

**UNIFORM EASEMENT DEED AND REVOCABLE
STORM DRAINAGE LICENSE AGREEMENT**

This Uniform Easement Deed and Revocable Storm Drainage License Agreement (“Agreement”) is made this 30th day of June, 2025, between CORE ELECTRIC COOPERATIVE, a cooperative electric association organized and existing under the laws of the State of Colorado, whose legal address is 5496 S US Highway 85, Sedalia CO 80135 (the “Owner”), and THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, COLORADO, a body corporate and politic, whose legal address is 5334 South Prince Street, Littleton, Colorado 80166 (the “County”).

Owner is the owner in fee simple of the property identified as 5050 S. County Road 129, Bennett, Colorado 80102, as more specifically described as set forth in Exhibit A (the “Development”). Owner wishes to grant, and County wishes to receive, an easement on the Development located as set forth in Exhibit B (the “Easement Property”). Further, Owner desires a license from the County to use certain components of County’s storm drainage facilities to discharge approved volumes of clean stormwater from the Development. County has agreed to license Owner’s use upon the terms of this Agreement, which include the grant by Owner of a permanent drainage and storm drainage easement to the County.

For and in consideration of the sum of Ten Dollars and NO/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner, on behalf of itself, its successors, tenants, licensees, heirs, and assigns, hereby grants and conveys to County, its successors and assigns, a permanent easement to enter, re-enter, occupy and use the Easement Property, and warrants the title to the same, for the purpose of constructing, connecting, disconnecting, rerouting, enlarging, removing, repairing, operating, monitoring and testing, and maintaining above-ground, surface, and underground:

storm sewer facilities, detention ponds, and related drainage facilities

which may include all necessary above-ground, surface, and underground facilities and appurtenances related thereto, including but not limited to: mains, manholes, conduits, valves, pavement, vaults, ventilators, retaining walls, drop structures, inlets, outfalls, erosion control structures, culverts, pipes, electric or other control systems, cable, wires and connections, including telephone wiring; in, upon, under, through and across the Easement Property, upon the terms and conditions stated in Resolution 970877, adopted by the Board of County Commissioners for Arapahoe County and recorded at Reception No. A7066570 (the “Resolution”), incorporated herein by this reference.

County hereby grants to Owner and to the successors, heirs and permitted assigns of Owner, a revocable license (“License”) to discharge approved quantities and flows, as set forth in the Phase III Drainage Report Canyon Creek Power dated March 13, 2025, of clean stormwater into County’s storm drainage collector system, specifically Kiowa Creek in Arapahoe County, Colorado (the “Outfall”), upon the terms and conditions stated in the Resolution, incorporated herein by this reference.

This Agreement relates to that certain Use By Special Review-, Case No. UASI25-001 (the "Plan") and known as CANYON CREEK POWER USR.

The parties intend that the terms of this Agreement be interpreted in accordance with the requirements of the Improvements Agreement ("IA") associated with the Plan. In the event of irreconcilable conflict between or among the terms of this Agreement or the terms of the IA or the Plan, the terms of this Agreement shall control.

This Agreement shall be recorded in the real property records of Arapahoe County, Colorado, and shall run with the land. Termination, revocation or nonrenewal of the License shall not affect County's rights granted under this Agreement. Each and every one of the benefits and burdens of this Agreement shall inure to and be binding upon the respective legal representatives, successors and assigns of the Owner and County.

The County may assign its rights under this Agreement, in whole or in part. Upon such assignment the County shall be released from all obligations and liabilities to the extent so assigned.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement.

CORE ELECTRIC COOPERATIVE, a cooperative electric association organized and existing under the laws of the State of Colorado

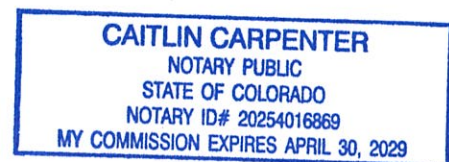
by: Mark Jurgemeyer
MARK JURGEMEYER, CHIEF OPERATING OFFICER

County of Arapahoe)
) s.s.
State of Colorado)

This instrument was acknowledged before me this 30 day of June, 2025, by Mark Jurgemeyer as Chief Operating Officer of CORE ELECTRIC COOPERATIVE, a cooperative electric association organized and existing under the laws of the State of Colorado.

My commission expires: 4/30/2029. Witness my hand and official seal.

Caitlin Carpenter
Signature
Caitlin Carpenter
Name of notary
5496 N. US HWY 85 Sedalia, CO 80135
Address of notary



For the Board of County Commissioners

Director

Arapahoe County Department of Public Works and Development

EXHIBIT A

{Legal Description of the Property}

The north 660 feet of the south 690 feet and the east 1320 feet of the west 1377 feet, of the Southwest Quarter of Section 9, Township 5 South, Range 63 West of the Sixth Principal Meridian, Arapahoe County, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the west line of Section 9 having a grid bearing of N00°43'00"E (5314.18') as controlled by the following described monuments: Southerly terminus: 2.5" aluminum pipe with 3.25" aluminum cap stamped ".LS 2279 1978". Northerly terminus: 2.5" aluminum cap stamped "ZBS INC.LS 29028 2006".

