

Exhibit B-1

PROJECT NUMBER: IM 0252-394 Unit 2
PERMANENT EASEMENT NUMBER: PE-208
PROJECT CODE: 16311
DATE: March 29, 2013
DESCRIPTION

A Permanent Easement No. PE-208 of the Department of Transportation, State of Colorado Project No. IM 0252-394 Unit 2 containing 55,105 sq. ft. (1.265 acres), more or less, lying in the southeast quarter of the northeast quarter of Section 16, the southwest quarter of the northwest quarter of Section 15, and the northwest quarter of the southwest quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal Meridian, situated in a portion of the official channel of the South Platte River as described in Ordinance No. 107, Series 1955 in the records of Denver County in the City and County of Denver, Colorado, said permanent easement being more particularly described as follows:

Commencing at the west quarter corner of said Section 15 (monumented with a found 3 ¼" aluminum cap Chichester P.L.S.#7735), thence N34°36'31"E a distance of 200.53 feet to a point on the easterly line of the official channel of the South Platte River as described in Ordinance No. 107, Series 1955, and the POINT OF BEGINNING;

1. Thence on the arc of a curve to the left, a radius of 3,984.50 feet, a central angle of 09°39'31", a distance of 671.69 feet, (a chord bearing S25°03'28"E, a distance of 670.90 feet) to a point on the westerly line of said official channel of the South Platte River;
2. Thence on said westerly line of the official channel of the South Platte River, N37°58'38"W, a distance of 471.20 feet;
4. Thence on the arc of a curve to the right, non-tangent with the previous course, a radius of 4,079.50 feet, a central angle of 08°20'35", a distance of 594.03 feet, (a chord bearing N19°03'16"W, a distance of 593.50 feet) to a point on the easterly line of said official channel of the South Platte River;
5. Thence, along the easterly line of said official channel of the South Platte River, on the arc of a curve to the left, non-tangent with the previous course, a radius of 1,709.86 feet, a central angle of 12°47'48", a distance of 381.88 feet, (a chord bearing S31°34'44"E, a distance of 381.09 feet), more or less, to the POINT OF BEGINNING.

The above described Permanent Easement contains 55,105 sq. ft. (1.265 acres), more or less and is for the construction, support, maintenance and public use of transportation facilities and appurtenances over the South Platte River.

Land Survey Control Diagram Project No. IM 0252-394.

Basis of Bearings: A bearing of N43°45'07"W between Colorado High Accuracy Reference Network (HARN) stations "Transportation" & "McDonnell" was utilized as the basis of bearings for this survey. Said bearing is the project grid bearing between said stations based on NAD 83/92 modified Colorado State Plane Coordinate System (Central Zone).

Authored For and on Behalf of the
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