



**RESOLUTION NO. 2021-10-06**

**JOINT RESOLUTION OF THE BOARDS OF DIRECTORS OF  
DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT  
AND  
COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14  
CONCERNING THE IMPOSITION OF REGIONAL DEVELOPMENT FEES**

**RECITALS**

A. Denver High Point at DIA Metropolitan District (“**Denver High Point**”) and Colorado International Center Metropolitan District No. 14 (“**CIC No. 14**”) (each a “**District**” and, collectively, the “**Districts**”) are quasi-municipal corporations and political subdivisions of the State of Colorado located in the City and County of Denver, Colorado (“**Denver**”).

B. The Districts each operate pursuant to Service Plans approved by Denver on March 13, 2006, as amended from time to time.

C. Pursuant to their respective Service Plans and that certain Facilities Funding, Construction, and Operations Agreement between Denver High Point, CIC No. 14, and Colorado International Center Metropolitan District No. 13 (“**CIC No. 13**”) dated June 28, 2007, as amended by that certain First Amendment to Facilities Funding, Construction, and Operations Agreement dated October 29, 2009 with an effective date of September 2, 2008 (collectively, the “**FFCOA**”), Denver High Point is responsible for providing for the design, acquisition, construction, installation, and financing of certain water, sanitation (including stormwater and sanitary sewer), street, safety protection, park and recreation, transportation, and mosquito control facilities and services (the “**Facilities**”) for its benefit and for the benefit of CIC Nos. 13 and 14.

D. The Districts are authorized pursuant to Section 32-1-1001(1)(J)(I), C.R.S., to fix fees and charges for services or facilities provided by the Districts.

E. Pursuant to that certain City Intergovernmental Agreement between the Districts and Denver, dated September 2, 2008, as amended by that certain First Amendment to the City Intergovernmental Agreement, dated March 17, 2014 (collectively, the “**City IGA**”), the Districts are obligated to impose the Regional Mill Levy and impose a Regional Development Fee (the “**Regional Development Fee**”) within the District Boundaries (defined below) for the purposes of financing certain improvements (the “**Regional Improvements**”).

F. The Districts have determined it is necessary to impose the Regional Development Fee on the Property according to the most recent calculations provided by Denver.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARDS OF DIRECTORS OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14, AS FOLLOWS:

1. **DEFINITIONS.** Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings as set forth below:

“**Commercial Unit**” means each office space, unit, building, or other structure within the District Boundaries that is used and/or zoned for general commercial, industrial, office, retail, or other non-residential uses.

“**District Boundaries**” means the legal boundaries of the Districts, as the same are established and amended from time to time pursuant to Section 32-1-101, *et seq.*, C.R.S., as more particularly described on the map and legal description attached hereto as **Exhibit B** and incorporated herein by this reference.

“**Due Date**” means the date by which the Regional Development Fee is due, which Due Date is reflected on the Schedule of Fees.

“**End User**” means any third-party owner or tenant occupying or intending to occupy a Residential Unit and any third-party owner or tenant occupying or intending to occupy a Commercial Unit. End User excludes a tenant occupying an Apartment Unit.

“**Fee Schedule**” or “**Schedule of Fees**” means the fees set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, until and unless otherwise amended and/or repealed.

“**Residential Unit**” means each residential dwelling unit (including, without limitation, condominiums, townhomes, and any other attached dwelling unit and detached single-family dwelling units) located within the District Boundaries which has been Transferred to an End User.

“**Transfer**” or “**Transferred**” shall include a sale, conveyance, or transfer by deed, instrument, writing, lease, or any other documents or otherwise by which real property is sold, granted, let, assigned, transferred, exchanged, or otherwise vested in a tenant, tenants, purchaser, or purchasers.

“**Zone Lot**” means the zone lot designated by a property owner as defined in Section 13.3 of the Denver Zoning Code, as republished May 24, 2018, on which a building permit is sought for construction.

