

PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM 14-2

DATE: February 10, 2014

TO: Honorable Mayor Joyce Downing and City Council Members

FROM: John Pick, City Manager *JP*
Brook Svoboda, Director of Planning and Development *BS*
Travis Reynolds, Senior Planner *TRW*

SUBJECT: CR-14 – Temporary Easement for construction of Suncor pipeline infrastructure within the Regional Transportation District’s (RTD) right-of-way (ROW).

BACKGROUND

Attached to this memo is a resolution for consideration that, if adopted, would provide a temporary construction easement, on City property, to the Suncor Energy Pipeline Company to facilitate construction of a pipeline through the City.

Suncor Energy Pipeline Company is constructing a 103 mile pipeline project from Cheyenne, Wyoming to Commerce City, Colorado. Part of that project will pass through the City of Northglenn. The placement of the 16” diameter crude oil pipeline is within RTD ROW.

To facilitate construction of the portion aligned through Northglenn, Suncor is seeking approval of a temporary easement for a construction area and access along the Fox Run trail system to the RTD ROW (ATTACHMENT A, MAP PG 12). Suncor presented details of their plans at the February 03, 2014 Council Study Session.

PROCEDURE

Staff held numerous meetings with Suncor representatives to discuss requirements for consideration of an easement and work that occurs on City property. Staff is recommending a two piece approach to facilitating the request:

- A temporary construction/access easement adopted by Council Resolution
 - The easement will act to provide approval of the use of the property and establish certain parameters for the property’s restoration.
- ROW and Grading permits to administer work performed on City owned property
 - The two administrative permits will ensure that the work being performed on City property adheres to the City’s construction specifications, makes adequate accommodations for the surrounding neighborhood, and all work is bonded and insured.
 - The permits will also ensure that the restoration work is completed to the City’s requirements and has warranty for two years.

All easements granted on City owned property require authorization of the City Council through resolution. The above combination will formalize legal access and use of the site for the outlined timeframe and ensure appropriate construction practices for the site while Suncor stages their activities. Items including hours of construction operation and a project point of contact, as discussed at the study session, will be administered through the ROW permit.

Additionally, the City placed the Fox Run Open Space area outlined for the temporary easement under designation as a Nature Area through a rezoning process in 2007. Conditions of the Ordinance that established the designation require Council authorization of any “Capital Improvement projects and development”.

BUDGET/TIME IMPLICATIONS:

CONSIDERATION – As compensation for the temporary easement, Suncor conducted an appraisal to outline the fair market value of the area under consideration (ATTACHMENT B – Summary Page). Suncor’s offer is \$40,000.00 for the easement.

Additionally, Suncor will provide \$40,000.00 of Community Investment Funds for consideration of the easement.

RECOMMENDATION

Staff recommends Council approval of a resolution approving the temporary easement and capital improvements per requirements of the 2007 Nature Area designation ordinance at their next regularly scheduled meeting.

STAFF REFERENCE

Brook Svoboda, Director of Planning and Development bsvoboda@northglenn.org - 303.450.8937 or Travis Reynolds, Senior Planner treynolds@northglenn.org – 303.450.8836

ATTACHMENTS

Attachment A	Suncor explanatory materials provided as part of ROW permit application
Attachment B	Appraisal summary sheet



CH2MHILL
150 Tech Center Drive Suite E
Durango, CO 81301-6840
Tel 970.375.6813
Fax 970.385.9107

December 13, 2013

City of Northglenn
Attn: Travis Reynolds
11701 Community Center Drive
Northglenn, CO 80233

Re: Right-of-Way Application and Addendum for Temporary Easement in Fox Run Park- Suncor Energy (U.S.A.) Pipeline Company

Suncor Energy (U.S.A.) Pipeline Company (Suncor) is requesting approval for temporary access within Fox Run Park, Northglenn, Colorado, in order to safely access the RTD Right-of-Way adjacent to Fox Run Park. The entire proposed project, named the Rocky Mountain Crude System Expansion Project (RMCSEP), will consist of approximately 103 miles of a 16-inch diameter carbon steel crude oil pipeline from Cheyenne, Wyoming to Commerce City, Colorado. The project is currently in the final design stages for the phase of construction that includes the City of Northglenn. Construction is anticipated to begin in Spring, 2014; however, this date is dependent on weather conditions, permitting and other project related activities.

Enclosed for your review and approval, please find one (1) Application for Construction, Installation and Occupancy within the Public Right-of-Way along with an Addendum and Attachments to supplement the proposed temporary easement within Fox Run Park. Suncor is proposing to use Fox Run Park for access to the RTD Right-of-Way in order to complete the installation of the 16-inch crude oil pipeline.

The following is included in the package:

- o Right-of-Way Application
- o Addendum including:
 - Exhibit-Construction and Grading Plan
 - Trail and Pedestrian Control Plan
 - Grading Permit
 - Check for Grading Permit Fee
 - BMP Cost Estimating Spreadsheet
 - Stormwater Management Plan
 - Copy of State Stormwater Permit Certification
 - Signed Acknowledgement Certificate
 - Pre-Construction Photos

Per our conversation regarding the above mentioned project, the Contractor Registration information along with the Certificate of Insurance will be provided once a Contractor for the project has been selected.

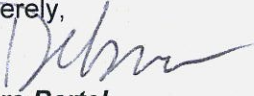
Please send the response to this Application to Debra Bartel at CH2MHILL at the address noted below or to deb.bartel@ch2m.com.

CH2MHILL
Attn: Debra Bartel
150 Tech Center Drive Suite E
Durango, CO 81301

If you have any questions or require additional information for the Application, please contact myself at (970) 375-6813 (Office) or (970) 759-3564 (Cell).

Thank you for your time and attention to this matter.

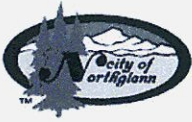
Sincerely,



Debra Bartel
Project Manager
CH2M Hill

Enclosures:

- ✓ Application for Construction, Installation and Occupancy within the Public Right-of-Way (1)
- ✓ Addendum document with attachments as mentioned above
- ✓ Grading Permit Application Fee of \$95.00



APPLICATION FOR CONSTRUCTION, INSTALLATION AND OCCUPANCY WITHIN THE PUBLIC RIGHT-OF-WAY

City of Northglenn
Department of Public Works
11701 Community Center Drive
Northglenn, CO 80233
Ph: 303-450-8984 Fax: 303-450-8793

Date of Application: 12-9-13 Date Received: Contractor Reg. #: TBD
Name of Business: Suncor Energy (U.S.A.) Pipeline Company
Address: 1715 Fleischli Pkwy
City: Cheyenne State: WY Zip: 82001
Business Phone: 307-775-8105 Fax: 307-637-6633
Field Contact Name: TBD Field Contact Phone: TBD

Specific Location of Proposed Work: Suncor is proposing temporary access and work space within Fox Run Park. Please reference attached Addendum and Map for details.

Purpose of the Proposed Work: Access and work space is being requested in order to install a 16-inch crude oil pipeline within the RTD ROW adjacent to Fox Run Park.

Proposed Sub-Contractor's Name: TBD Contractor Reg. #: TBD
Anticipated Dates of Construction: Spring 2014 Actual Work Days Required for Construction: Mon.-Sat
Proposed Hours of Work: 7AM to 5PM Weekend Work Proposed? Yes X No

Please Check Any of the following Conditions which apply to this Proposed Work:

- Open Trench No Yes Length: Width: Depth:
Directional Bore No Yes Length: Width:
Number of Bore Pits in Landscape: Number of Bore Pits in Pavement:
Pothole Locates No Yes # in Pavement: # in Landscape:
Access Structures No Yes # in Pavement: # in Landscape: 1-temp. Bridge
Aboveground Structures No Yes # of Cabinets: Dimensions of Each:
Pavement Cuts No Yes # of Cuts: Dimensions of Each:
Concrete Cuts No Yes # of Cuts: Dimensions of Each:
Landscape Disturbed. No Yes Area Disturbed: 44,431 sf Median Disturbed:
Water or Sewer Tap (circle) No Yes City Inspector must be present at time of tap. Call 303-450-8787 to schedule.

The Following Information is Required to Process this Permit Application:

- Copy of Current Northglenn Contractor Registration
Detailed Construction Plans showing Work Site, ROW, All Existing Utilities, and Landscape.
Detailed Construction Schedule
Detailed Traffic and Pedestrian Control Plans in Compliance with the Northglenn Municipal Code
Itemization of Total Cost of Construction, Excluding Private Facilities being installed in the ROW
Performance, Payment, Maintenance and Warranty Bond for 100% cost of work being performed (Minimum \$5,000)
Certificate of Insurance meeting all requirements of the Northglenn Municipal Code
Concrete, Asphalt, and Controlled Low Strength Material (CLSM) Mix Designs
If Applicable, Material Submittals in Accordance with City Standards and Specifications.
If Applicable, A Copy of a Valid State of Colorado Stormwater Discharge Permit
If Applicable, A City Land Disturbance Permit as required by the Northglenn Municipal Code.
If Applicable, Copies of all Permits and Licenses required by Federal, State or City Law.
If Applicable, Northglenn Construction Water Meter Application
Applicable Permit Fees based on the City of Northglenn Fee Schedule
Contractor assumes responsibility to notify the City (303-450-8787) for a Final Inspection following completion of the work.

The undersigned, representing the applicant, acknowledges that the applicant will be the Contractor performing the work. The applicant acknowledges that he/she is in compliance with all other permits issued by the City, that the applicant will not allow any other applicants to work under this permit, and the applicant is not delinquent in any payment due to the City for prior work.

Authorized Signature: [Signature] Date: 12/10/13



**Suncor (U.S.A.) Pipeline Company
Rocky Mountain Crude System Expansion
Project
(RMCSEP)**

Addendum to the Application for Construction,
Installation and Occupancy within the
Public Right-of-Way
City of Northglenn, CO

December 2013

Prepared by:
CH2M HILL Inc.
Job No. 398019

SUNCOR RMCSEP

ADDENDUM TO THE APPLICATION FOR CONSTRUCTION, INSTALLATION AND OCCUPANCY WITHIN THE ROW

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ATTACHMENTS

- A - Northglenn ROW Exhibit – Construction and Grading Plan with BMP locations and types
- B - Trail and Pedestrian Control Plan
- C - Grading Permit
- D - BMP Cost Estimating Spreadsheet
- E - Stormwater Management Plan
- F - Copy of State Stormwater Permit Certification
- G - Signed Acknowledgement Certificate
- H - Pre-Construction Photos

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ADDENDUM TO THE APPLICATION FOR CONSTRUCTION, INSTALLATION AND OCCUPANCY WITHIN THE ROW

List of Acronyms and Abbreviations

ROW	Right of Way
RMCSEP	Rocky Mountain Crude System Expansion Project
RTD	Regional Transportation District
Suncor	Suncor Energy (U.S.A.) Pipeline Company
UPRR	Union Pacific Rail Road

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ADDENDUM TO THE APPLICATION FOR CONSTRUCTION, INSTALLATION AND OCCUPANCY WITHIN THE ROW

INTRODUCTION

Suncor is proposing to construct a 103 mile crude oil pipeline from Cheyenne, Wyoming, to the refinery owned and operated by Suncor Energy (U.S.A.) Inc., and located in Commerce City, Colorado (Commerce City Refinery). Named the Rocky Mountain Crude System Expansion Project (RMCSEP or Project), the crude oil pipeline consists of a long section of 16-inch nominal diameter steel pipeline and a shorter section of 10-inch nominal diameter steel pipeline located closer to the Commerce City Refinery. The RMCSEP is intended to help ensure a consistent and long-term supply of crude oil from production areas, to help increase efficiency by reducing truck traffic. Currently, crude oil is delivered to the refinery via existing pipelines and tanker trucks. The RMCSEP is vitally important, as the Commerce City Refinery is the only refinery in Colorado, and it is a major supplier of gasoline, diesel fuel, jet fuel, asphalt, and other refined petroleum products to the Denver metropolitan region. Suncor is in a sound financial condition and has the technical expertise to plan, construct, operate, and maintain the RMCSEP.

Construction of the Project is divided into three phases. In 2010, Suncor constructed Phase I of the Project from Cheyenne south 12 miles to the Colorado Interstate Gas Company Station. Phase II construction limits begin at the Fort Lupton Pump Station, located east of Colorado Highway 85 at Weld County Road 20 and continue south to the Refinery located in Commerce City, Colorado. Phase II is scheduled to be completed in 2014 - 2015 and will include construction in the City of Northglenn and the Temporary Easement in Fox Run Park. Phase III is currently scheduled for completion in 2015-2016. The entire RMCSEP will be fully operational upon completion of Phase III which is located entirely within Weld County and will include all remaining portions of the pipeline between the Fort Lupton Pump Station and the Colorado Interstate Gas Company Station.

