

After Recording Return To:
5085 Bryan Drive
Parker, CO 80134

QUITCLAIM DEED

The Board of County Commissioners of Arapahoe County, a political division of the State of Colorado ("Grantor"), with a principal place of business at 5334 Prince Street, Littleton, Colorado, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, hereby sells and quitclaims to Regal Colorado LLC, a Colorado Limited Liability Company ("Grantee"), with a principal address at 5085 Brian Drive, City of Parker, County of Douglas and State of Colorado, the following real property interest in the County of Arapahoe and State of Colorado, to wit: Dove Valley Business Park Subdivision Filing No. 26, Block 1 Lot 2, Uniform Easement Deed and Revocable Storm Drainage License Agreement, recorded on September 30th, 2022 at Reception Number E2099305, as more particularly described in Exhibit A attached hereto and incorporated herein by reference, for all purposes and with all its appurtenances.

EXECUTED, as of the _____ day of _____, 2026.

GRANTOR:

**BOARD OF COUNTY COMMISSIONERS FOR
ARAPAHOE COUNTY**

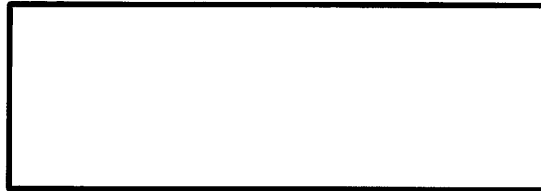
Leslie Summey, Chairperson
Board of County Commissioners

STATE OF COLORADO
COUNTY OF ARAPAHOE

The above and foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Leslie Summey, as Chairperson of the Board of County Commissioners of Arapahoe County.

Notary Signature

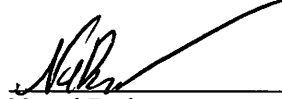
Title of Office



After Recording Return To:
5085 Bryan Drive
Parker, CO 80134

GRANTEE:

REGAL COLORADO LLC



Newel Barlow
President

STATE OF Colorado
COUNTY OF Denver

The above and foregoing instrument was acknowledged before me this 5th day of June, 2026, by Newel Barlow as Owner of Regal Colorado LLC.



Notary Signature

Notary Public
Title of Office

LEVI ISRAEL BISTLINE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20264022205
MY COMMISSION EXPIRES 05/28/2030

After Recording Return To:
5085 Bryan Drive
Parker, CO 80134

EXHIBIT A

EXHIBIT "A"
DRAINAGE EASEMENT VACATION
LEGAL DESCRIPTION

NOVEMBER 17, 2025

A DRAINAGE EASEMENT RECORDED SEPTEMBER 30, 2022 AT RECEPTION NO. E2099305, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE, AND BEING A PORTION OF LOT 2, BLOCK 1, DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 26, RECORDED JUNE 16, 2021 AT RECEPTION NO. E1096128, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, AND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, FROM WHICH THE NORTHWEST CORNER OF SAID LOT 2 BEARS N 10° 00' 20" W (BASIS OF BEARINGS), THENCE N 07° 06' 07" E, 196.69 FEET TO THE SOUTHWEST CORNER OF SAID DRAINAGE EASEMENT AND THE **POINT OF BEGINNING**;

THENCE N 17° 22' 54" W, 171.34 FEET;
THENCE N 03° 26' 34" E, 76.67 FEET;
THENCE N 54° 59' 54" E, 27.68 FEET;
THENCE N 41° 20' 13" W, 30.89 FEET TO A POINT ON THE NORTH LINE OF LOT 2;
THENCE N 55° 01' 44" E, 20.12 FEET ALONG SAID NORTH LINE;
THENCE S 41° 20' 13" E, 30.88 FEET;
THENCE N 54° 59' 54" E, 9.25 FEET;
THENCE S 40° 42' 22" E, 80.39 FEET;
THENCE S 60° 50' 35" W, 99.56 FEET;
THENCE S 17° 22' 54" E, 166.14 FEET;
THENCE S 72° 37' 06" W, 16.00 FEET TO THE **POINT OF BEGINNING**.
CONTAINING AN AREA OF 9,875 SQUARE FEET OR 0.227 ACRES, MORE OR LESS.



MICHAEL SEAN KERVIN, PLS 34592
Date: 11/17/2025
Project: CS25020
For and on Behalf of EVSTUDIO.

