

EXHIBIT B
PARCEL OF LAND

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 AND ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607, TO BEAR SOUTH 00°19'54" EAST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 168.30 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 2092.39 FEET;

THENCE SOUTH 89°56'59" WEST, A DISTANCE OF 81.00 FEET;

THENCE NORTH 00°19'54" WEST, A DISTANCE OF 1659.46 FEET;

THENCE NORTH 05°05'43" WEST, A DISTANCE OF 144.50 FEET;

THENCE NORTH 00°19'54" WEST, A DISTANCE OF 288.53 FEET;

THENCE NORTH 89°40'06" EAST, A DISTANCE OF 93.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 115,068 SQUARE FEET OR 2.642 ACRES, MORE OR LESS.

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

I, KEVIN J. KUCHARCZYK, 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.

KEVIN J. KUCHARCZYK, P.L.S. 34591
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112



ILLUSTRATION FOR EXHIBIT B

POINT OF COMMENCEMENT
 NE COR. SEC. 8
 3-1/4" ALUM. CAP
 IN RANGE BOX
 LS 19607 (1993)

N. LINE, NE1/4, SEC. 8
 S89°45'31"E 2665.63'

N89°40'06"E
 93.00'

S00°19'54"E
 168.30' (TIE)

FUTURE 64TH AVENUE

POINT OF BEGINNING

N00°19'54"W
 288.53'

93'

PARCEL OF LAND
 173,794 S.F.
 3.990 AC.

N05°05'43"W
 144.50'

POWHATON RD.

NE1/4
 SEC 8
 UNPLATTED

NW1/4
 SEC 9
 UNPLATTED

N00°19'54"W 1659.46'

S00°19'54"E 2092.39'

E. LINE, NE1/4, SEC 8
 S00°19'54"E 2658.06'
 (BASIS OF BEARINGS)
 N00°19'54"W 2092.19'
 (CENTERLINE)



81'

EXISTING 210'
 PSCO EASEMENT
 BOOK 5634, PAGE 594

S89°56'59"W
 81.00'

S89°44'07"E 2651.89'
 S. LINE, NE1/4, SEC. 8

FUTURE RIGHT-OF-WAY
 POWHATON ROAD

E1/4 COR. SEC. 8
 3-1/4" ALUM. CAP
 LS 19607 (1993)

RIGHT-OF-WAY
 POWHATON ROAD
 REC. NO. 2017000096931

400 200 0 400 800

SCALE: 1" = 400'

OWNER:
 ACP DIA 1287 INVESTORS, LLC.
 C/O A&C PROPERTIES
 4530 E. SHEA BOULEVARD, SUITE 100
 PHOENIX, AZ 85028
 PROPERTY ADDRESS: VACANT LAND

THIS ILLUSTRATION DOES NOT
 REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE
 ATTACHED DESCRIPTION.

THE ABOVE DESCRIBED PARCEL CONTAINS 173,794 SQUARE FEET OR (3.990 ACRES) MORE OR LESS.

CITY OF AURORA, COLORADO

A PARCEL OF LAND SITUATED IN THE
 NORTHEAST QUARTER OF SECTION 8, TOWNSHIP
 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
 CITY OF AURORA, ADAMS COUNTY, COLORADO.

BY: MJP	SCALE: 1" = 400'	R.O.W.
CK'D: WFH	DATE: 6/24/2019	JOB NO. 30249702

N:\PROJECTS\PORTFOLIO\CAD\SURVEY\LEGAL\SURV - ROW POWHATON - B.DWG, MATHWP, 6/26/19