On behalf of Suncor Energy (U.S.A) Pipeline Company (Suncor), CH2M HILL has prepared this Addendum to the Application for Construction, Installation and Occupancy within the Right-of-Way and the Temporary Easement within Fox Run Park in accordance with the requirements outlined by the City of Northglenn. Due to the existing terrain and slope within the pipeline ROW adjacent to Fox Run Park, Suncor is proposing to utilize Fox Run Park for temporary access of vehicles and construction equipment in order to obtain a safe entrance onto the pipeline ROW. This Addendum describes and illustrates the intent of Suncor's proposed temporary construction work plan for Fox Run Park.

SCOPE OF WORK

The scope of work at the Fox Run Park includes the following activities:

- Installation of trail and pedestrian control signage for upcoming construction work to be posted at park
- Temporary trail improvements for vehicle and equipment access
- Additional workspace area modifications for construction

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ADDENDUM TO THE APPLICATION FOR CONSTRUCTION, INSTALLATION AND OCCUPANCY WITHIN THE ROW

- Temporary installation of a timber mat bridge over Grange Hall Creek.
- Restoration and reclamation of disturbed areas

Any work performed within the Park boundary shall be in compliance with the City of Northglenn's Standards and Specification, Chapter 2 "Earthwork, Erosion Control and Seeding".

TRAIL IMPROVEMENT PLAN

NORTH TRAIL IMPROVEMENT – In order to accommodate temporary access for vehicles and heavy equipment to the temporary pipeline workspace area, Suncor is proposing to temporarily modify parts of the existing trail located on the north side of the Fox Run Park that connects to Fox Fun Parkway. This access point will be used for vehicles and heavy equipment to enter, and ends at the west side of the park, near the proposed pipeline location within the RTD ROW. To access the trail from Fox Run Parkway, a gravel apron will be added, covering approximately 0.03 acres of surface area and placement of approximately 16 cubic yards of gravel. The types of aggregates that may be used are: washable gravel or road base. No grading will be completed in this area. The North Trail will have temporary construction fencing at trail access points for public safety. Please refer to Attachment A for details. At the entrance to the North Trail from Fox Run Parkway, a pipe will be installed along the gutter and covered with "cold patch" asphalt. This will allow water to reach the storm drain and vehicles to drive over the curb. After construction, gravel that was added to the apron and the pipe and cold patch will be removed and the trail will be restored to a similar or better condition than prior to construction.

SECTION A - Eastern Portion: Specific sections on the south side of the trail will have "pull out" modifications to accommodate two lane traffic. These aprons will extend approximately 15-feet on the south edge of the existing trail. Reference Attachment A for details. The aprons will not be graded or graveled. After construction, damaged areas will be restored similar or better condition than prior to construction.

SECTION B - Western Portion: The existing trail (approximately 700' in length) will be graded to span 25-feet wide in order to accommodate vehicle access to the permanent ROW. No gravel or road base will be needed in this area. Appropriate erosion control practices and protection methods will be implemented along trails. Please refer to the Stormwater Management Plan (Attachment E) and Attachment A for details and locations of BMP's.

ADDITIONAL WORKSPACE AREA – Activities within the additional workspace area located in the southwest corner of Fox Run Park will consist mainly of using an existing two-track road and creating a new two-track road for vehicle and equipment access. In addition, the area may also be used for equipment turnaround. No storage or staging areas are anticipated in the additional workspace area.

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ADDENDUM TO THE APPLICATION FOR CONSTRUCTION, INSTALLATION AND OCCUPANCY WITHIN THE ROW

The existing two-track path will require grading in order to accommodate the vehicles and equipment; however, no gravel will be added to the path. The existing two-track road will be modified to span 14-feet wide by approximately 751-feet long, extending up to an existing concrete walkway. Rubber tires or mats will be used over the concrete walkway for protection of the sidewalk during equipment crossing. The existing concrete walkway that goes under the railroad tracks will remain open for most of the time during construction and will be temporarily closed during equipment crossings and other construction related activities as required for public safety.

South of the concrete walkway, a new two-track road will be graded with no gravel added. It will span 14-feet wide and approximately 665-feet long, extending up to Grange Hall Creek. The new two-track road will continue after the creek for about 261-feet until it reaches the permanent ROW.

Once construction is completed, the new and modified two-track roads will be reclaimed, contoured to original condition, seeded with an approved seed mixture and returned to a condition similar or better than prior to construction.

GRANGE HALL CREEK - TIMBER MAT BRIDGE – After careful consideration for existing vegetation and low impacts to the creek, a temporary timber mat bridge will be installed over the creek for vehicle and equipment crossings at the location as shown on Attachment A. In order to install the bridge, it will be necessary to remove minor amounts of existing vegetation including small trees adjacent to the creek. Vegetation will be replaced in accordance with City of Northglenn requirements. Refer to the Timber Mat Bridge Typical and Notes in Attachment A for further details on timber mat bridge.

RESTORATION AND RECLAMATION PLAN

All areas disturbed as indicated in this document and the associated Attachment A shall be restored to a similar or better condition than prior to construction activities, once all vehicles and equipment are cleared from Fox Run Park. Seeding, with an approved seed mixture from the City of Northglenn, will be done to all areas where soil has been disturbed. All areas of the park that are modified to accommodate vehicles and equipment will be contoured to a similar condition prior to construction and any gravel that was added will be removed if required. Vegetation for Grange Hall Creek landscaping will be replaced as required by the City of Northglenn once the timber mat bridge and silt fence are removed from the creek. Erosion control measures as indicated on the Attachment A will be inspected, maintained and modified per the attached Stormwater Management Plan and as needed until the project area is deemed stable by the Environmental Inspector.

TRAIL AND PEDESTRIAN CONTROL PLAN

Due to vehicle and construction equipment traffic along parts of Fox Run Park, it will be necessary to temporarily close areas of the park in order to maintain safety and protection to the public and users of the park. Construction fence will be placed over trail accesses during

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ADDENDUM TO THE APPLICATION FOR CONSTRUCTION, INSTALLATION AND OCCUPANCY WITHIN THE ROW

equipment crossings and limited construction activity that requires additional safety concerns. At times of equipment crossings or construction activities, temporary trail closure signage will be posted notifying the public of limited access to Fox Run Park. All signage locations are can be found on Attachment B.

COST ESTIMATE

The estimated Total Installed Cost (TIC) of the Temporary Access and Improvements is \$4,674 (USD). Below is a table showing the breakdown description of the proposed improvements.

Description	Acres	Cost
Gravel Apron on Entrance	0.03	\$3,150
North Trail - Western Portion Section B Grading	0.46	\$1,524
Workspace Area - Existing Two-Track Grading	0.23	
Workspace Area - New Two-Track Grading	0.3	
Total Disturbed Acreage and Costs	1.02	\$4,674

EQUIPMENT AND VEHICLES

Suncor is proposing to utilize Fox Run Park for access of vehicles and equipment that will be necessary for construction within the pipeline ROW. Below is a list of standard vehicles and equipment that could be mobilized through Fox Run Park to the pipeline ROW for construction purposes. Please note not all equipment listed may be utilized during this phase of the project, and additional equipment may be needed, however, this is a typical description of what equipment and vehicles are anticipated at this time.

DESCRIPTION	MODEL	WEIGHT IN Lbs.
Dozer	D6K	28,409
Dozer	D6T	46,158
Dozer	D7E	57,441
Excavator	320E	54,450
Excavator	329E / 330	68,958
Motor Grader	120M2	41,859
Motor Grader	140M	43,834
Sideboom	PL61	37,480
Sideboom	PL83	106,807
Back Hoe	420F	24,251
Back Hoe	450F	27,115
Skid Steer	226 to 246	5,822 – 7,424
Bending Machine	HPB 16-30	38,000
Semi Tractor	N/A	15,000 – 20,000

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Lowboy Trailer	N/A	12,000 – 18,000
Flatbed Trailer	N/A	12,000 – 18,000
Stringing Trailer	N/A	9,500 – 14,000
Pickup Truck	3/4 Ton	5,800 – 6,500
Pickup Truck	1 Ton	5,800 – 10,000

In general, most equipment that will be used for pipeline construction will be mobilized through Fox Run Park to the permanent ROW and will remain on the ROW until construction is completed in which the equipment will then be demobilized through Fox Run Park. Vehicle traffic will have a more consistent use of the temporary access through Fox Run Park. Vehicles will be limited to a maximum speed of 10 mph and will stop to allow for pedestrians crossing trails. Below is an anticipated schedule of vehicle use through Fox Run Park on a daily basis:

- Pickup trucks: approximately 5 trips per day
- Welding trucks: approximately 2 trips per day
- X-ray trucks: approximately 2 trips per day
- Inspection trucks: approximately 4 trips per day
- Water trucks: approximately 1 trips per day or as needed
- Bus or Van: approximately 2 trips per day

CONSTRUCTION SCHEDULE

Construction in Fox Run Park is anticipated to begin in spring of 2014; however this timeframe is dependent on weather conditions and permitting approvals through the City of Northglenn. Prior to equipment mobilizing through the park to the permanent ROW, trail improvements as discussed above will take place to accommodate vehicles and equipment. Construction fencing and trail closure signage will be put in place along with the necessary erosion and sediment control measures as depicted on Attachments A and B. Equipment and vehicles will then mobilize through Fox Run Park in order to complete the pipeline construction within the permanent ROW adjacent to Fox Run Park. Over the next several weeks, vehicle access will continue through Fox Run Park until the pipeline construction activities are completed. Once construction is completed, all vehicles and equipment will demobilize and reclamation and restoration of Fox Run Park will begin as outlined above. Upon completion of restoration activities, trail closure and detour signage along with any construction fencing will be removed allowing all park areas to be open to the public. Estimated timeframe to project completion in Fox Run Park is 6-8 weeks. Erosion and sediment control monitoring and inspection will continue until all project areas are stable. The Table below outlines major construction activities and the estimated timeframe to complete.

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ADDENDUM TO THE APPLICATION FOR CONSTRUCTION, INSTALLATION AND OCCUPANCY WITHIN THE ROW

CONSTRUCTION ACTIVITIES	ESTIMATED TIMEFRAME
Trail Improvement Work Including trail closure signage/fencing/BMPs	1 Week
Equipment and Vehicle Mobilization	1 Week
Vehicle Access	Throughout the 6-8 week timeframe
Equipment and Vehicle Demobilization	1 Week
Reclamation Activities	1-2 Weeks
TOTAL TIMEFRAME	6-8 Weeks

PIPELINE DESCRIPTION

As stated previously, Suncor is proposing to utilize Fox Run Park for temporary access in order for vehicles and equipment to safely access the pipeline ROW during construction of the RMCSEP. No valves will be placed within or adjacent to Fox Fun Park and it is not anticipated at this time that access through the park will be needed for any foreseeable maintenance procedures.

The pipe material for the 16-inch pipeline that will be installed in the permanent RTD ROW is composed of Carbon Steel and will have a minimum wall thickness of 0.312-inches, except within water body, wetland, railroad and road crossings, where it will have a minimum thickness of 0.500-inches. The pipelines will generally have a cover depth of 60-inches, except where a greater depth is required beneath roadways or other crossing locations. Many roadways and waterways will be crossed via boring or horizontal directional drilling (HDD), which will avoid surface impacts in these areas. Cathodic protection, which protects steel pipelines from corrosion, is anticipated to be utilized along the pipeline. Cathodic protection equipment may include test stations which will consist of a small pole, rectifiers and a three foot by two foot box. At this time; however, the locations for such protection equipment has not been finalized.

Construction of the pipeline is regulated by the United States Department of Transportation in accordance with the Federal Pipeline Safety Act, 49 U.S.C. 60101, et. seq. The RMCSEP will be designed, constructed and operated to meet or exceed federal and state standards and safety requirements applicable to the proposed facilities. Safety measures include, but not limited to, mainline block valves (valve with the capacity to block movement in one or more directions), corrosion protection, pressure control, biweekly aerial patrols, and routine inspection of the pipeline. Reclamation of disturbed land will occur in accordance with landowner, agency or local or State governmental requirements as applicable. Discussions are currently underway or have been conducted with applicable federal, state, and local agencies' jurisdictions. Suncor is in the process of obtaining all remaining permits and approvals for the installation and completion of the pipeline along the entire route.