Notes:

- 1.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN.
- 2.) LEGAL DESCRIPTION WAS PREPARED BY MICHAEL SEAN KERVIN PLS.

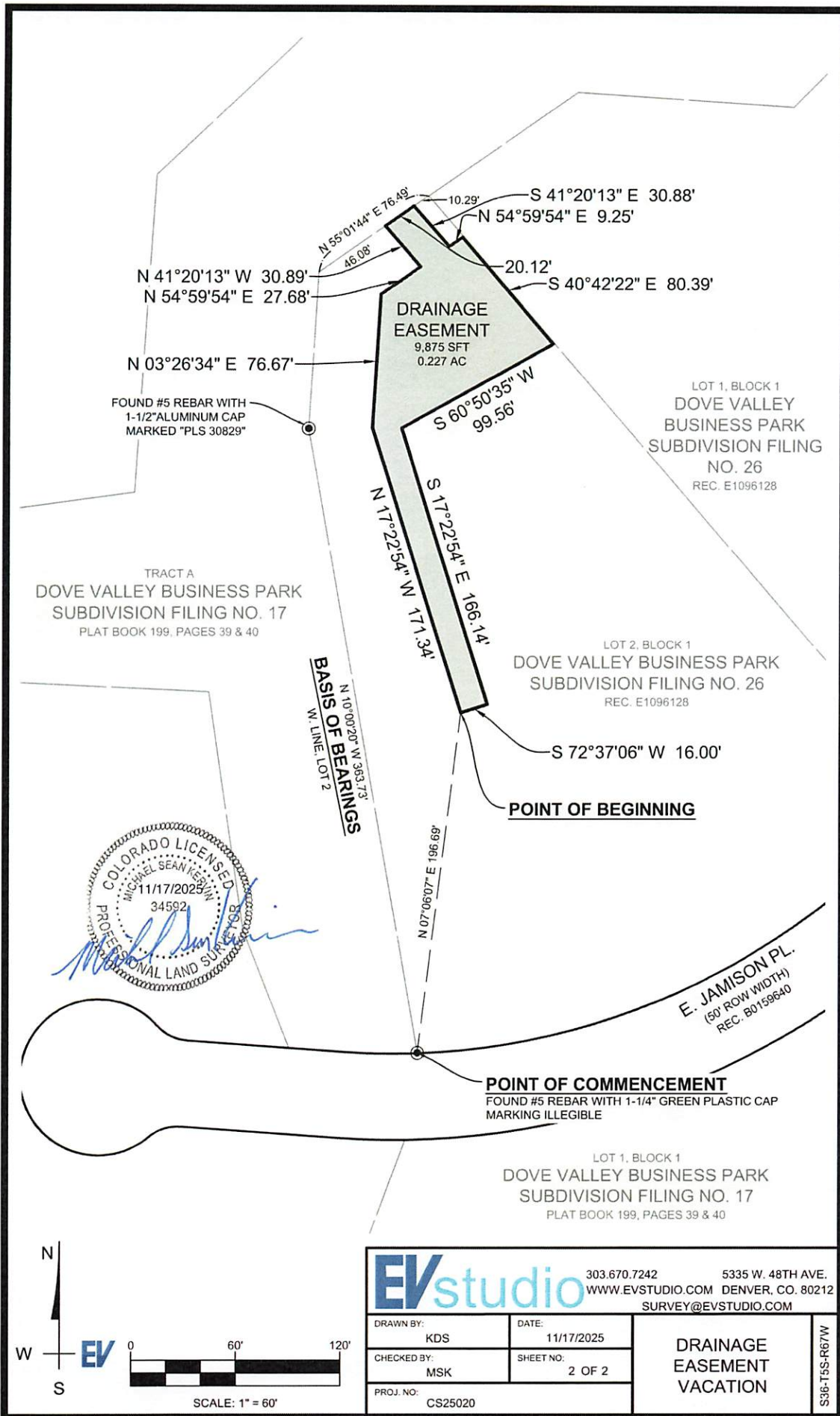


EXHIBIT "A"
ACCESS TO DRAINAGE EASEMENT VACATION
LEGAL DESCRIPTION

NOVEMBER 17, 2025

A 15-FOOT WIDE ACCESS TO DRAINAGE EASEMENT RECORDED SEPTEMBER 30, 2022 AT RECEPTION NO. E2099305, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE, AND BEING A PORTION OF LOT 2, BLOCK 1, DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 26, RECORDED JUNE 16, 2021 AT RECEPTION NO. E1096128, SAID ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, ALSO LYING WITHIN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, FROM WHICH THE NORTHWEST CORNER OF SAID LOT 2 BEARS N 10° 00' 20" W (BASIS OF BEARINGS), THENCE N 71° 40' 13" E, 224.89 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST JAMISON PLACE AND THE **POINT OF BEGINNING**;

