

## **LICENSE AGREEMENT**

This License Agreement (“license” or “permit”) made and entered into as of the date on the City’s signature page, between the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and a home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 (the “City” or “City and County of Denver”), **PHILLIPS 66 PIPELINE LLC**, a Delaware limited liability company and **WESTTEX 66 PIPELINE LLC** (formerly known as WESTTEX 66 Pipeline Company), a Delaware limited liability company, whose address is 2331 CityWest Boulevard, Houston, Texas 77042 (collectively, “licensee” or “permittee”), and **EVERGREEN-GREEN VALLEY RANCH & TELLURIDE LAND, L.L.C.**, an Arizona limited liability company, whose address is 1873 South Bellaire Street, Suite 1200, Denver, Colorado 80222 (“subdivider”).

### **RECITALS**

A. Subdivider owns and is subdividing certain real property in the City and County of Denver, State of Colorado, under the subdivision name C.P. Bedrock Filing No. 8, a draft of the C.P. Bedrock Filing No. 8 subdivision plat is attached hereto as **Exhibit A**; and

B. Licensee is the successor in interest to the grantee of an easement for a petroleum products pipeline pursuant to the terms and conditions and in the location as described in the Pipeline Easement Agreement, recorded on June 1, 1995, at Reception Number 9500063134 (now identified as Reception Number 1995063134), in the City and County of Denver Clerk and Recorder’s Office (the “Pipeline Easement”); and

C. The Pipeline Easement states if any streets or roadways are proposed to cross or intersect the easement area, prior to acceptance of the dedication of the streets and roadways, the grantor and grantee, including their successors and assigns, and the City must execute a license agreement using the terms of the license agreement attached as Exhibit C to the Pipeline Easement; and

D. The C.P. Bedrock Filing No. 8 subdivision plat proposes streets and roadways to cross the easement area identified in the Pipeline Easement; and

E. Subdivider is a successor in interest to the grantor of the Pipeline Easement, licensee is a successor in interest to the grantee of the Pipeline Easement and the City is a party to the Pipeline Easement; and

F. The licensee, the subdivider and the City acknowledge that the City cannot legally grant a license prior to acceptance of the dedication of the streets and roadways because the City will not own the streets and roadways until it accepts the dedication of the streets and roadways; therefore, this license will be considered by the Council of the City and County of Denver simultaneous with the Council’s consideration of the C.P. Bedrock Filing No. 8 subdivision plat; and

G. Subject to the terms herein, the licensee, the City and the subdivider are required, pursuant to the Pipeline Easement, to enter into this license for proposed streets and roadways crossing the easement area of the Pipeline Easement.

**NOW, THEREFORE**, in consideration of the promises and the mutual covenants and obligations set forth herein, and for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

Section 1. The Recitals set forth at the beginning of this license are hereby incorporated as if fully set forth herein and are made part of this license.

Section 2. The City and County of Denver hereby grants to Phillips 66 Pipeline LLC and WestTex 66 Pipeline LLC, wholly owned subsidiaries of PHILLIPS 66 COMPANY, a Delaware corporation, its successors and assigns, a revocable permit or license to encroach with a six-inch buried petroleum pipeline in the area of the dedicated right-of-way as described in **Exhibit B** and **Exhibit C**, attached hereto and incorporated herein.

Section 3. The revocable permit or license granted by the City is expressly granted upon and subject to each and all of the following terms and conditions:

(a) All construction in, on or under the area of encroachment shall be accomplished in accordance with the Building Code of the City and County of Denver. Plans and specifications, governing the construction of said encroachment, shall be approved by the Manager of Public Works (now known as the Executive Director of the Department of Transportation and Infrastructure) and the Director of the Building Inspection Division (now known as the Building Official of the Building Permitting and Inspection Services Division) prior to construction. Upon completion, a reproducible copy of the exact location and dimensions of the encroachment shall be filed with the Manager of Public Works (now known as the Executive Director of the Department of Transportation and Infrastructure).

(b) The licensee shall pay all costs of construction and maintenance of said encroachment and upon revocation of permit as provided herein or upon abandonment shall pay all costs of removing the said petroleum pipeline from the encroachment area and return the dedicated right-of-way to its original condition under the supervision of the City Engineer.