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ADDENDUM TO THE APPLICATION FOR CONSTRUCTION, INSTALLATION AND OCCUPANCY WITHIN THE ROW

CONCLUSION

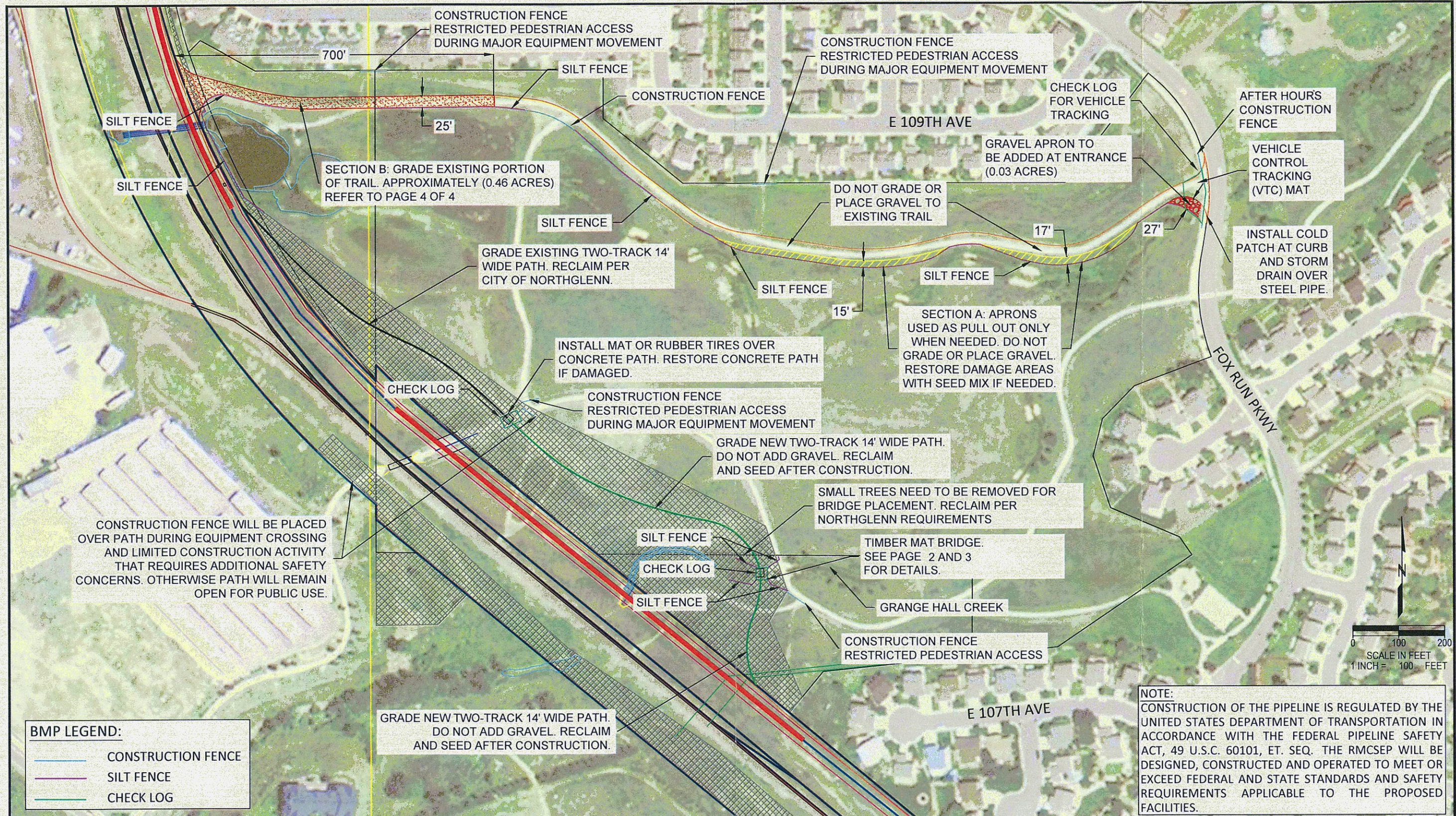
This Addendum is intended to supplement the Application for Construction, Installation and Occupancy within the Right of Way and the Temporary Easement in Fox Run Park in order to provide detailed information as outlined by the City of Northglenn of the proposed activities that will take place within the park. The Project would meet the criteria as set forth by the City of Northglenn.

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ADDENDUM TO THE APPLICATION FOR CONSTRUCTION, INSTALLATION AND OCCUPANCY WITHIN THE ROW

ATTACHMENT A

Northglenn ROW Exhibit – Construction and Grading Plan with BMP locations and types

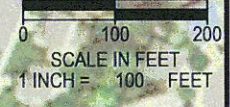


CONSTRUCTION FENCE WILL BE PLACED OVER PATH DURING EQUIPMENT CROSSING AND LIMITED CONSTRUCTION ACTIVITY THAT REQUIRES ADDITIONAL SAFETY CONCERNS. OTHERWISE PATH WILL REMAIN OPEN FOR PUBLIC USE.

BMP LEGEND:

	CONSTRUCTION FENCE
	SILT FENCE
	CHECK LOG

NOTE:
CONSTRUCTION OF THE PIPELINE IS REGULATED BY THE UNITED STATES DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH THE FEDERAL PIPELINE SAFETY ACT, 49 U.S.C. 60101, ET. SEQ. THE RMCSPP WILL BE DESIGNED, CONSTRUCTED AND OPERATED TO MEET OR EXCEED FEDERAL AND STATE STANDARDS AND SAFETY REQUIREMENTS APPLICABLE TO THE PROPOSED FACILITIES.



LEGEND:		LEGEND:	
	PROPOSED SUNCOR 16" PIPELINE		GRAVEL ADDITION
	PROPOSED HDD		GRADING AREA
	PROPOSED BORE		APRON PULL OUT
	PERMANENT EASEMENT		NEW TWO-TRACK
	TEMPORARY EASEMENT		EXISTING TWO-TRACK
	ADDITIONAL TEMPORARY WORKSPACE		
	TEMPORARY ACCESS EASEMENT		

REFERENCE DRAWINGS		REVISIONS				
PAGE 2	TYPICAL TIMBER MAT BRIDGE	△				
PAGE 3	TYPICAL BRIDGE DETAIL NOTES	△				
PAGE 4	ACCESS DRIVE CROSS SECTION	△				
DWG NO.	TITLE	NO.	DESCRIPTION	DATE	BY	CHK.
						APPR.

DRAWN BY:	NRB
CHECKED BY:	
REVIEWED BY:	
APPROVED BY:	
PROJECT MANAGER:	MAO

ROCKY MOUNTAIN CRUDE SYSTEM EXPANSION
TRACT 365.500 NORTHGLENN ROW EXHIBIT

PROJECT NUMBER	398019	DRAWING NUMBER	365.500 ROW EXHIBIT 1 OF 3	REV.	A
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ATTACHMENT B

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Location: City of Northglenn, Adams County, Colorado South of the intersection of East 112th Avenue and York Street

Legal Description: Portions of Sections 11 & 12, Township 2 South, Range 68 West, 6th P.M.

Owner of Record: City of Northglenn

Property Identification:

Suncor Tract 365.1/365.1 C:	Adams County PIN: 0171911112085
	Account #: R0118773
Suncor Tract 365.5/365.5C:	Adams County PIN: 0171912200002
	Account #: R0120694
Suncor Tract 365.75:	Adams County PIN: 0171912000021
	Account #: R0111566

Highest and Best Use:
(Before Condition): Parks and Open Space

Highest and Best Use:
(After Condition): Unchanged as to all

Date of Valuation: May 7, 2013

ALLOCATION OF JUST COMPENSATION:
SUNCOR TRACTS #365.1, 365.1 C, 365.5, 365.5C & 365.75

Value of the Larger Parcel:	\$	956,000
Less Value of the Part Acquired:		-0-
Remainder Value (Before Condition):	\$	956,000
Remainder Value (After Condition):	\$	956,000
Benefits:		-0-
Damages:		-0-
Value of the Temporary Easements:	\$	8,000
Value of the Additional Temporary Work Space:	\$	32,300

SUMMARY OF THE ELEMENTS OF JUST COMPENSATION:
SUNCOR TRACTS #365.1, 365.5, 365.5C & 365.75

Value of the Part Acquired:		-0-
Benefits:		-0-
Damages:		-0-
Value of the Temporary Easements:	\$	8,000
Value of the Additional Temporary Work Space:	\$	32,300

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-14
Series of 2014

Series of 2014

A RESOLUTION APPROVING THE TEMPORARY CONSTRUCTION EASEMENT BETWEEN THE CITY OF NORTHGLENN AND SUNCOR ENERGY (U.S.A.) PIPELINE COMPANY

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The Temporary Construction Easement between the City of Northglenn and Suncor Energy (U.S.A.) Pipeline Company (the "Temporary Easement"), attached hereto as **Exhibit A**, is hereby approved upon the payment of Forty Thousand Dollars (\$40,000.00) for the use of the City property identified in the Temporary Easement, and the additional consideration set forth in Section 2 of this Resolution, and the Mayor is authorized to execute the Temporary Easement on behalf of the City.

Section 2. In addition to the consideration for the use of the Temporary Easement set forth in Section 1, the City Council hereby approves the receipt of an additional Forty Thousand Dollars (\$40,000.00) in community involvement funds from Suncor Energy (U.S.A.) Pipeline Company, which the City shall use at its discretion following consultation with Suncor for a public project in the Fox Run Open Space area. The community involvement funds shall be paid by Suncor Energy (U.S.A.) Pipeline Company prior to the issuance by the City of any right-of-way or grading permit issued for work on City property. The City will keep Suncor informed of the progress of any such public project.

DATED at Northglenn, Colorado, this ____ day of _____, 2014.

JOYCE DOWNING
Mayor

ATTEST:

APPROVED AS TO FORM:

JOHANNA SMALL, CMC
City Clerk

COREY Y. HOFFMANN
City Attorney

EXHIBIT A

Recording requested by and return to:

SUNCOR ENERGY (U.S.A.) PIPELINE COMPANY
ATTN: LEGAL DEPARTMENT
717 SEVENTEENTH STREET, 29TH FLOOR
DENVER, COLORADO 80202
TRACT #: 365.500, 365.750
AFE#: _____

Temporary Construction Easement

This Temporary Construction Easement (the “Temporary Construction Easement”) is dated effective as of _____, 201__, by and between the City of Northglenn, Colorado, a Colorado municipal corporation, whose address is 11701 Community Center Drive, Northglenn, Colorado 80233 (“Landowner”), and Suncor Energy (U.S.A.) Pipeline Company, a Colorado corporation, whose address is 717 Seventeenth Street, Denver, Colorado 80202, Attn: Legal Department (“Suncor”). Landowner is the fee simple owner of record of the real property in Adams County, Colorado (the “State”) as described or depicted on Exhibit A hereto (the “Property”).

1. Temporary Construction Easement. In consideration of good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Landowner hereby grants, sells, conveys and assigns to Suncor a temporary easement (including ingress and egress for equipment, vehicles, and persons) on, over, under, through and across the Property as described or depicted on Exhibit A attached hereto and incorporated herein by this reference (the “Easement”) as temporary workspace and additional work space during surveying (including civil, environmental, cultural and geotechnical surveys), boring, storing, excavating, trenching, laying, fencing, and constructing and all other related activities or similar activities for one or more pipelines and related equipment to be installed by Suncor on property near the Property, including, but not limited to, the ability to remove vegetation, fences, and improvements; provided, however, Suncor shall not install a pipeline on the Property pursuant to this Temporary Construction Easement. Landowner’s use of the Property shall not unreasonably hinder, conflict, or interfere with Suncor’s rights in the Easement herein granted. Until the Termination Date (defined below), within the area containing the Easements and extending onto the adjacent real property owned by Landowner, Suncor shall also have the temporary right, but not the obligation, to take action necessary in Suncor’s sole discretion to protect the burrowing owl including, without limitation, mitigation of prairie dogs and their burrows.

2. Termination of Temporary Construction Easement. This Temporary Construction Easement and the Easement shall commence upon the issuance of a Notice to Proceed from Suncor that shall be received no later than December 31, 2014, and shall terminate upon the earlier of (i) conclusion of Suncor’s construction of its pipeline(s), (ii) one hundred eighty (180) days after Suncor commences to use the Easement for the construction of its pipeline(s), or (iii) determination by Suncor that the Easement is no longer useful to Suncor for the purposes stated herein as determined by Suncor in its sole discretion (the “Termination Date”). Upon such termination, Suncor shall execute and record a release of this Temporary Construction Easement.

