

MEMORANDUM OF AGREEMENT

PROJECT No.: C14-027

PARCEL No.: ROW-3, TCE-3A, TCE-3B, TCE-3C, TCE-3D, TCE-4, TCE-4A, TCE-6, COM-1, XCEL-1, XCEL-2-REV

Agreement has been reached between **Calvary Apostolic Church of Denver, a Colorado non-profit corporation**, (the "Owner") of the property at 5900 E. Yale Avenue, Denver, Colorado 80222, for Parcel Numbers **ROW-3, TCE-3A, TCE-3B, TCE-3C, TCE-3D, TCE-4, TCE-4A, TCE-6, COM-1, XCEL-1, XCEL-2-REV** (the "Properties") Arapahoe County Project No. C14-027, Yale-Holly Corridor Improvements (the "Project"), and the County of Arapahoe (the "County") for the conveyance of one fee acquisition, three permanent easement acquisitions and seven temporary construction easement acquisitions (the "Properties") for construction purposes. The legal descriptions of said Properties are attached hereto as Exhibit A. The agreed upon forms for the special warranty deed, permanent easements and temporary construction easements are depicted in Exhibits B - F.

The compensation as determined by the appraiser and approved by the County for the acquisition of the Properties is **TWO HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$275,000.00)** including the performance of the terms of this Agreement by the County, the sufficiency of which is hereby acknowledged. The consideration has been agreed upon between the parties as the total just compensation due to the Owner, and the consideration shall be given and accepted in full satisfaction of this Agreement. The Owner and the County also agree to the following:

1. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and requires the Properties for a public purpose.
2. The consideration set forth herein for the Properties includes full and just compensation for: a.) all of the Owner's interest, past, present and future; b.) the interest of all lien holders, deed of trust holders and beneficiaries, mortgagees, lessees, and all others with record interest in the Properties; and c.) any and all other legal and equitable interests in the Properties that now exist.
3. The County will take possession and use of the Properties and title of the Properties will transfer upon performance of any and all terms under this agreement, and release of the payment from escrow to the Owner.
4. The Owner agrees to deliver the following signed documents to the County on or before the day of closing:
  - ROW-3: Special Warranty Deed, as depicted in Exhibit B.
  - TCE-3A: Temporary Construction Easement, as depicted in Exhibit C
  - TCE-3B, TCE-3C, TCE-3D, TCE-4, TCE-4A and TCE-6: Temporary Construction Easement, to Arapahoe County, Colorado, as depicted in Exhibit D.
  - COM-1: Non-Exclusive Utility Easement, to Comcast of Colorado IX, LLC, as depicted in Exhibit E.
  - XCEL-1, XCEL-2-REV, to Public Service Company of Colorado, as



MISSION We serve our community with vital infrastructure and professional government services.

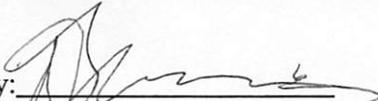
depicted in Exhibit F.

- 5. The County agrees to provide the consideration herein specified on or before the day of closing (or by mutual agreement, at an earlier date).
- 6. The County will pay all closing costs, including the title insurance policy for parcel.
- 7. This Agreement has been entered into in the State of Colorado and shall be construed according to the laws thereof.

APPROVED:

OWNER:

Calvary Apostolic Church of Denver, a Colorado non-profit corporation

By:   
 Name: Don Haymon II  
 Title: Senior Pastor

STATE OF Colorado }  
 } ss.  
 COUNTY OF Douglas }

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2026 by Don Haymon II, as Senior Pastor of the Calvary Apostolic Church of Denver, a Colorado non-profit corporation.

Witness my hand and official seal.  
 My commission expires 04-19-2028



Notary Public

By:   
 Bryan D. Weimer, PWLF  
 Director, Arapahoe County Public Works and  
 Development Pursuant to Resolution No. 25-078

RODOLFO GONZALEZ JR. NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20184029068 MY COMMISSION EXPIRES APRIL 19, 2028
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## EXHIBIT A

**EXHIBIT 'A'**  
Legal Description

**Parcel: ROW-3**

A parcel of land, ROW-3, lying within property described and recorded at Reception Number 1288670 on May 9<sup>th</sup>, 1972, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S86°46'30"E, a distance of 525.66 feet, to a point at the intersection of the Easterly Right of Way line of South Holly Place and the South Right of Way line of East Yale Avenue, being the Point of Beginning;

1. Thence along said South line N89°57'12"E, a distance of 345.07 feet;
2. Thence S85°21'17"W, a distance of 117.54 feet;
3. Thence S89°55'49"W, a distance of 149.66 feet;
4. Thence along a tangent curve to the left with a radius of 114.00 feet, a delta angle of 010°55'14", an arc length of 21.73 feet and whose long chord bears S84°28'13"W for 21.70 feet to a point of compound curvature;
5. Thence along a curve to the left with a radius of 27.50 feet, a delta angle of 071°09'00, an arc length of 34.15 feet and whose long chord bears S43°26'06"W for 32.00 feet to a point on said Easterly line;
6. Thence along said Easterly line N44°55'55"W, a distance of 49.08 feet to a point on said South line and the Point of Beginning;

Containing an area of 3,187 square feet or approximately 0.073 acres, more or less.

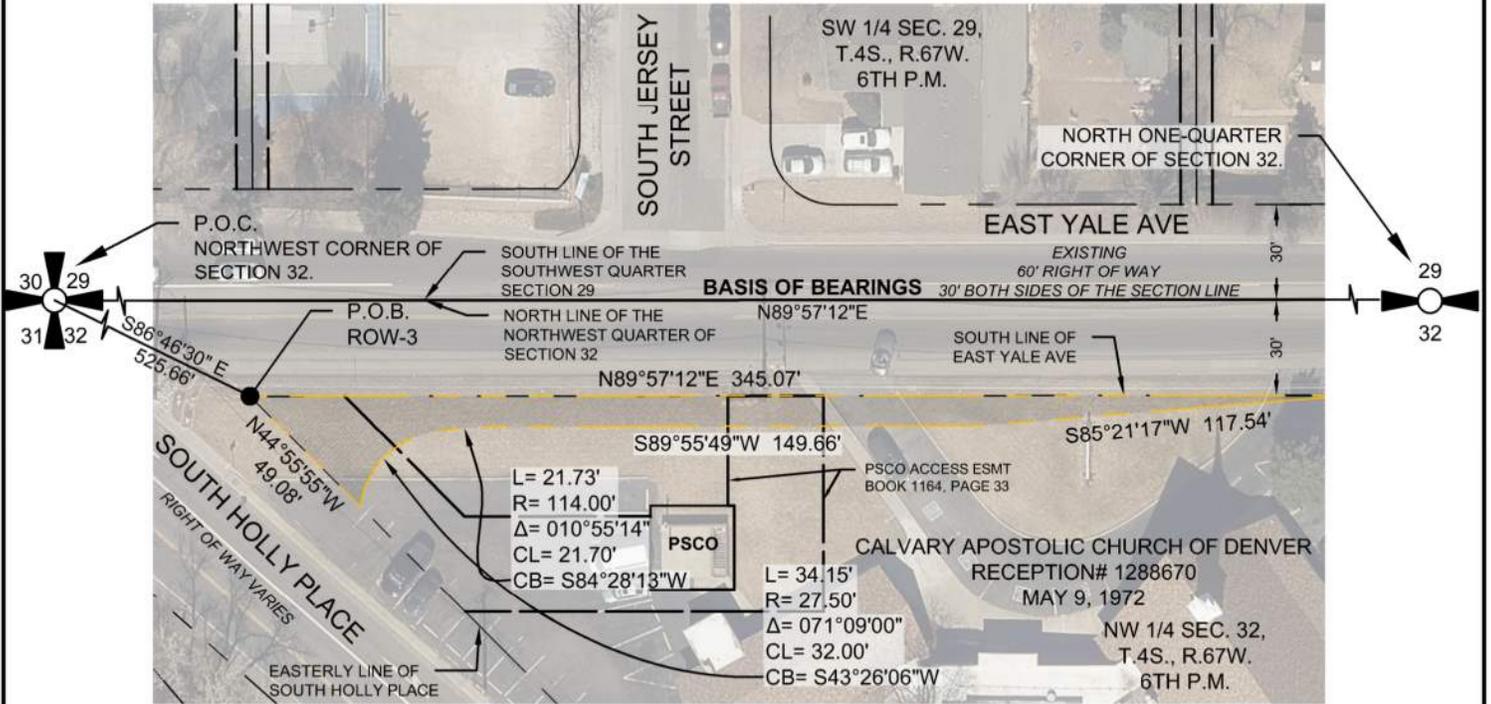
**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202

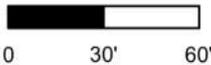


# EXHIBIT "A"

## RIGHT OF WAY ACQUISITION



SCALE: 1" = 60'



### LEGEND

- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- ROW-3 AREA 3187 SQ. FT. (0.073 ACRES)
- P.O.B. POINT OF BEGINNING
- ⊙ P.O.C. POINT OF COMMENCEMENT

### CURVE ABBREVIATIONS

- L=ARC LENGTH      CL=CHORD LENGTH      Δ=DELTA ANGLE
- R=RADIUS              CB=CHORD BEARING

### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the corner of Sections 29, 30, 31 and 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the Quarter Corner of said Section 29 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.

<p><b>DAVID EVANS AND ASSOCIATES INC.</b> 1600 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0969</p>	PROJECT NO.: CCDN00001042	SHEET NO.: 1 of 1	<p><b>RIGHT OF WAY ACQUISITION ROW-3</b></p> <p><b>ARAPAHOE COUNTY, CO</b></p>
	FILE NAME: CCDN1042-SR-ROW-ROW3	DRAWN BY: DWG MJWO	
	DATE: 5/2/2024	CHECKED BY: RLSA	
	SCALE: 1 INCH=60 FEET	PROJECT MANAGER: DAJC	

**EXHIBIT 'A'**  
Legal Description

**Parcel: TCE-3A**

A parcel of land, TCE-3A, lying within property described and recorded at Reception Number 1288670 on May 9<sup>th</sup>, 1972, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S87°27'03"E, a distance of 839.57 feet, to a point on the South line of a proposed permanent easement, being the Point of Beginning;

1. Thence along said South line N85°21'23"E, a distance of 40.22 feet;
2. Thence along said South line N89°57'12"E, a distance of 28.20 feet to a point on the West line of that parcel described in Book 1176, Page 170 of the Official Records of Arapahoe County recorded February 16, 1960;
3. Thence departing said South line and along said West property line S00°02'48"E, a distance of 30.72 feet;
4. Thence departing said West property line N90°00'00"W, a distance of 58.56 feet;
5. Thence S54°26'29"W, a distance of 43.33 feet;
6. Thence N35°33'31"W, a distance of 28.00 feet;
7. Thence N54°26'29"E, a distance of 51.35 feet to a point on said South line and the Point of Beginning;

Containing an area of 3,224 square feet or approximately 0.074 acres, more or less.

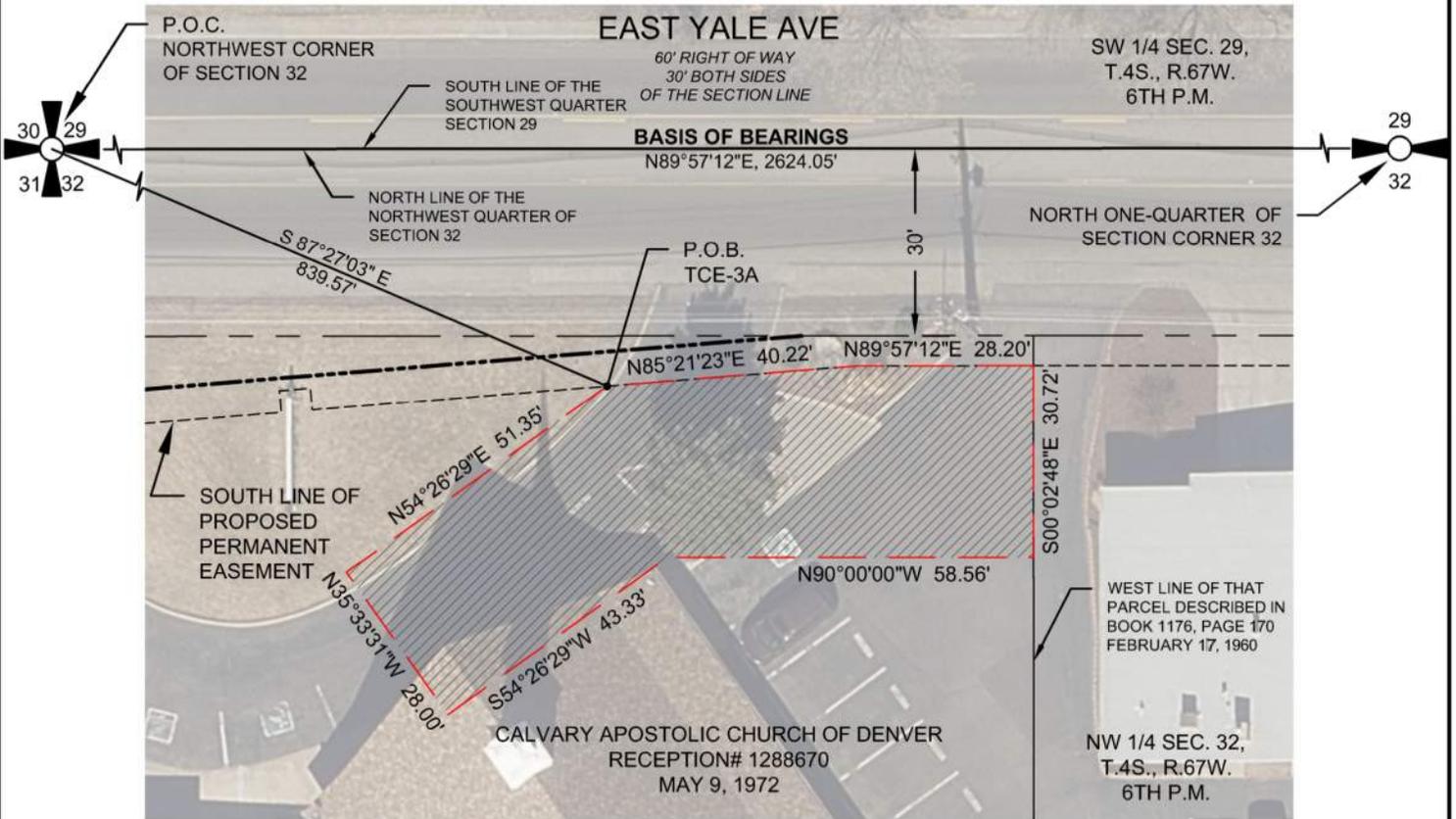
**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6<sup>TH</sup> P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202



# EXHIBIT "A"

## TEMPORARY CONSTRUCTION EASEMENT

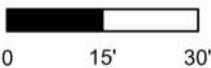


### LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- TCE-3A AREA 3,224 SQ. FT. (0.074 ACRES)
- P.O.B.
- P.O.C.



SCALE: 1" = 30'



#### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.



**DAVID EVANS  
AND ASSOCIATES INC.**

1600 Broadway, Suite 800  
Denver, CO 80202  
Phone: 720.946.0969

PROJECT NO.: CCDN00001042	SHEET NO.: 1 of 1
FILE NAME: CCDN1042-SR-ROW-TCE3A	DRAWN BY: MJWO
DATE: 5/2/2024	CHECKED BY: RLSA
SCALE: 1 INCH=30 FEET	PROJECT MANAGER: DAJC

**TEMPORARY CONSTRUCTION  
EASEMENT  
TCE-3A**

**ARAPAHOE COUNTY, CO**

**EXHIBIT 'A'**  
Legal Description

**Parcel: TCE-3B**

A parcel of land, TCE-3B, lying within property described and recorded at Reception Number 1288670 on May 9<sup>th</sup>, 1972, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, said parcel of land being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S86°26'08"E, a distance of 713.52 feet, to a point on the South line of a proposed permanent easement, being the Point of Beginning;

1. Thence along said South line N89°55'49"E, a distance of 33.00 feet;
2. Thence departing said South line S00°04'11"E, a distance of 5.00 feet;
3. Thence S89°55'49"W, a distance of 33.00 feet;
4. Thence N00°04'11"W, a distance of 5.00 feet to a point on said South line and the Point of Beginning;

Containing an area of 165 square feet or approximately 0.004 acres, more or less.

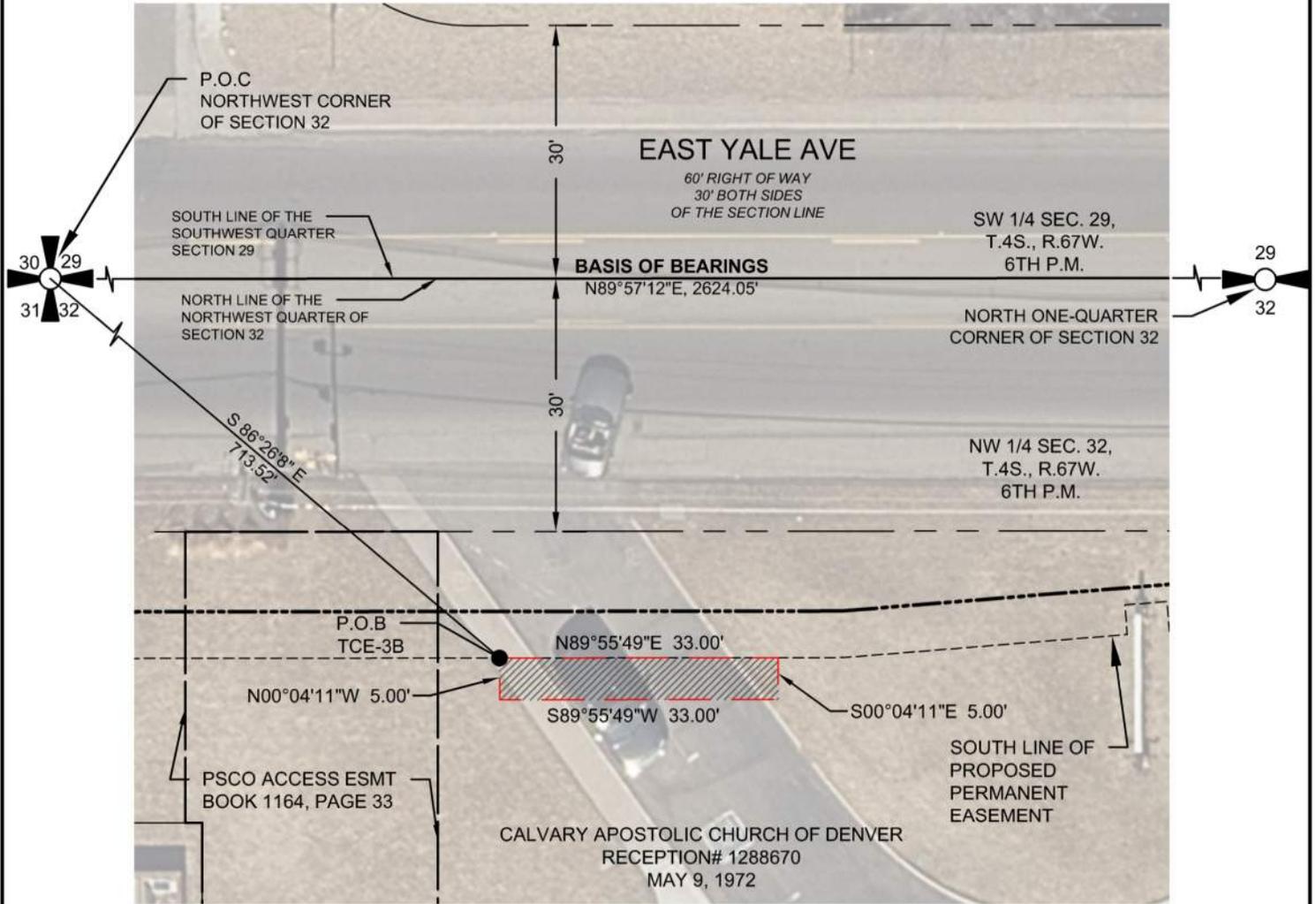
**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).