2. **REGIONAL DEVELOPMENT FEE.**

(a) A one-time Regional Development Fee is hereby established and imposed upon each Residential Unit and each Commercial Unit within the District Boundaries. The Fees are in accordance with the Fee Structure set forth in **Exhibit A**. The Districts reserve the right to amend this Resolution in the future to increase or decrease the Fee rates. Notwithstanding the foregoing, the Regional Development Fee shall be amended annually by any “**Construction Cost Adjustment**” provided by the City.

(b) The Regional Development Fee shall be based upon the square footage within the applicable Zone Lot, as defined in the Fee Schedule. The Regional Development Fee shall be first due and owing upon transfer of title of any portion of the property from the developer to a builder in accordance with the Fee formula set forth in the Fee Schedule, but in no event later than the date of issuance of a building permit for the designated Zone Lot.

(c) The Construction Cost Adjustment is provided annually to the Districts by the City and County of Denver.

(d) The Boards have determined that the Regional Development Fee is reasonably related to the overall cost of providing the Regional Improvements and is imposed on those who are reasonably likely to benefit from or use the Regional Improvements.

(e) The revenues generated by the Regional Development Fee will be accounted for separately from other revenues of the Districts. The Regional Development Fee revenue will be used solely for the purposes of paying Regional Improvement costs and may not be used by the Districts to pay for general administrative costs of the Districts. This restriction on the use of the Regional Development Fee revenue shall be absolute and without qualification.

(f) The Boards have determined that the Regional Development Fee is calculated to defray the cost of funding construction of the Facilities and reasonably distributes the burden of defraying the Facilities' costs in a manner based on the benefits received by persons paying the Fees and using the Facilities.

3. **LATE FEES AND INTEREST.** Pursuant to Section 29-1-1102(3), C.R.S., any Regional Development Fee not paid in full within fifteen (15) days after the scheduled due date will be assessed a late fee in the amount of Fifteen Dollars (\$15.00) or up to five percent (5%) per month, or fraction thereof, not to exceed a total of twenty-five percent (25%) of the amount due. Interest will also accrue on any outstanding Regional Development Fee, exclusive of assessed late fees, penalties, interest, and any other costs of collection, specifically including, but not limited to, attorneys' fees, at the rate of eighteen percent (18%) per annum, pursuant to Section 29-1-1102(7), C.R.S. The Districts may institute such remedies and collection procedures as authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all fees and costs, specifically including, but not limited to, attorneys' fees and costs and costs associated with the collection of delinquent fees, incurred by the Districts and/or their consultants in connection with the foregoing.

4. **PAYMENT.** Payment of all Fees, rates, tolls, penalties, charges, interest, and attorneys' fees shall be made by check or equivalent form acceptable to the Districts, made payable to "Colorado International Center Metropolitan District No. 14" and sent to the address indicated on the Fee Schedule. The Districts may change the payment address from time to time and such change shall not require amendment to this Resolution.

5. **LIEN.** The Fees imposed hereunder, together with any and all late fees, interest, penalties, and costs of collection, shall, until paid, constitute a statutory, perpetual lien on and against the property served, and any such lien may be foreclosed in the manner provided by the laws of the State of Colorado for the foreclosure of mechanics' liens pursuant to Section 32-1-

1001(1)(J)(I), C.R.S. Said lien may be foreclosed at such time as the Districts, in their sole discretion, may determine. The lien shall be perpetual in nature (as defined by the laws of the State of Colorado) on the property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorder of the City and County of Denver, Colorado.

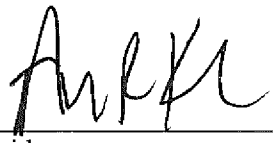
6. **SEVERABILITY**. If any portion of this Resolution is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this Resolution, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such provision so that the resulting reformed provision is enforceable.

7. **PROPERTY**. This Resolution shall apply to all property within the District Boundaries, including but not limited to, the property set forth in **Exhibit B**, attached hereto and incorporated herein by this reference, and any additional property included into the Districts after the date of this Resolution.