Commencing at the Southwest Corner of said Section 9;

Thence North 61°38'00" East, 65.22 feet to a point that is 57' east of the west line of said Section and 30' North of the south line of said Section, being the TRUE POINT OF BEGINNING;

Thence North 00°43'00" East, 660.29 feet along a line that is 57.00 feet east of and parallel with the west line of said Section 9;

Thence North 89°01'03" East, 1320.58 feet, along a line parallel with the south line of said Section; Thence South 00°43'00" West, 660.29 feet, along a line parallel with the west line of said Section, to a point that is 30' north of the south line of said Section;

Thence South 89°01'03" West, 1320.58 along a line that is 30.00 feet north of and parallel with the southerly line of said Section 9 to the TRUE POINT OF BEGINNING.

County of Arapahoe, State of Colorado

EXHIBIT B

{Legal Description of the Easement Property}

See attached.

35126682_v4

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N37°50'11"W	31.11'
L2	N00°10'29"E	55.05'
L3	N44°53'39"E	228.38'
L4	N00°37'20"E	220.30'
L5	S89°36'50"E	59.95'
L6	S00°42'37"W	457.90'
L7	S89°00'42"W	198.96'

OWNER:
JOHN H. HYATT
2067-00-0-00-296
2067-00-0-00-299



OWNER:
CORE ELECTRIC COOPERATIVE F/K/A
I.R.E.A.
REC. NO. B7110703

BRICK-CENTER SUBSTATION
SUBDIVISION EXEMPTION PLAT
REC. NO. B8008597

SW1/4 SEC. 9
T5S, R63W, 6TH P.M.
ARAPAHOE COUNTY

DRAINAGE EASEMENT
AREA=52,494 S.F.±
OR 1.205 ACRES±

S. LINE SW1/4 SEC. 9
BASIS OF BEARING
S89°00'40"W 2676.22'

SW COR. SEC. 9
T5S, R63W, 6TH P.M.
FOUND 3-1/4" ALUM. CAP
L.S. #20680

IREA DRAINAGE ESMT
REC. B8001645 TO BE VACATED

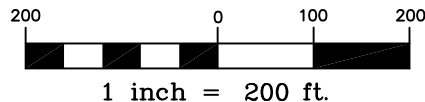
E. BELLEVIEW AVENUE

N87°33'15"E
1179.91' (TIE)

**POINT OF
BEGINNING**

S1/4 COR. SEC. 9
T5S, R63W, 6TH P.M.
FOUND 3-1/4" ALUM. CAP
L.S. #20680

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



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 2.) ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE PARCEL(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: R.M.

CHKD. BY: J.L.

DATE: 05/29/25

SCALE: 1" = 200'

FILE: R14075

SHEET: 1 OF 2

W/O #:

DRAINAGE EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NO. B7110703, FILED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

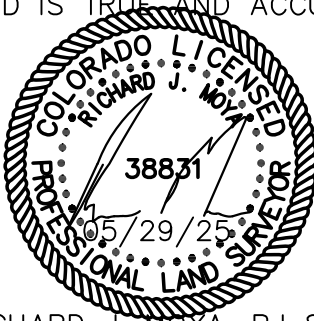
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 9, ASSUMED TO BEAR S89°00'40"W A DISTANCE OF 2676.22 FEET FROM A 3-1/4" ALUMINUM CAP L.S. #20680 FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 9 TO A 3-1/4" ALUMINUM CAP L.S. #20680 FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 9;

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST BELLEVIEW AVENUE, SAID POINT BEARS N87°33'15"E A DISTANCE OF 1179.91 FEET FROM SAID SOUTHWEST CORNER OF SECTION 9;

THENCE N37°50'11"W A DISTANCE OF 31.11 FEET; THENCE N00°10'29"E A DISTANCE OF 55.05 FEET; THENCE N44°53'39"E A DISTANCE OF 228.38 FEET; THENCE N00°37'20"E A DISTANCE OF 220.30 FEET; THENCE S89°36'50"E A DISTANCE OF 59.95 FEET; THENCE S00°42'37"W A DISTANCE OF 457.90 FEET; THENCE S89°00'42"W A DISTANCE OF 198.96 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTH QUARTER CORNER BEARS S89°50'26"E A DISTANCE OF 1496.99 FEET.

SAID PARCEL CONTAINS 52,494 SQUARE FEET OR 1.205 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



RICHARD J. MOYA, P.L.S. 38831
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: R.M.

CHKD. BY: J.L.

DATE: 05/29/25

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SHEET: 2 OF 2

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DRAINAGE EASEMENT