(c) This revocable permit or license shall not operate or be construed to abridge, limit or restrict the City and County of Denver in exercising its right to make full use of the dedicated right-of-way, as a public throughfare nor shall it operate to restrict the utility companies in exercising their rights to construct, remove, operate and maintain their installations within the said dedicated right-of-way.

Any costs that are incurred relocating facilities for the utility companies during construction within the encroachment area will have to be borne by the licensee.

(d) The licensee is to assume full responsibility for any and all damages incurred to facilities of the Water Department (now known as Denver Water) and/or drainage facilities for water and sewage of the City and County of Denver due to activities authorized by the permit. Any and all replacement or repair of facilities of the Water Department and/or drainage facilities for water and sewage of the City and County of Denver attributed to the work shall be made by the Water Department and/or the City and County of Denver at the sole expense of the licensee.

(e) The dedicated right-of-way over the encroachment area shall be capable of withstanding an HS-20 Loading in accordance with the latest AASHO Specifications. The installations within the said encroachment area shall be so constructed that the paved sections of the dedicated right-of-way can be widened without requiring additional structural modifications.

(f) The licensee shall agree to indemnify and always save the City and County of Denver harmless from all costs, claims or damages arising out of the rights and privileges granted by this permit.

(g) During the existence of said encroachment, the licensee or permittee, its successors and assigns, at its or their expense, and without cost to the City and County of Denver, shall procure and maintain a single limit comprehensive general liability insurance policy with a limit of not less than \$500,000.00. All coverages are to be arranged on the occurrence basis and include coverage for those hazards normally identified as X.C.U. during construction. The insurance coverage hereinabove enumerated constitutes a minimum requirement and such enumeration shall in no way be deemed to limit or lessen the liability of the licensee or permittee, its successors or assigns, under the terms of this revocable license or permit; all of the insurance coverage required herein shall be written in form and by a company or companies approved by the Manager of Public Works (now known as the Executive Director of the Department of Transportation and Infrastructure) of the City and County of Denver and authorized to do business in the State of Colorado. A certified copy of all such insurance policies shall be filed with the said Manager of Public Works (now known as the Executive Director of the Department of Transportation and Infrastructure), and each such policy shall contain a statement therein or endorsement thereon that it will not be cancelled or materially changed or altered without at least thirty (30) days prior written notice, by registered mail, to the said Manager of Public Works (now known as the Executive Director of the Department of Transportation and Infrastructure) at least thirty (30) days prior to the termination of the term; all such insurance policies shall be specifically endorsed to include all liability assumed by the licensee or permittee hereunder and shall name the City and County of Denver as an additional insured.

(h) The licensee shall also remove and replace any and all street paving, sidewalks and curb and gutter, both inside the area of encroachment and in the areas of the dedicated right-of-way adjoining thereto, that become broken, damaged or unsightly during the course of construction without cost to the City.

In the future the licensee shall also remove, replace or repair any street paving, sidewalks and curb and gutter that become broken or damaged when in the opinion of the City Engineer the damage has been caused by the construction within the area of encroachment.

The work required to effect the said repairs shall be accomplished without cost to the City and under the supervision of the City Engineer.

(i) The City and County of Denver reserves the right to make an inspection of the said encroachment and facilities contained within the confines of this encroachment for which an annual fee of \$50.00 shall be assessed.

(j) The right to revoke this license or permit is expressly reserved to the City and County of Denver.

(k) The licensee shall fully comply with the provisions of Article IV (Prohibition of Discrimination in Employment, Housing and Commercial Space, Public Accommodations, Educational Institutions and Health and Welfare Services) of Chapter 28 (Human Rights) of the Revised Municipal Code of the City and County of Denver. The failure or refusal to comply with any provisions of this Article in said Chapter shall be a proper basis for revocation of this revocable permit or license.

Section 4. That the revocable permit or license hereby granted shall be revocable at any time that the Council of the City and County of Denver shall determine that the public convenience and necessity or the public health, safety or general welfare require such revocation, and the right to revoke the same is hereby expressly reserved to the City and County of Denver; provided however, at a reasonable time prior to Council action upon such revocation or proposed revocation, opportunity shall be afforded to licensee or permittee, its successors and assigns, to be present at a hearing to be conducted by the Council upon such matters and thereat to present its or their views and opinions thereof and to present for consideration action or actions alternative to the revocation of such license or permit.