8. **EFFECTIVE DATE**. This Resolution was adopted by the Boards of Directors of the Districts on October 25, 2021 to be recorded in the real property records of the City and County of Denver and effective January 1, 2022. Upon recording and the effective date of this Resolution No. 2021-10-01, Resolution No. 2020-10-02, recorded at Reception No. 2020176542 shall have no further force or effect.

APPROVED AND ADOPTED this 25<sup>th</sup> day of October, 2021.

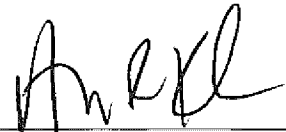
**DENVER HIGH POINT AT DIA  
METROPOLITAN DISTRICT**, a quasi-  
municipal corporation and political subdivision  
of the State of Colorado

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

Attest:

  
\_\_\_\_\_  
Secretary or Assistant Secretary

**COLORADO INTERNATIONAL CENTER  
METROPOLITAN DISTRICT NO. 14, a  
quasi-municipal corporation and political  
subdivision of the State of Colorado**

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

Attest:

  
\_\_\_\_\_  
Secretary or Assistant Secretary

## EXHIBIT A

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT  
AND  
COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14**

**Schedule of Regional Development Fees**

**Denver High Point at DIA Metropolitan District  
2021 Regional Development Fee Amount Calculation**

By: Daisy Murphy, CCD DOTI  
Date: 9/29/2021

Year 2000 Engineering News-Record Inflation Construction Index	6005
Year 2020-2021 Engineering News-Record Inflation Construction Index	11680

Year 2000 Colorado Department of Transportation Composite Construction Index	162.3
Year 2020-2021 Colorado Department of Transportation Composite Construction Index	399.59

*The escalation of the Regional Development Fee shall be calculated based on 40% using the Engineering News-Record Inflation Construction Index and 60% using the Colorado Department of Transportation Composite Construction Index.*

	ENR ICI Component	CDOT CCI Component	Total
Calculation of the Escalation of the Regional Development Fee	$11680 / 6005 = 1.95$	$399.59 / 162.3 = 2.46$	
Portion of Regional Development Fee	40%	60%	
	$40\% \times 1.95 = 0.778$	$60\% \times 2.46 = 1.476$	<b>2.26</b>
<b>Location</b>	<b>2021 Fee Amount Calculation Methodology</b>	<b>2021 Fee Amount Calculation</b>	<b>2021 Fee Amount Per Square Foot</b>
<b>Zone Lots within 660' east of the centerline of Tower Road or north or south of the centerline of 56<sup>th</sup> Avenue within the District.</b>	\$0.50 per square foot of designated Zone Lot, adjusted per the Construction Cost Adjustment occurring between year 2000 and August of year prior to the year in which the fee will be imposed.	$= 2.26 \times \$0.50$	<b>\$ 1.13</b>
<b>Zone Lots between 660'; and 1320' east of the centerline of Tower Road or north or south of the centerline of 56<sup>th</sup> Avenue within the District.</b>	\$0.40 per square foot of designated Zone Lot, adjusted per the Construction Cost Adjustment occurring between year 2000 and August of year prior to the year in which the fee will be imposed.	$= 2.26 \times \$0.40$	<b>\$ 0.90</b>
<b>Zone Lots further than 1320' east of the centerline of Tower Road or north or south of the centerline of 56<sup>th</sup> Avenue within the District.</b>	\$0.20 per square foot of designated Zone Lot, adjusted per the Construction Cost Adjustment occurring between year 2000 and August of year prior to the year in which the fee will be imposed.	$= 2.26 \times \$0.20$	<b>\$ 0.45</b>

**EXHIBIT B**

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT  
AND  
COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14**

**District Boundaries**

DENVER HIGH POINT AT DIA  
METROPOLITAN DISTRICT  
LGID NO.65666  
LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO.1