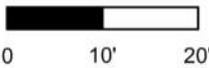
Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202

# EXHIBIT "A"

## TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1" = 20'



### LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- TCE-3B AREA 165 SQ. FT. (0.004 ACRES)
- P.O.B.  
POINT OF BEGINNING
- P.O.C.  
POINT OF COMMENCEMENT

### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

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**DAVID EVANS  
AND ASSOCIATES INC.**

1600 Broadway, Suite 800  
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Phone: 720.946.0969

PROJECT NO.: CCDN00001042	SHEET NO.: 1 of 1
FILE NAME: CCDN1042-SR-ROW-TCE3B.DWG	DRAWN BY: MJWO
DATE: 5/2/2024	CHECKED BY: RLSA
SCALE: 1 INCH=20 FEET	PROJECT MANAGER: DAJC

TEMPORARY CONSTRUCTION  
EASEMENT  
TCE-3B

ARAPAHOE COUNTY, CO

**EXHIBIT 'A'**  
Legal Description

**Parcel: TCE-3C**

A parcel of land, TCE-3C, lying within property described and recorded at Reception Number 1288670 on May 9<sup>th</sup>, 1972, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S83°26'32"E, a distance of 563.17 feet, to a point at the intersection of the proposed South Right of Way line of East Yale Avenue and the Easterly Right of Way line of South Holly Place, being the Point of Beginning;

1. Thence following said South line along a curve to the right with a radius of 27.50 feet, a delta angle of 024°03'17", an arc length of 11.55 feet and whose long chord bears N19°53'14"E for 11.46 feet to a point on the South line of a proposed permanent easement;
2. Thence departing said South Right of Way line and along the South line of said proposed permanent easement N89°55'49"E, a distance of 15.11 feet;
3. Thence departing said South line S00°04'11"E, a distance of 29.88 feet to a point on said Easterly Right of Way line;
4. Thence along said Easterly Right of Way line N44°55'55"W, a distance of 26.96 feet to the Point of Beginning;

Containing an area of 370 square feet or approximately 0.008 acres, more or less.

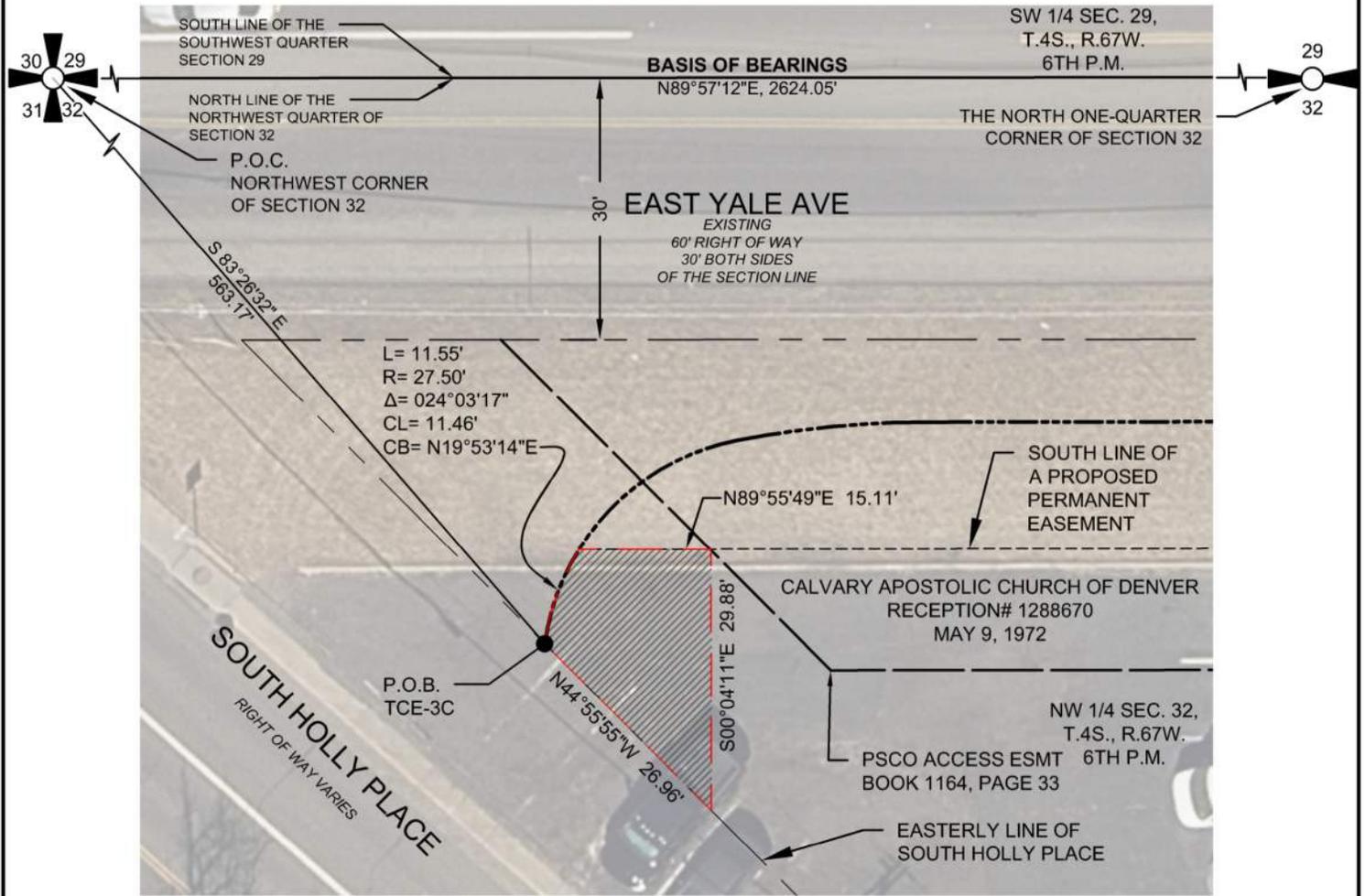
**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).



Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202

# EXHIBIT "A"

## TEMPORARY CONSTRUCTION EASEMENT



### LEGEND



- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- TCE-3C AREA 370 SQ. FT. (0.009 ACRES)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

### CURVE ABBREVIATIONS

SCALE: 1" = 20' L=ARC LENGTH CL=CHORD LENGTH Δ=DELTA ANGLE  
 R=RADIUS CB=CHORD BEARING

0 10' 20'

### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

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**DAVID EVANS  
AND ASSOCIATES INC.**

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Denver, CO 80202  
Phone: 720.946.0969

PROJECT NO.: CCDN00001042	SHEET NO.: 1 of 1
FILE NAME: CCDN1042-SR-ROW-TCE3C.DWG	DRAWN BY: MJWO
DATE: 5/2/2024	CHECKED BY: RLSA
SCALE: 1 INCH=20 FEET	PROJECT MANAGER: DAJC

**TEMPORARY CONSTRUCTION  
EASEMENT  
TCE-3C**

**ARAPAHOE COUNTY, CO**

**EXHIBIT 'A'**  
Legal Description

**Parcel: TCE-3D**

A parcel of land, TCE-3D, lying within property described and recorded at Reception Number 1288670 on May 9<sup>th</sup>, 1972, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S84°34'17"E, a distance of 565.93 feet, to a point on the proposed South Right of Way line of East Yale Avenue, being the Point of Beginning;

1. Thence along a curve to the right with a radius of 27.50 feet, a delta angle of 047°05'43", an arc length of 22.60 feet and whose long chord bears N55°27'45"E for 21.97 feet to a point of compound curvature;
2. Thence along a curve to the right with a radius of 114.00 feet, a delta angle of 010°55'14", an arc length of 21.73 feet and whose long chord bears N84°28'13"E for 21.70 feet;
3. Thence N89°55'49"E, a distance of 149.66 feet;
4. Thence N85°21'17"E, a distance of 117.54 feet;
5. Thence N89°57'12"E, a distance of 37.13 feet to a point on the West line of that parcel described in Book 1176, Page 170 of the Official Records of Arapahoe County recorded February 16, 1960;
6. Thence along said West line S00°02'48"E, a distance of 4.80 feet;
7. Thence departing said West line S89°57'12"W, a distance of 28.20 feet;
8. Thence S85°21'17"W, a distance of 87.62 feet;
9. Thence N04°38'43"W, a distance of 3.50 feet;
10. Thence S85°21'17"W, a distance of 5.00 feet;
11. Thence S04°38'38"E, a distance of 3.50 feet;
12. Thence S85°21'17"W, a distance of 33.65 feet;
13. Thence S89°55'49"W, a distance of 111.86 feet;
14. Thence S00°00'00"E, a distance of 9.00 feet;
15. Thence S89°55'49"W, a distance of 77.73 feet to a point on said South line and the Point of Beginning;

Containing an area of 2,421 square feet or approximately 0.06 acres, more or less.

**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

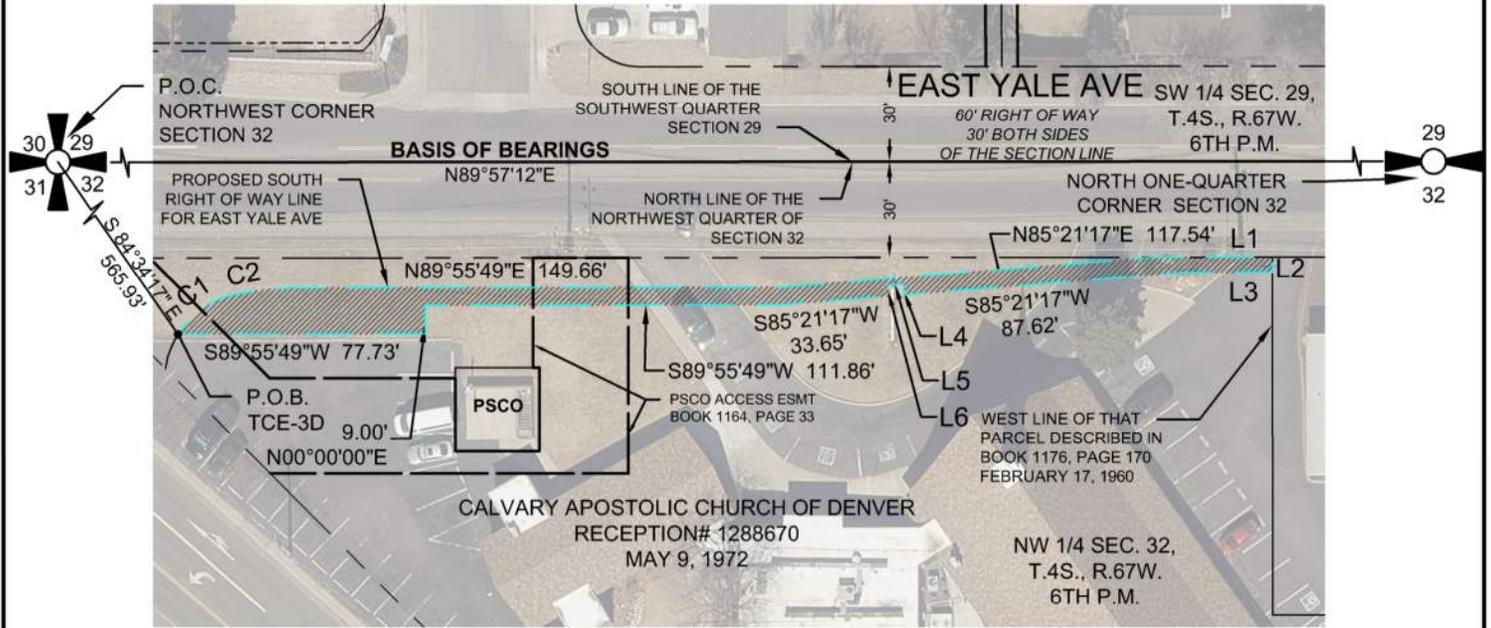
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Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202



# EXHIBIT "A"

## TEMPORARY EASEMENT



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°57'12"E	37.13'
L2	S0°02'48"E	4.80'
L3	S89°57'12"W	28.20'
L4	N4°38'43"W	3.50'
L5	S85°21'17"W	5.00'
L6	S4°38'38"E	3.50'

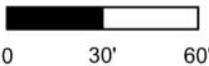
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.60'	27.50'	047°05'43"	N 55° 27' 45" E'	21.97'
C2	21.73'	114.00'	010°55'14"	N 84° 28' 13" E'	21.70'

### LEGEND



- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- TCE-3D AREA 2,421 SQ. FT. (0.06 ACRES)
- P.O.B.
- P.O.C.
- POINT OF BEGINNING
- POINT OF COMMENCEMENT

SCALE: 1" = 60'



### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.



**DAVID EVANS AND ASSOCIATES INC.**

1600 Broadway, Suite 800  
Denver, CO 80202  
Phone: 720.946.0969

PROJECT NO.: CCDN00001042	SHEET NO.: 1 of 1
FILE NAME: CCDN1042-SR-ROW-TCE-3D	DRAWN BY: MJWO
DATE: 1/7/2025	CHECKED BY: RLSA
SCALE: 1 INCH=60 FEET	PROJECT MANAGER: DAJC

**TEMPORARY EASEMENT  
TCE-3D**

**ARAPAHOE COUNTY, CO**

**EXHIBIT 'A'**  
Legal Description

**Parcel: TCE-4**

A parcel of land, TCE-4, lying within property described and recorded at Reception Number E4026641 on May 2nd, 2024, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S87°50'58"E, a distance of 907.67 feet, to a point on the South line of a permanent easement and the West line of the parcel described at said Reception Number E4026641, being the Point of Beginning;

1. Thence along said South line N89°57'12"E, a distance of 68.63 feet;
2. Thence departing said South line S00°02'48"E, a distance of 6.00 feet;
3. Thence S89°57'12"W, a distance of 40.00 feet;
4. Thence N00°02'48"W, a distance of 4.00 feet;
5. Thence S89°57'12"W, a distance of 13.89 feet;
6. Thence S07°24'15"W, a distance of 28.97 feet;
7. Thence N90°00'00"W, a distance of 10.99 feet to the West line of said parcel described as Reception Number E4026641;
8. Thence along said West line N00°02'48"W, a distance of 30.72 feet to a point on said South line and the Point of Beginning.

Containing an area of 667 square feet or approximately 0.02 acres, more or less.

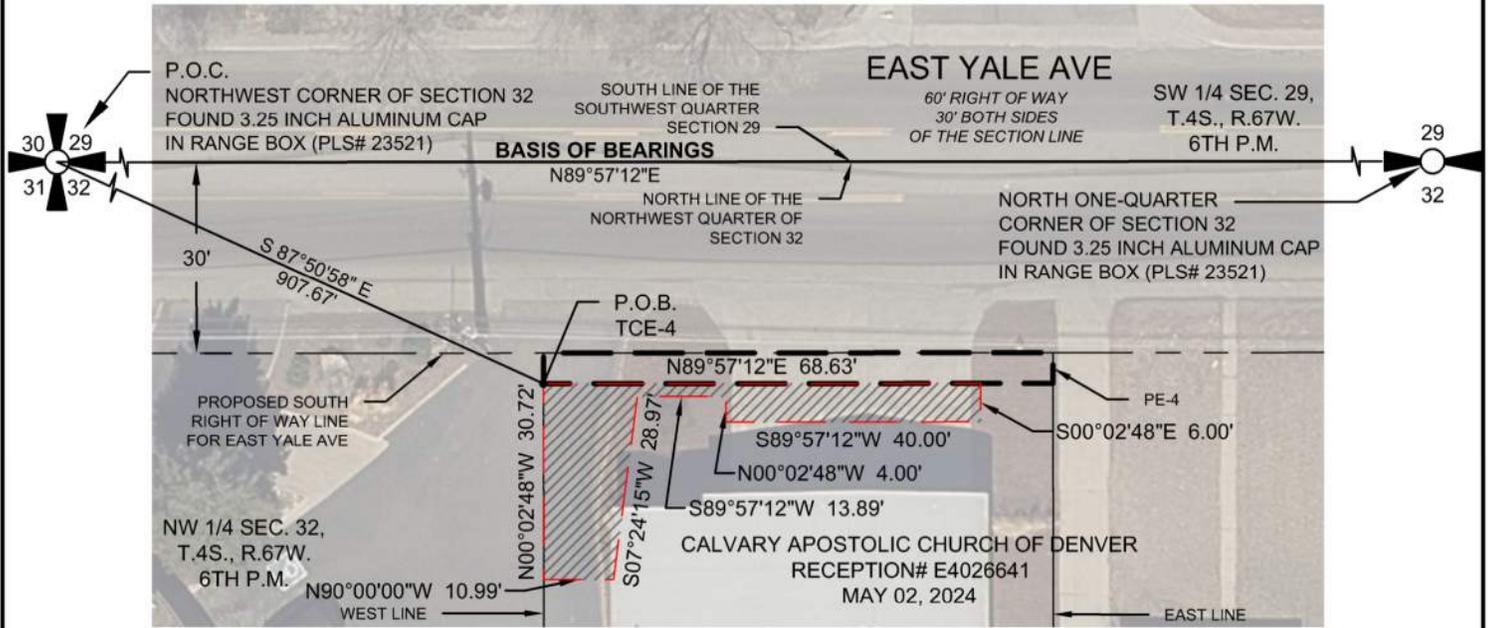
**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202

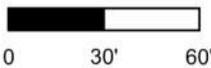


# EXHIBIT "A"

## TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1" = 30'



### LEGEND

- EXISTING RIGHT OF WAY
- TCE-4 AREA 667 SQ. FT. (0.02 ACRES)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.