Section 5. That this license or permit shall be of no force or affect until the following things have been done and performed:

(a) The licensee or permittee shall have filed with the Manager of Public Works (now known as the Executive Director of the Department of Transportation and Infrastructure) a written acceptance of the terms and conditions of this license or permit

together with a fee for filing with the Clerk and Recorder in and for the City and County of Denver; said acceptance shall in substantially the following form:

Date: \_\_\_\_\_

We, the undersigned do hereby accept all of the terms and conditions recited in this License or Permit.

Signed by: Edmund J. Brooks  
(Permittee or Licensee - PHILLIPS 66 PIPELINE LLC)

By: Edmund J. Brooks - ATTORNEY-IN-FACT  
(Name of Officer)

Signed by: Edmund J. Brooks  
(Permittee or Licensee - WESTTEX 66 PIPELINE LLC)

By: Edmund J. Brooks - ATTORNEY-IN-FACT  
(Name of Officer)

(b) The licensee or permittee shall have filed with the Manager or Public Works all insurance policies and certificates herein recited; and


(c) The Manager of Public Works shall have certified in writing that the foregoing requirements have been performed.

Subdivider

EVERGREEN-GREEN VALLEY RANCH & TELLURIDE LAND, L.L.C., an Arizona limited liability company

By: Evergreen Development Company-2022, L.L.C., an Arizona limited liability company  
Its: Manager

By: Evergreen Devco, Inc., a California corporation  
Its: Manager

By:   
Name: Tyler Carlson  
Its: CEO

**Contract Control Number:**

DOTI-202472348-00

**Contractor Name:**

Phillips 66 Pipeline LLC

WESTTEX 66 PIPELINE LLC

Evergreen-Green Valley Ranch & Telluride Land, L.L.C.

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at  
Denver, Colorado as of:

**SEAL**

**CITY AND COUNTY OF DENVER:**

**ATTEST:**

By:

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**APPROVED AS TO FORM:**

**REGISTERED AND COUNTERSIGNED:**

Attorney for the City and County of Denver

By:

By:

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By:

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**Contract Control Number:**  
**Contractor Name:**

DOTI-202472348-00  
Phillips 66 Pipeline LLC  
WESTTEX 66 PIPELINE LLC  
Evergreen-Green Valley Ranch & Telluride Land, L.L.C.

By: \*\*\*See signature pages above.

Name: \_\_\_\_\_  
(please print)

Title: \_\_\_\_\_  
(please print)

ATTEST: [if required]

By: \_\_\_\_\_

Name: \_\_\_\_\_  
(please print)

Title: \_\_\_\_\_  
(please print)



**EXHIBIT A**  
(C.P. Bedrock Filing No. 8 Draft Subdivision Plat)

# C.P. BEDROCK FILING NO. 8

SITUATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 1 OF 3

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS EVERGREEN - GREEN VALLEY RANCH & TELLURIDE LAND, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS LAD OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND A TRACT, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21:

THENCE SOUTH 0052°48' EAST, A DISTANCE OF 68.00 FEET;  
THENCE SOUTH 89°52°50' WEST, A DISTANCE OF 125.03 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING A POINT OF NON-TANGENT CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 39.30 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 90°04'48" AND A CHORD WHICH BEARS SOUTH 48°51°12' EAST A CHORD DISTANCE OF 35.36 FEET;  
THENCE SOUTH 0052°48' EAST, A DISTANCE OF 153.00 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 20.88 FEET, SAID CURVE HAVING A RADIUS OF 834.00 FEET, A CENTRAL ANGLE OF 0°12'50", AND A CHORD WHICH BEARS SOUTH 07°04°14' WEST A CHORD DISTANCE OF 20.88 FEET;  
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°09°57' EAST, A DISTANCE OF 33.87 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 130.78 FEET, SAID CURVE HAVING A RADIUS OF 586.00 FEET, A CENTRAL ANGLE OF 12°47'14", AND A CHORD WHICH BEARS SOUTH 08°13°40" WEST A CHORD DISTANCE OF 130.35 FEET TO A POINT OF COMPOUND CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 246.13 FEET, SAID CURVE HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 16°47'18", AND A CHORD WHICH BEARS SOUTH 27°07°04" WEST A CHORD DISTANCE OF 245.25 FEET;  
THENCE SOUTH 29°24°35" WEST, A DISTANCE OF 74.06 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 487.82 FEET, SAID CURVE HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 29°07'15", AND A CHORD WHICH BEARS SOUTH 14°05°04" WEST A CHORD DISTANCE OF 482.89 FEET;  
THENCE ALONG A LINE TANGENT TO SAID CURVE, SOUTH 00°17°20" WEST, A DISTANCE OF 309.85 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 97.63 FEET, SAID CURVE HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 06°59'34", AND A CHORD WHICH BEARS SOUTH 02°57°07" WEST A CHORD DISTANCE OF 97.58 FEET;  
THENCE SOUTH 06°56°54" WEST, A DISTANCE OF 785.35 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 107.04 FEET, SAID CURVE HAVING A RADIUS OF 877.00 FEET, A CENTRAL ANGLE OF 06°59'30", AND A CHORD WHICH BEARS SOUTH 02°27°06" WEST A CHORD DISTANCE OF 106.97 FEET;  
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°21°17' EAST, A DISTANCE OF 168.54 FEET;  
THENCE SOUTH 89°57°30" WEST, A DISTANCE OF 487.66 FEET;  
THENCE NORTH 00°50°37" WEST, A DISTANCE OF 1,043.17 FEET;  
THENCE SOUTH 89°54°21" WEST, A DISTANCE OF 491.68 FEET;  
THENCE NORTH 00°58°19" EAST, A DISTANCE OF 1,381.76 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 160.71 FEET, SAID CURVE HAVING A RADIUS OF 8,640.00 FEET, A CENTRAL ANGLE OF 0°12'51", AND A CHORD WHICH BEARS NORTH 02°49°55" EAST A CHORD DISTANCE OF 160.71 FEET;  
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°52°50' EAST, A DISTANCE OF 1,520.13 FEET TO THE POINT OF BEGINNING.

EXCLUDING TRACT B-1 RECORDED AT CP BEDROCK FILING NO. 1 UNDER RECEPTION NO. 200813595.

SAID PARCEL CONTAINS 2,771,791 SQUARE FEET OR 63.63 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF C.P. BEDROCK FILING NO. 8, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, EASEMENTS AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.

## OWNER CERTIFICATION:

EVERGREEN - GREEN VALLEY RANCH & TELLURIDE LAND, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.  
EVERGREEN DEVELOPMENT COMPANY - 2022, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.  
ITS MANAGER

EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION.

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, BY

\_\_\_\_\_, AS \_\_\_\_\_ OF EVERGREEN - GREEN VALLEY RANCH & TELLURIDE LAND, L.L.C., AN ARIZONA LIMITED

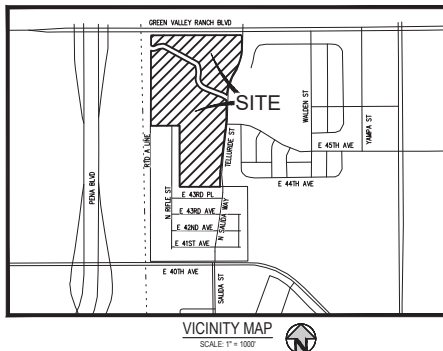
LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