THENCE N 36° 06' 47" W, 41.60 FEET;
THENCE S 59° 38' 30" W, 58.99 FEET;
THENCE S 70° 06' 42" W, 56.56 FEET;
THENCE N 17° 22' 54" W, 313.73 FEET;
THENCE N 72° 37' 06" E, 16.00 FEET;
THENCE S 17° 22' 54" E, 297.01 FEET;
THENCE N 70° 06' 42" E, 38.38 FEET;
THENCE N 59° 38' 30" E, 72.00 FEET;
THENCE S 36° 06' 47" E, 56.15 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID E. JAMISON PLACE AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 02° 17' 31", AND AN ARC LENGTH OF 16.00 FEET, THE CHORD OF WHICH BEARS S 54° 12' 07" W, 16.00 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 7,476 SQUARE FEET OR 0.172 ACRES, MORE OR LESS.

MICHAEL SEAN KERVIN, PLS 34592
Date: 11/17/2025
Project: CS25020
For and on Behalf of EVSTUDIO.



Notes:

- 1.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN.
- 2.) LEGAL DESCRIPTION WAS PREPARED BY MICHAEL SEAN KERVIN PLS.

TRACT A
DOVE VALLEY BUSINESS PARK
SUBDIVISION FILING NO. 17
PLAT BOOK 199, PAGES 39 & 40



LOT 1, BLOCK 1
DOVE VALLEY
BUSINESS PARK
SUBDIVISION FILING
NO. 26
REC. E1096128

LOT 2, BLOCK 1
DOVE VALLEY
BUSINESS PARK
SUBDIVISION FILING
NO. 26
REC. E1096128

FOUND #5 REBAR WITH
1-1/2" ALUMINUM CAP
MARKED "PLS 30829"

N 72°37'06" E 16.00'

BASIS OF BEARINGS
N 10°00'20" W 363.73'
W LINE, LOT 2

15' ACCESS TO DRAINAGE
EASEMENT REC. E2099305
VACATION
7,476 SFT
0.172 AC

N 17°22'54" E 297.01'
S 17°22'54" E 297.01'
N 17°22'54" W 313.73'

N 70°06'42" E 38.38'

S 59°38'30" W 58.99'

N 59°38'30" E 72.00'

S 36°06'47" E 56.15'

N 36°06'47" W 41.60'

R=400.00'

L=16.00'

$\Delta=002^{\circ}17'31"$

CH=S54°12'07"W

CHD=16.00'

S 70°06'42" W 56.56'

N 71°40'13" E 224.89'

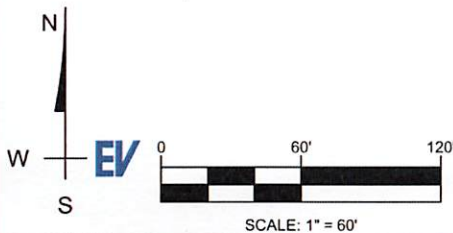
R=400.09' L=227.96' $\Delta=032^{\circ}38'42"$
CH=N71°40'13"E CHD=224.89'

E. JAMISON PL.
(50' ROW WIDTH)
REC. B0159640

POINT OF BEGINNING

POINT OF COMMENCEMENT
FOUND #5 REBAR WITH 1-1/4"
GREEN PLASTIC CAP
MARKING ILLEGIBLE

LOT 1, BLOCK 1
DOVE VALLEY BUSINESS PARK
SUBDIVISION FILING NO. 17
PLAT BOOK 199, PAGES 39 & 40



EVstudio

303.670.7242 5335 W. 48TH AVE.
WWW.EVSTUDIO.COM DENVER, CO. 80212
SURVEY@EVSTUDIO.COM

DRAWN BY:
KDS
CHECKED BY:
MSK
PROJ. NO:
CS25020

DATE:
11/17/2025
SHEET NO:
2 OF 2

ACCESS TO
DRAINAGE
EASEMENT
VACATION

S36-T5S-R67W