

## LEASE AMENDMENT FOR FIRE STATION 11

This Lease Amendment ("Lease Amendment") is made and entered into as of \_\_\_\_\_, 2019, by and among CITY OF LITTLETON (the "City"), as lessor, and SOUTH METRO FIRE RESCUE FIRE PROTECTION DISTRICT ("South Metro District") and SOUTH METRO/CUNNINGHAM FIRE RESCUE AUTHORITY ("Fire Authority") (South Metro District and Fire Authority are referred to collectively as, "South Metro"), as lessee. The City and South Metro are singularly referred to as a "Party" and collectively referred to as the "Parties."

WHEREAS, the City and South Metro entered into a Pre-Unification and Fire Authority Member Agreement dated April 18, 2018 (the "Pre-Unification Agreement"); and

WHEREAS, pursuant to Section 2(e) of the Pre-Unification Agreement, the Parties entered into a Lease Agreement dated as of January 1, 2019 (the "Lease"), under which the City leased Fire Station 11 to South Metro; and

WHEREAS, the Lease did not include a legal description of the leased premises; and

WHEREAS, pursuant to Section 1 of the Lease, the City was to seek a subdivision of the Littleton Center Subdivision, and the Parties were to amend the Lease to describe the leased premises as a subdivided lot that would comprise Fire Station 11; and

WHEREAS, the City subsequently determined that subdivision of the Littleton Center Subdivision would cause unanticipated problems and expenses for the City; and

WHEREAS, the Parties have agreed that the City would prepare a metes and bounds description of the Fire Station 11 property in lieu of seeking such subdivision approval; and

WHEREAS, the Parties desire to amend the Lease to update the description of the leased premises and to address parking of vehicles near the leased premises.

NOW THEREFORE, the Parties agree to this Lease Amendment as follows:

1. Section 1 of the Lease, titled "Premises" is amended to read as follows:

Premises. The City leases to South Metro a part of the real property legally described as Lot 1, Block 1, Littleton Center Subdivision, Arapahoe County, Colorado that is used as Fire Station 11 and all improvements located thereon (collectively, the "Premises"), as more fully described in the legal description attached hereto as Exhibit A and incorporated herein by this reference. This Lease is for the purpose of using the Premises as a fire station. Should South Metro cease using the Premises as a fire station, this Lease shall terminate sixty (60) days thereafter.

2. The Lease is further amended to include the legal description on Exhibit A, attached hereto and incorporated herein by this reference, as the property being leased by the City to South Metro.

3. The Parties further agree that the parking of vehicles in the first two lanes on the southeast side of the parking lot in front of the Littleton City Center adjacent to Rio Grande Avenue on the east may be shared between City uses, and South Metro uses related to Fire Station 11.

[Signature Pages Follow]

IN WITNESS WHEREOF, the City and South Metro have executed this Lease Amendment as of the day and year first written above.

CITY OF LITTLETON

\_\_\_\_\_  
Debbie Brinkman, Mayor

Attest:

\_\_\_\_\_  
Wendy Heffner  
City Clerk

Approved as to Form:

\_\_\_\_\_  
Kenneth S. Fellman  
Interim City Attorney

SOUTH METRO FIRE RESCUE FIRE  
PROTECTION DISTRICT

  
\_\_\_\_\_  
Robert F. Baker, Fire Chief

SOUTH METRO/CUNNINGHAM FIRE  
RESCUE AUTHORITY

  
\_\_\_\_\_  
Robert F. Baker, Fire Chief

## EXHIBIT A

### Premises

# EXHIBIT A

## LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF LOT 1, BLOCK 1, LITTLETON CENTER SUBDIVISION RECORDED AT RECEPTION NO. 1595723 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 16 AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 16 TO BEAR NORTH 89°39'15" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE NORTH 74°33'23" EAST A DISTANCE OF 996.34 FEET TO THE EASTERLY LINE OF SAID LOT 1, BLOCK 1, AND THE **POINT OF BEGINNING**;  
THENCE SOUTH 89°31'13" WEST A DISTANCE OF 118.96 FEET TO A POINT OF CURVATURE;  
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55°50'22", A RADIUS OF 62.12 FEET, AN ARC LENGTH OF 60.58 FEET AND A CHORD THAT BEARS NORTH 40°50'28" WEST A DISTANCE OF 58.21 FEET;  
THENCE NORTH 00°28'47" WEST A DISTANCE OF 12.64 FEET;  
THENCE NORTH 89°31'13" EAST A DISTANCE OF 169.69 FEET TO A POINT OF CURVATURE ON SAID EASTERLY LINE OF LOT 1;  
THENCE ALONG A CURVE TO THE RIGHT AND SAID EASTERLY LINE OF LOT 1, HAVING A CENTRAL ANGLE OF 00°35'42", A RADIUS OF 5,629.65 FEET, AN ARC LENGTH OF 58.47 FEET AND A CHORD THAT BEARS SOUTH 12°23'18" WEST A DISTANCE OF 58.47 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 8,184 SQUARE FEET, OR 0.188 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