3. Binding Effect. The rights granted in this Temporary Construction Easement are appurtenant to, and covenants running with, the land and shall extend to and be binding upon, and inure to the benefit of, Landowner and Suncor and each of their respective heirs, executors, administrators, personal representatives, successors (including, but not limited to, successors-in-interest), and assigns.

4. Damages Limitation. In the event that an award of damages is made by a court under this Temporary Construction Easement, such damages awarded to either party under this Temporary Construction Easement shall be limited to only the actual damages incurred by such party and neither party shall be liable for consequential, incidental, punitive, exemplary or indirect damages in tort or in contract, or under any legal theory, and all such damages are hereby excluded and waived by the parties hereto with respect to this Temporary Construction Easement and/or the exercise of rights hereunder.

5. Voluntariness. It is understood and agreed that this Temporary Construction Easement is executed by Landowner voluntarily and is not based on any representations or statements of any kind made by a party hereto, or any of their representatives, as to the merits, legal liabilities, or value of any claim either of the undersigned may have.

6. Authority. Each person and entity initialing or executing this Temporary Construction Easement on behalf of any other person or entity does hereby personally represent and warrant to the other parties that he or she has the authority to execute this Temporary Construction Easement on behalf of, and fully bind, such purported principal.

7. Covenants of Suncor. Suncor hereby represents, covenants and warrants in favor of Landowner, and its successors and assigns, as follows:

a. Suncor shall protect the Property, and the adjacent lands of Landowner, from damage caused, in whole or in part, by acts or omissions of Suncor, its employees, agents, contractors, subcontractors, assigns, lessees, licensees and agents.

b. In undertaking the activities allowed by this Easement, Suncor shall not cause or permit to be caused by any of its employees, agents, contractors, subcontractors, successors, assigns, lessees or licensees, any hazardous substances, as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), pollutants or contaminants, as defined by CERCLA, or hazardous waste, as defined by the Resource, Conservation and Recovery Act ("RCRA"), including, but not limited to, asbestos and/or urea formaldehyde, and any amendments thereto, to be dumped, spilled, released, permanently stored or deposited on, over or beneath the Property or any other lands owned by Landowner.

c. Suncor hereby represents that it self insures as to public liability and property damage claims.

d. Prior to issuance by Suncor of its Notice to Proceed, Suncor shall have submitted and had approved by the City a Roadway Improvement Plan and a Restoration Plan. The Roadway Improvement Plan shall specify the improvements to the Property to allow for adequate load bearing for Suncor's use of construction vehicles on the Property, and such Restoration Plan must include, at a minimum, restoration of the Property and any access to the Property from City rights-of-way used by Suncor hereunder following Suncor's use of the Property.

8. Miscellaneous. All notices required or permitted hereunder shall be given by certified mail, postage prepaid, return receipt requested, or by overnight express delivery by a nationally recognized overnight courier, directed to the addresses provided herein. Any party may specify a different address for notices by delivery of written notice to the other party. If any provision of this Temporary Construction Easement shall be held invalid or unenforceable, the remainder of this Temporary Construction Easement and the application of such provision to persons or situations other than those to which it shall have been held invalid or unenforceable, shall not be affected thereby, but shall continue to be valid and enforceable to the fullest extent permitted by law. This Temporary Construction Easement shall not be construed against

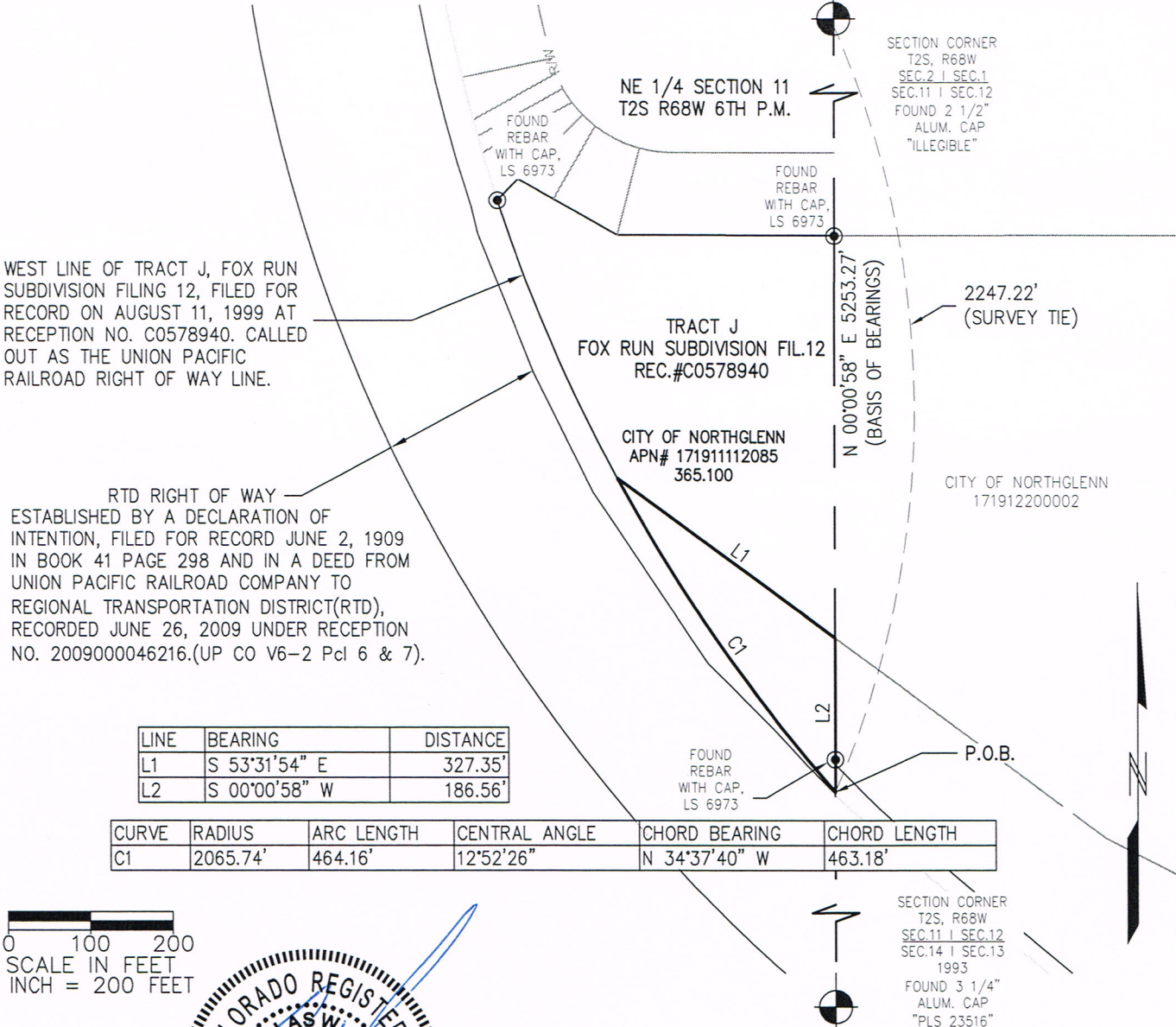
either party in the event of an ambiguity or other form of dispute as to its interpretation. This Temporary Construction Easement shall be governed by the laws of the State of Colorado and constitutes the entire agreement between Landowner and Suncor relating to the subject matter hereof, and supersedes all prior and contemporaneous agreements, understandings, negotiations, representations, statements, and discussions between the parties, whether oral or written, except for the Landowner's Receipt and Damage Release for the compensation granted hereunder. This Temporary Construction Easement may be modified or amended only by a writing signed by each of the parties hereto. Non-use shall not constitute abandonment of the Easement and other rights granted herein, shall have no effect on their validity, and shall not be grounds for termination of the Temporary Construction Easement.

9. Compliance with Law. In its use of the Property, Suncor shall comply with all applicable laws and regulations, including but not limited to all valid laws and regulations of the City of Northglenn, Colorado. No provision of this Temporary Construction Easement shall be construed to constitute a waiver of, or to exempt Suncor from, all valid laws and regulations of the City of Northglenn, Colorado, including specifically as may be required the issuance of a right-of-way permit pursuant to Article 2 of Chapter 16 of the Northglenn Municipal Code.

[The remainder of this page is intentionally left blank.]

EXHIBIT A

TRACT NO. 365.100				
OWNER	STATION TO STATION	FEET - RODS	PERMANENT EASEMENT	N/A ACRES
CITY OF NORTHGLENN 171911112085	-	-	TEMPORARY WORK SPACE	N/A ACRES
	-	-	ADDITIONAL TEMPORARY WORK SPACE	0.656 ACRES



WEST LINE OF TRACT J, FOX RUN SUBDIVISION FILING 12, FILED FOR RECORD ON AUGUST 11, 1999 AT RECEPTION NO. C0578940. CALLED OUT AS THE UNION PACIFIC RAILROAD RIGHT OF WAY LINE.

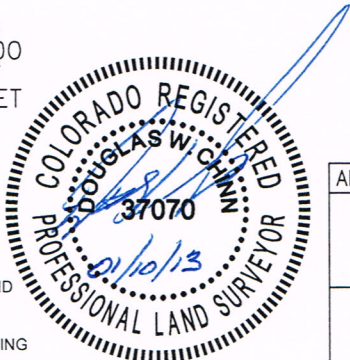
RTD RIGHT OF WAY ESTABLISHED BY A DECLARATION OF INTENTION, FILED FOR RECORD JUNE 2, 1909 IN BOOK 41 PAGE 298 AND IN A DEED FROM UNION PACIFIC RAILROAD COMPANY TO REGIONAL TRANSPORTATION DISTRICT (RTD), RECORDED JUNE 26, 2009 UNDER RECEPTION NO. 2009000046216. (UP CO V6-2 Pcl 6 & 7).

LINE	BEARING	DISTANCE
L1	S 53°31'54" E	327.35'
L2	S 00°00'58" W	186.56'

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	2065.74'	464.16'	12°52'26"	N 34°37'40" W	463.18'

0 100 200
SCALE IN FEET
1 INCH = 200 FEET

- LEGEND**
- FOUND
 - ⊙ MONUMENT FOUND AS DESCRIBED
 - P.O.B. POINT OF BEGINNING



APN# 171911112085



EXHIBIT A CITY OF NORTHGLENN

SECTION 11, TOWNSHIP 2 SOUTH
RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN

DRAWN BY: RDR

DATE: 12/27/12

SHEET: 1 OF 2

ADAMS COUNTY, COLORADO

SEE ATTACHED DESCRIPTION WHICH BY THIS REFERENCE IS MADE PART HEREOF.



CH2MHILL

9127 SOUTH JAMAICA STREET
EAST BUILDING
ENGLEWOOD, CO 80112
303-792-2211

DRAWING NUMBER

365.100 A

DESCRIPTION:

ADDITIONAL TEMPORARY WORKSPACE:

A PORTION OF A PARCEL OF LAND BEING TRACT J, FOX RUN SUBDIVISION FILING NO. 12, FILED FOR RECORD ON AUGUST 11, 1999 AT RECEPTION NO. C0578940 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT J, ALSO BEING A POINT ON THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 11, FROM WHICH THE NORTHEAST CORNER OF SECTION 11 BEARS NORTH 00°00'58" EAST, A DISTANCE OF 2247.22 FEET;

THENCE ALONG THE WEST LINE OF SAID TRACT J, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2065.74 FEET, AN ARC LENGTH OF 464.16 FEET, A CENTRAL ANGLE OF 12°52'26", AND A CHORD BEARING AND DISTANCE OF NORTH 34°37'40" WEST, 463.18 FEET;

THENCE SOUTH 53°31'54" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 327.35 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 1 AND EAST LINE OF SAID PARCEL;

THENCE SOUTH 00°00'58" WEST, ALONG SAID EAST LINES, A DISTANCE OF 186.56 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.656 ACRES (28,585 SQUARE FEET) OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS IS THE EAST LINE OF SAID SECTION 11, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN WHICH BEARS NORTH 00°00'58" EAST AND IS MONUMENTED ON THE SOUTH END OF THE SOUTHEAST CORNER OF SAID SECTION 11 BEING A 3 1/4 INCH CAP STAMPED "LS 23516" AND ON THE NORTH END BY THE NORTHEAST CORNER OF SAID SECTION 11 BEING A 3 1/4 INCH CAP ILLEGIBLE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

I, DOUGLAS W. CHINN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ON THE DATE OF MY SIGNATURE, THIS EXHIBIT ACCURATELY REPRESENTS THE FACTS FOUND AT THE TIME OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE.