ADDRESS \_\_\_\_\_



# C.P. BEDROCK FILING NO. 8

SITUATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 2 OF 3

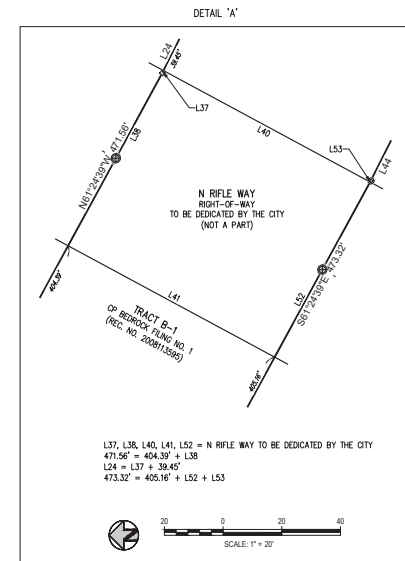
LINE TABLE		
LINE	BEARING	LENGTH
(M,T,R1) L1	S00°02'48"E	153.00'
(M,T,R1) L2	S00°09'57"E	33.67'
(M,T,R1) L3	S29°24'35"W	74.06'
(M,R1) L4	N56°37'28"W	32.23'
(M,R1) L5	N64°02'08"W	49.17'
(M,R1) L6	N66°36'57"W	43.96'
(M,R1) L7	N63°03'30"W	31.12'
(M,R1) L8	N55°52'54"W	28.21'
(M,R1) L9	N47°07'34"W	20.94'
(M,R1) L10	N38°24'04"W	22.52'
(M,R1) L11	N27°12'51"W	20.76'
(M,R1) L12	N19°52'34"W	21.96'
(M,R1) L13	N09°56'29"W	21.49'
(M,R1) L14	N00°11'42"E	20.88'
(M,R1) L15	N07°56'24"E	50.88'
(M,R1) L16	N06°34'37"E	25.35'
(M,R1) L17	N00°10'21"E	27.88'
(M,R1) L18	N04°45'16"W	34.44'
(M,R1) L19	N08°04'08"W	40.32'
(M,R1) L20	N12°20'02"W	32.23'

LINE TABLE		
LINE	BEARING	LENGTH
(M,R1) L21	N20°50'34"W	38.52'
(M,R1) L22	N43°37'21"W	36.87'
(M,R1) L23	N59°47'23"W	35.44'
(M,R1) L24	N63°18'36"W	40.28'
(M,R1) L25	N60°47'34"W	32.37'
(M,R1) L26	N63°33'02"W	27.92'
(M,R1) L27	N66°02'34"W	27.77'
(M,R1) L28	N73°42'15"W	29.63'
(M,R1) L29	S82°04'15"W	81.95'
(M,R1) L30	S72°34'20"W	35.32'
(M,R1) L31	S63°06'34"W	25.64'
(M,R1) L32	S68°56'39"W	23.06'
(M,R1) L33	S85°32'25"W	18.89'
(M,R1) L34	N70°48'00"W	18.97'
(M,R1) L35	N54°38'03"W	14.97'
(M,R1) L36	S56°37'28"E	8.96'
(M,R1) L37	S63°18'36"E	0.83'
(M,R1) L38	S61°24'39"E	67.17'
(M,R1) L39	N89°52'50"E	75.07'
(M,R1) L40	S28°20'04"W	80.00'

LINE TABLE		
LINE	BEARING	LENGTH
(M,T,R1) L41	N28°20'04"E	80.00'
(M,T,R1) L42	N00°08'19"E	89.05'
(M,T,R1) L43	S00°02'17"E	168.54'
(M,R1) L44	S63°18'36"E	39.15'
(M,R1) L45	S59°47'23"E	21.63'
(M,R1) L46	S43°37'21"E	9.39'
(M,R1) L47	S20°50'34"E	16.45'
(M,R1) L48	S12°20'02"E	23.30'
(M,R1) L49	S08°04'08"E	35.03'
(M,R1) L50	S04°45'16"E	28.68'
(M,R1) L51	N53°56'32"W	9.76'
(M,R1) L52	N61°24'39"W	68.00'
(M,R1) L53	N61°24'39"W	0.16'