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3;  
THENCE S00°49'25"W A DISTANCE OF 704.49 FEET ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE EXTENDED OF 71<sup>ST</sup> AVENUE;  
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE EXTENDED, N89°57'08"E A DISTANCE OF 701.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET AND THE POINT OF BEGINNING;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°46'58"E A DISTANCE OF 11.00 FEET;  
THENCE S89°54'36"E A DISTANCE OF 191.58 FEET;  
THENCE S00°49'56"W A DISTANCE OF 152.03 FEET;  
THENCE S09°09'07"E A DISTANCE OF 150.28 FEET;  
THENCE S24°18'56"E A DISTANCE OF 48.82 FEET;  
THENCE S15°14'54"E A DISTANCE OF 197.61 FEET;  
THENCE S03°27'43"E A DISTANCE OF 59.02 FEET;  
THENCE S10°07'32"E A DISTANCE OF 91.62 FEET;  
THENCE S28°55'59"W A DISTANCE OF 35.32 FEET;  
THENCE S00°19'00"E A DISTANCE OF 22.84 FEET;  
THENCE S77°40'30"W A DISTANCE OF 62.07 FEET;  
THENCE N35°58'53"W A DISTANCE OF 27.53 FEET;  
THENCE N10°07'06"W A DISTANCE OF 34.38 FEET TO A POINT OF CURVATURE;  
THENCE 7.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°25'17", A RADIUS OF 40.00 FEET AND A CHORD THAT BEARS N15°19'45"W A DISTANCE OF 7.27 FEET;  
THENCE S52°42'05"W A DISTANCE OF 10.61 FEET;  
THENCE 11.84 FEET ALONG THE ARC OF A NON-TARGET CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°36'36", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS N25°59'37"W A DISTANCE OF 11.76 FEET;  
THENCE N37°17'55"W A DISTANCE OF 28.47 FEET;  
THENCE N08°32'02"W A DISTANCE OF 20.78 FEET;  
THENCE 56.25 FEET ALONG THE ARC OF A NON-TARGET CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 59°08'05", A RADIUS OF 57.00 FEET AND A CHORD THAT BEARS N66°51'57"W A DISTANCE OF 56.25 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE 151.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 70°13'22", A RADIUS OF 124.00 FEET AND A CHORD THAT BEARS N61°19'19"W A DISTANCE OF 142.64 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°46'58"E A DISTANCE OF 539.96 FEET TO THE POINT OF BEGINNING;

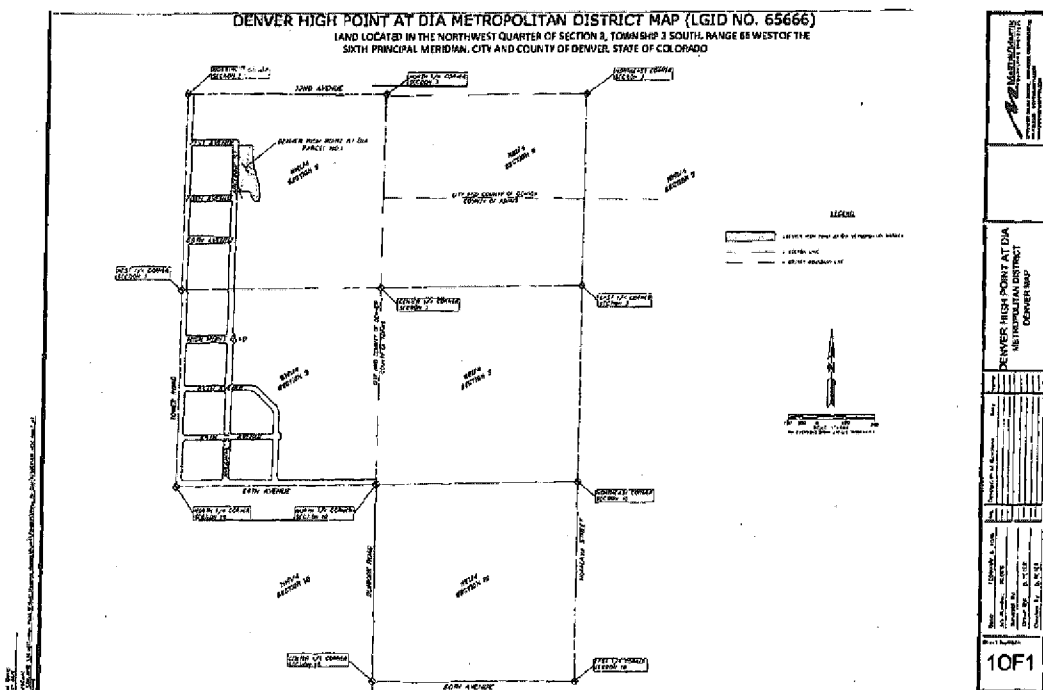
SAID PARCEL CONTAINS 3.590 ACRES (156,392 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR N89°32'04"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #27278 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #36580 AT THE CENTER QUARTER CORNER.