FOR AND ON BEHALF OF
CH2M HILL ENGINEERS, INC.



DOUGLAS W. CHINN
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 37070

NOTES:

1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE CH2M HILL ENGINEERS INC. HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS-OF-WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
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 FROM THE DATE OF CERTIFICATION SHOWN HEREON.
3. THE BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND PROJECTED TO UTM 13 NORTH, NAD83 (GRID). DISTANCES SHOWN HEREON ARE IN US SURVEY FOOT (GRID). THE COMBINED SCALE FACTOR USED TO OBTAIN THE GRID DISTANCES IS 0.999351398.

SEE ATTACHED EXHIBIT BY WHICH THIS REFERENCE IS MADE PART HEREOF.

APN# 171911112085



EXHIBIT A
CITY OF NORTHGLENN

SECTION 11, TOWNSHIP 2 SOUTH
RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN

DRAWN BY: RDR

DATE: 12/27/12

SHEET: 2 OF 2

ADAMS COUNTY, COLORADO



CH2MHILL

9127 SOUTH JAMAICA STREET
EAST BUILDING
ENGLEWOOD, CO 80112
303-792-2211

DRAWING NUMBER

365.100 A

TRACT NO. 365.500

OWNER	STATION TO STATION	FEET - RODS	PERMANENT EASEMENT	N/A ACRES
CITY OF NORTHGLENN 171912200002	-	-	TEMPORARY WORK SPACE	N/A ACRES
			ADDITIONAL TEMPORARY WORK SPACE	3.536 ACRES

SECTION CORNER
T2S, R68W
SEC. 2 | SEC. 1
SEC. 11 | SEC. 12
1993



2 1/2" ALUMINUM CAP
ILLEGIBLE

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	1783.84'	76.56'	2°27'32"	N 45°23'34" W	76.55'

NW 1/4 SECTION 12
T2S, R68W 6th P.M.

CITY OF
NORTHGLENN
171911112085

FOUND
1 1/2" PLASTIC CAP
STAMPED "LS 6973"

FOUND
1 1/2" PLASTIC CAP
STAMPED "LS 6973"

CITY OF NORTHGLENN
APN#171912200002
BOOK 2099 PAGE 851
356.500

LINE	BEARING	DISTANCE
L1	N 50°17'29" W	331.28'
L2	N 50°44'55" W	29.99'
L3	N 50°17'55" W	29.00'
L4	N 49°50'55" W	29.00'
L5	N 49°23'55" W	29.00'
L6	N 48°56'55" W	29.00'
L7	N 48°29'55" W	29.00'
L8	N 48°02'55" W	29.00'
L9	N 47°35'55" W	28.45'
L10	N 00°00'58" E	153.49'
L11	S 53°31'54" E	408.02'
L12	S 62°56'41" E	633.96'
L13	S 15°30'48" E	45.79'
L14	N 89°25'44" W	419.77'

N 00°00'58" E 5253.27'
(BASIS OF BEARINGS)

L10

L11

L12

L14

L13

(SURVEY TIE)
2130.41'

P.O.B. S 89°25'44" W 2615.80'

CITY OF
NORTHGLENN
171912000021

CENTER-SECTION CORNER
T2S, R68W
SEC 12
1991
3" ALUMINUM CAP
LS 24968

RTD RIGHT OF WAY

SECTION CORNER
T2S, R68W
SEC. 11 | SEC. 12
SEC. 14 | SEC. 13
1993
3 1/4" ALUMINUM CAP
LS 23516

0 150 300
SCALE IN FEET
1 INCH = 300 FEET

LEGEND

- FOUND
- ⊙ MONUMENT FOUND AS DESCRIBED
- ⊠ CALCULATED POSITION
- P.O.B. POINT OF BEGINNING



SEE ATTACHED DESCRIPTION WHICH BY THIS REFERENCE IS MADE PART HEREOF.

APN# 171912200002



EXHIBIT A
CITY OF NORTHGLENN

SECTION 12, TOWNSHIP 2 SOUTH
RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN

DRAWN BY: JWJ

DATE: 10/19/12

SHEET: 1 OF 3

ADAMS COUNTY, COLORADO



CH2M HILL

6399 S. FIDDLERS GREEN CIRCLE
SUITE 500
GREENWOOD VILLAGE, CO 80111
303-792-2211

DRAWING NUMBER

365.500 A

DESCRIPTION:

ADDITIONAL TEMPORARY WORKSPACE:

A PORTION OF A PARCEL OF LAND DESCRIBED IN A QUIT CLAIM DEED FROM THE NORTHGLENN METROPOLITAN RECREATION DISTRICT TO THE CITY OF NORTHGLENN, FILED FOR RECORD ON OCTOBER 28, 1976 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, AT BOOK 2099 PAGE 851, LOCATED IN NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER SAID OF SAID PARCEL, ALSO BEING A POINT ON THE EAST LINE OF THE REGIONAL TRANSPORTATION DISTRICT(RTD) RIGHT OF WAY LINE, FROM WHICH THE CENTER CORNER OF SECTION 12 BEARS NORTH 89°25'44" EAST, A DISTANCE OF 2130.41 FEET, THENCE ALONG THE WEST LINE OF SAID PARCEL AND EAST LINE OF SAID RTD RIGHT OF WAY THE FOLLOWING TEN(10) COURSES AND DISTANCES;

1. NORTH 50°17'29" WEST, A DISTANCE OF 331.28 FEET;
 2. NORTH 50°44'55" WEST, A DISTANCE OF 29.99 FEET;
 3. NORTH 50°17'55" WEST, A DISTANCE OF 29.00 FEET;
 4. NORTH 49°50'55" WEST, A DISTANCE OF 29.00 FEET;
 5. NORTH 49°23'55" WEST, A DISTANCE OF 29.00 FEET;
 6. NORTH 48°56'55" WEST, A DISTANCE OF 29.00 FEET;
 7. NORTH 48°29'55" WEST, A DISTANCE OF 29.00 FEET;
 8. NORTH 48°02'55" WEST, A DISTANCE OF 29.00 FEET;
 9. NORTH 47°35'55" WEST, A DISTANCE OF 28.45 FEET;
 10. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1783.84 FEET, AN ARC LENGTH OF 76.56 FEET, A CENTRAL ANGLE OF 02°27'32", A CHORD BEARING AND DISTANCE OF NORTH 45°23'34" WEST, 76.55 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID PARCEL;
- THENCE NORTH 00°00'58" EAST, DEPARTING SAID RTD RIGHT OF WAY LINE, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 153.49 FEET;
 THENCE SOUTH 53°31'54" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 408.02 FEET;
 THENCE SOUTH 62°56'41" EAST, A DISTANCE OF 633.96 FEET;
 THENCE SOUTH 15°30'48" EAST, A DISTANCE OF 45.79 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID PARCEL,
 THENCE NORTH 89°25'44" WEST, ALONG SAID LINE, A DISTANCE OF 419.77 FEET, MORE OR LESS TO THE POINT OF BEGINNING;



CONTAINING 3.536 ACRES (154,042 SQUARE FEET) MORE OR LESS;

[CONTINUED ON SHEET 3 OF 3]

NOTES:

1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE CH2M HILL ENGINEERS INC. HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS-OF-WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
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 FROM THE DATE OF CERTIFICATION SHOWN HEREON.
3. THE BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND PROJECTED TO UTM 13 NORTH, NAD83 (GRID). DISTANCES SHOWN HEREON ARE IN US SURVEY FOOT (GRID). THE COMBINED SCALE FACTOR USED TO OBTAIN THE GRID DISTANCES IS 0.999351398.

SEE ATTACHED EXHIBIT BY WHICH THIS REFERENCE IS MADE PART HEREOF.

APN# 171912200002		
 EXHIBIT A CITY OF NORTHGLENN SECTION 12, TOWNSHIP 2 SOUTH RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN		
DRAWN BY: JWJ	DATE: 10/19/12	
SHEET: 2 OF 3 ADAMS COUNTY, COLORADO		
	6399 S. FIDDLERS GREEN CIRCLE SUITE 500 GREENWOOD VILLAGE, CO 80111 303-792-2211	DRAWING NUMBER 365.500 A

[CONTINUED FROM SHEET 2 OF 3]

THE BASIS OF BEARINGS IS THE EAST LINE OF SAID SECTION 11, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN WHICH BEARS NORTH 00°00'58" EAST AND IS MONUMENTED ON THE SOUTH END OF THE SOUTHEAST CORNER OF SAID SECTION 11 BEING A 3 1/4 INCH CAP STAMPED "LS 22356" AND ON THE NORTH END BY THE NORTHEAST CORNER OF SAID SECTION 11 BEING A 3 1/4 INCH CAP ILLEGIBLE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

I, DOUGLAS W. CHINN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ON THE DATE OF MY SIGNATURE, THIS EXHIBIT ACCURATELY REPRESENTS THE FACTS FOUND AT THE TIME OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE.

FOR AND ON BEHALF OF
CH2M HILL ENGINEERS, INC.



DOUGLAS W. CHINN
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 37070

NOTES:

1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE CH2M HILL ENGINEERS INC. HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS-OF-WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
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 FROM THE DATE OF CERTIFICATION SHOWN HEREON.
3. THE BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND PROJECTED TO UTM 13 NORTH, NAD83 (GRID). DISTANCES SHOWN HEREON ARE IN US SURVEY FOOT (GRID). THE COMBINED SCALE FACTOR USED TO OBTAIN THE GRID DISTANCES IS 0.999351398.

SEE ATTACHED EXHIBIT BY WHICH THIS REFERENCE IS MADE PART
HEREOF.

APN# 171912200002

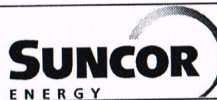


EXHIBIT A
CITY OF NORTHGLENN

SECTION 12, TOWNSHIP 2 SOUTH
RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN

DRAWN BY: JWJ

DATE: 10/19/12

SHEET: 3 OF 3

ADAMS COUNTY, COLORADO



6399 S. FIDDLERS GREEN CIRCLE
SUITE 500
GREENWOOD VILLAGE, CO 80111
303-792-2211

DRAWING NUMBER

365.500 A

TRACT NO. 365.750

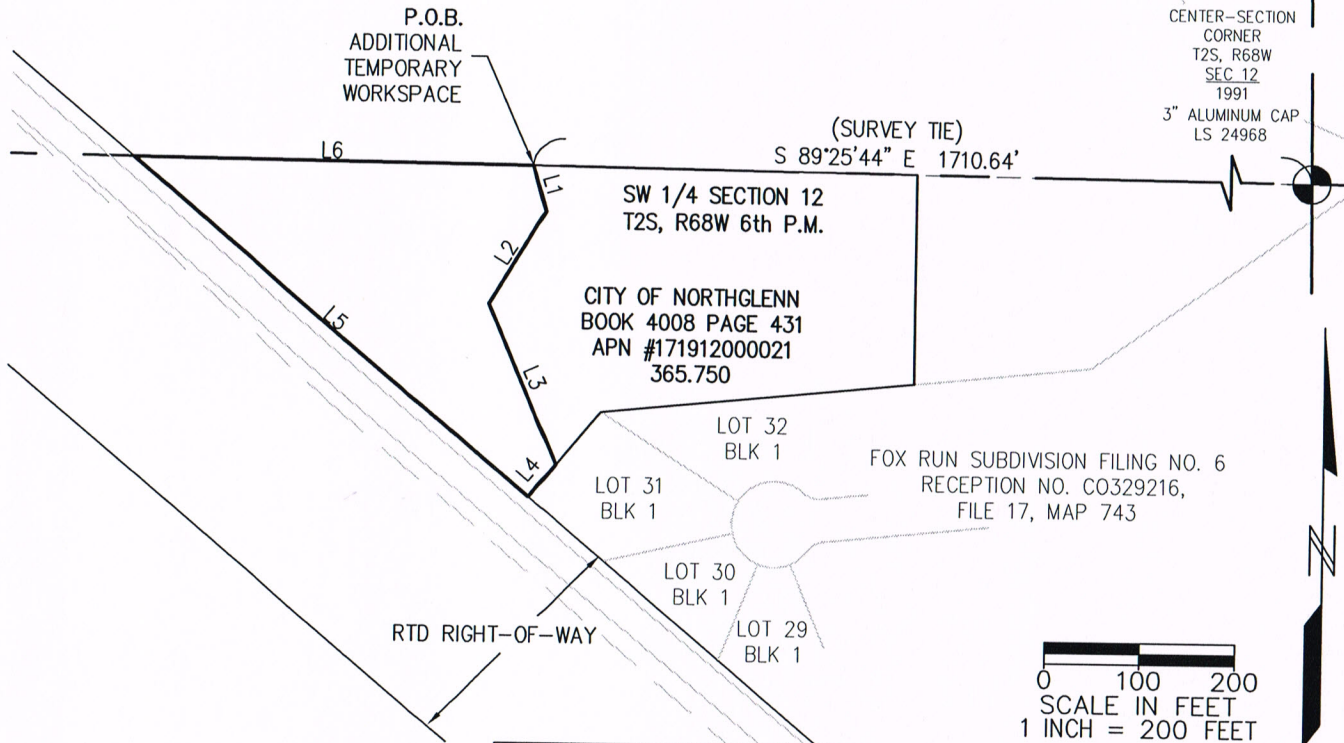
OWNER	STATION TO STATION	FEET - RODS	PERMANENT EASEMENT	N/A ACRES
CITY OF NORTHGLENN 171912000021	-	-	TEMPORARY WORK SPACE	N/A ACRES
	-	-	ADDITIONAL TEMPORARY WORK SPACE	1.611 ACRES

LINE	BEARING	DISTANCE
L1	S 15°30'48" E	50.07'
L2	S 31°16'02" W	111.90'
L3	S 23°31'53" E	181.65'
L4	S 39°43'36" W	43.91'
L5	N 50°17'29" W	545.33'
L6	S 89°25'44" E	419.77'

NORTH QUARTER-SECTION CORNER
T2S, R68W
SEC 12
1991
3" ALUMINUM CAP
LS 24968



NW 1/4 SECTION 12
T2S, R68W 6th P.M.