 <p><b>DAVID EVANS AND ASSOCIATES INC.</b> 1600 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0969</p>	PROJECT NO.:	CCDN00001042	SHEET NO.:	1 of 1	<b>TEMPORARY CONSTRUCTION EASEMENT TCE-4</b>
	FILE NAME:	CCDN1042-SR-ROW-TCE-4	DRAWN BY:	RDHE	
	DATE:	5/21/2024	CHECKED BY:	RLSA	
	SCALE:	1 INCH=30 FEET	PROJECT MANAGER:	DAJC	

**EXHIBIT 'A'**  
Legal Description

**Parcel: TCE-4A**

A parcel of land, TCE-4A, lying within property described and recorded at Reception Number E4026641 on May 2<sup>nd</sup>, 2024, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S88°09'08"E, a distance of 907.50 feet, to a point at the intersection of the South Right of Way line of East Yale Avenue and the West line of the parcel described at said Reception Number E4026641, being the Point of Beginning;

1. Thence along said South line N89°57'12"E, a distance of 80.00 feet to the East line of said parcel described as Reception Number E4026641;
2. Thence along said East line S00°02'48"E, a distance of 4.80 feet;
3. Thence S89°57'12"W, a distance of 80.00 feet to the West line of said parcel;
4. Thence along said West line N00°02'48"W, a distance of 4.80 feet to a point on said South line and the Point of Beginning.

Containing an area of 384 square feet or approximately 0.009 acres, more or less.

**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6th P.M., having a grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

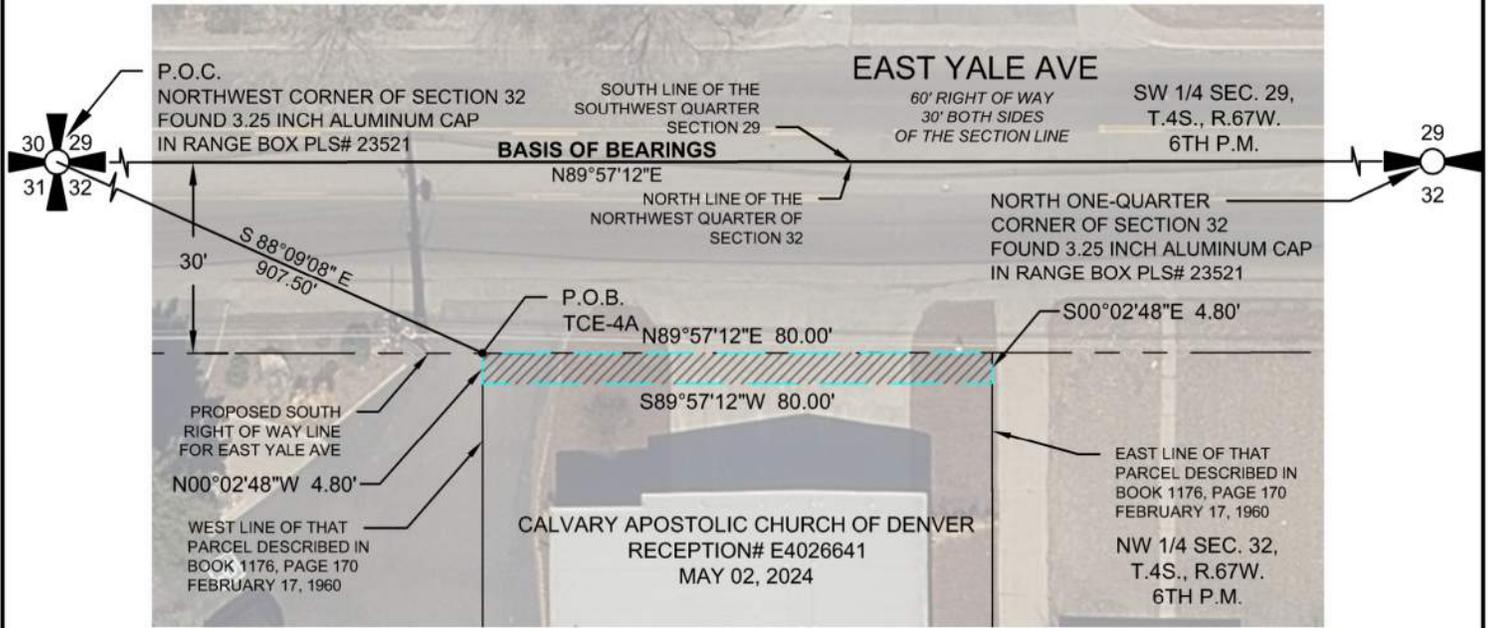
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Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202

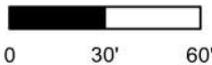


# EXHIBIT "A"

## TEMPORARY EASEMENT



SCALE: 1" = 30'



### LEGEND

- EXISTING RIGHT OF WAY
- TCE-4A AREA 384 SQ. FT. (0.009 ACRES)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

#### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.



**DAVID EVANS  
AND ASSOCIATES INC.**

1600 Broadway, Suite 800  
Denver, CO 80202  
Phone: 720.946.0969

PROJECT NO.:	CCDN00001042	SHEET NO.:	1 of 1
FILE NAME:	CCDN1042-SR-ROW-TCE-4A	DRAWN BY:	RDHE
DATE:	1/7/2025	CHECKED BY:	RLSA
SCALE:	1 INCH=30 FEET	PROJECT MANAGER:	DAJC

**TEMPORARY EASEMENT  
TCE-4A**

**ARAPAHOE COUNTY, CO**

**EXHIBIT 'A'**  
Legal Description

**Parcel: TCE-6**

A parcel of land, TCE-6, lying within property described and recorded at Reception Number 2137735 on January 12<sup>th</sup>, 1982, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S88°18'21"E, a distance of 987.46 feet, to a point at the intersection of the South Right of Way line of East Yale Avenue and the West line of the parcel described at said Reception Number 2137735, being the Point of Beginning;

1. Thence along said South line N89°57'12"E, a distance of 63.40 feet to the East line of said parcel described as Reception Number 2137735;
2. Thence along said East line S00°14'12"W, a distance of 4.80 feet;
3. Thence S89°57'12"W, a distance of 63.38 feet to the West line of said parcel;
4. Thence along said West line N00°02'48"W, a distance of 4.80 feet to a point on said South line and the Point of Beginning.

Containing an area of 304 square feet or approximately 0.007 acres, more or less.

**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

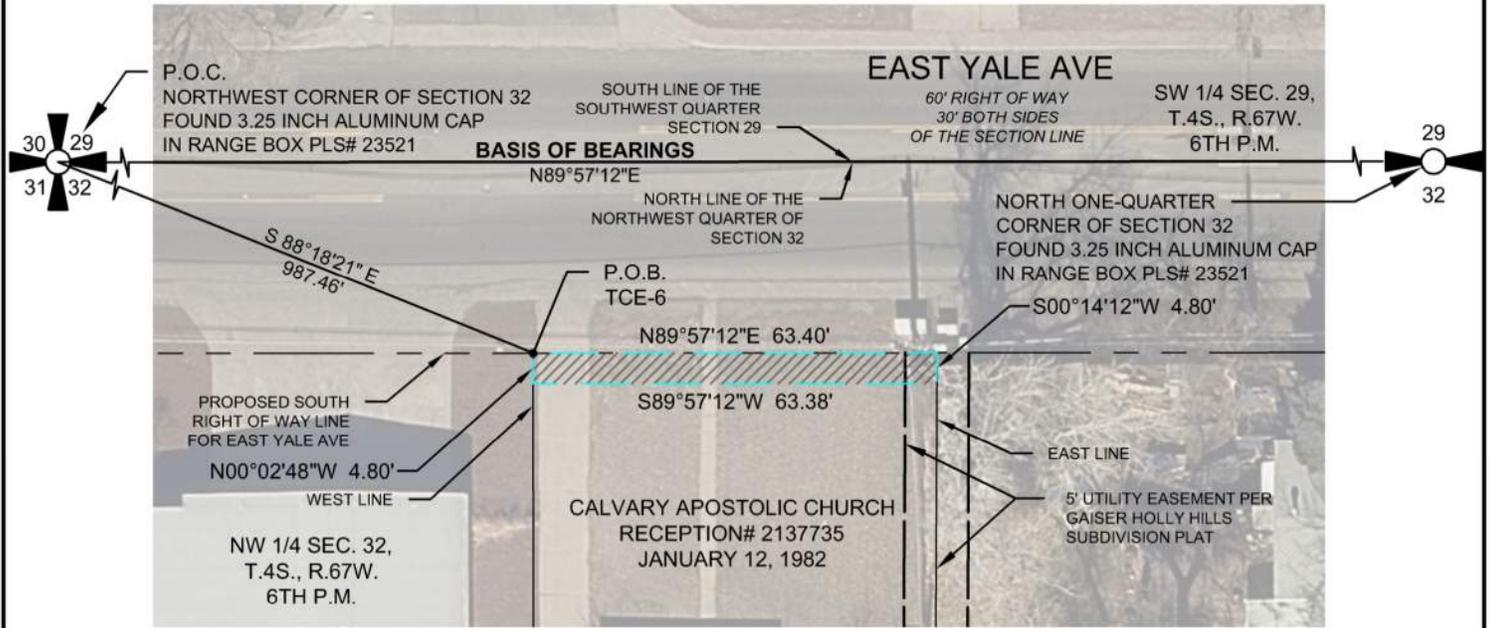
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Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202



# EXHIBIT "A"

## TEMPORARY EASEMENT



SCALE: 1" = 30'

### LEGEND

- EXISTING RIGHT OF WAY
- TCE-6 AREA 304 SQ. FT. (0.007 ACRES)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

#### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.

<p><b>DAVID EVANS AND ASSOCIATES INC.</b> 1600 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0969</p>	PROJECT NO.:	CCDN00001042	SHEET NO.:	1 of 1	<p><b>TEMPORARY EASEMENT TCE-6</b></p>
	FILE NAME:	CCDN1042-SR-ROW-TCE-6	DRAWN BY:	RDHE	
	DATE:	1/7/2025	CHECKED BY:	RLSA	
	SCALE:	1 INCH=30 FEET	PROJECT MANAGER:	DAJC	<p><b>ARAPAHOE COUNTY, CO</b></p>

**EXHIBIT 'A'**  
Legal Description

**Parcel: COM-1**

A parcel of land, COM-1, lying within property described and recorded at Reception Number 1288670 on May 9<sup>th</sup>, 1972, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S86°20'43"E 611.57 feet, to a point on the proposed South Right of Way line of East Yale Avenue, being the Point of Beginning;

1. Thence departing said proposed South Right of Way Line S00°04'11"E 10.00 feet;
2. Thence S89°55'49"W 10.00 feet;
3. Thence N00°04'11"W 9.97' feet to a point on said South Right of Way line;
4. Thence along said South Right of Way line being a non-tangent curve to the right with a radius of 114.00 feet, a delta angle of 1°23'02", an arc length of 2.75 feet and whose chord bears N89°14'18"E 2.75 feet;
5. Thence continuing along said proposed South Right of Way line N89°55'49"E 7.25 feet to the Point of Beginning;

Containing an area of 100 square feet or approximately 0.002 acres, more or less.

**Basis of Bearings:** Bearings herein are based on the section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6th P.M., having a grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a range box, PLS 23521) and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a range box, PLS 23521).

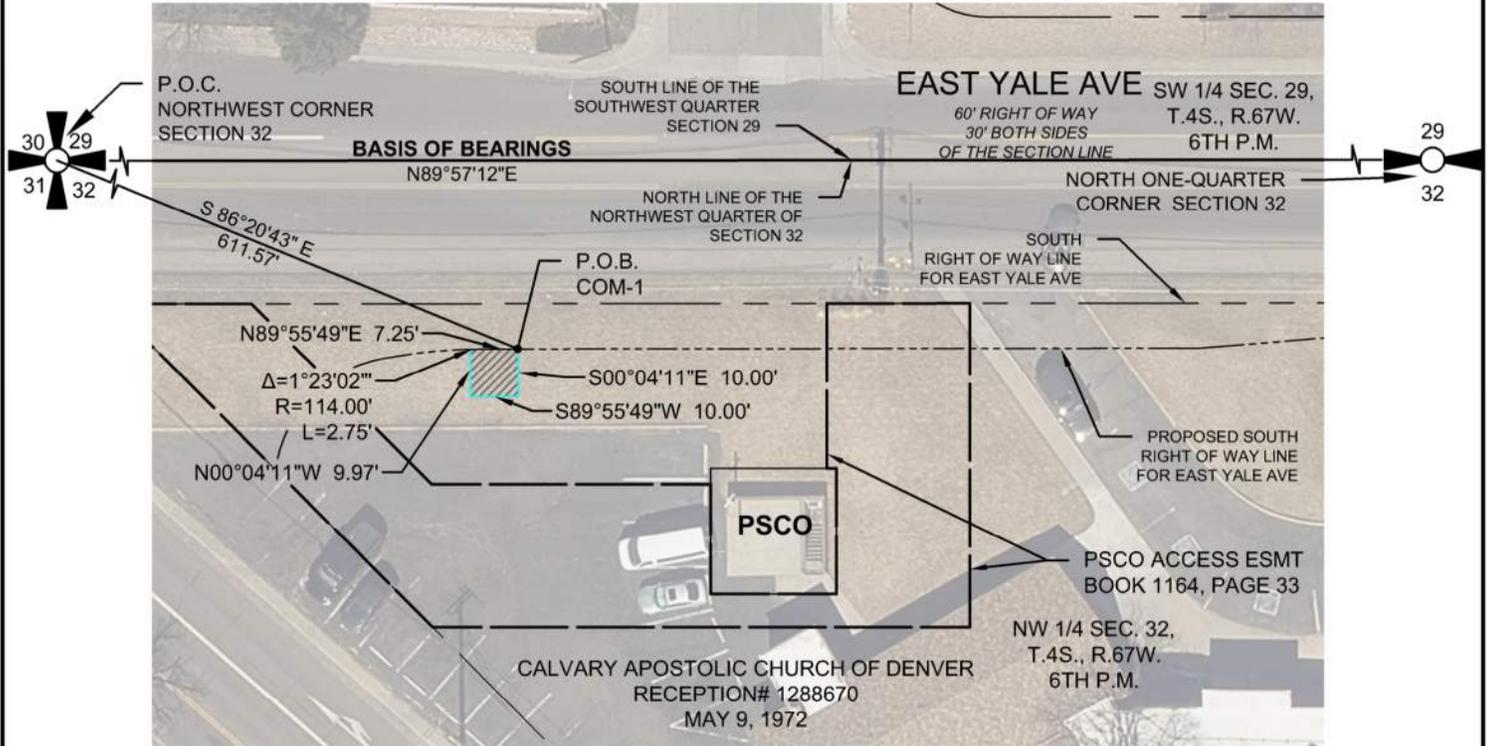
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Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202



# EXHIBIT "A"

## PERMANENT EASEMENT

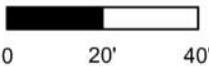


### LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PSCO ACCESS EASEMENT LINE
- COM-1 AREA 100 SQ. FT. (0.002 ACRES)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



SCALE: 1" = 40'



#### BASIS OF BEARINGS:

Bearings herein are based on the section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6th P.M., having a grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a range box, PLS 23521) and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a range box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.



PROJECT NO.: CCDN00001042	SHEET NO.: 2 of 2
FILE NAME: CCDN1042-SR-ROW-COM-1	DRAWN BY: KDHA
DATE: 1/16/2025	CHECKED BY: RLSA
SCALE: 1 INCH=40 FEET	PROJECT MANAGER: DAJC

**EASEMENT  
COM-1**

**ARAPAHOE COUNTY, CO**

**EXHIBIT 'A'**  
Legal Description

**Parcel: XCEL-1**

A parcel of land, XCEL-1, lying within property described and recorded at Reception Number 1288670 on May 9<sup>th</sup>, 1972, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S86°20'43"E 611.57 feet to a point on the proposed South Right of Way line of East Yale Avenue, being the Point of Beginning;

1. Thence N89°55'49"E 30.00 feet along said proposed South Right of Way line;
2. Thence departing said South Right of Way line S00°04'11"E 10.00 feet;
3. Thence S89°55'49"W 10.00 feet;
4. Thence S00°04'11"E 1.50 feet;
5. Thence S89°55'49"W 20.00 feet;
6. Thence N00°04'11"E 11.50 feet to a point on said proposed South Right of Way line and the Point of Beginning;

Containing an area of 330 square feet or approximately 0.008 acres, more or less.

**Basis of Bearings:** Bearings herein are based on the section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6th P.M., having a grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a range box, PLS 23521) and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a range box, PLS 23521).