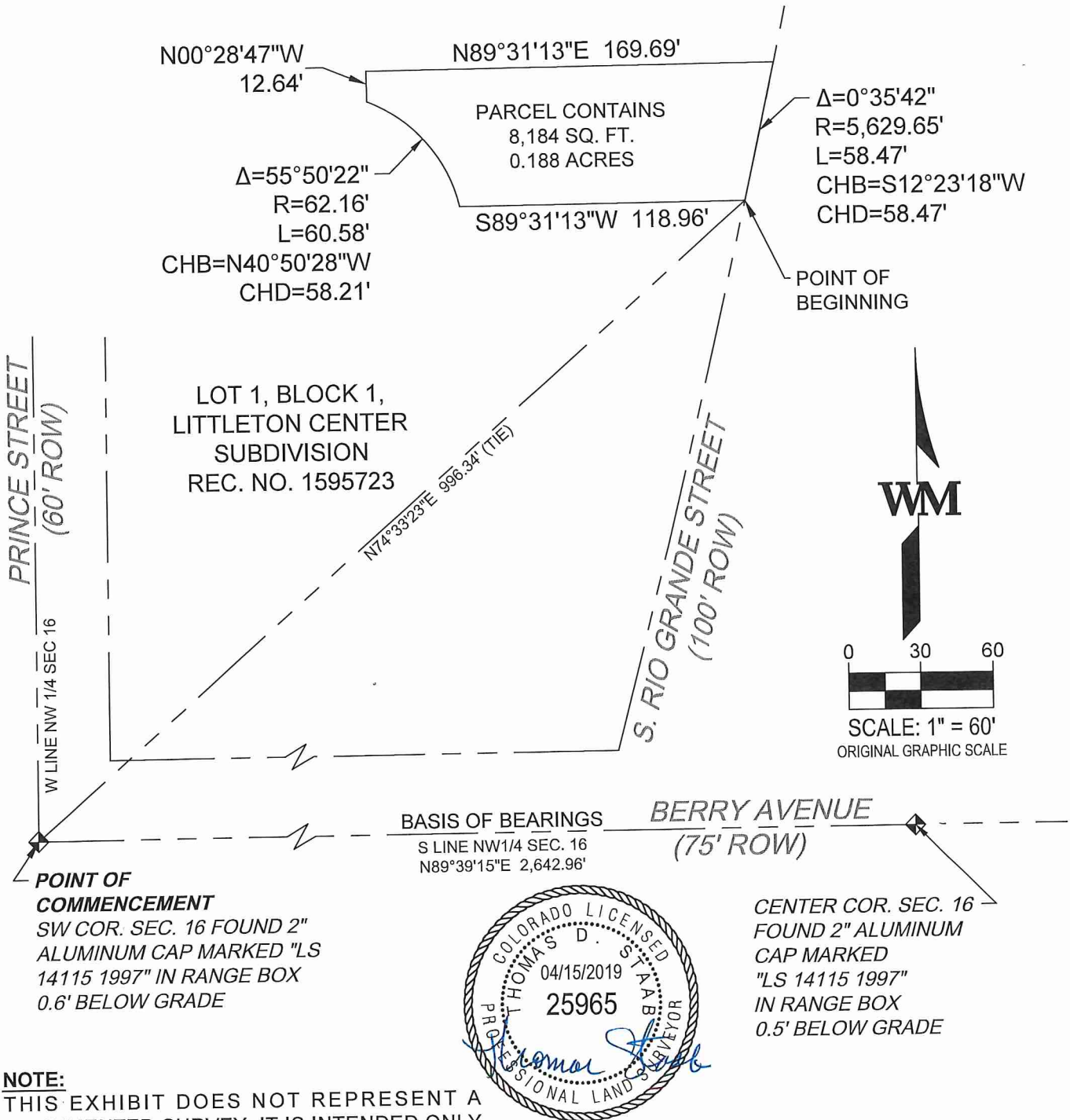
I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A WARRANTY OR GUARANTY, EITHER EXPRESSED OR IMPLIED.

THOMAS D. STAAB, P.L.S. 25965  
FOR AND ON BEHALF OF  
WARE MALCOMB  
990 SOUTH BROADWAY  
SUITE 230  
DENVER, COLORADO 80209  
P 303.561.3333




990 south broadway suite 230 denver, co 80209 p 303.561.3333 waremalcomb.com <b>WM</b> WARE MALCOMB CIVIL ENGINEERING & SURVEYING	PROJECT NAME: LITTLETON CITY CENTER		SHEET  1 OF 2
	JOB NO.: DCS18-4163	DATE : 04/10/2019	
	DRAWN: KB	PA/PM: TS	
		SCALE: NA	

# EXHIBIT A



**NOTE:**

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

990 south broadway suite 230 denver, co 80209 p 303.561.3333 waremalcomb.com <b>CIVIL ENGINEERING &amp; SURVEYING</b>		PROJECT NAME: LITTLETON CITY CENTER			SHEET  <b>2 OF 2</b>
		JOB NO.: DCS18-4163		DATE : 04/10/2019	
		DRAWN: KB	PA/PM: TS	SCALE: 1" = 60'	