0 100 200
SCALE IN FEET
1 INCH = 200 FEET

APN# 171912000021



EXHIBIT A
CITY OF NORTHGLENN

SECTION 12, TOWNSHIP 2 SOUTH
RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN

DRAWN BY: JWJ

DATE: 10/19/12

SHEET: 1 OF 2

ADAMS COUNTY, COLORADO

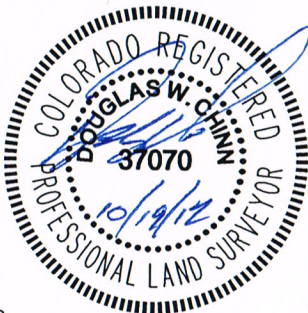


CH2MHILL

6399 S. FIDDLERS GREEN CIRCLE
SUITE 500
GREENWOOD VILLAGE, CO 80111
303-792-2211

DRAWING NUMBER

365.750 A



LEGEND

MONUMENT FOUND AS DESCRIBED

P.O.B. POINT OF BEGINNING

SEE ATTACHED DESCRIPTION WHICH BY THIS REFERENCE IS MADE PART HEREOF.

ADDITIONAL TEMPORARY WORKSPACE:

A PORTION OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED FROM THE CITY OF THORNTON, A MUNICIPAL CORPORATION TO THE CITY OF NORTHGLENN, A COLORADO MUNICIPAL CORPORATION, FILED FOR RECORD ON JANUARY 5, 1993 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, AT BOOK 4008 PAGE 431, LOCATED IN SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

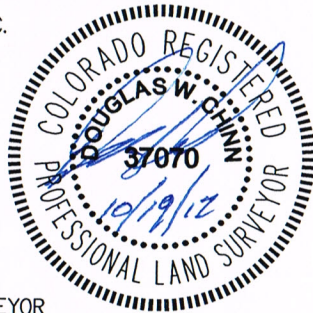
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL, ALSO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE REGIONAL TRANSPORTATION DISTRICT (RTD), FROM WHICH THE CENTER ONE-QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 79°10'25" EAST, A DISTANCE OF 1741.77 FEET;
 THENCE NORTH 50°17'29" WEST, ALONG SAID RTD RIGHT-OF-WAY LINE, A DISTANCE OF 545.33 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID PARCEL;
 THENCE SOUTH 89°25'44" EAST, DEPARTING SAID RTD RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID PARCEL AND THE , A DISTANCE OF 419.77 FEET;
 THENCE SOUTH 15°30'48" EAST, DEPARTING SAID NORTH LINE, A DISTANCE OF 50.07 FEET;
 THENCE SOUTH 31°16'02" WEST, A DISTANCE OF 111.90 FEET;
 THENCE SOUTH 23°31'53" EAST, A DISTANCE OF 181.65 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID PARCEL AND THE LINE OF LOT 31, BLOCK 1 OF FOX RUN SUBDIVISION FILING NO. 6, ACCORDING TO THE PLAT THERE OF RECORDED AT RECEPTION NO. C0329216;
 THENCE SOUTH 39°43'36" WEST, ALONG SAID LINE, A DISTANCE OF 43.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 1.611 ACRES (70,172 SQUARE FEET) OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS IS THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 12, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN WHICH BEARS NORTH 00°01'44" EAST AND IS MONUMENTED ON THE SOUTH END BY THE CENTER ONE-QUARTER CORNER OF SAID SECTION 12 BEING A 3 INCH CAP STAMPED "PLS 24968", AND ON THE NORTH END BY THE NORTH ONE-QUARTER CORNER OF SAID SECTION 12 BEING A 3 INCH CAP STAMPED "LS 24968", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

I, DOUGLAS W. CHINN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ON THE DATE OF MY SIGNATURE, THIS EXHIBIT ACCURATELY REPRESENTS THE FACTS FOUND AT THE TIME OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE.

FOR AND ON BEHALF OF
 CH2M HILL ENGINEERS, INC.



DOUGLAS W. CHINN
 PROFESSIONAL LAND SURVEYOR
 COLORADO REGISTRATION NO. 37070

NOTES:

1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE CH2M HILL ENGINEERS INC. HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS-OF-WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.

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 FROM THE DATE OF CERTIFICATION SHOWN HEREON.

3. THE BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND PROJECTED TO UTM 13 NORTH, NAD83 (GRID). DISTANCES SHOWN HEREON ARE IN US SURVEY FOOT (GRID). THE COMBINED SCALE FACTOR USED TO OBTAIN THE GRID DISTANCES IS 0.999351398.

SEE ATTACHED EXHIBIT BY WHICH THIS REFERENCE IS MADE PART HEREOF.

APN# 171912000021



EXHIBIT A
 CITY OF NORTHGLENN

SECTION 12, TOWNSHIP 2 SOUTH
 RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN

DRAWN BY: JWJ

DATE: 10/19/12

SHEET: 2 OF 2

ADAMS COUNTY, COLORADO



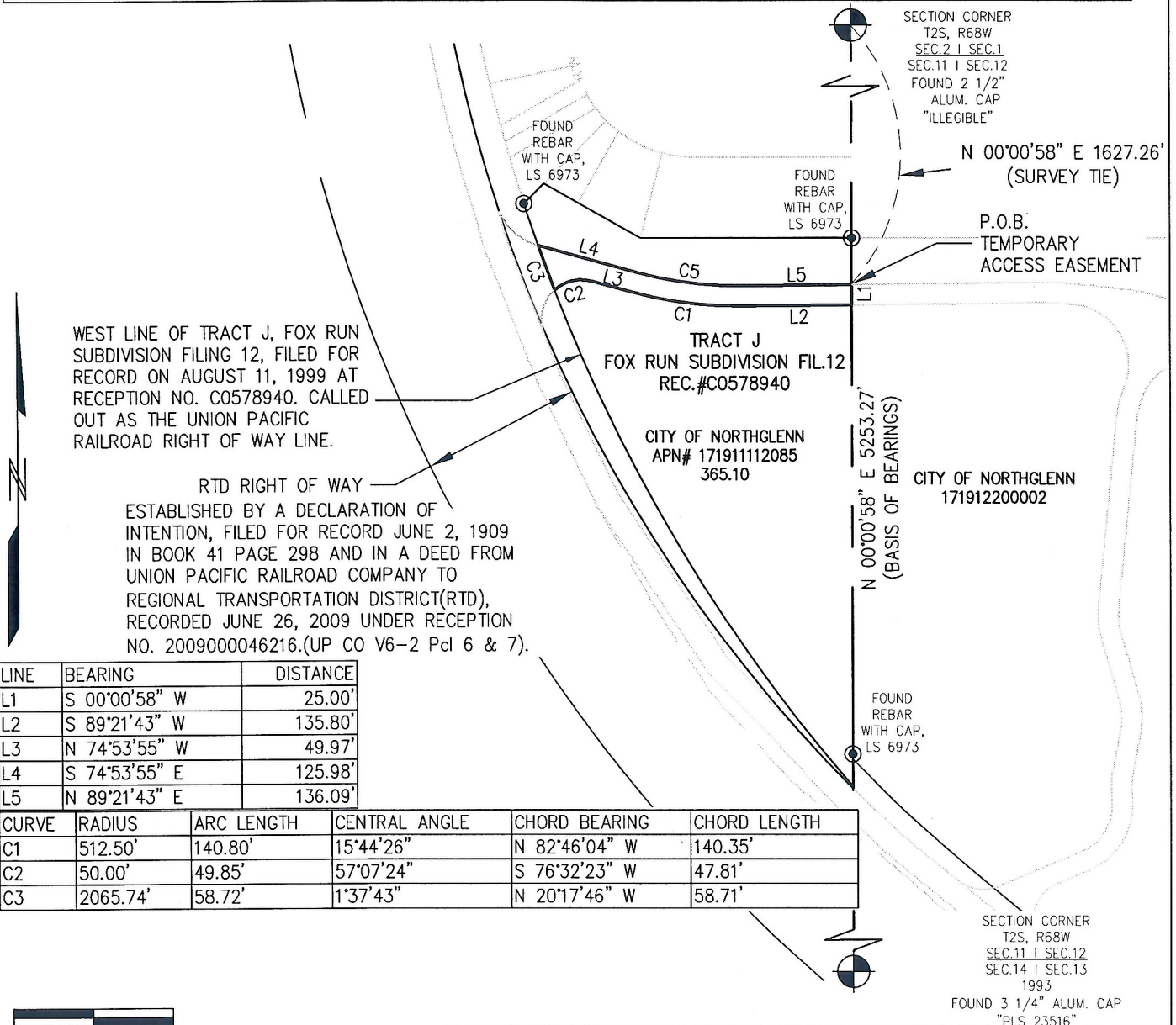
CH2MHILL

6399 S. FIDDLERS GREEN CIRCLE
 SUITE 500
 GREENWOOD VILLAGE, CO 80111
 303-792-2211

DRAWING NUMBER

365.750 A

TRACT NO. 365.100 C				
OWNER	STATION TO STATION	FEET - RODS	PERMANENT EASEMENT	ACRES
CITY OF NORTHGLENN 171911112085	-	-	TEMPORARY ACCESS EASEMENT	0.235 ACRES



LINE	BEARING	DISTANCE
L1	S 00°00'58" W	25.00'
L2	S 89°21'43" W	135.80'
L3	N 74°53'55" W	49.97'
L4	S 74°53'55" E	125.98'
L5	N 89°21'43" E	136.09'

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	512.50'	140.80'	15°44'26"	N 82°46'04" W	140.35'
C2	50.00'	49.85'	57°07'24"	S 76°32'23" W	47.81'
C3	2065.74'	58.72'	1°37'43"	N 20°17'46" W	58.71'

0 100 200
SCALE IN FEET
1 INCH = 200 FEET

LEGEND



FOUND



MONUMENT FOUND
AS DESCRIBED

P.O.B. POINT OF BEGINNING



APN# 171911112085



EXHIBIT C
CITY OF NORTHGLENN

SECTION 11, TOWNSHIP 2 SOUTH
RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN

DRAWN BY: RDR

REV1: 11/04/13

DATE: 02/04/13

SHEET: 1 OF 3

ADAMS COUNTY, COLORADO



CH2MHILL

9127 SOUTH JAMAICA STREET
EAST BUILDING
ENGLEWOOD, CO 80112
303-792-2211

DRAWING NUMBER

365.100 C

SEE ATTACHED DESCRIPTION WHICH BY THIS REFERENCE IS MADE PART HEREOF.