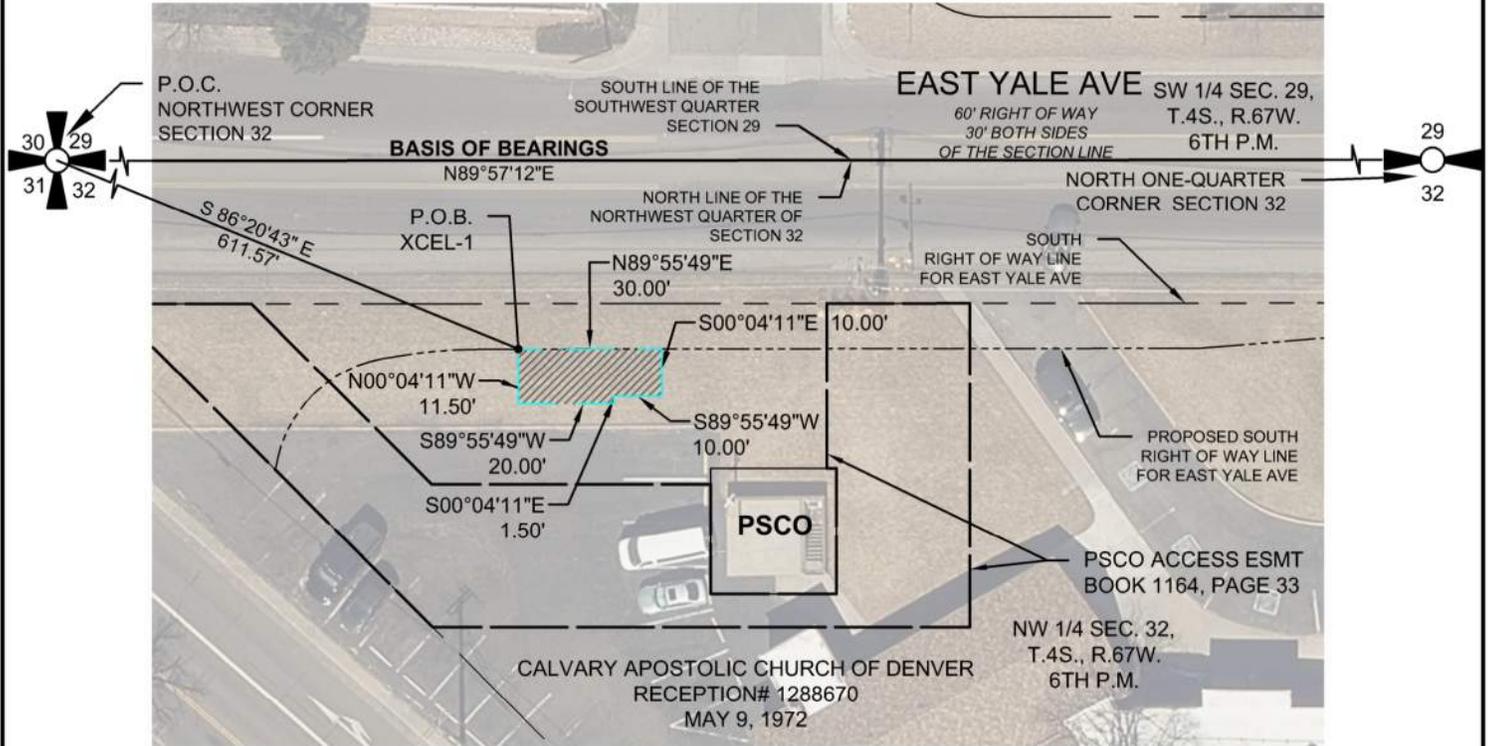
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Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202



# EXHIBIT "A"

## PERMANENT EASEMENT

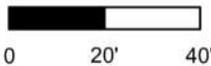


### LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PSCO ACCESS EASEMENT LINE
- XCEL-1 AREA 330 SQ. FT. (0.008 ACRES)
- P.O.B.** POINT OF BEGINNING
- P.O.C.** POINT OF COMMENCEMENT



SCALE: 1" = 40'



#### BASIS OF BEARINGS:

Bearings herein are based on the section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6th P.M., having a grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a range box, PLS 23521) and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a range box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

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PROJECT NO.: CCDN00001042	SHEET NO.: 2 of 2
FILE NAME: CCDN1042-SR-ROW-XCEL-1	DRAWN BY: KDHA
DATE: 1/16/2025	CHECKED BY: RLSA
SCALE: 1 INCH=40 FEET	PROJECT MANAGER: DAJC

**EASEMENT  
XCEL-1**

**ARAPAHOE COUNTY, CO**

**EXHIBIT 'A'**  
Legal Description

**Parcel: XCEL-2-REV**

A parcel of land, XCEL-2-REV, lying within property described and recorded at Reception Number E4026641 on May 2nd, 2024, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S88°11'49"E, a distance of 929.36 feet, to a point on the South Right of Way line for East Yale Ave, being the Point of Beginning;

1. Thence departing said South Right of Way line S00°00'00"E, a distance of 28.91 feet more or less to a point at the face of an existing brick building;
2. Thence N90°00'00"W, a distance of 10.00 feet, to a point four feet west of the northwest corner of said existing brick building;
3. Thence N00°00'00"E, a distance of 28.90 feet, to said South Right of Way line;
4. Thence along said South Right of Way line N89°57'12"E, a distance of 10.00 feet, to the Point of Beginning.

Containing an area of 289 square feet or approximately 0.007 acres, more or less.

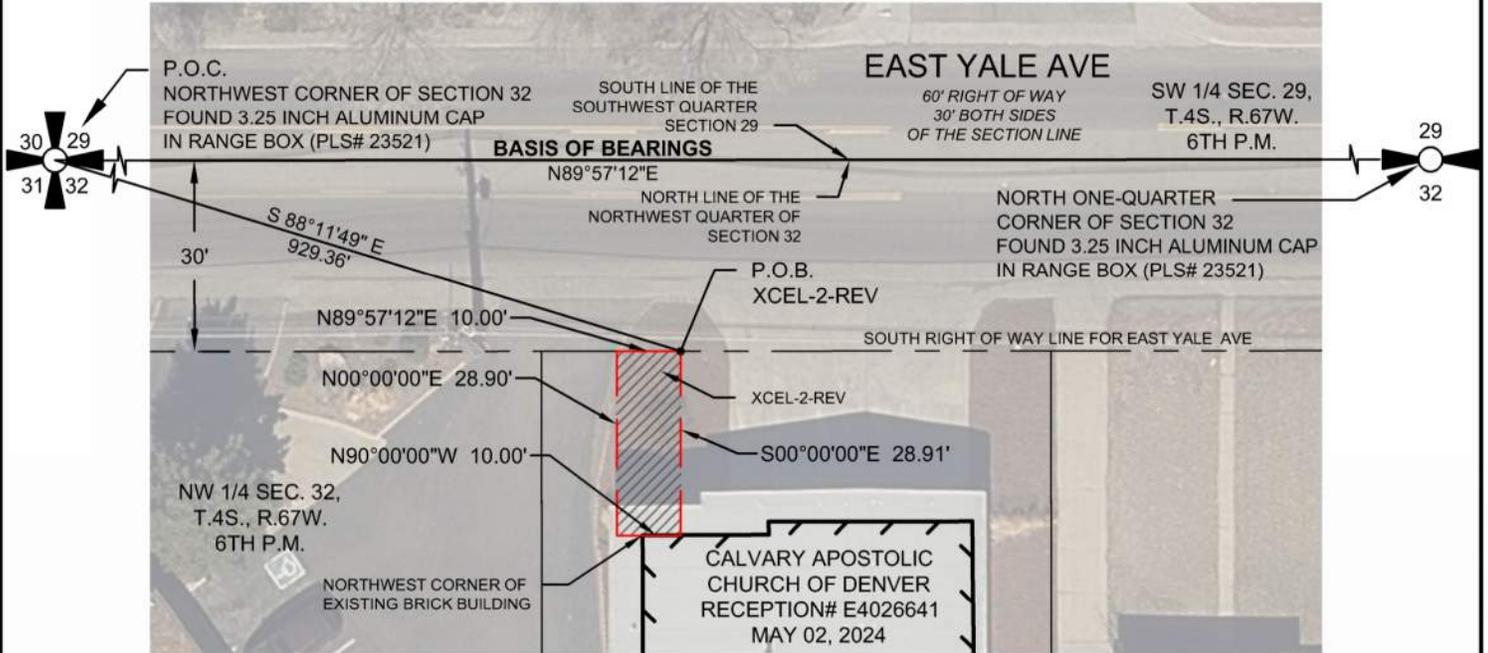
**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202



# EXHIBIT "A"

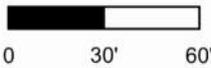
## PERMANENT EASEMENT



### LEGEND



SCALE: 1" = 30'



- EXISTING RIGHT OF WAY
- XCEL-2-REV AREA 289 SQ. FT. (0.007 ACRES)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



#### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.

<p><b>DAVID EVANS AND ASSOCIATES INC.</b> 1600 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0969</p>	PROJECT NO.: CCDN00001042	SHEET NO.: 1 of 1	<p><b>PERMANENT EASEMENT XCEL-2-REV</b></p>
	FILE NAME: CCDN1042-SR-ROW-XCEL-2-REV	DRAWN BY: RLSA	
	DATE: 11-06-2025	CHECKED BY: DAJC	
	SCALE: 1 INCH=30 FEET	PROJECT MANAGER: DAJC	<p><b>ARAPAHOE COUNTY, CO</b></p>

## EXHIBIT B



MISSION We serve our community with vital infrastructure and professional government services.

**SPECIAL WARRANTY DEED**

**THIS DEED** is made this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, between **CALVARY APOSTOLIC CHURCH OF DENVER**, a Colorado nonprofit corporation (“the Grantor”), whose street address is 5900 E. Yale Avenue, Denver, Colorado 80222, and **ARAPAHOE COUNTY, COLORADO**, a political subdivision of the State of Colorado (“Grantee”), whose street address is 5334 South Prince Street, Littleton, Colorado 80120.

**WITNESS**, that Grantor, for and in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm **in fee simple** unto Grantee, its heirs and assigns forever, all real property, and warrants title to the same, together with improvements, if any, situate, lying and being in the County of Arapahoe and the State of Colorado, described as:

[SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF]

However, and except to the extent necessary for subjacent and/or lateral support of roadways or other improvements made to the land, all oil and gas and other mineral rights associated with the property, are excepted from and not included in this conveyance.

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**The Grantor** shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every such person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor.

As used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

**GRANTOR:**

Calvary Apostolic Church of Denver, a Colorado nonprofit corporation

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

Name: Don Haymon II

Title: Senior Pastor

State of                    }  
                                  }ss  
County of                 }

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Don Haymon II, as Senior Pastor of the Calvary Apostolic Church of Denver, a Colorado nonprofit corporation.

Witness my hand and official seal.  
My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

(SEAL)

**EXHIBIT 'A'**  
Legal Description

**Parcel: ROW-3**

A parcel of land, ROW-3, lying within property described and recorded at Reception Number 1288670 on May 9<sup>th</sup>, 1972, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S86°46'30"E, a distance of 525.66 feet, to a point at the intersection of the Easterly Right of Way line of South Holly Place and the South Right of Way line of East Yale Avenue, being the Point of Beginning;

1. Thence along said South line N89°57'12"E, a distance of 345.07 feet;
2. Thence S85°21'17"W, a distance of 117.54 feet;
3. Thence S89°55'49"W, a distance of 149.66 feet;
4. Thence along a tangent curve to the left with a radius of 114.00 feet, a delta angle of 010°55'14", an arc length of 21.73 feet and whose long chord bears S84°28'13"W for 21.70 feet to a point of compound curvature;
5. Thence along a curve to the left with a radius of 27.50 feet, a delta angle of 071°09'00, an arc length of 34.15 feet and whose long chord bears S43°26'06"W for 32.00 feet to a point on said Easterly line;
6. Thence along said Easterly line N44°55'55"W, a distance of 49.08 feet to a point on said South line and the Point of Beginning;

Containing an area of 3,187 square feet or approximately 0.073 acres, more or less.

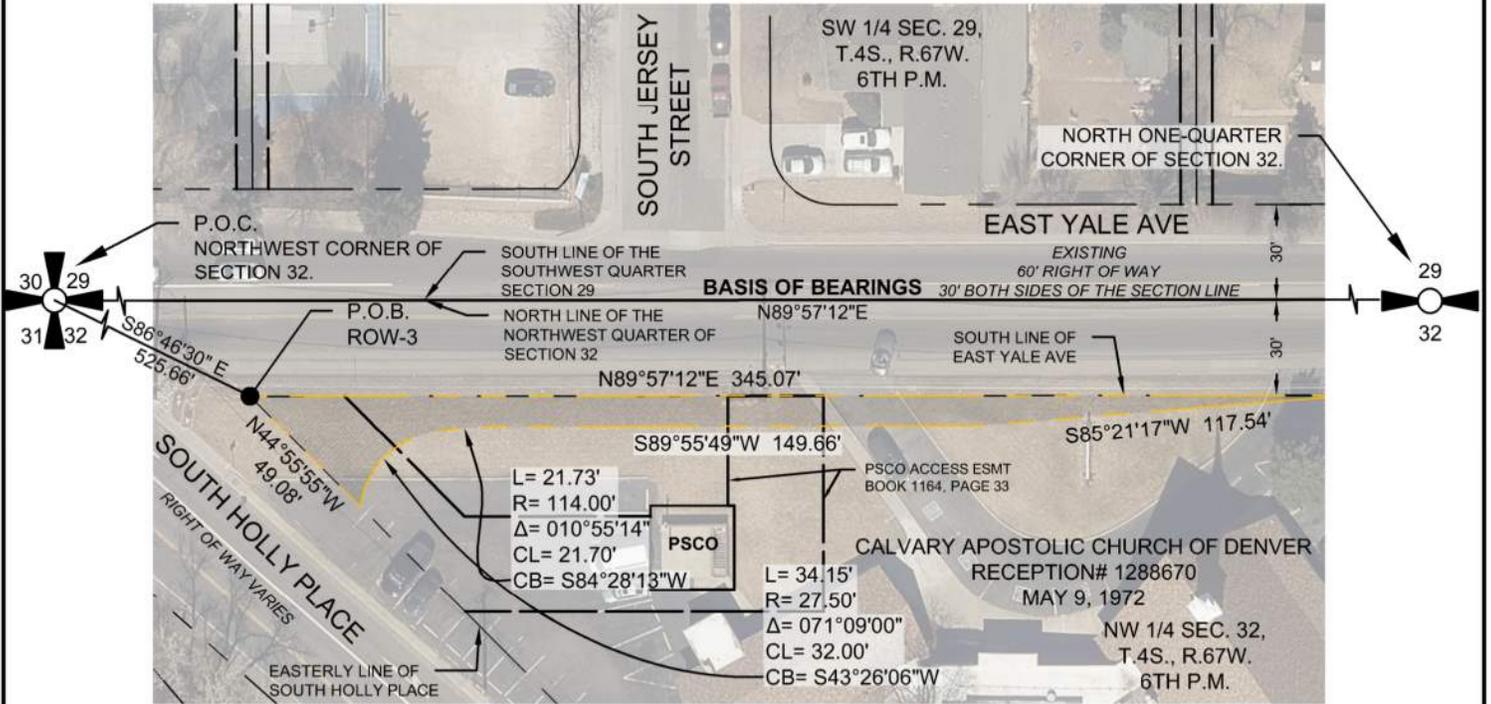
**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202

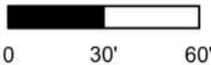


# EXHIBIT "A"

## RIGHT OF WAY ACQUISITION



SCALE: 1" = 60'



### LEGEND

- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- ROW-3 AREA 3187 SQ. FT. (0.073 ACRES)
- P.O.B. POINT OF BEGINNING
- ⊙ P.O.C. POINT OF COMMENCEMENT

### CURVE ABBREVIATIONS

- L=ARC LENGTH    CL=CHORD LENGTH    Δ=DELTA ANGLE
- R=RADIUS    CB=CHORD BEARING

### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the corner of Sections 29, 30, 31 and 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the Quarter Corner of said Section 29 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.

<p><b>DAVID EVANS AND ASSOCIATES INC.</b> 1600 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0969</p>	PROJECT NO.: CCDN00001042	SHEET NO.: 1 of 1	<p><b>RIGHT OF WAY ACQUISITION ROW-3</b></p> <p><b>ARAPAHOE COUNTY, CO</b></p>
	FILE NAME: CCDN1042-SR-ROW-ROW3	DRAWN BY: DWG MJWO	
	DATE: 5/2/2024	CHECKED BY: RLSA	
	SCALE: 1 INCH=60 FEET	PROJECT MANAGER: DAJC	

EXHIBIT C

## TEMPORARY CONSTRUCTION EASEMENT

This Temporary Construction Easement is granted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by **CALVARY APOSTOLIC CHURCH OF DENVER**, a Colorado non-profit corporation, whose legal address is 5900 E. Yale Avenue, Denver, CO 80222, the Grantor, to **ARAPAHOE COUNTY, COLORADO**, a political subdivision of the State of Colorado (“Grantee”) whose legal address is 5334 South Prince Street, Littleton, Colorado 80166.

WITNESS, that for and in consideration of the sum of Twelve Thousand Ninety Dollars and 00/100’s (\$12,090.00), in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Grantor does hereby grant unto the Grantee, its heirs, successors, contractors and assigns, a temporary construction easement (“Temporary Construction Easement”) over the following property, to wit:

Legal description as set forth in **Exhibit “A”** attached hereto and incorporated herein by this reference (“TCE Property”).

1. This Temporary Construction Easement is for the purpose of access, construction, grading and the removal of landscaping, asphalt, and concrete, and the construction of a new internal asphalt driveway connecting the existing half circle driveway within Grantor’s property to a new access to East Yale Avenue to be constructed as part of the project. Construction plans for such new internal driveway connection are set forth in **Exhibit “B”** attached hereto and incorporated herein by this reference.
2. Grantee agrees that all work performed by the Grantee, and its contractors, in connection with this Temporary Construction Easement shall be done with care. Grantee agrees to maintain an unobstructed path through the TCE Property , from the parking lot to the front entrance of the worship center for persons with a disability at all times.
3. Grantee shall not perform any work in the TCE Property on Sundays, to allow adequate access and a peaceful environment for religious services held Grantor’s property. Construction equipment may remain stored within the TCE Property on Sundays; however, any idle construction equipment must be stored safely so that Grantor’s visitors are not in harm’s way.
4. Following completion of the work performed, the surface of the property disturbed during construction shall be restored to its original condition, or as close thereto as possible. Such restoration shall include the reconnection or reinstallation of Grantor’s existing irrigation system, if it was impacted by the construction, or the installation of a new irrigation system, if it is impossible to reinstall or reconnect Grantor’s existing irrigation system. At the end of construction, Grantee, and Grantee’s contractor, shall demonstrate to the reasonable satisfaction of the Grantor that the restored irrigation system works properly to cover all intended landscaping. At which time the Grantor shall assume all responsibility for maintenance of landscaping and irrigation.
5. During the term of the Temporary Construction Easement, Grantee shall install a temporary irrigation system from April 1 through October 15 within the TCE Property and within those portions of the remainder of Grantor’s property where the existing irrigation system is inoperable, so that existing landscaping within the TCE Property and outside the TCE Property remains viable.
6. Following completion of the work performed, the surface of the property disturbed during construction shall be restored reasonably similar to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the project improvements being installed.

