 FEET TO THE POINT OF CURVATURE;
13. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°58'46", A RADIUS OF 1407.41 FEET, AN ARC LENGTH OF 48.63 FEET, AND A CHORD THAT BEARS SOUTH 38°03'43"WEST A DISTANCE OF 48.62 FEET TO THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 1,0F OF AURORA BUSINESS CENTER SUBDIVISION FILING NO. 5;

THENCE ALONG THE EXTENSION OF THE NORTHERLY LINE OF SAID LOT 1 NORTH 73°18'54" WEST, A DISTANCE OF 123.12 FEET;
THENCE SOUTH 89°25'33" WEST, A DISTANCE OF 1,860.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF TOWER ROAD;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 00°08'00" EAST, A DISTANCE OF 370.40 FEET;
2. THENCE SOUTH 11°26'30" EAST, A DISTANCE OF 102.00 FEET;
3. THENCE SOUTH 00°08'00" EAST, A DISTANCE OF 150.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70;

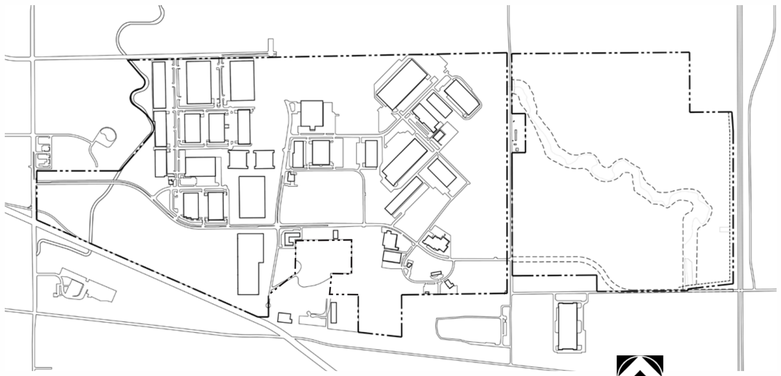
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF INTERSTATE 70 THE FOLLOWING SEVEN (7) COURSES:

1. THENCE NORTH 89°52'00" EAST, A DISTANCE OF 190.00 FEET;
2. THENCE SOUTH 28°12'30" EAST, A DISTANCE OF 170.00 FEET;
3. THENCE SOUTH 00°08'00" EAST, A DISTANCE OF 100.00 FEET;
4. THENCE SOUTH 26°25'30" EAST, A DISTANCE OF 178.50 FEET;
5. THENCE SOUTH 58°26'00" EAST, A DISTANCE OF 706.34 FEET;
6. THENCE SOUTH 66°08'34" EAST, A DISTANCE OF 1,775.68 FEET;
7. THENCE SOUTH 66°09'03" EAST, A DISTANCE OF 2,620.64 FEET;

THENCE NORTH 55°23'06" EAST, A DISTANCE OF 129.01 FEET;
THENCE SOUTH 64°51'24" EAST, A DISTANCE OF 130.43 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34;
THENCE NORTH 00°01'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 311.59 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS AN AREA OF 45,622,277 SQUARE FEET, OR 1,047.343 ACRES, MORE OR LESS.
THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

MAJESTIC COMMERCENTER FRAMEWORK DEVELOPMENT PLAN AURORA, CO

VICINITY MAP



SCALE: NTS

LEGAL DESCRIPTION, CONT'D

PARCEL TWO:

A PARCEL OF LAND IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 25 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25 TO BEAR NORTH 89°33'37" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
THENCE NORTH 89°33'37" EAST ALONG SAID NORTH LINE A DISTANCE OF 30 FEET TO THE EAST RIGHT-OF-WAY LINE OF PICADILLY ROAD AND THE POINT OF BEGINNING.
THENCE NORTH 89°33'37" EAST CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 2611.78 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 25;
THENCE NORTH 89°32'32" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 1321.75 FEET;
THENCE SOUTH 00°13'08" EAST A DISTANCE OF 1324.11 FEET;
THENCE NORTH 89°32'39" EAST A DISTANCE OF 931.29 FEET TO THE WESTERLY RIGHT-OF-WAY OF HIGHWAY E-470 AS DESCRIBED IN BOOK 5414 AT PAGE 645 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 03°48'50" EAST A DISTANCE OF 427.14 FEET;
2. SOUTH 00°00'02" WEST A DISTANCE OF 3372.10 FEET;
3. SOUTH 83°34'42" WEST A DISTANCE OF 1006.75 FEET;
4. SOUTH 00°29'32" EAST A DISTANCE OF 40.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 26TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°30'28" WEST A DISTANCE OF 1267.94 FEET;
2. SOUTH 89°31'54" WEST A DISTANCE OF 745.69 FEET;

THENCE NORTH 00°10'59" WEST A DISTANCE OF 361.50 FEET;
THENCE SOUTH 89°31'54" WEST A DISTANCE OF 1867.71 FEET TO SAID EAST RIGHT-OF-WAY LINE;
THENCE NORTH 00°11'05" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2258.23 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 15;
THENCE NORTH 00°10'52" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 462.51 FEET;
THENCE NORTH 89°34'28" EAST A DISTANCE OF 300.36 FEET;
THENCE NORTH 00°11'05" WEST A DISTANCE OF 862.50 FEET;
THENCE SOUTH 89°32'44" WEST A DISTANCE OF 300.31 FEET TO SAID EAST RIGHT-OF-WAY LINE;
THENCE NORTH 00°10'52" WEST ALONG EAST RIGHT-OF-WAY LINE A DISTANCE OF 1324.68 FEET TO THE POINT OF BEGINNING;
SAID PARCEL CONTAINS AN AREA OF 23,453,361 SQUARE FEET, OR 538.415 ACRES, MORE OR LESS.

NOTE

WHELEN WARNING SYSTEM REQUIREMENTS: THE FEMA REQUIREMENT FOR OUTDOOR EMERGENCY WARNING SYSTEMS IS A 60-70 FOOT MONOPOLE TOWER USING AN ALERT SIREN. THE CITY OF AURORA USES THE WHELEN SIREN SYSTEM. THE LAND REQUIREMENT FOR THE TOWER IS A 10' X 10' EASEMENT. EACH SIREN COVERS APPROXIMATELY 3,000 RADIAL FEET AT 70 DB AND IS TYPICALLY SPACED ONE SIREN PER SQUARE MILE. IN NEWLY ANNEXED/DEVELOPING AREAS OF THE CITY, SIRENS SHOULD BE SITED ON EVERY ½ SECTION OF GROUND (320 ACRES) OR 6000 FEET APART TO PROVIDE EDGE TO EDGE COVERAGE. THE EXACT PLACEMENT OF SIRENS WILL BE DETERMINED BY THE CITY OF AURORA'S OFFICE OF EMERGENCY MANAGEMENT TO INSURE THAT COORDINATED COVERAGE IS PROVIDED ON A SYSTEM-WIDE BASIS. FOR SPECIFIC QUESTIONS, THE OFFICE OF EMERGENCY MANAGEMENT CAN BE REACHED AT 303-739-7636 (PHONE), 303-326-8986 (FAX), OR (EMAIL) AFD_OEM@AURORAGOV.ORG.

OWNER'S CERTIFICATE

THIS FRAMEWORK DEVELOPMENT PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY:_____

NAME: _____

TITLE: _____

STATE OF COLORADO, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, _____ BY

_____

WITNESS MY HAND AND SEAL NOTARY SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS: _____

_____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK ___M, THIS _____ DAY OF _____ AD, _____.

DEPUTY: _____

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MAJESTIC COMMERCENTER

20100 E. 32nd Parkway, #150 | Aurora, Colorado 80011 | 303.371.1400

MAJESTIC COMMERCENTER

FRAMEWORK DEVELOPMENT PLAN

COVER SHEET

REVISED 01/04/2019