DESCRIPTION:

A PORTION OF A PARCEL OF LAND, BEING TRACT J, FOX RUN SUBDIVISION FILING NO. 12, FILED FOR RECORD ON AUGUST 11, 1999 AT RECEPTION NO. C0578940 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TEMPORARY ACCESS EASEMENT:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT J FROM WHICH THE NORTHEAST CORNER OF SECTION 11 BEARS NORTH 00°00'58" EAST, A DISTANCE OF 1627.26 FEET;
THENCE SOUTH 00°00'58" WEST, ALONG SAID EAST LINE, A DISTANCE OF 25.00 FEET;
THENCE OVER AND ACROSS SAID PARCEL THE FOLLOWING FOUR(4) COURSES AND DISTANCES;

1. SOUTH 89°21'43" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 135.80 FEET;
2. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 512.50 FEET, AN ARC LENGTH OF 140.80 FEET, A CENTRAL ANGLE OF 15°44'26", AND A CHORD BEARING AND DISTANCE OF NORTH 82°46'04" WEST, 140.35 FEET;
3. NORTH 74°53'55" WEST A DISTANCE OF 49.97 FEET;
4. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 49.85 FEET, A CENTRAL ANGLE OF 57°07'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 76°32'23" WEST, 47.81 FEET, TO THE WEST LINE OF SAID PARCEL;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, ALONG SAID WEST LINE, HAVING A RADIUS OF 2065.74 FEET, AN ARC LENGTH OF 58.71 FEET, A CENTRAL ANGLE OF 01°37'42", AND A CHORD BEARING AND DISTANCE OF NORTH 20°17'46" WEST, 58.71 FEET;

THENCE OVER AND ACROSS SAID PARCEL THE FOLLOWING FOUR(4) COURSES AND DISTANCES;

1. SOUTH 74°53'55" EAST A DISTANCE OF 125.98 FEET;
2. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 487.50 FEET, AN ARC LENGTH OF 133.92 FEET, A CENTRAL ANGLE OF 15°44'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°46'06" EAST, 133.50 FEET;
4. NORTH 89°21'43" EAST A DISTANCE OF 136.09 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.235 ACRES (10,237 SQUARE FEET) OF LAND, MORE OR LESS.

[CONTINUED ON SHEET 3 OF 3]

NOTES:

1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE CH2M HILL ENGINEERS INC. HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS-OF-WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
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 FROM THE DATE OF CERTIFICATION SHOWN HEREON.
3. THE BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND PROJECTED TO UTM 13 NORTH, NAD83 (GRID). DISTANCES SHOWN HEREON ARE IN US SURVEY FOOT (GRID). THE COMBINED SCALE FACTOR USED TO OBTAIN THE GRID DISTANCES IS 0.999351398.

SEE ATTACHED EXHIBIT BY WHICH THIS REFERENCE IS MADE PART HEREOF.

APN# 17191112085



EXHIBIT C
CITY OF NORTHGLENN

SECTION 11, TOWNSHIP 2 SOUTH
RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN

DRAWN BY: RDR

REV1: 11/04/13

DATE: 02/04/13

SHEET: 2 OF 3

ADAMS COUNTY, COLORADO



CH2MHILL

9127 SOUTH JAMAICA STREET
EAST BUILDING
ENGLEWOOD, CO 80112
303-792-2211

DRAWING NUMBER

365.100 C

[CONTINUED FROM SHEET 2 OF 3]

THE BASIS OF BEARINGS IS THE EAST LINE OF SAID SECTION 11, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN WHICH BEARS NORTH 00°00'58" EAST AND IS MONUMENTED ON THE SOUTH END OF THE SOUTHEAST CORNER OF SAID SECTION 11 BEING A 3 1/4 INCH CAP STAMPED "LS 23516" AND ON THE NORTH END BY THE NORTHEAST CORNER OF SAID SECTION 11 BEING A 3 1/4 INCH CAP ILLEGIBLE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

I, DOUGLAS W. CHINN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ON THE DATE OF MY SIGNATURE, THIS EXHIBIT ACCURATELY REPRESENTS THE FACTS FOUND AT THE TIME OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE.

FOR AND ON BEHALF OF
CH2M HILL ENGINEERS, INC.



DOUGLAS W. CHINN
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 37070

NOTES:

1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE CH2M HILL ENGINEERS INC. HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS-OF-WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
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 FROM THE DATE OF CERTIFICATION SHOWN HEREON.
3. THE BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND PROJECTED TO UTM 13 NORTH, NAD83 (GRID). DISTANCES SHOWN HEREON ARE IN US SURVEY FOOT (GRID). THE COMBINED SCALE FACTOR USED TO OBTAIN THE GRID DISTANCES IS 0.999351398.

SEE ATTACHED EXHIBIT BY WHICH THIS REFERENCE IS MADE PART HEREOF.

APN# 171911112085



EXHIBIT C
CITY OF NORTHGLENN

SECTION 11, TOWNSHIP 2 SOUTH
RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN

DRAWN BY: RDR

REV1: 11/04/13

DATE: 02/04/13

SHEET: 3 OF 3

ADAMS COUNTY, COLORADO



CH2MHILL

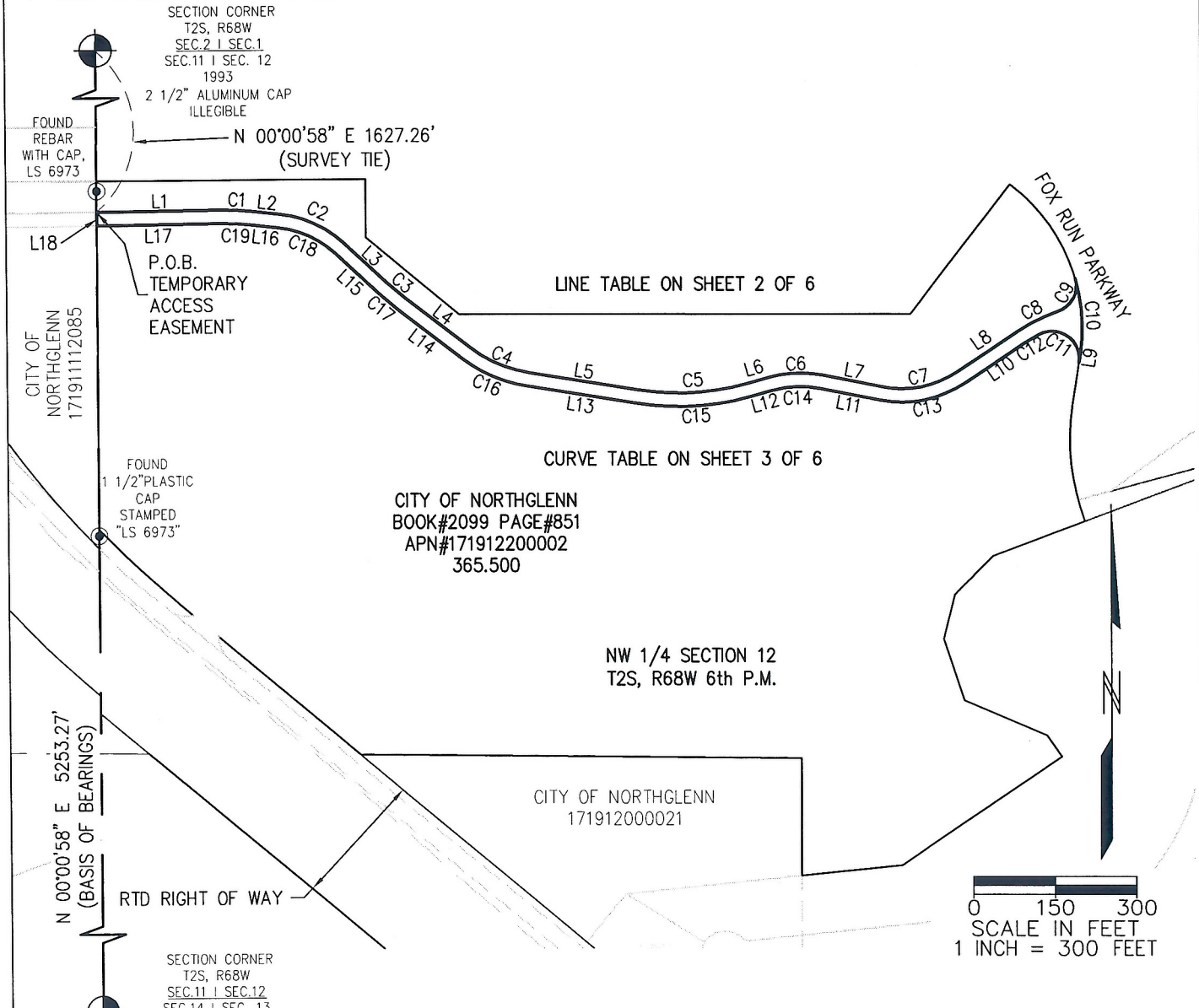
9127 SOUTH JAMAICA STREET
EAST BUILDING
ENGLEWOOD, CO 80112
303-792-2211

DRAWING NUMBER

365.100 C

TRACT NO. 365.500

OWNER	STATION TO STATION	FEET - RODS	TEMPORARY EASEMENT	1.179 ACRES
CITY OF NORTHGLENN 171912200002	-	-	TEMPORARY WORK SPACE	N/A ACRES
	-	-	ADDITIONAL TEMPORARY WORK SPACE	N/A ACRES



- LEGEND
- FOUND
 - ⊙ MONUMENT FOUND AS DESCRIBED
 - P.O.B. POINT OF BEGINNING



APN# 171912200002

SUNCOR
ENERGY

EXHIBIT C
CITY OF NORTHGLENN

SECTION 12, TOWNSHIP 2 SOUTH
RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN

DRAWN BY: RDR REV: 11/04/13 DATE: 10/19/12

SHEET: 1 OF 6 ADAMS COUNTY, COLORADO

CH2MHILL 9127 SOUTH JAMAICA STREET
EAST BUILDING
ENGLEWOOD, CO 80112
303-792-2211

DRAWING NUMBER
365.500 C

SEE ATTACHED DESCRIPTION WHICH BY THIS REFERENCE IS MADE PART HEREOF.

TRACT NO. 365.500

OWNER	STATION TO STATION	FEET - RODS	TEMPORARY EASEMENT	1.769 ACRES
CITY OF NORTHGLENN 171912200002	-	-	TEMPORARY WORK SPACE	N/A ACRES
	-	-	ADDITIONAL TEMPORARY WORK SPACE	N/A ACRES

LINE	BEARING	DISTANCE
L1	N 89°21'43" E	229.55'
L2	S 83°40'33" E	48.13'
L3	S 47°27'50" E	108.43'
L4	S 52°37'05" E	152.21'
L5	S 81°04'38" E	206.16'
L6	N 74°33'03" E	42.62'
L7	S 78°54'56" E	114.00'
L8	N 56°00'11" E	132.75'
L9	S 08°44'25" W	15.10'
L10	S 56°00'11" W	132.75'
L11	N 78°54'56" W	114.00'
L12	S 74°33'03" W	42.62'
L13	N 81°04'38" W	206.16'
L14	N 52°37'05" W	152.21'
L15	N 47°27'50" W	108.43'
L16	N 83°40'33" W	48.13'
L17	S 89°21'43" W	229.83'
L18	N 00°00'58" E	25.00'

- LEGEND**
- FOUND
 - ⊙ MONUMENT FOUND AS DESCRIBED
 - ⊙ P.O.B. POINT OF BEGINNING



APN# 171912200002



EXHIBIT C
CITY OF NORTHGLENN

SECTION 12, TOWNSHIP 2 SOUTH
RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN

DRAWN BY: RDR REV1: 11/04/13 DATE: 10/19/12
SHEET: 2 OF 6 ADAMS COUNTY, COLORADO

SEE ATTACHED DESCRIPTION WHICH BY THIS REFERENCE IS MADE PART HEREOF.