7. The Temporary Construction Easement shall commence fourteen (14) days after the Grantee, or its contractor, gives written notice to Grantor at the address set forth above, of Grantee's intent to commence construction ("Commencement Date") and shall continue for a term of nine (9) months from the Commencement Date ("Term"). In the event that the Grantee requires additional time to perform the work, Grantee shall have the option to extend the Term for up to twelve (12) months, or any lesser amount of time it elects, upon written notice to Grantor thirty (30) days before the expiration of the Term. If the Grantee elects such extension, it shall pay Grantor an additional **One Thousand Five Hundred Fifty-Eight and 27/100 Dollars (\$1,558.27)** per month for each additional month elected ("Monthly Rent"). At the end of the Term, as it may be extended, all rights granted under this Temporary Construction Easement are released and Grantor's property shall be considered free and clear of this Temporary Construction Easement. Grantee shall pay Grantor the Monthly Rent on the first day of each month it elects to extend the Temporary Construction Easement, or within two weeks of such election.

8. After the Commencement Date, construction activities may be intermittent. Accordingly, Grantee will promptly notify Grantor that Grantor may fully occupy and use the TCE Property after such notification. When Grantor is permitted to use the TCE Property under this provision, Grantee must remove any construction equipment and eliminate any hazardous conditions within the TCE Property. If such notice allowing Grantor's occupancy and use is provided, Grantee will provide Grantor two (2) days' notice of Grantee's intent to resume Grantee's full rights under this Temporary Construction Easement, and Grantee's full rights will then be restored at the end of such two (2) day notice period.

9. As consideration for Grantor allowing Grantee and its contractors to enter onto the TCE Property, the Grantee shall cause both the Grantee, and the Grantee's contractors and any subcontractors (each or collectively "Contractor" as the context may require), to obtain and maintain insurance coverage in such amounts as may be commercially reasonable, but in any event not less than one million dollars per occurrence, and one million dollars aggregate, which coverage shall remain in effect until completion of such Contractor's work in the TCE Property ("Insurance Coverage"). Entry onto the TCE Property by a Contractor shall be deemed such party's agreement to provide Insurance Coverage. Any contract between Grantee and a Contractor shall contain provisions requiring Insurance Coverage, and Grantor is a third-party beneficiary to any such contract with respect to Insurance Coverage. Such insurance shall name Grantor as an additional insured thereunder and require thirty (30) days' notice before cancellation or substantial amendment of said insurance. On or prior to the Commencement Date, Grantee and/or a Contractor shall provide Grantor with evidence of such insurance in the form of a certificate(s) of insurance and a copy of the additional insured endorsement. Notwithstanding the foregoing, or any other provisions contained in this Agreement to the contrary, Grantee neither waives nor intends to waive the limitations on liability that are provided to it under the Colorado Governmental Immunity Act, Section 24-10-101 et seq., C.R.S. or any other applicable law.

10. This Temporary Easement shall not be recorded in the Arapahoe County Clerk & Records Office.

11. Notices: Any notices required to be sent pursuant to this Temporary Easement shall be sent by registered mail to the address of the Grantor and Grantee and as set forth below:

Grantee: Arapahoe County  
Attn: John Wannigman  
6924 S. Lima St  
Centennial, CO 80112  
[jwannigman@arapahoegov.com](mailto:jwannigman@arapahoegov.com)

with a copy to: Arapahoe County  
Attn: County Attorney

5334 S. Prince St  
Littleton, CO 80120

Grantor:

**CALVARY APOSTOLIC CHURCH OF DENVER**  
Attn: Pastors Donald Haymon II and Donald Haymon III  
5900 East Yale Avenue  
Denver, CO 80222  
And

Carrie Bernstein (attorney for Landowner)  
Alderman Bernstein LLC  
101 University Blvd., Suite 350  
Denver, CO 80206

A copy of any Notices shall also be emailed to:  
[csb@ablawcolorado.com](mailto:csb@ablawcolorado.com) ;  
[cacpastor@gmail.com](mailto:cacpastor@gmail.com);  
[deh3@cacdenver.org](mailto:deh3@cacdenver.org).



**Exhibit "A"**  
**Legal Description**

**EXHIBIT 'A'**  
Legal Description

**Parcel: TCE-3A**

A parcel of land, TCE-3A, lying within property described and recorded at Reception Number 1288670 on May 9<sup>th</sup>, 1972, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S87°27'03"E, a distance of 839.57 feet, to a point on the South line of a proposed permanent easement, being the Point of Beginning;

1. Thence along said South line N85°21'23"E, a distance of 40.22 feet;
2. Thence along said South line N89°57'12"E, a distance of 28.20 feet to a point on the West line of that parcel described in Book 1176, Page 170 of the Official Records of Arapahoe County recorded February 16, 1960;
3. Thence departing said South line and along said West property line S00°02'48"E, a distance of 30.72 feet;
4. Thence departing said West property line N90°00'00"W, a distance of 58.56 feet;
5. Thence S54°26'29"W, a distance of 43.33 feet;
6. Thence N35°33'31"W, a distance of 28.00 feet;
7. Thence N54°26'29"E, a distance of 51.35 feet to a point on said South line and the Point of Beginning;

Containing an area of 3,224 square feet or approximately 0.074 acres, more or less.

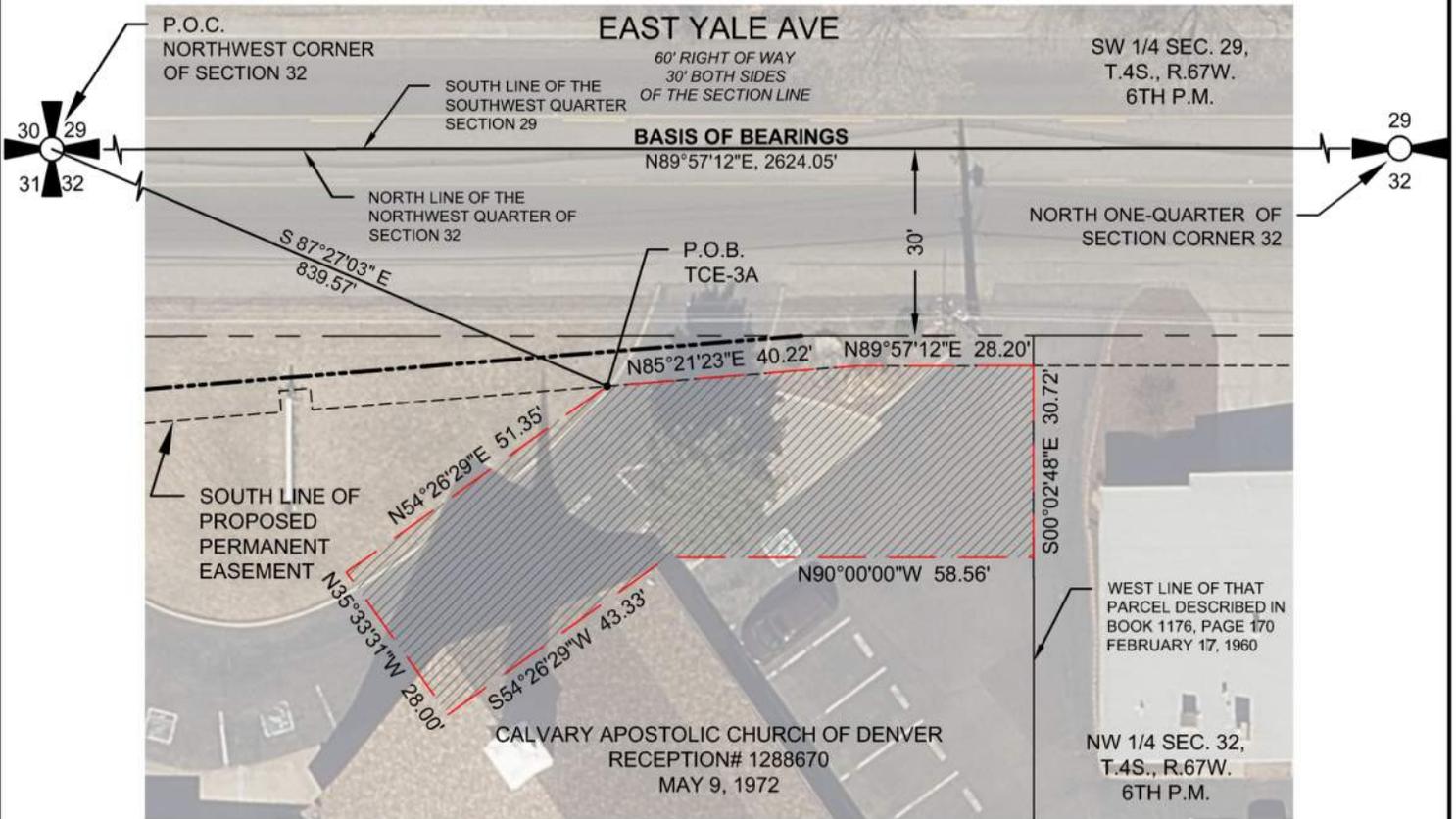
**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6<sup>TH</sup> P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202



# EXHIBIT "A"

## TEMPORARY CONSTRUCTION EASEMENT

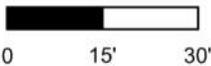


### LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- TCE-3A AREA 3,224 SQ. FT. (0.074 ACRES)
- P.O.B.
- P.O.C.



SCALE: 1" = 30'



#### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.



**DAVID EVANS  
AND ASSOCIATES INC.**

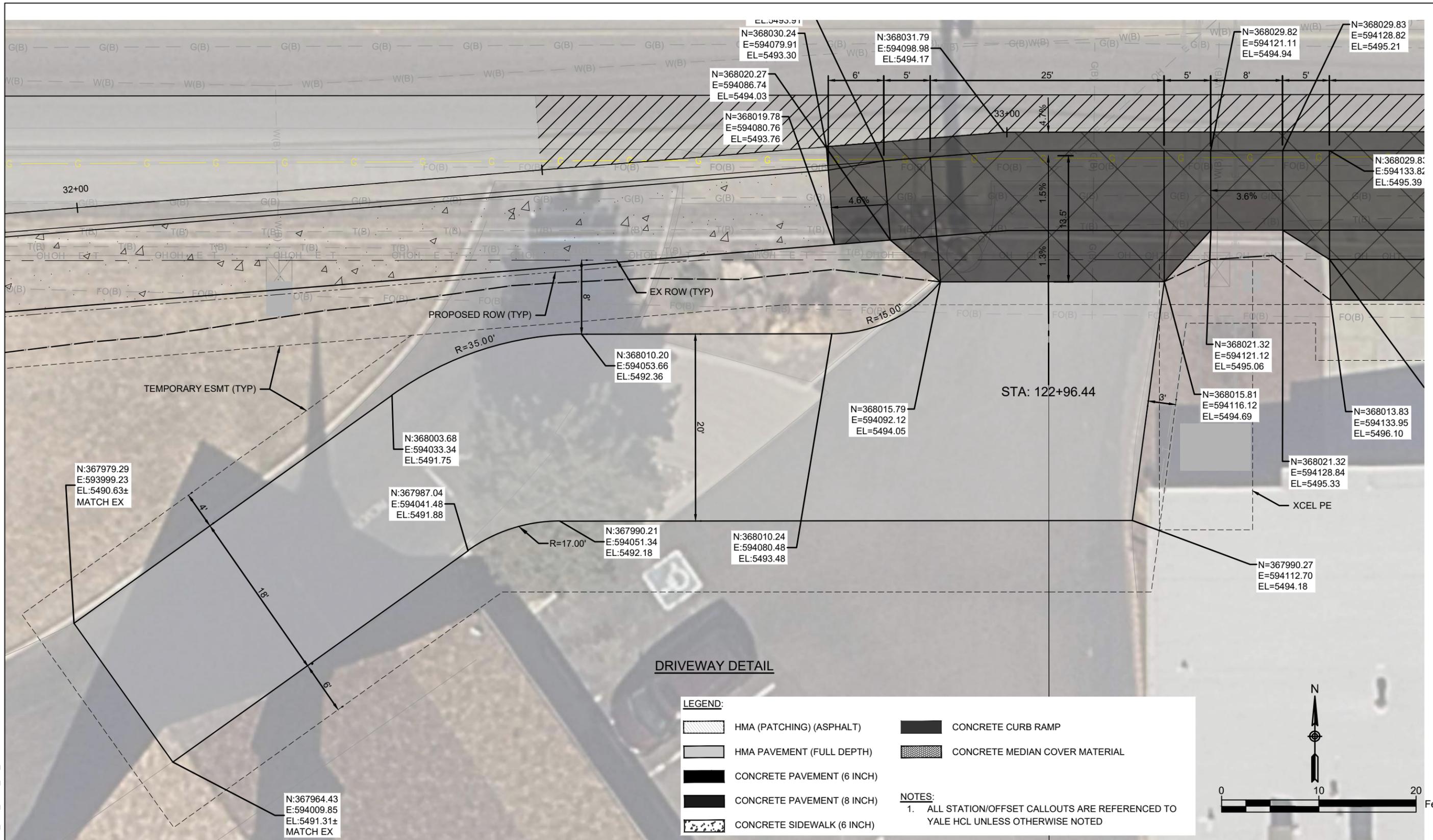
1600 Broadway, Suite 800  
Denver, CO 80202  
Phone: 720.946.0969

PROJECT NO.: CCDN00001042	SHEET NO.: 1 of 1
FILE NAME: CCDN1042-SR-ROW-TCE3A	DRAWN BY: MJWO
DATE: 5/2/2024	CHECKED BY: RLSA
SCALE: 1 INCH=30 FEET	PROJECT MANAGER: DAJC

**TEMPORARY CONSTRUCTION  
EASEMENT  
TCE-3A**

**ARAPAHOE COUNTY, CO**

**Exhibit "B"**  
**Construction Plans**



C:\PW\_WORK\DM\37710\RD\_HCL\_YALE\_RH\_DRIVEWAY\_DETAILS-CHURCH.DWG

Print Date: 12/19/2025 1:47 PM  
 File Name: RD\_HCL\_Yale\_RH\_Driveway Details-Church.dwg  
 Horiz. Scale: AS NOTED Vert. Scale: N/A

**DAVID EVANS AND ASSOCIATES INC.**  
 1600 Broadway, Suite 800  
 Denver Colorado 80202  
 Phone: 720.946.0969

Sheet Revisions			
Date:	Comments	Init.	

**Arapahoe County**  
 Colorado's First

DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT ENGINEERING DIVISION  
 6924 S. Lima St.  
 Centennial, CO 80112  
 720-874-6500

AS CONSTRUCTED	YALE - HOLLY MULTIMODAL IMPROVEMENTS				Project Number C14-027
	DRIVEWAY DETAIL				
	No Revisions:	Designer:	M. Esposito	Structure Numbers	Sheet Number
	Revised:	Detailer:	M. Esposito	Subset Sheet:	
Void:	Sheet Subset:	DET	2 of 7		

EXHIBIT D



MISSION We serve our community with vital infrastructure and professional government services.

## TEMPORARY CONSTRUCTION EASEMENT

This Temporary Construction Easement is granted this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by **CALVARY APOSTOLIC CHURCH OF DENVER**, a Colorado non-profit corporation, whose legal address is 5900 E. Yale Avenue, Denver, CO 80222, the Grantor, to **ARAPAHOE COUNTY, COLORADO**, a political subdivision of the State of Colorado (“Grantee”) whose legal address is 5334 South Prince Street, Littleton, Colorado 80166.

WITNESS, that for and in consideration of the sum of Sixteen Thousand One Hundred Sixty-Six Dollars and 25/100’s (\$16,166.25), in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Grantor does hereby grant unto the Grantee, its heirs, successors, contractors and assigns, a temporary construction easement (“Temporary Construction Easement”) over the following property, to wit:

Legal description(s) as set forth in **Exhibit “A”** attached hereto and incorporated herein by this reference (“TCE Property”).

1. This Temporary Construction Easement is for the purpose of access, construction, and grading within the TCE Property.
2. Grantee agrees that all work performed by the Grantee, and its contractors, in connection with this Temporary Construction Easement shall be done with care. Grantee agrees to maintain an unobstructed path through the TCE Property, from the parking lot to the front entrance of the worship center, for persons with a disability at all times.
3. Grantee shall not perform any work in the TCE Property on Sundays, to allow adequate access and a peaceful environment for religious services held on Grantor’s property. Construction equipment may remain stored within the TCE Property on Sundays; however, any idle construction equipment must be stored safely so that Grantor’s visitors are not in harm’s way.
4. Following completion of the work performed, the surface of the property disturbed during construction shall be restored to its original condition, or as close thereto as possible. Such restoration shall include the reconnection or reinstallation of Grantor’s existing irrigation system, if it was impacted by the construction, or the installation of a new irrigation system, if it is impossible to reinstall or reconnect Grantor’s existing irrigation system. At the end of construction, Grantee, and Grantee’s contractor, shall demonstrate to the reasonable satisfaction of the Grantor that the restored irrigation system works properly to cover all intended landscaping. At which time the Grantor shall assume all responsibility for maintenance of landscaping and irrigation.
5. During the term of the Temporary Construction Easement, Grantee shall install a temporary irrigation system from April 1 through October 15 within the TCE Property and within those portions of the remainder of Grantor’s property where the existing irrigation system is inoperable, so that existing landscaping within the TCE Property and outside the TCE Property remains viable.
6. Following completion of the work performed, the surface of the property disturbed during construction shall be restored reasonably similar to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the project improvements being installed.
7. The Temporary Construction Easement shall commence fourteen (14) days after the Grantee, or its contractor, gives written notice to Grantor at the address set forth above, of Grantee’s intent to commence

construction (“Commencement Date”) and shall continue for a term of nine (9) months from the Commencement Date (“Term”). In the event that the Grantee requires additional time to perform the work, Grantee shall have the option to extend the Term for up to twelve (12) months, or any lesser amount of time it elects, upon written notice to Grantor thirty (30) days before the expiration of the Term. If the Grantee elects such extension, it shall pay Grantor an additional **Two Thousand Eighty-Three and 65/100 Dollars (\$2,083.65)** per month for each additional month elected (“Monthly Rent”). At the end of the Term, as it may be extended, all rights granted under this Temporary Construction Easement are released and Grantor’s property shall be considered free and clear of this Temporary Construction Easement. Grantee shall pay Grantor the Monthly Rent on the first day of each month it elects to extend the Temporary Construction Easement, or within two weeks of such election.

8. After the Commencement Date, construction activities may be intermittent. Accordingly, Grantee will promptly notify Grantor that Grantor may fully occupy and use the TCE Property after such notification . When Grantor is permitted to use the TCE Property under this provision, Grantee must remove any construction equipment and eliminate any hazardous conditions within the TCE Property. If such notice allowing Grantor’s occupancy and use is provided, Grantee will provide Grantor two (2) days’ notice of Grantee’s intent to resume Grantee’s full rights under this Temporary Construction Easement, and Grantee’s full rights will then be restored at the end of such two (2) day notice period.