PREPARED BY DENNIS PETER  
REVIEWED BY RICHARD A. NOBBE, PLS  
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
MARCH 23, 2018  
REVISED APRIL 4, 2018





COLORADO INTERNATIONAL CENTER  
METROPOLITAN DISTRICT NO.14  
LGID NO. 65665  
LAND DESCRIPTION

SIXTEEN (16) PARCELS OF LAND LOCATED IN WEST HALF OF SECTION 3, AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO.1

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3 SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, S89°56'18"E A DISTANCE OF 2641.92 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER, S00°29'06"W A DISTANCE OF 1410.91 FEET;  
THENCE N89°31'06"W A DISTANCE OF 2646.34 FEET TO THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;  
THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, S00°40'12"W A DISTANCE OF 1212.64 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 3;  
THENCE ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, S00°39'14"W A DISTANCE OF 1479.96 FEET;  
THENCE S89°25'10"W A DISTANCE OF 198.06 FEET TO A POINT OF CURVATURE;  
THENCE 367.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°42'19", A RADIUS OF 461.00 FEET AND A CHORD THAT BEARS N67°43'41"W A DISTANCE OF 358.07 FEET;  
THENCE N44°52'31"W A DISTANCE OF 1089.90 FEET TO A POINT OF CURVATURE;  
THENCE 43.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 82°20'19", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS N86°02'41"W A DISTANCE OF 39.50 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE 508.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°38'07", A RADIUS OF 796.00 FEET AND A CHORD THAT BEARS S71°06'13"W A DISTANCE OF 500.34 FEET;  
THENCE S89°25'17"W A DISTANCE OF 102.02 FEET;  
THENCE N01°39'18"E A DISTANCE OF 102.08 FEET;  
THENCE N89°25'17"E A DISTANCE OF 98.04 FEET TO A POINT OF CURVATURE;  
THENCE 604.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 49°53'24", A RADIUS OF 694.00 FEET AND A CHORD THAT BEARS N64°28'35"E A DISTANCE OF 585.39 FEET;  
THENCE N00°49'41"E A DISTANCE OF 263.94 FEET;  
THENCE N44°04'45"W A DISTANCE OF 116.68 FEET;  
THENCE S89°32'04"W A DISTANCE OF 119.31 FEET;  
THENCE N00°55'09"E A DISTANCE OF 219.13 FEET;  
THENCE N89°04'49"W A DISTANCE OF 10.00 FEET;  
THENCE N00°55'11"E, A DISTANCE OF 182.17 FEET TO A POINT OF CURVATURE;  
THENCE 113.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'10", A RADIUS OF 72.00 FEET AND A CHORD THAT BEARS N44°04'49"W A DISTANCE OF 101.82 FEET;  
THENCE N89°04'49"W A DISTANCE OF 19.58 FEET TO A POINT OF CURVATURE;