CH2MHILL

9127 SOUTH JAMAICA STREET
EAST BUILDING
ENGLEWOOD, CO 80112
303-792-2211

DRAWING NUMBER

365.500 C

TRACT NO. 365.500

OWNER	STATION TO STATION	FEET - RODS	TEMPORARY EASEMENT	1.769 ACRES
CITY OF NORTHGLENN 171912200002	-	-	TEMPORARY WORK SPACE	N/A ACRES
	-	-	ADDITIONAL TEMPORARY	
			WORK SPACE	N/A ACRES

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	512.50'	62.28'	6°57'44"	62.24'	S 87°09'25" E
C2	212.50'	134.30'	36°12'43"	132.08'	S 65°34'11" E
C3	487.50'	43.85'	5°09'14"	43.84'	S 50°02'27" E
C4	237.50'	117.97'	28°27'33"	116.76'	S 66°50'51" E
C5	487.50'	207.37'	24°22'20"	205.81'	N 86°44'13" E
C6	212.50'	98.41'	26°32'01"	97.53'	N 87°49'03" E
C7	187.50'	147.53'	45°04'53"	143.75'	N 78°32'37" E
C8	312.50'	82.00'	15°02'04"	81.77'	N 63°31'13" E
C9	50.00'	75.81'	86°52'16"	68.75'	N 27°36'07" E
C10	329.79'	141.44'	24°34'27"	140.36'	S 03°32'48" E
C11	50.00'	110.89'	127°04'30"	89.52'	N 54°47'50" W
C12	287.50'	28.41'	5°39'44"	28.40'	S 58°50'03" W
C13	212.50'	167.20'	45°04'53"	162.92'	S 78°32'37" W
C14	187.50'	86.83'	26°32'01"	86.06'	S 87°49'03" W
C15	512.50'	218.00'	24°22'20"	216.36'	S 86°44'13" W
C16	262.50'	130.39'	28°27'33"	129.05'	N 66°50'51" W
C17	512.50'	46.10'	5°09'14"	46.09'	N 50°02'27" W
C18	187.50'	118.50'	36°12'43"	116.54'	N 65°34'11" W
C19	487.50'	59.24'	6°57'44"	59.20'	N 87°09'25" W

- LEGEND
- FOUND
 - ⊙ MONUMENT FOUND AS DESCRIBED
 - P.O.B. POINT OF BEGINNING



APN# 171912200002



EXHIBIT C
CITY OF NORTHGLENN

SECTION 12, TOWNSHIP 2 SOUTH
RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN

DRAWN BY: RDR REV1: 11/04/13 DATE: 10/19/12
SHEET: 3 OF 6 ADAMS COUNTY, COLORADO



CH2MHILL

9127 SOUTH JAMAICA STREET
EAST BUILDING
ENGLEWOOD, CO 80112
303-792-2211

DRAWING NUMBER
365.500 C

SEE ATTACHED DESCRIPTION WHICH BY THIS REFERENCE IS MADE PART HEREOF.

DESCRIPTION:

TEMPORARY ACCESS EASEMENT:

A PORTION OF A PARCEL OF LAND, DESCRIBED IN A QUIT CLAIM DEED FROM THE NORTHGLENN METROPOLITAN RECREATION DISTRICT TO THE CITY OF NORTHGLENN, FILED FOR RECORD ON OCTOBER 28, 1976 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, AT BOOK 2099 PAGE 851, LOCATED IN NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE SAID OF SAID PARCEL, FROM WHICH THE NORTHWEST CORNER OF SECTION 12 BEARS NORTH 00°00'58" EAST, A DISTANCE OF 1627.26 FEET.
 THENCE OVER AND ACROSS SAID PARCEL THE FOLLOWING SEVENTEEN(17) COURSES AND DISTANCES;

1. NORTH 89°21'43" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 229.55 FEET;
2. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 512.50 FEET, AN ARC LENGTH OF 62.28 FEET, A CENTRAL ANGLE OF 06°57'44", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°09'25" EAST, 62.24 FEET;
3. SOUTH 83°40'33" EAST A DISTANCE OF 48.13 FEET;
4. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 212.50 FEET, AN ARC LENGTH OF 134.30 FEET, A CENTRAL ANGLE OF 36°12'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 65°34'11" EAST, 132.08 FEET;
5. SOUTH 47°27'50" EAST A DISTANCE OF 108.43 FEET;
6. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 487.50 FEET, AN ARC LENGTH OF 43.85 FEET, A CENTRAL ANGLE OF 05°09'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 50°02'27" EAST, 43.84 FEET;
7. SOUTH 52°37'05" EAST A DISTANCE OF 152.21 FEET;
8. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 237.50 FEET, AN ARC LENGTH OF 117.97 FEET, A CENTRAL ANGLE OF 28°27'33", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°50'51" EAST, 116.76 FEET;
9. SOUTH 81°04'38" EAST A DISTANCE OF 206.16 FEET;
10. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 487.50 FEET, AN ARC LENGTH OF 207.37 FEET, A CENTRAL ANGLE OF 24°22'20", AND A CHORD BEARING AND DISTANCE OF NORTH 86°44'13" EAST, 205.81 FEET;
11. NORTH 74°33'03" EAST A DISTANCE OF 42.62 FEET;
12. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 212.50 FEET, AN ARC LENGTH OF 98.41 FEET, A CENTRAL ANGLE OF 26°32'01", AND A CHORD BEARING AND DISTANCE OF NORTH 87°49'03" EAST, 97.53 FEET;
13. SOUTH 78°54'56" EAST A DISTANCE OF 114.00 FEET;
14. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 187.50 FEET, AN ARC LENGTH OF 147.53 FEET, A CENTRAL ANGLE OF 45°04'53", AND A CHORD BEARING AND DISTANCE OF NORTH 78°32'37" EAST, 143.75 FEET;
15. NORTH 56°00'11" EAST A DISTANCE OF 132.75 FEET;
16. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 312.50 FEET, AN ARC LENGTH OF 82.00 FEET, A CENTRAL ANGLE OF 15°02'04", AND A CHORD BEARING AND DISTANCE OF NORTH 63°31'13" EAST, 81.77 FEET;
17. ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 75.81 FEET, A CENTRAL ANGLE OF 86°52'16", AND A CHORD BEARING AND DISTANCE OF NORTH 27°36'07" EAST, 68.75 FEET, MORE OR LESS, TO THE EAST LINE OF SAID PARCEL AND POINT ON THE WEST RIGHT OF WAY LINE OF FOX RUN PARKWAY;

THENCE ALONG SAID EAST LINE AND RIGHT-OF-WAY LINE THE FOLLOWING TWO(2) COURSES AND DISTANCES:

1. ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 329.79 FEET, AN ARC LENGTH OF 141.44 FEET, A CENTRAL ANGLE OF 24°34'27", AND A CHORD BEARING AND DISTANCE OF SOUTH 03°32'48" EAST, 140.36 FEET;
2. SOUTH 08°44'25" WEST A DISTANCE OF 15.10 FEET;

[CONTINUED ON SHEET 5 OF 6]

NOTES:

1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE CH2M HILL ENGINEERS INC. HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS-OF-WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
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 FROM THE DATE OF CERTIFICATION SHOWN HEREON.
3. THE BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND PROJECTED TO UTM 13 NORTH, NAD83 (GRID). DISTANCES SHOWN HEREON ARE IN US SURVEY FOOT (GRID). THE COMBINED SCALE FACTOR USED TO OBTAIN THE GRID DISTANCES IS 0.999351398.

SEE ATTACHED EXHIBIT BY WHICH THIS REFERENCE IS MADE PART HEREOF.

APN# 171912200002



EXHIBIT C
 CITY OF NORTHGLENN

SECTION 12, TOWNSHIP 2 SOUTH
 RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN

DRAWN BY: RDR

REV1: 11/04/13

DATE: 10/19/12

SHEET: 4 OF 6

ADAMS COUNTY, COLORADO



CH2MHILL

9127 SOUTH JAMAICA STREET
 EAST BUILDING
 ENGLEWOOD, CO 80112
 303-792-2211

DRAWING NUMBER

365.500 C

[CONTINUED FROM SHEET 4 OF 6]

THENCE DEPARTING SAID EAST LINE AND SAID RIGHT OF WAY LINE, OVER AND ACROSS SAID PARCEL THE FOLLOWING TWENTY FOUR(24) COURSES AND DISTANCES;

1. ALONG A NON-TANGENT CURVE TO THE LEFT, DEPARTING SAID EAST LINE AND RIGHT-OF-WAY LINE, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 110.89 FEET, A CENTRAL ANGLE OF 127°04'30", AND A CHORD BEARING AND DISTANCE OF NORTH 54°47'50" WEST, 89.52 FEET;
2. ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 287.50 FEET, AN ARC LENGTH OF 28.41 FEET, A CENTRAL ANGLE OF 05°39'44", AND A CHORD BEARING AND DISTANCE OF SOUTH 58°50'03" WEST, 28.40 FEET;
3. SOUTH 56°00'11" WEST A DISTANCE OF 132.75 FEET;
4. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 212.50 FEET, AN ARC LENGTH OF 167.20 FEET, A CENTRAL ANGLE OF 45°04'53", AND A CHORD BEARING AND DISTANCE OF SOUTH 78°32'37" WEST, 162.92 FEET;
5. NORTH 78°54'56" WEST A DISTANCE OF 114.00 FEET;
6. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 187.50 FEET, AN ARC LENGTH OF 86.83 FEET, A CENTRAL ANGLE OF 26°32'01", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°49'03" WEST, 86.06 FEET;
7. SOUTH 74°33'03" WEST A DISTANCE OF 42.62 FEET;
8. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 512.50 FEET, AN ARC LENGTH OF 218.00 FEET, A CENTRAL ANGLE OF 24°22'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 86°44'13" WEST, 216.36 FEET;
9. NORTH 81°04'38" WEST A DISTANCE OF 206.16 FEET;
10. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 262.50 FEET, AN ARC LENGTH OF 130.39 FEET, A CENTRAL ANGLE OF 28°27'33", AND A CHORD BEARING AND DISTANCE OF NORTH 66°50'51" WEST, 129.05 FEET;
11. NORTH 52°37'05" WEST A DISTANCE OF 152.21 FEET;
12. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 512.50 FEET, AN ARC LENGTH OF 46.10 FEET, A CENTRAL ANGLE OF 05°09'14", AND A CHORD BEARING AND DISTANCE OF NORTH 50°02'27" WEST, 46.09 FEET;
13. THENCE NORTH 47°27'50" WEST A DISTANCE OF 108.43 FEET;
14. THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 187.50 FEET, AN ARC LENGTH OF 118.50 FEET, A CENTRAL ANGLE OF 36°12'43", AND A CHORD BEARING AND DISTANCE OF NORTH 65°34'11" WEST, 116.54 FEET;
15. THENCE NORTH 83°40'33" WEST A DISTANCE OF 48.13 FEET;
16. THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 487.50 FEET, AN ARC LENGTH OF 59.24 FEET, A CENTRAL ANGLE OF 06°57'44", AND A CHORD BEARING AND DISTANCE OF NORTH 87°09'25" WEST, 59.20 FEET;
17. SOUTH 89°21'43" WEST A DISTANCE OF 229.83 FEET, MORE OR LESS, TO THE WEST LINE OF SAID PARCEL;

THENCE NORTH 00°00'58" EAST, ALONG SAID LINE, A DISTANCE OF 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 1.179 ACRES (51,368 SQUARE FEET) OF LAND, MORE OR LESS.

[CONTINUED ON SHEET 6 OF 6]

NOTES:

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SEE ATTACHED EXHIBIT BY WHICH THIS REFERENCE IS MADE PART HEREOF.

APN# 171912200002



EXHIBIT A
CITY OF NORTHGLENN

SECTION 12, TOWNSHIP 2 SOUTH
RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN

DRAWN BY: RDR

REV1: 11/04/13

DATE: 10/19/12

SHEET: 5 OF 6

ADAMS COUNTY, COLORADO



CH2MHILL

9127 SOUTH JAMAICA STREET
EAST BUILDING
ENGLEWOOD, CO 80112
303-792-2211

DRAWING NUMBER

365.500 C

[CONTINUED FROM SHEET 5 OF 6]

THE BASIS OF BEARINGS IS THE WEST LINE OF SAID SECTION 12, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN WHICH BEARS NORTH 00°00'58" EAST AND IS MONUMENTED ON THE SOUTH END OF THE SOUTHWEST CORNER OF SAID SECTION 12 BEING A 3 1/4 INCH CAP STAMPED "LS 22356" AND ON THE NORTH END BY THE NORTHWEST CORNER OF SAID SECTION 12 BEING A 3 1/4 INCH CAP ILLEGIBLE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

I, DOUGLAS W. CHINN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ON THE DATE OF MY SIGNATURE, THIS EXHIBIT ACCURATELY REPRESENTS THE FACTS FOUND AT THE TIME OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE.

FOR AND ON BEHALF OF
CH2M HILL ENGINEERS, INC.





DOUGLAS W. CHINN
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 37070

NOTES:

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APN# 171912200002		
 EXHIBIT C CITY OF NORTHGLENN		
SECTION 12, TOWNSHIP 2 SOUTH RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN		
DRAWN BY: RDR	REVI: 11/04/13	DATE: 10/19/12
SHEET: 6 OF 6		ADAMS COUNTY, COLORADO
 CH2MHILL	9127 SOUTH JAMAICA STREET EAST BUILDING ENGLEWOOD, CO 80112 303-792-2211	DRAWING NUMBER 365.500 C