9. As consideration for Grantor allowing Grantee and its contractors to enter onto the TCE Property, the Grantee shall cause both the Grantee, and the Grantee’s contractors and any subcontractors (each or collectively “Contractor” as the context may require), to obtain and maintain insurance coverage in such amounts as may be commercially reasonable, but in any event not less than one million dollars per occurrence, and one million dollars aggregate, which coverage shall remain in effect until completion of such Contractor’s work in the TCE Property (“Insurance Coverage”). Entry onto the TCE Property by a Contractor shall be deemed such party’s agreement to provide Insurance Coverage. Any contract between Grantee and a Contractor shall contain provisions requiring Insurance Coverage, and Grantor is a third-party beneficiary to any such contract with respect to Insurance Coverage. Such insurance shall name Grantor as an additional insured thereunder and require thirty (30) days' notice before cancellation or substantial amendment of said insurance. On or prior to the Commencement Date, Grantee and/or a Contractor shall provide Grantor with evidence of such insurance in the form of a certificate(s) of insurance and a copy of the additional insured endorsement. Notwithstanding the foregoing, or any other provisions contained in this Agreement to the contrary, Grantee neither waives nor intends to waive the limitations on liability that are provided to it under the Colorado Governmental Immunity Act, Section 24-10-101 et seq., C.R.S. or any other applicable law.

10. This Temporary Easement shall not be recorded in the Arapahoe County Clerk & Records Office.

11. Notices: Any notices required to be sent pursuant to this Temporary Easement shall be sent by registered mail to the address of the Grantor and Grantee and as set forth below:

Grantee: Arapahoe County  
Attn: John Wannigman  
6924 S. Lima St  
Centennial, CO 80112  
[jwannigman@arapahoegov.com](mailto:jwannigman@arapahoegov.com)

with a copy to: Arapahoe County  
Attn: County Attorney  
5334 S. Prince St  
Littleton, CO 80120

Grantor:

**CALVARY APOSTOLIC CHURCH OF DENVER**  
Attn: Pastors Donald Haymon II and Donald Haymon III  
5900 East Yale Avenue  
Denver, CO 80222

And

Carrie Bernstein (attorney for Landowner)  
Alderman Bernstein LLC  
101 University Blvd., Suite 350  
Denver, CO 80206

A copy of any Notices shall also be emailed to:  
[csb@ablawcolorado.com](mailto:csb@ablawcolorado.com) ;  
[cacpastor@gmail.com](mailto:cacpastor@gmail.com);  
[deh3@cacdenver.org](mailto:deh3@cacdenver.org).



**Exhibit "A"**  
**Legal Descriptions**

**EXHIBIT 'A'**  
Legal Description

**Parcel: TCE-3B**

A parcel of land, TCE-3B, lying within property described and recorded at Reception Number 1288670 on May 9<sup>th</sup>, 1972, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, said parcel of land being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S86°26'08"E, a distance of 713.52 feet, to a point on the South line of a proposed permanent easement, being the Point of Beginning;

1. Thence along said South line N89°55'49"E, a distance of 33.00 feet;
2. Thence departing said South line S00°04'11"E, a distance of 5.00 feet;
3. Thence S89°55'49"W, a distance of 33.00 feet;
4. Thence N00°04'11"W, a distance of 5.00 feet to a point on said South line and the Point of Beginning;

Containing an area of 165 square feet or approximately 0.004 acres, more or less.

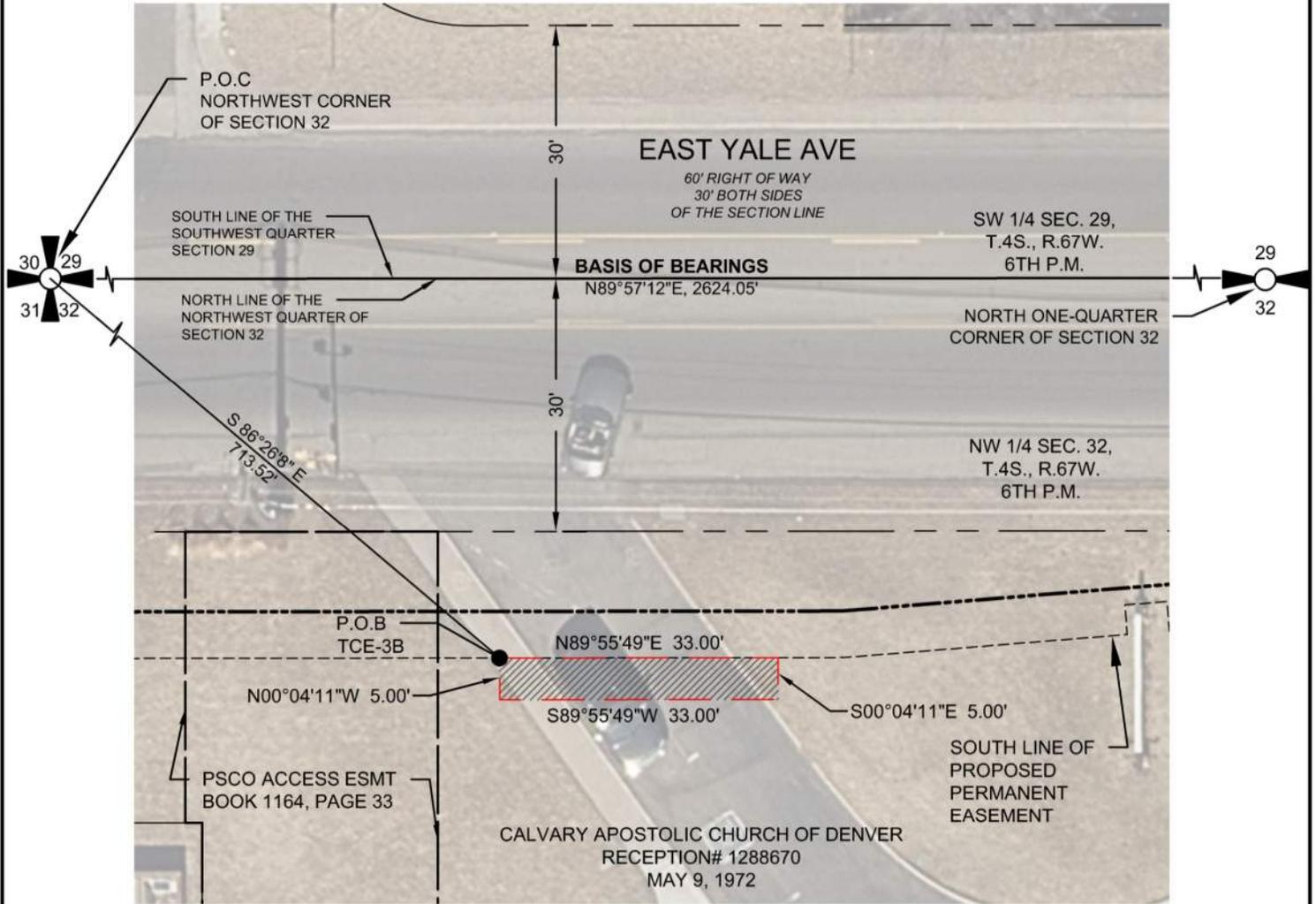
**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).



Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202

# EXHIBIT "A"

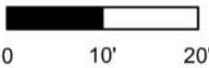
## TEMPORARY CONSTRUCTION EASEMENT



### LEGEND



SCALE: 1" = 20'



- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- TCE-3B AREA 165 SQ. FT. (0.004 ACRES)
- P.O.B.  
POINT OF BEGINNING
- P.O.C.  
POINT OF COMMENCEMENT

### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.



**DAVID EVANS  
AND ASSOCIATES INC.**

1600 Broadway, Suite 800  
Denver, CO 80202  
Phone: 720.946.0969

PROJECT NO.: CCDN00001042	SHEET NO.: 1 of 1
FILE NAME: CCDN1042-SR-ROW-TCE3B.DWG	DRAWN BY: MJWO
DATE: 5/2/2024	CHECKED BY: RLSA
SCALE: 1 INCH=20 FEET	PROJECT MANAGER: DAJC

TEMPORARY CONSTRUCTION  
EASEMENT  
TCE-3B

ARAPAHOE COUNTY, CO

**EXHIBIT 'A'**  
Legal Description

**Parcel: TCE-3C**

A parcel of land, TCE-3C, lying within property described and recorded at Reception Number 1288670 on May 9<sup>th</sup>, 1972, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S83°26'32"E, a distance of 563.17 feet, to a point at the intersection of the proposed South Right of Way line of East Yale Avenue and the Easterly Right of Way line of South Holly Place, being the Point of Beginning;

1. Thence following said South line along a curve to the right with a radius of 27.50 feet, a delta angle of 024°03'17", an arc length of 11.55 feet and whose long chord bears N19°53'14"E for 11.46 feet to a point on the South line of a proposed permanent easement;
2. Thence departing said South Right of Way line and along the South line of said proposed permanent easement N89°55'49"E, a distance of 15.11 feet;
3. Thence departing said South line S00°04'11"E, a distance of 29.88 feet to a point on said Easterly Right of Way line;
4. Thence along said Easterly Right of Way line N44°55'55"W, a distance of 26.96 feet to the Point of Beginning;

Containing an area of 370 square feet or approximately 0.008 acres, more or less.

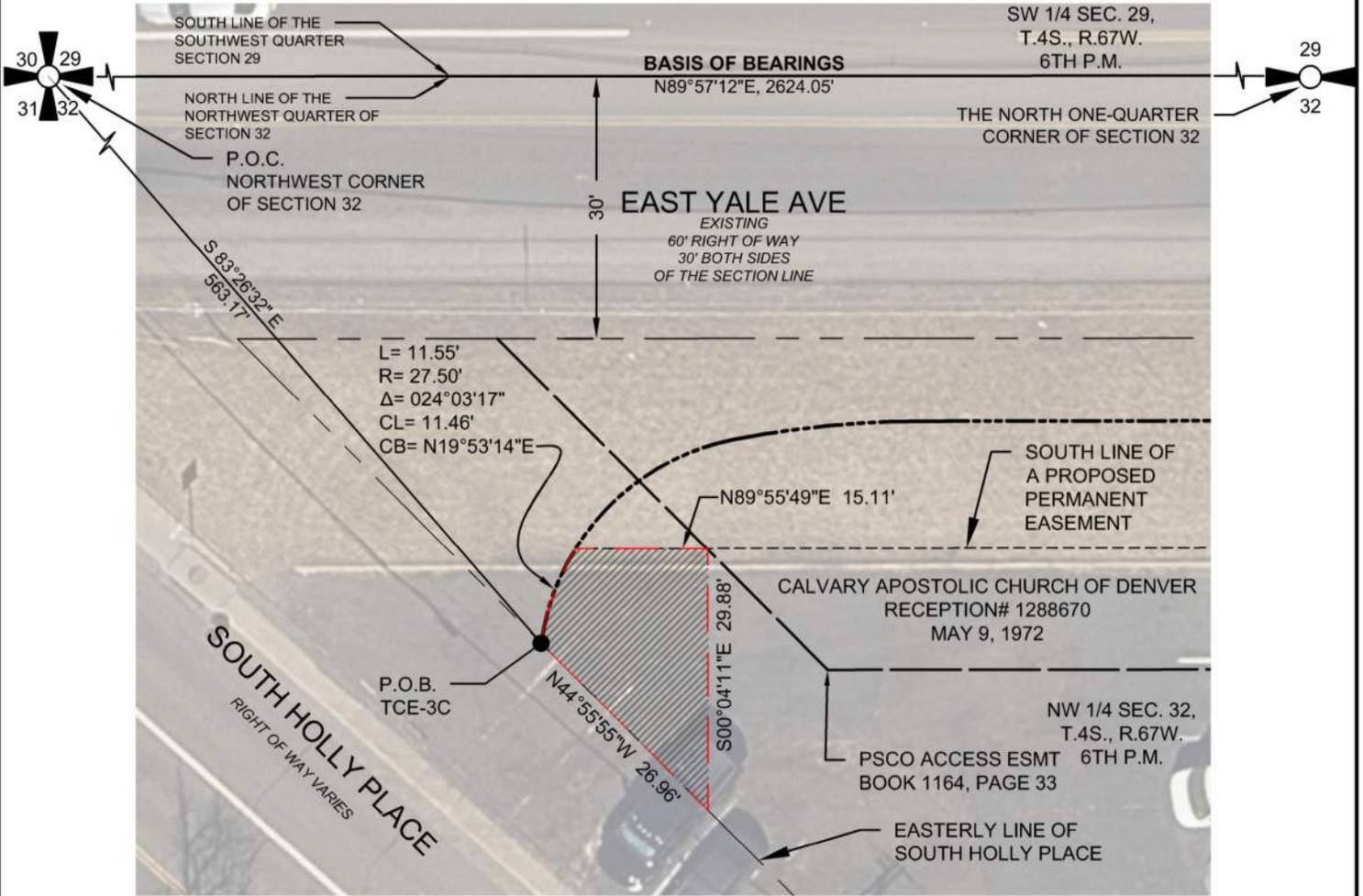
**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).



Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202

# EXHIBIT "A"

## TEMPORARY CONSTRUCTION EASEMENT



### LEGEND



- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- TCE-3C AREA 370 SQ. FT. (0.009 ACRES)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

#### CURVE ABBREVIATIONS

SCALE: 1" = 20' L=ARC LENGTH CL=CHORD LENGTH Δ=DELTA ANGLE  
 R=RADIUS CB=CHORD BEARING

0 10' 20'

#### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.



**DAVID EVANS  
AND ASSOCIATES INC.**

1600 Broadway, Suite 800  
Denver, CO 80202  
Phone: 720.946.0969

PROJECT NO.: CCDN00001042	SHEET NO.: 1 of 1
FILE NAME: CCDN1042-SR-ROW-TCE3C.DWG	DRAWN BY: MJWO
DATE: 5/2/2024	CHECKED BY: RLSA
SCALE: 1 INCH=20 FEET	PROJECT MANAGER: DAJC

**TEMPORARY CONSTRUCTION  
EASEMENT  
TCE-3C**

**ARAPAHOE COUNTY, CO**

**EXHIBIT 'A'**  
Legal Description

**Parcel: TCE-3D**

A parcel of land, TCE-3D, lying within property described and recorded at Reception Number 1288670 on May 9<sup>th</sup>, 1972, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S84°34'17"E, a distance of 565.93 feet, to a point on the proposed South Right of Way line of East Yale Avenue, being the Point of Beginning;

1. Thence along a curve to the right with a radius of 27.50 feet, a delta angle of 047°05'43", an arc length of 22.60 feet and whose long chord bears N55°27'45"E for 21.97 feet to a point of compound curvature;
2. Thence along a curve to the right with a radius of 114.00 feet, a delta angle of 010°55'14", an arc length of 21.73 feet and whose long chord bears N84°28'13"E for 21.70 feet;
3. Thence N89°55'49"E, a distance of 149.66 feet;
4. Thence N85°21'17"E, a distance of 117.54 feet;
5. Thence N89°57'12"E, a distance of 37.13 feet to a point on the West line of that parcel described in Book 1176, Page 170 of the Official Records of Arapahoe County recorded February 16, 1960;
6. Thence along said West line S00°02'48"E, a distance of 4.80 feet;
7. Thence departing said West line S89°57'12"W, a distance of 28.20 feet;
8. Thence S85°21'17"W, a distance of 87.62 feet;
9. Thence N04°38'43"W, a distance of 3.50 feet;
10. Thence S85°21'17"W, a distance of 5.00 feet;
11. Thence S04°38'38"E, a distance of 3.50 feet;
12. Thence S85°21'17"W, a distance of 33.65 feet;
13. Thence S89°55'49"W, a distance of 111.86 feet;
14. Thence S00°00'00"E, a distance of 9.00 feet;
15. Thence S89°55'49"W, a distance of 77.73 feet to a point on said South line and the Point of Beginning;

Containing an area of 2,421 square feet or approximately 0.06 acres, more or less.

**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

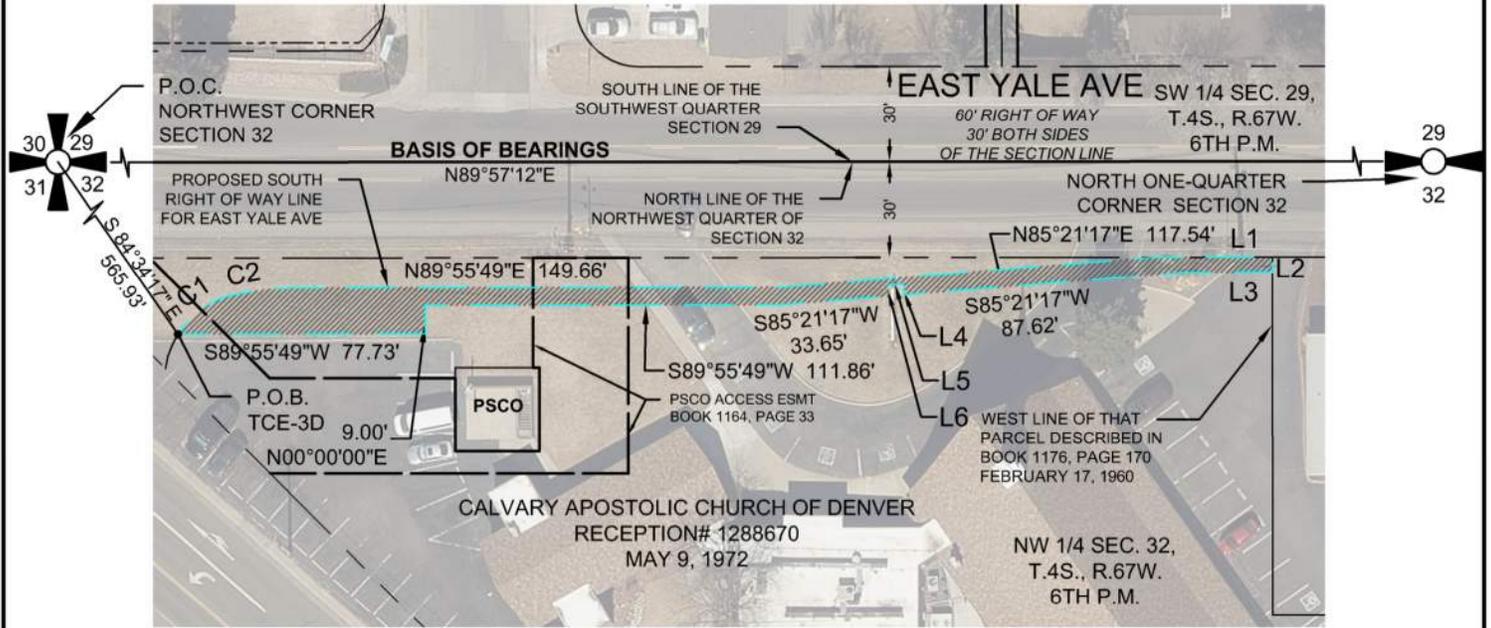
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Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202



# EXHIBIT "A"

## TEMPORARY EASEMENT



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°57'12"E	37.13'
L2	S0°02'48"E	4.80'
L3	S89°57'12"W	28.20'
L4	N4°38'43"W	3.50'
L5	S85°21'17"W	5.00'
L6	S4°38'38"E	3.50'

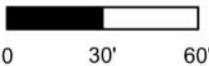
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.60'	27.50'	047°05'43"	N 55° 27' 45" E'	21.97'
C2	21.73'	114.00'	010°55'14"	N 84° 28' 13" E'	21.70'

### LEGEND



- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- TCE-3D AREA 2,421 SQ. FT. (0.06 ACRES)
- P.O.B.
- P.O.C.
- POINT OF COMMENCEMENT

SCALE: 1" = 60'



### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.