THENCE 11.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°59'45", A RADIUS OF 7.00 FEET AND A CHORD THAT BEARS N44°04'49"W A DISTANCE OF 9.90 FEET;  
THENCE N00°55'11"E A DISTANCE OF 150.83 FEET;  
THENCE N89°04'49"W A DISTANCE OF 343.09 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET, N00°46'58"E A DISTANCE OF 687.63 FEET;  
THENCE N89°45'57"E A DISTANCE OF 126.12 FEET;  
THENCE N00°14'03"W A DISTANCE OF 1.73 FEET;  
THENCE 58.83 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 59°08'05", A RADIUS OF 57.00 FEET AND A CHORD THAT BEARS S66°51'57"E A DISTANCE OF 56.25 FEET;  
THENCE S08°32'02"E A DISTANCE OF 20.78 FEET;  
THENCE S37°17'55"E A DISTANCE OF 28.47 FEET TO A POINT OF CURVATURE;  
THENCE 11.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°36'36", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS S25°59'37"E A DISTANCE OF 11.76 FEET;  
THENCE N52°42'05"E A DISTANCE OF 10.61 FEET;  
THENCE 7.28 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°25'17", A RADIUS OF 40.00 FEET AND A CHORD THAT BEARS S15°19'45"E A DISTANCE OF 7.27 FEET;  
THENCE S10°07'06"E A DISTANCE OF 34.38 FEET;  
THENCE S35°58'53"E A DISTANCE OF 27.53 FEET;  
THENCE N77°40'30"E A DISTANCE OF 62.07 FEET;  
THENCE N00°19'00"W A DISTANCE OF 22.84 FEET;  
THENCE N28°55'59"E A DISTANCE OF 35.32 FEET;  
THENCE N10°07'32"W A DISTANCE OF 91.62 FEET;  
THENCE N03°27'43"W A DISTANCE OF 59.02 FEET;  
THENCE N15°14'54"W A DISTANCE OF 197.61 FEET;  
THENCE N24°18'56"W A DISTANCE OF 48.82 FEET;  
THENCE N09°09'07"W A DISTANCE OF 150.28 FEET;  
THENCE N00°49'56"E A DISTANCE OF 152.03 FEET;  
THENCE N89°54'36"W A DISTANCE OF 191.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET THE FOLLOWING TWO (2) COURSES;  
1) N00°46'58"E A DISTANCE OF 66.00 FEET;  
2) THENCE N78°00'51"W A DISTANCE OF 81.53 FEET;  
THENCE N89°57'08"E A DISTANCE OF 161.14 FEET;  
THENCE N00°28'07"E A DISTANCE OF 7.01 FEET;  
THENCE N36°28'15"E A DISTANCE OF 307.06 FEET;  
THENCE N03°06'41"E A DISTANCE OF 254.69 FEET;  
THENCE N89°54'37"W A DISTANCE OF 36.76 FEET;  
THENCE N00°05'23"E A DISTANCE OF 70.00 FEET;  
THENCE S89°54'36"E A DISTANCE OF 1709.17 FEET;  
THENCE N00°40'12"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9,771,228 SQUARE FEET (224.317 ACRES) MORE OR LESS.

TOGETHER WITH PARCEL NO. 2

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3;