## LEGEND:

- FOUND SECTION CORNER AS DESCRIBED
- SECTION LINE
- FOUND MONUMENT AS DESCRIBED
- FOUND ORANGE PLASTIC CAP  
STAMPED: AZTEC LS 37064
- FOUND YELLOW PLASTIC CAP  
STAMPED: FMS PLS 38226
- FOUND BENT #5 REBAR  
NO CAP
- SET 18"X18" REBAR WITH  
1.25" BLUE PLASTIC CAP  
STAMPED: PLS 38162
- FOUND 1.5" ALUMINUM CAP  
STAMPED: AZTEC LS 36567  
IN RANGE BOX  
(UNLESS OTHERWISE NOTED)
- EXISTING RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE TO BE DEDICATED BY THIS PLAT
- RANGE POINT TO BE SET UPON COMPLETION OF  
ROADWAY CONSTRUCTION PER CITY OF DENVER STANDARDS  
PLS 38162  
UNLESS OTHERWISE NOTED
- RANGE LINE
- PROPERTY BOUNDARY
- LOT/TRACT/BLOCK LINE
- EXISTING EASEMENT
- EASEMENT TO BE DEDICATED BY THIS PLAT
- BLOCK NUMBER
- FLY-TIE LINE
- (M) MEASURED DIMENSIONS
- (1) DIMENSION PER TITLE REFERENCED IN NOTES #1
- (11) DIMENSION PER DEEDS AT RECEPTION NOS.  
2020079589 & 2016080295
- (102) DIMENSION PER DEEDS AT RECEPTION NOS.  
92-0268379 & 950045083
- (R1) DIMENSION PER CP BEDROCK FILING NO. 1 - PLAT  
RECEPTION NO. 2008113595



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
(M,T,R1) C1	25.00'	90°04'48"	39.30'	S45°05'12"E	35.38'
(M,T,R1) C2	634.00'	12°06'03"	20.88'	S00°40'14"W	20.88'
(M,T,R1) C3	586.00'	12°47'14"	130.78'	S06°13'40"W	130.51'
(M,T,R1) C4	840.00'	16°47'18"	246.13'	S21°00'56"W	245.25'
(M,T,R1) C5	960.00'	22°53'25"	383.53'	S17°57'53"W	380.99'
(M,T) C6	6640.00'	12°53'12"	160.71'	N00°49'55"E	160.71'
C7	25.00'	42°55'25"	18.73'	N68°39'53"W	18.29'
C8	25.00'	47°09'23"	20.58'	N23°37'29"W	20.00'
C9	968.00'	6°50'10"	115.49'	N10°10'36"E	115.42'
(M,T,R1) C10	960.00'	5°35'31"	93.69'	S03°43'24"W	93.65'
C11	968.00'	5°29'55"	92.90'	N04°00'34"E	92.86'
(M,T,R1) C12	960.00'	0°38'19"	10.70'	S00°36'30"W	10.70'
(M,T,R1) C13	840.00'	6°39'34"	97.63'	S03°37'07"W	97.58'
(M,T,R1) C14	877.00'	6°59'35"	107.04'	S03°27'06"W	106.97'
(M,T,R1) C15	26.00'	76°09'53"	34.56'	N30°09'33"W	32.07'

NO CHANGE AND LINES MADE TO THIS DRAWING SHALL BE THE RESPONSIBILITY OF HARRIS KOCHER SMITH.

HARRIS KOCHER SMITH, P.C. 1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
harris@hkskcs.com

SITUATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 3 OF 3



**EXHIBIT B**  
(N. Telluride St. License Area)

**EXHIBIT B**  
**LAND DESCRIPTION**

2022-projmstr-0000247-AGR

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2022109104 WITHIN A 20 FOOT PIPELINE EASEMENT DESCRIBED AT RECEPTION NO. 9500063134, SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH QUARTER CORNER OF SAID SECTION 21;  
THENCE SOUTH 48°41'11" WEST, A DISTANCE OF 133.61 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2022109104 AND THE SOUTH LINE OF SAID 20 FOOT PIPELINE EASEMENT, BEING THE **POINT OF BEGINNING**;  
THENCE SOUTH 89°52'50" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 7.49 FEET;  
THENCE NORTH 00°02'48" WEST, A DISTANCE OF 13.31 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE NORTHEASTERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2022109104;  
THENCE ALONG SAID NORTHEASTERLY LINE, ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 15.51 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 35°32'48", AND A CHORD WHICH BEARS SOUTH 29°25'47" EAST A CHORD DISTANCE OF 15.26 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 62 SQUARE FEET, MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING NORTH 89°52'50" EAST PER THE RECORDED PLAT OF CP BEDROCK FILING NO. 1. SAID LINE IS MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 21 BY A 3.25" ALUMINUM CAP, STAMPED: LUCHETTI SURVEYING INC 2005 PLS 36053, IN A RANGE BOX, AND AT THE NORTHWEST CORNER OF SECTION 21 BY A 3.25" ALUMINUM CAP, STAMPED: W.K. CLARK & ASSOC. 1993 PLS 4842, FLUSH WITH GROUND.