**DAVID EVANS AND ASSOCIATES INC.**  
 1600 Broadway, Suite 800  
 Denver, CO 80202  
 Phone: 720.946.0969

PROJECT NO.: CCDN00001042	SHEET NO.: 1 of 1
FILE NAME: CCDN1042-SR-ROW-TCE-3D	DRAWN BY: MJWO
DATE: 1/7/2025	CHECKED BY: RLSA
SCALE: 1 INCH=60 FEET	PROJECT MANAGER: DAJC

**TEMPORARY EASEMENT  
TCE-3D**

**ARAPAHOE COUNTY, CO**

**EXHIBIT 'A'**  
Legal Description

**Parcel: TCE-4**

A parcel of land, TCE-4, lying within property described and recorded at Reception Number E4026641 on May 2nd, 2024, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S87°50'58"E, a distance of 907.67 feet, to a point on the South line of a permanent easement and the West line of the parcel described at said Reception Number E4026641, being the Point of Beginning;

1. Thence along said South line N89°57'12"E, a distance of 68.63 feet;
2. Thence departing said South line S00°02'48"E, a distance of 6.00 feet;
3. Thence S89°57'12"W, a distance of 40.00 feet;
4. Thence N00°02'48"W, a distance of 4.00 feet;
5. Thence S89°57'12"W, a distance of 13.89 feet;
6. Thence S07°24'15"W, a distance of 28.97 feet;
7. Thence N90°00'00"W, a distance of 10.99 feet to the West line of said parcel described as Reception Number E4026641;
8. Thence along said West line N00°02'48"W, a distance of 30.72 feet to a point on said South line and the Point of Beginning.

Containing an area of 667 square feet or approximately 0.02 acres, more or less.

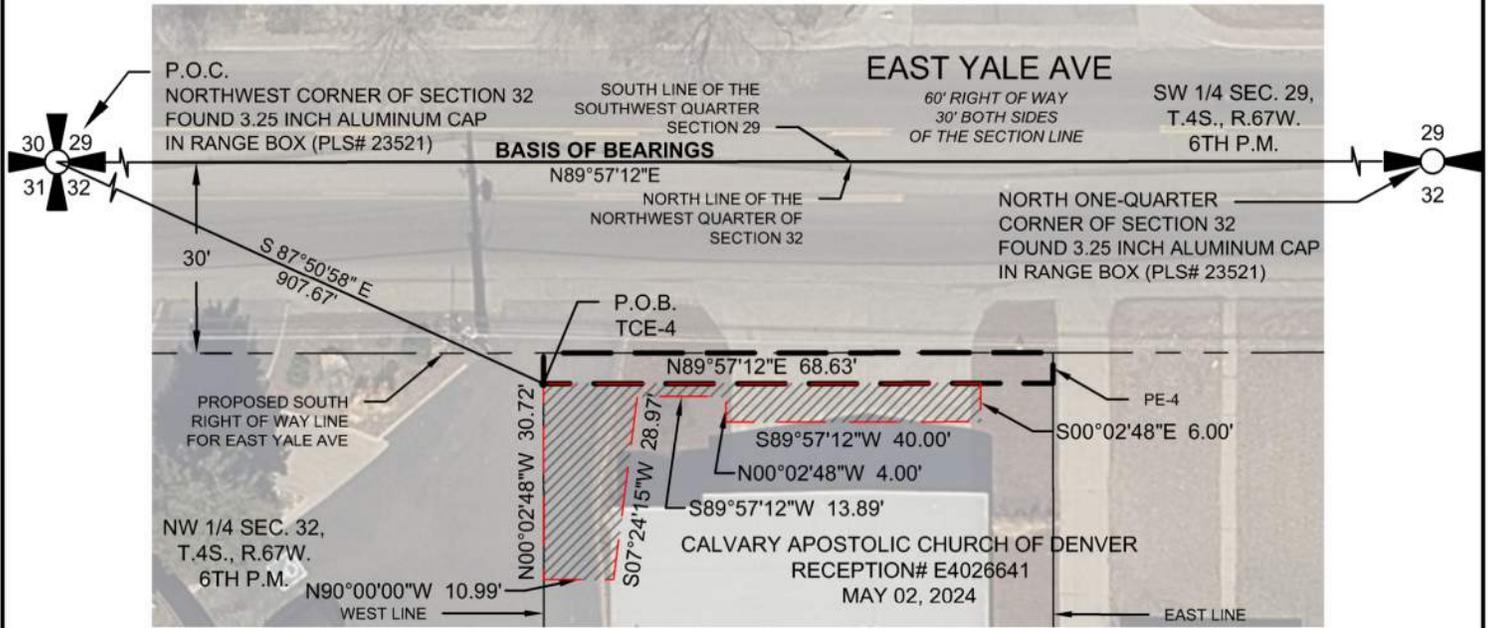
**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202



# EXHIBIT "A"

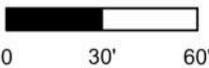
## TEMPORARY CONSTRUCTION EASEMENT



### LEGEND



SCALE: 1" = 30'



- EXISTING RIGHT OF WAY
- TCE-4 AREA 667 SQ. FT. (0.02 ACRES)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.

 <p><b>DAVID EVANS AND ASSOCIATES INC.</b> 1600 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0969</p>	PROJECT NO.: CCDN00001042	SHEET NO.: 1 of 1	<b>TEMPORARY CONSTRUCTION EASEMENT TCE-4</b>
	FILE NAME: CCDN1042-SR-ROW-TCE-4	DRAWN BY: RDHE	
	DATE: 5/21/2024	CHECKED BY: RLSA	
	SCALE: 1 INCH=30 FEET	PROJECT MANAGER: DAJC	<b>ARAPAHOE COUNTY, CO</b>

**EXHIBIT 'A'**  
Legal Description

**Parcel: TCE-4A**

A parcel of land, TCE-4A, lying within property described and recorded at Reception Number E4026641 on May 2<sup>nd</sup>, 2024, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S88°09'08"E, a distance of 907.50 feet, to a point at the intersection of the South Right of Way line of East Yale Avenue and the West line of the parcel described at said Reception Number E4026641, being the Point of Beginning;

1. Thence along said South line N89°57'12"E, a distance of 80.00 feet to the East line of said parcel described as Reception Number E4026641;
2. Thence along said East line S00°02'48"E, a distance of 4.80 feet;
3. Thence S89°57'12"W, a distance of 80.00 feet to the West line of said parcel;
4. Thence along said West line N00°02'48"W, a distance of 4.80 feet to a point on said South line and the Point of Beginning.

Containing an area of 384 square feet or approximately 0.009 acres, more or less.

**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6th P.M., having a grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

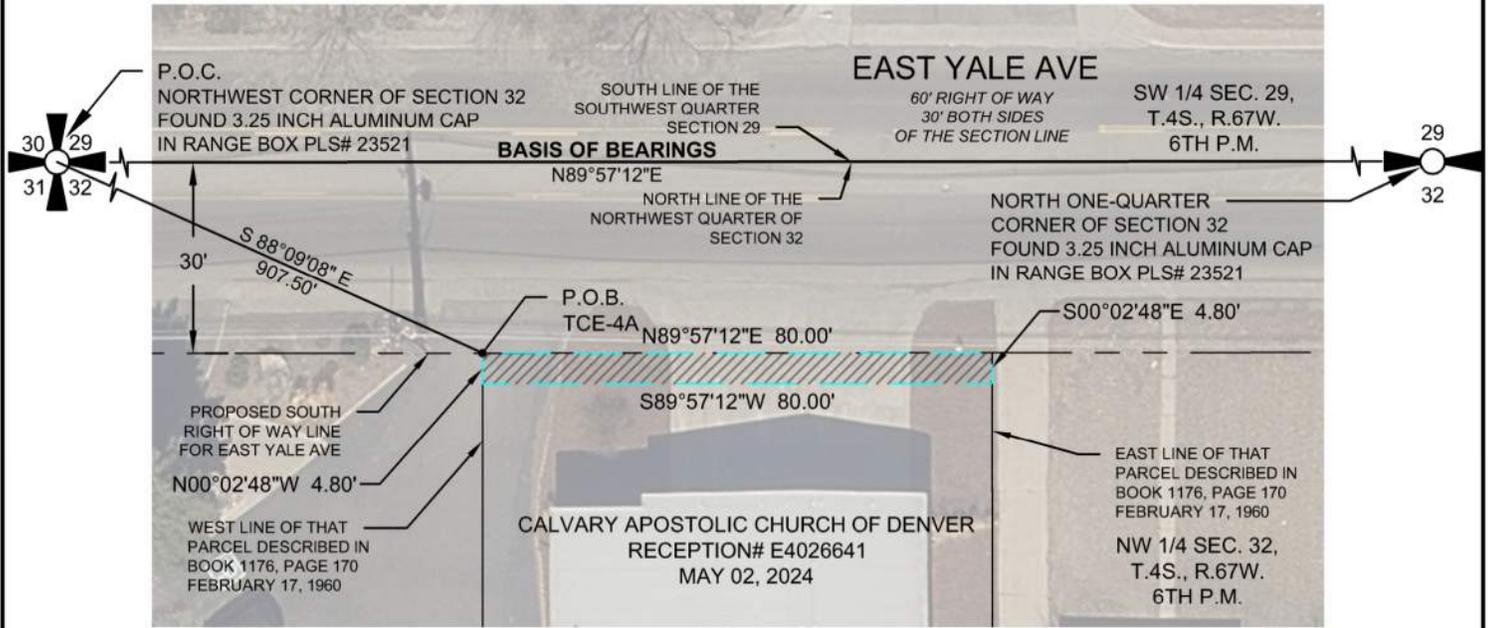
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Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202

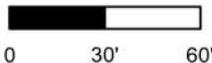


# EXHIBIT "A"

## TEMPORARY EASEMENT



SCALE: 1" = 30'



### LEGEND

- EXISTING RIGHT OF WAY
- TCE-4A AREA 384 SQ. FT. (0.009 ACRES)
- P.O.B.
- P.O.C.
- POINT OF BEGINNING
- POINT OF COMMENCEMENT

#### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.

<p><b>DAVID EVANS AND ASSOCIATES INC.</b> 1600 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0969</p>	PROJECT NO.: CCDN00001042	SHEET NO.: 1 of 1	<p><b>TEMPORARY EASEMENT TCE-4A</b></p>
	FILE NAME: CCDN1042-SR-ROW-TCE-4A	DRAWN BY: RDHE	
	DATE: 1/7/2025	CHECKED BY: RLSA	
	SCALE: 1 INCH=30 FEET	PROJECT MANAGER: DAJC	<p><b>ARAPAHOE COUNTY, CO</b></p>

**EXHIBIT 'A'**  
Legal Description

**Parcel: TCE-6**

A parcel of land, TCE-6, lying within property described and recorded at Reception Number 2137735 on January 12<sup>th</sup>, 1982, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S88°18'21"E, a distance of 987.46 feet, to a point at the intersection of the South Right of Way line of East Yale Avenue and the West line of the parcel described at said Reception Number 2137735, being the Point of Beginning;

1. Thence along said South line N89°57'12"E, a distance of 63.40 feet to the East line of said parcel described as Reception Number 2137735;
2. Thence along said East line S00°14'12"W, a distance of 4.80 feet;
3. Thence S89°57'12"W, a distance of 63.38 feet to the West line of said parcel;
4. Thence along said West line N00°02'48"W, a distance of 4.80 feet to a point on said South line and the Point of Beginning.

Containing an area of 304 square feet or approximately 0.007 acres, more or less.

**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

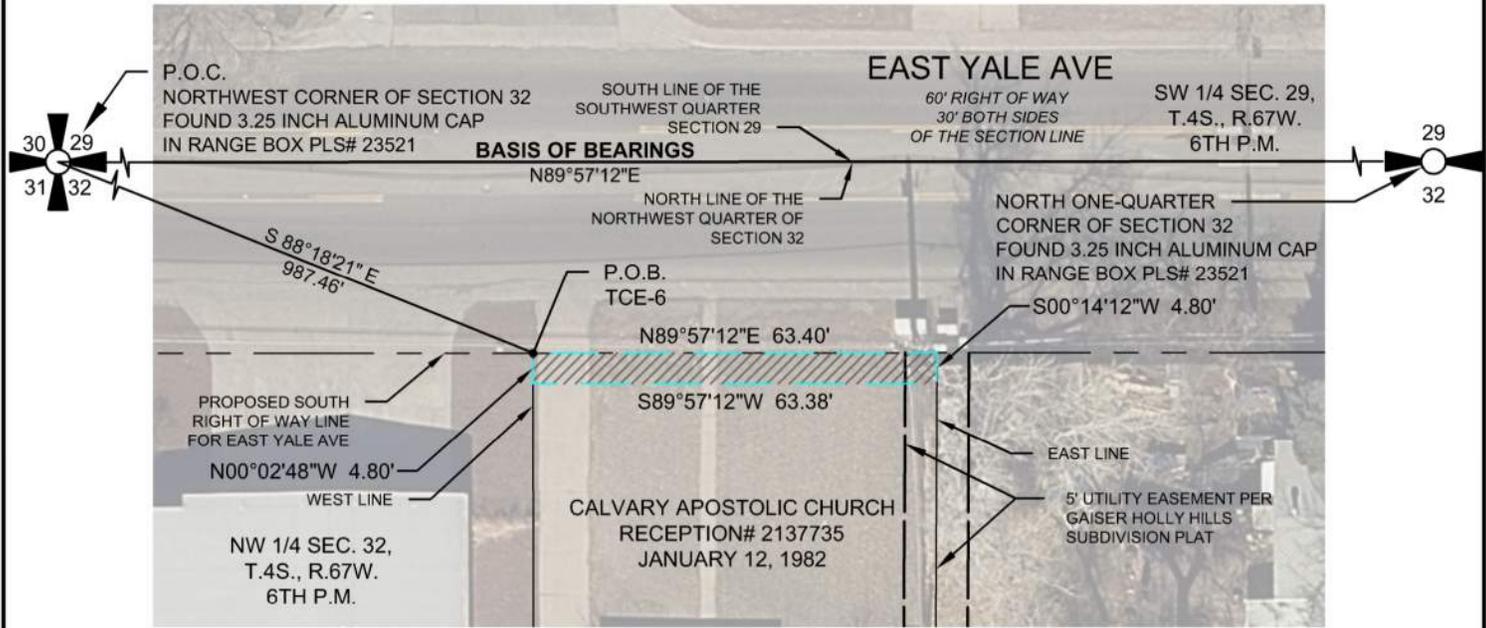
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Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202



# EXHIBIT "A"

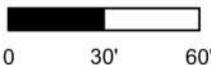
## TEMPORARY EASEMENT



### LEGEND



SCALE: 1" = 30'



- — — — — EXISTING RIGHT OF WAY
- TCE-6 AREA 304 SQ. FT. (0.007 ACRES)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

#### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.

 <p><b>DAVID EVANS AND ASSOCIATES INC.</b> 1600 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0969</p>	PROJECT NO.:	CCDN00001042	SHEET NO.:	1 of 1	<p>TEMPORARY EASEMENT TCE-6</p>
	FILE NAME:	CCDN1042-SR-ROW-TCE-6	DRAWN BY:	RDHE	
	DATE:	1/7/2025	CHECKED BY:	RLSA	
	SCALE:	1 INCH=30 FEET	PROJECT MANAGER:	DAJC	<p>ARAPAHOE COUNTY, CO</p>

EXHIBIT E



GRANTEE

COMCAST OF COLORADO IX, LLC,  
A Colorado Limited Liability Company

By: Travis E. Thetford

Travis Thetford  
Vice President, Engineering, MWR

STATE OF COLORADO            )  
  ): ss  
COUNTY OF Denver        )

The foregoing instrument was acknowledged before me this 14th day of August, 2025 by Travis Thetford, as Vice President of Engineering, MWR, for Comcast of Colorado IX, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.  
My commission Expire: May 3, 2029



Diane L. Stewart  
NOTARY

**EXHIBIT 'A'**  
Legal Description

**Parcel: COM-1**

A parcel of land, COM-1, lying within property described and recorded at Reception Number 1288670 on May 9<sup>th</sup>, 1972, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S86°20'43"E 611.57 feet, to a point on the proposed South Right of Way line of East Yale Avenue, being the Point of Beginning;

1. Thence departing said proposed South Right of Way Line S00°04'11"E 10.00 feet;
2. Thence S89°55'49"W 10.00 feet;
3. Thence N00°04'11"W 9.97' feet to a point on said South Right of Way line;
4. Thence along said South Right of Way line being a non-tangent curve to the right with a radius of 114.00 feet, a delta angle of 1°23'02", an arc length of 2.75 feet and whose chord bears N89°14'18"E 2.75 feet;
5. Thence continuing along said proposed South Right of Way line N89°55'49"E 7.25 feet to the Point of Beginning;

Containing an area of 100 square feet or approximately 0.002 acres, more or less.

**Basis of Bearings:** Bearings herein are based on the section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6th P.M., having a grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a range box, PLS 23521) and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a range box, PLS 23521).