THENCE S00° 49' 25" W OF DISTANCE OF 30.00 FEET ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3;  
THENCE S89°54' 37" E, DEPARTING SAID WESTERLY LINE OF SECTION 3, A DISTANCE OF 70.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE TO TOWER ROAD, AS RECORDED AT RECEPTION NO. 900152540 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF THAT COUNTY ROAD DESCRIBED IN ADAMS COUNTY ROAD PERMITTING NO. 106, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE CONTINUING S89° 54' 37" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 863.69 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2000033899;  
THENCE S00° 05' 23" W, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG SAID WESTERLY LINE A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;  
THENCE S89° 54' 37" E A DISTANCE OF 36.76 FEET TO THE NORTHWEST CORNER OF A 45 FOOT UTILITY EASEMENT, AS RECORDED AT RECEPTION NO. 200033900;  
THENCE ALONG THE WESTERLY LINES OF SAID 45 FOOT UTILITY EASEMENT THE FOLLOWING THREE (3) CONSECUTIVE COURSES:  
1) THENCE S03° 06' 41" W A DISTANCE OF 254.69 FEET;  
2) THENCE S36° 28' 15" W A DISTANCE OF 307.06 FEET;  
3) THENCE S00° 28' 07" W A DISTANCE OF 7.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 71<sup>ST</sup> AVENUE EXTENDED, AS RECORDED AT RECEPTION NO. 9700194986;  
THENCE S89° 57' 08" W, DEPARTING THE WESTERLY LINE OF SAID 45 FOOT UTILITY EASEMENT, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ITS EXTENSION A DISTANCE OF 712.28 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD, AS RECORDED AT RECEPTION NO. 900152540;  
THENCE N00° 49' 25" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID TOWER ROAD A DISTANCE OF 580.31 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 492,227 SQUARE FEET OR 11.300 ACRES, MORE OR LESS.

TOGETHER WITH PARCEL NO.3

LOT 1, BLOCK 2, SUNRISE GATEWAY FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS 6.0056 ACRES OR 261,602 SQUARE FEET, MORE OR LESS.

TOGETHER WITH PARCEL NO.4

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N 00° 49' 41" E ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 2649.65 FEET TO THE WEST ONE-QUARTER OF SAID SECTION 3;  
THENCE N00° 49' 25" E ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 344.01 FEET;  
THENCE S89° 10' 35" E, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SUBDIVISION FILING NO. 1;  
THENCE NORTH 89° 34' 06" E ALONG THE SOUTHERLY LOT LINE OF SAID LOT 1, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 ALSO BEING THE POINT OF BEGINNING;

THENCE N00° 49' 25" E ALONG THE EASTERLY LOT LINE OF SAID LOT 1, A DISTANCE OF 273.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 69<sup>TH</sup> AVENUE;  
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES:  
1) N83° 51' 25" E A DISTANCE OF 69.19 FEET;  
2) THENCE N89° 34' 06" A DISTANCE OF 3.32 FEET;  
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE S00° 49' 25" W, A DISTANCE OF 280.01 FEET;  
THENCE S89° 34' 06" W, A DISTANCE OF 72.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.457 ACRES OR 19,924 SQUARE FEET, MORE OR LESS.

TOGETHER WITH PARCEL NO.5

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, N89° 32' 04" E, A DISTANCE OF 70.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID NORTHERLY LINE OF THE SOUTHWEST QUARTER, N89° 32' 04" E, A DISTANCE OF 254.00 FEET;  
THENCE DEPARTING SAID NORTHERLY LINE, S00° 49' 41" W A DISTANCE OF 356.79 FEET,  
THENCE N89° 10' 19" W, A DISTANCE OF 253.94 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD WHICH IS 70.00 FEET EASTERLY OF AND PARALLEL TO THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 3, N00° 49' 41" E A DISTANCE OF 351.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.06 ACRES OR 89,875 SQUARE FEET, MORE OR LESS.

TOGETHER WITH PARCEL NO.6

BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF 69<sup>TH</sup> AVENUE RIGHT-OF-WAY LINE AS DEDICATED BY SUNRISE GATEWAY FILING NO. 1 AS RECORDED IN THE CLERK AND RECORDERS OFFICE AT THE CITY AND COUNTY OF DENVER AT RECEPTION NO. 9700049232 AND THE WESTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET AS RECORDED IN THE CLERK AND RECORDERS OFFICE AT THE CITY AND COUNTY OF DENVER AT RECEPTION NO. 2008085984;  
THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 69<sup>TH</sup> AVENUE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ARGONNE STREET S00° 55' 11" W A DISTANCE OF 622.14 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3;  
THENCE ALONG SAID SECTION LINE S89° 32' 04" W A DISTANCE OF 297.14 FEET;  
THENCE LEAVING SAID SECTION LINE N00° 49' 25" E A DISTANCE OF 342.28 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, BLOCK 1 OF SAID SUNRISE GATEWAY FILING NO. 1;  
THENCE ALONG SAID SOUTHERLY LOT LINE EXTENDED N89° 34' 06" E A DISTANCE OF 118.02 FEET;  
THENCE N00° 49' 25" E A DISTANCE OF 280.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 69<sup>TH</sup> AVENUE;  
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N89° 34' 06" E A DISTANCE OF 180.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.49 ACRES OR 152,122 SQUARE FEET, MORE OR LESS.

