

AUTHORIZATION OF OWNER
[MCC RETAIL SUBDIVISION FILING NO. 1]

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

OWNER:

Majestic Realty Co.,
a California corporation

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

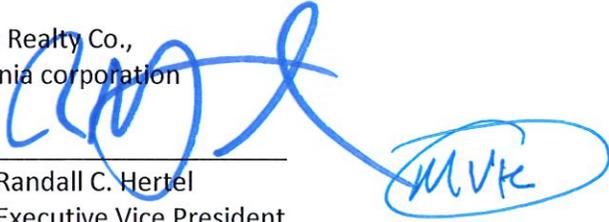


EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER TO BEAR SOUTH 00°19'30" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 38°18'29" EAST, A DISTANCE OF 178.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 32ND PARKWAY RECORDED AT RECEPTION NUMBER 1981020344288 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°40'30" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 1,565.80 FEET TO THE WESTERLY BOUNDARY OF THE HIGH LINE CANAL ACCORDING TO DENVER WATER DEPARTMENT DRAWING 68 NUMBER 1916 AND A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR COURSES:

- 1) ALONG SAID NON-TANGENT CURVE HAVING A CENTRAL ANGLE OF 08°14'33", A RADIUS OF 743.61 FEET, AN ARC LENGTH OF 106.98 FEET AND A CHORD THAT BEARS SOUTH 38°36'46" WEST, A DISTANCE OF 106.88 FEET;
- 2) SOUTH 42°44'03" WEST, A DISTANCE OF 286.00 FEET TO A CURVE TO THE LEFT;
- 3) ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 37°03'00", A RADIUS OF 647.97 FEET, AN ARC LENGTH OF 419.00 FEET AND A CHORD THAT BEARS SOUTH 24°12'33" WEST, A DISTANCE OF 411.74 FEET;
- 4) SOUTH 05°41'03" WEST, A DISTANCE OF 453.79 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 70 ACCORDING TO CDOT PROJECT NO. IR-70-4(96);

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT COURSES;

- 1) NORTH 66°26'31" WEST, A DISTANCE OF 217.21 FEET;
- 2) NORTH 58°39'35" WEST, A DISTANCE OF 576.51 FEET;
- 3) NORTH 47°40'20" WEST, A DISTANCE OF 188.50 FEET;
- 4) NORTH 25°31'18" WEST, A DISTANCE OF 110.12 FEET;
- 5) NORTH 00°19'30" WEST, A DISTANCE OF 99.91 FEET;
- 6) NORTH 28°28'18" WEST, A DISTANCE OF 169.81 FEET;
- 7) SOUTH 89°55'05" WEST, A DISTANCE OF 122.35 FEET;

8) NORTH 06°40'30" WEST, A DISTANCE OF 247.70 FEET TO SAID SOUTHERLY RIGHT-OF-WAY AND A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID NON-TANGENT CURVE HAVING A CENTRAL ANGLE OF 21°04'21", A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 20.23 FEET AND A CHORD THAT BEARS NORTH 79°08'19" EAST, A DISTANCE OF 20.11 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 976,994 SQUARE FEET, OR 22.428 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.

I, JUSTIN SCHEITLER, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.

JUSTIN SCHEITLER, P.L.S. 38430
FOR AND ON BEHALF OF
WARE MALCOMB
990 SOUTH BROADWAY
SUITE 230
DENVER, COLORADO 80209
P 303.561.3333