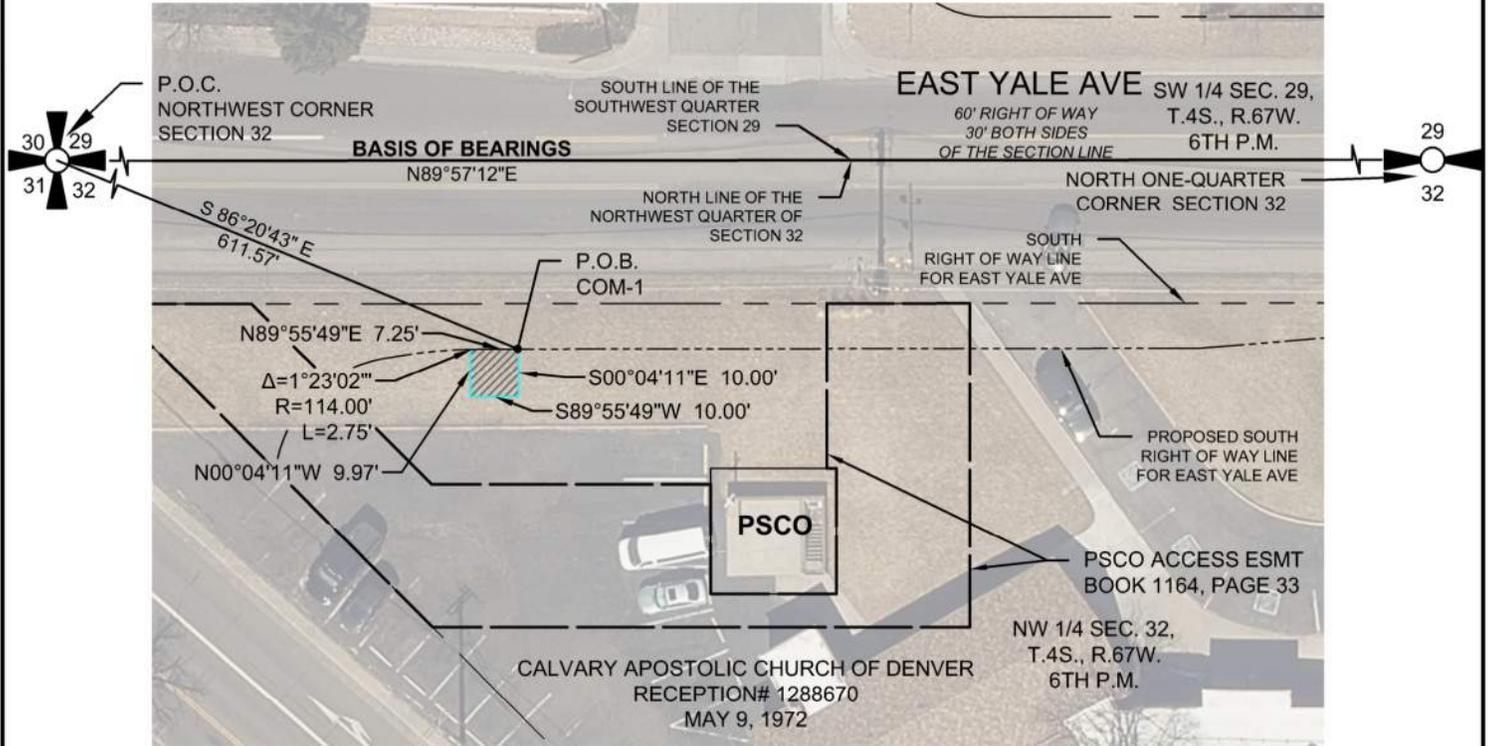
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Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202



# EXHIBIT "A"

## PERMANENT EASEMENT

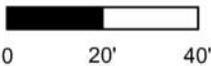


### LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PSCO ACCESS EASEMENT LINE
- COM-1 AREA 100 SQ. FT. (0.002 ACRES)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



SCALE: 1" = 40'



#### BASIS OF BEARINGS:

Bearings herein are based on the section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6th P.M., having a grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a range box, PLS 23521) and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a range box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.



PROJECT NO.: CCDN00001042	SHEET NO.: 2 of 2
FILE NAME: CCDN1042-SR-ROW-COM-1	DRAWN BY: KDHA
DATE: 1/16/2025	CHECKED BY: RLSA
SCALE: 1 INCH=40 FEET	PROJECT MANAGER: DAJC

**EASEMENT  
COM-1**

**ARAPAHOE COUNTY, CO**

# EXHIBIT F



MISSION We serve our community with vital infrastructure and professional government services.

**S-T-R:** NW1/4 S32 T4S R67W      **Grantor:** Calvary Apostolic Church of Denver      **Doc No:**  
**County:** Arapahoe      **Address:** 5900 E Yale Ave      **Reception No:**  
**Division-City:** SEMD-Unincorporated      **Dist/HP Trans:** Dist      **Surveyor:** R. Sanchez – No 38605  
**Division Agent:** Jesse Vallejos      **Contract Agent/Co:** Russ McClung/WSLS      **Survey Company:** David Evans & Assoc  
**LAT & LONG GPS:** Lat 39.667302° Lon -104.919270°

## **PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT**

The undersigned Grantor (whether one or more) hereby acknowledges receipt of good and valuable consideration from PUBLIC SERVICE COMPANY OF COLORADO (Company), in consideration of which Grantor(s) hereby grants unto said Company, its successors and assigns, a non-exclusive easement (“**Easement**”) for electric utility lines, and all fixtures and devices used or useful in the operation of the same, on, through, over, under, across, and along a course as said lines may be hereafter constructed in a **parcel of land** in the **northwest one-quarter (NW1/4)** of Section **32**, Township **4 South**, Range **67 West** of the Sixth Principal Meridian in the following lands located in County of Arapahoe, State of Colorado, the easement being described as follows (“**Easement Area**”):

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.**

Together with the right (i) to enter upon said premises, to survey, construct, install, operate, repair, remove, replace, reconstruct, alter, relocate, patrol, inspect, improve, enlarge, remove, maintain and use electric utility lines and all related facilities, other fixtures, devices, and appurtenances used or useful in connection therewith (collectively the “**Facilities**”), and (ii) to remove objects interfering therewith, including the trimming or felling of trees and bushes, and (iii) to use so much of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal, or replacement of said Facilities and related fixtures and devices as may be required to permit the operation of standard utility construction or repair machinery.

**All electric utility lines installed hereunder shall be placed underground. Company shall install and locate above-ground Facilities associated with its electric utility lines, including but not limited to transformers and switch cabinets, outside of any existing driveways or walkways and in locations which will provide a clear line of sight for vehicular ingress and egress from abutting public roadways, in accordance with applicable local law existing at the time of installation.**

The Grantor reserves the right to use and occupy the Easement Area for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger any of the said Company’s Facilities therein or use thereof. Such reservations by Grantor shall in no event include the right to erect or cause to be erected any temporary or permanent buildings, structures (including without limitation trailers or mobile homes), signs, or wells on, under, or over the Easement Area. No other objects shall be erected, placed, or permitted to remain on, under, or over the Easement Area, which will or may interfere with the Facilities installed on the Easement Area or interfere with the exercise of any of the rights herein granted. No failure by Company to remove or otherwise raise an objection to any objects or improvements located or installed on the Easement Area by Grantor, shall be deemed to constitute consent on the part of Company to such improvements or objects, nor a waiver of Company’s rights regarding removal of any such improvements or objects.

**Notwithstanding anything to the contrary, Grantor’s landscaping, sign, driveways, walkways and sidewalks existing as of the date of this Easement and within the Easement Area do not constitute an interference. Use of Grantor’s adjacent property hereunder during surveying, construction, maintenance, repair, removal, or replacement of the Facilities shall be limited to only the twenty (20) feet immediately abutting and surrounding the Easement Area.**

Grantor agrees to contact the Call Before You Dig - Utility Notification Center of Colorado (811 or 1-800-922-1987), or any similar one-call utility line locator system which may replace or supplement it, at least four (4) business days (or such longer time if required by applicable law) prior to the commencement of construction, excavation, or digging of the Easement Area to arrange for field locating of Facilities.



**EXHIBIT 'A'**  
Legal Description

**Parcel: XCEL-1**

A parcel of land, XCEL-1, lying within property described and recorded at Reception Number 1288670 on May 9<sup>th</sup>, 1972, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S86°20'43"E 611.57 feet to a point on the proposed South Right of Way line of East Yale Avenue, being the Point of Beginning;

1. Thence N89°55'49"E 30.00 feet along said proposed South Right of Way line;
2. Thence departing said South Right of Way line S00°04'11"E 10.00 feet;
3. Thence S89°55'49"W 10.00 feet;
4. Thence S00°04'11"E 1.50 feet;
5. Thence S89°55'49"W 20.00 feet;
6. Thence N00°04'11"E 11.50 feet to a point on said proposed South Right of Way line and the Point of Beginning;

Containing an area of 330 square feet or approximately 0.008 acres, more or less.

**Basis of Bearings:** Bearings herein are based on the section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6th P.M., having a grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a range box, PLS 23521) and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a range box, PLS 23521).

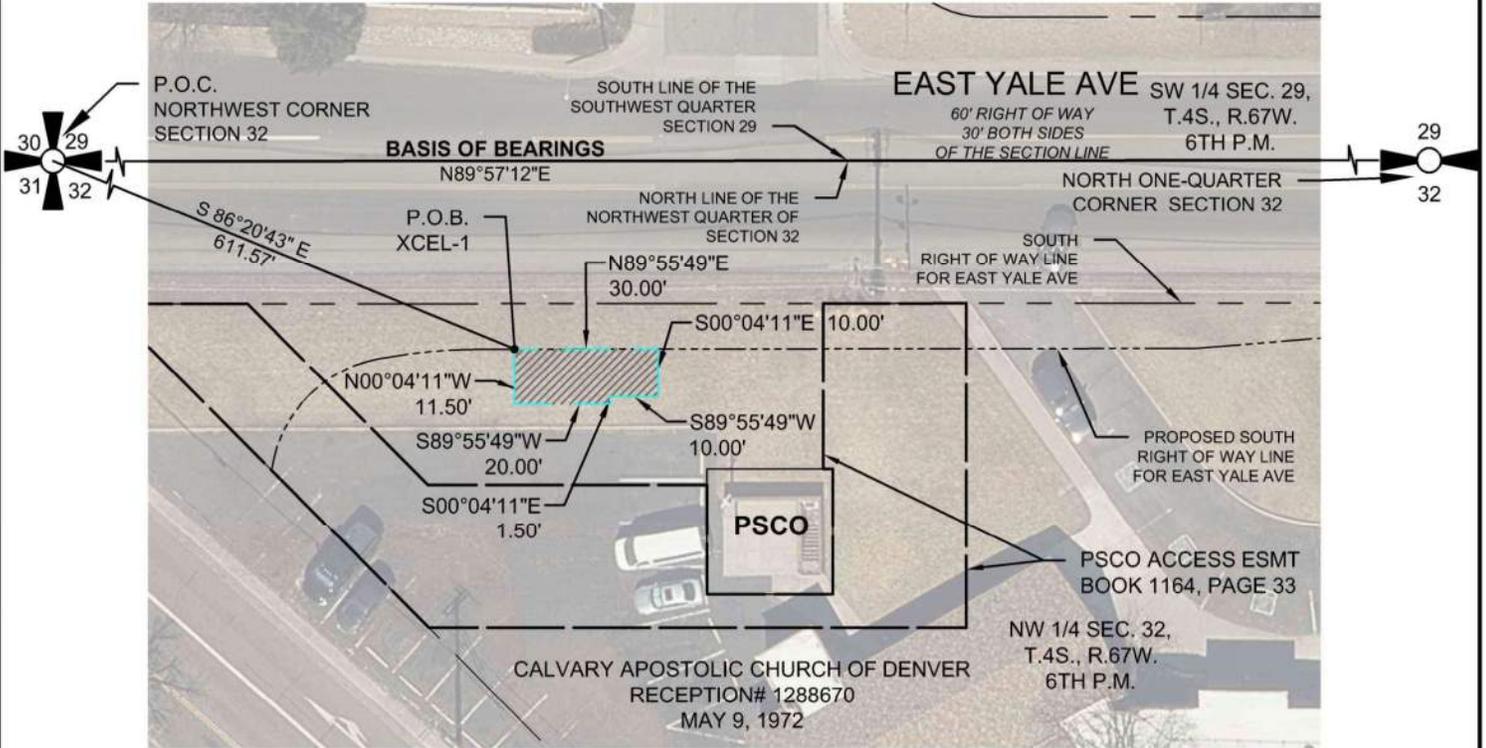
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Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202



# EXHIBIT "A"

## PERMANENT EASEMENT

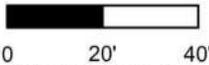


### LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PSCO ACCESS EASEMENT LINE
- XCEL-1 AREA 330 SQ. FT. (0.008 ACRES)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



SCALE: 1" = 40'



#### BASIS OF BEARINGS:

Bearings herein are based on the section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6th P.M., having a grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a range box, PLS 23521) and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a range box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.

 <p><b>DAVID EVANS AND ASSOCIATES INC.</b> 1600 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0969</p>	PROJECT NO.:	SHEET NO.:	<p><b>EASEMENT XCEL-1</b></p> <hr/> <p><b>ARAPAHOE COUNTY, CO</b></p>
	FILE NAME:	DRAWN BY:	
	DATE:	CHECKED BY:	
	SCALE:	PROJECT MANAGER:	
	CCDN00001042	2 of 2	
	CCDN1042-SR-ROW-XCEL-1	KDHA	
	1/16/2025	RLSA	
	1 INCH=40 FEET	DAJC	

**EXHIBIT 'A'**  
Legal Description

**Parcel: XCEL-2-REV**

A parcel of land, XCEL-2-REV, lying within property described and recorded at Reception Number E4026641 on May 2nd, 2024, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S88°11'49"E, a distance of 929.36 feet, to a point on the South Right of Way line for East Yale Ave, being the Point of Beginning;

1. Thence departing said South Right of Way line S00°00'00"E, a distance of 28.91 feet more or less to a point at the face of an existing brick building;
2. Thence N90°00'00"W, a distance of 10.00 feet, to a point four feet west of the northwest corner of said existing brick building;
3. Thence N00°00'00"E, a distance of 28.90 feet, to said South Right of Way line;
4. Thence along said South Right of Way line N89°57'12"E, a distance of 10.00 feet, to the Point of Beginning.

Containing an area of 289 square feet or approximately 0.007 acres, more or less.

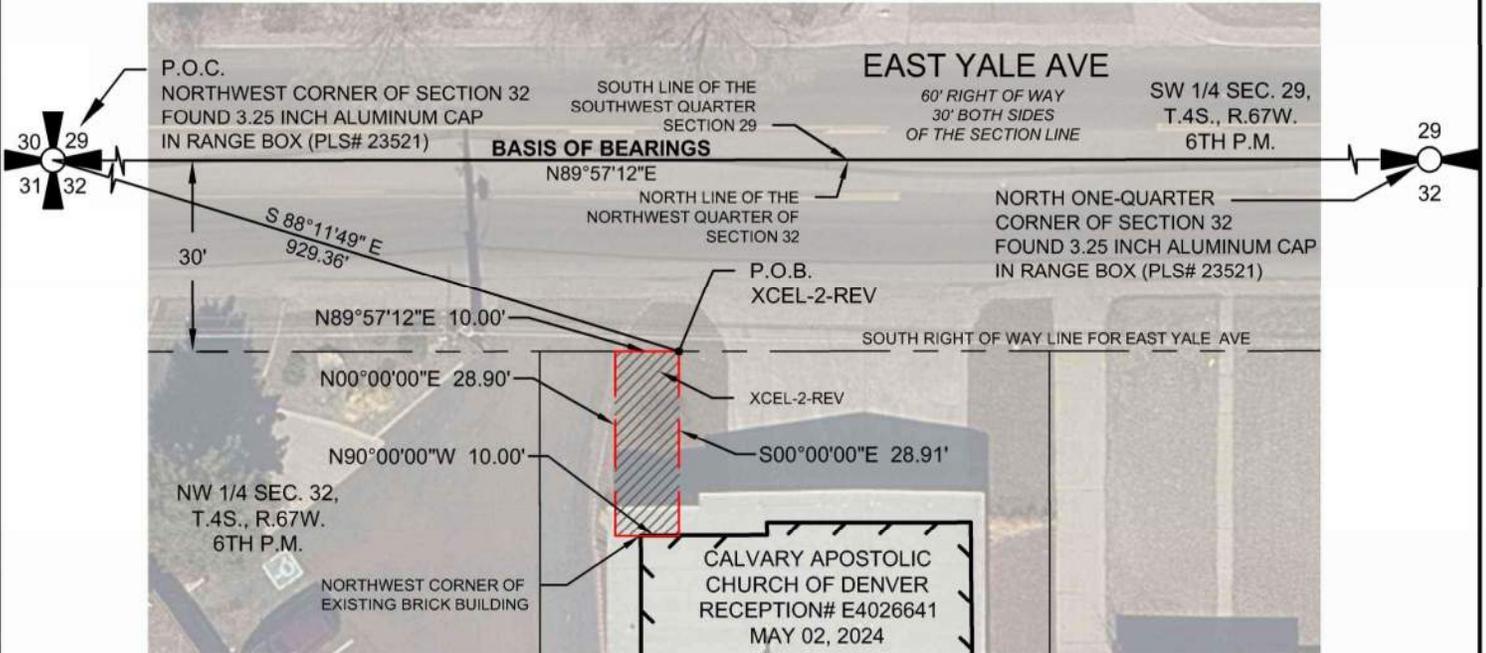
**Basis of Bearings:** Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

Ramon L Sanchez, PLS 38605  
For and on behalf of David Evans and Associates, Inc.  
1600 Broadway Ste 800  
Denver, CO 80202



# EXHIBIT "A"

## PERMANENT EASEMENT



### LEGEND



SCALE: 1" = 30'



- EXISTING RIGHT OF WAY
- XCEL-2-REV AREA 289 SQ. FT. (0.007 ACRES)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



#### BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

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<p><b>DAVID EVANS AND ASSOCIATES INC.</b> 1600 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0969</p>	PROJECT NO.:	CCDN00001042	SHEET NO.:	1 of 1	<p><b>PERMANENT EASEMENT XCEL-2-REV</b></p> <p><b>ARAPAHOE COUNTY, CO</b></p>
	FILE NAME:	CCDN1042-SR-ROW-XCEL-2-REV	DRAWN BY:	RLSA	
	DATE:	11-06-2025	CHECKED BY:	DAJC	
	SCALE:	1 INCH=30 FEET	PROJECT MANAGER:	DAJC	