PREPARED BY: AARON MURPHY  
PLS 38162  
ON BEHALF OF: HARRIS KOCHER SMITH  
1120 LINCOLN STREET, SUITE 1000  
DENVER, CO 80203  
303.623.6300



NORTHWEST CORNER OF SECTION 21  
3.25" ALUMINUM CAP  
STAMPED: W.K. CLARK & ASSOC. 1993 PLS 4842  
FLUSH WITH GROUND

POINT OF COMMENCEMENT  
NORTH QUARTER CORNER OF SECTION 21

3.25" ALUMINUM CAP  
STAMPED: LUCHETTI SURVEYING INC 2005 PLS 36053  
IN RANGE BOX

### BASIS OF BEARINGS

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21  
N89°52'50"E 2644.92'

GREEN VALLEY RANCH BLVD

L=15.51'

R=25.00'

$\Delta=35^{\circ}32'48''$

ChB=S29°25'47"E

ChL=15.26'

20' PIPELINE EASEMENT  
REC. NO. 9500063134

N00°02'48"W  
13.31'

POINT OF BEGINNING

PARCEL CONTAINS  
62 SQ. FT.  $\pm$

S89°52'50"W  
7.49'

UNPLATTED LAND  
REC. NO. 2022109104  
PROPOSED LOT 1, BLOCK 2  
C.P. BEDROCK FILING NO. 8

PROPOSED 8' RIGHT-OF-WAY  
TO BE DEDICATED  
PER C.P. BEDROCK FILING NO. 8

TELLURIDE ST  
CP BEDROCK FILING NO. 1  
REC. NO. 2008113595



SCALE: 1" = 20'

#### NOTE:

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

**HKS** **HARRIS KOCHER SMITH**

1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

### ILLUSTRATION FOR EXHIBIT B

NW 1/4 SECTION 21, T.3S., R.66W. 6TH P.M.  
CITY AND COUNTY OF DENVER

PROJECT #: 220146

CHECKED BY: AWM

DRAWN BY: CD

SHEET NUMBER

2

2 OF 2

**EXHIBIT C**  
(N. Rifle Way License Area)



**EXHIBIT C  
LAND DESCRIPTION**

2022-projmstr-0000247-AGR

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2022109104 WITHIN A 20 FOOT PIPELINE EASEMENT DESCRIBED AT RECEPTION NO. 9500063134, SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH QUARTER CORNER OF SAID SECTION 21;  
THENCE SOUTH 85°02'34" WEST, A DISTANCE OF 806.31 FEET TO THE NORTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2022109104, ALSO BEING THE NORTH LINE OF SAID 20 FOOT PIPELINE EASEMENT, AND THE **POINT OF BEGINNING**;  
THENCE SOUTH 27°32'14" WEST, A DISTANCE OF 7.50 FEET;  
THENCE SOUTH 00°07'10" EAST, A DISTANCE OF 13.36 FEET TO THE SOUTH LINE OF SAID 20 FOOT PIPELINE EASEMENT;  
THENCE SOUTH 89°52'50" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 68.00 FEET;  
THENCE NORTH 00°07'10" WEST, A DISTANCE OF 13.51 FEET;  
THENCE NORTH 29°02'34" WEST, A DISTANCE OF 7.42 FEET TO THE NORTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2022109104 AND THE NORTH LINE OF SAID 20 FOOT PIPELINE EASEMENT;  
THENCE NORTH 89°52'50" EAST ALONG SAID NORTH LINES, A DISTANCE OF 75.07 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,383 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING NORTH 89°52'50" EAST PER THE RECORDED PLAT OF CP BEDROCK FILING NO. 1. SAID LINE IS MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 21 BY A 3.25" ALUMINUM CAP, STAMPED: LUCHETTI SURVEYING INC 2005 PLS 36053, IN A RANGE BOX, AND AT THE NORTHWEST CORNER OF SECTION 21 BY A 3.25" ALUMINUM CAP, STAMPED: W.K. CLARK & ASSOC. 1993 PLS 4842, FLUSH WITH GROUND.

PREPARED BY: AARON MURPHY  
PLS 38162  
ON BEHALF OF: HARRIS KOCHER SMITH  
1120 LINCOLN STREET, SUITE 1000  
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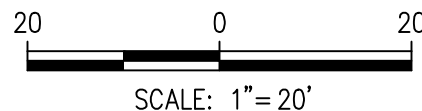
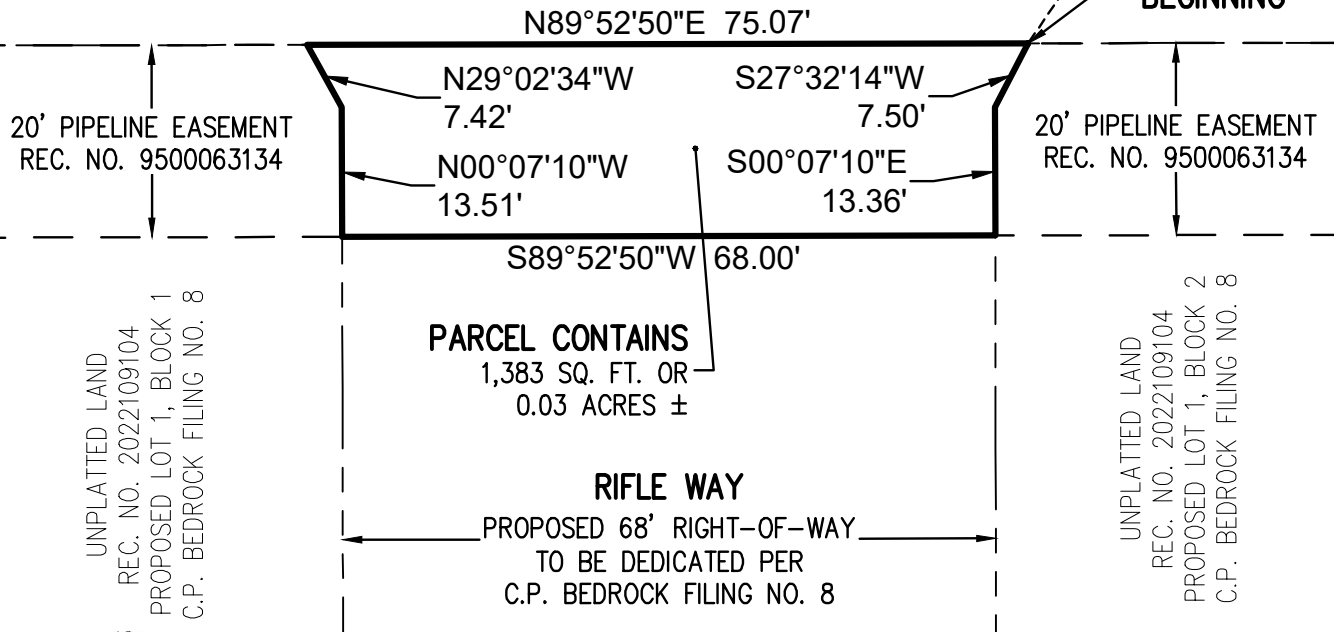


NORTHWEST CORNER OF SECTION 21  
3.25" ALUMINUM CAP  
STAMPED: W.K. CLARK & ASSOC. 1993 PLS 4842  
FLUSH WITH GROUND

**POINT OF COMMENCEMENT**  
NORTH QUARTER CORNER OF SECTION 21  
3.25" ALUMINUM CAP  
STAMPED: LUCHETTI SURVEYING INC 2005 PLS 36053  
IN RANGE BOX

**BASIS OF BEARINGS**  
NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21  
N89°52'50"E 2644.92'

**GREEN VALLEY RANCH BLVD**

**NOTE:**

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



**ILLUSTRATION FOR EXHIBIT C**

NW 1/4 SECTION 21, T.3S., R.66W. 6TH P.M.  
CITY AND COUNTY OF DENVER

PROJECT #: 220146

CHECKED BY: AWM

DRAWN BY: CD

SHEET NUMBER

**2**

2 OF 2