TOGETHER WITH PARCEL NO.7

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3;  
THENCE 500° 49' 25" W, A DISTANCE OF 2629.98 FEET ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3;  
THE DEPARTING SAID WESTERLY LINE N89° 32'04" E, ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 701.18 FEET TO THE POINT OF THE BEGINNING;  
THENCE N00° 55' 11" E, A DISTANCE OF 620.30 FEET;  
THENCE N00° 46' 58" W, A DISTANCE OF 1.79 FEET  
THENCE S89° 04' 49" E, A DISTANCE OF 343.10 FEET;  
THENCE S00° 55' 11" W, A DISTANCE OF 150.83 FEET TO A POINT OF CURVATURE;  
THENCE 11.00 FEET ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90° 00' 00", A RADIUS OF 7.00 FEET, A CHORD THAT BEARS S44° 04' 49" E, A DISTANCE OF 9.90 FEET;  
THENCE S89° 04' 49" E, A DISTANCE OF 19.58 FEET TO A POINT OF CURVATURE;  
THENCE 113.10 FEET ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90° 00' 00", A RADIUS OF 72.00 FEET, A CHORD THAT BEARS S44° 04' 49" E, A DISTANCE OF 101.82 FEET;  
THENCE S00° 55' 11" W, A DISTANCE OF 182.17 FEET;  
THENCE S89° 04' 49" E, A DISTANCE OF 10.00 FEET;  
THENCE S00° 55' 11" W, A DISTANCE OF 271.83 FEET;  
THENCE N89° 04' 49" W, A DISTANCE OF 451.57 FEET;  
THENCE N00° 49', 41" E, A DISTANCE OF 59.87 FEET;  
THENCE N00° 55' 11" E, A DISTANCE OF 1.87 FEET TO THE POINT OF THE BEGINNING.

SAID PARCEL CONTAINS 288,084 SQ. FT. OR 6.613 ACRES MORE OR LESS.

TOGETHER WITH PARCEL NO.8

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3,  
THENCE N89° 32' 04" E ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 3 A DISTANCE OF 701.18 FEET TO A POINT ON THE EASTERLY LINE OF ARGONNE STREET;  
THENCE S00° 49' 41" W ALONG SAID EASTERLY LINE A DISTANCE OF 61.74 FEET TO THE POINT OF BEGINNING;  
THENCE S89° 04' 49" E A DISTANCE OF 451.57 FEET;  
THENCE N00° 55' 11" E A DISTANCE OF 52.70 FEET;  
THENCE N89° 32' 04" E A DISTANCE OF 119.31 FEET;  
THENCE S44° 04' 45" E A DISTANCE OF 116.68 FEET;  
THENCE S00° 49' 41" W A DISTANCE OF 263.94 FEET TO A POINT ON THE NORTHERLY LINE OF PROPOSED HIGH POINT BOULEVARD; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:  
1) 604.30 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 694.00 FEET, A CENTRAL ANGLE OF 49° 53' 24" AND A CHORD WHICH BEARS S64° 28' 35" W A DISTANCE OF 585.39 FEET TO A POINT OF TANGENCY;  
2) THENCE S89° 25' 17" W A DISTANCE OF 98.04 FEET;  
THENCE 47.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91° 24' 24" AND A CHORD WHICH BEARS N44° 52' 31" W A DISTANCE OF 42.94 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET;  
THENCE N00° 49' 41" E A DISTANCE OF 524.17 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.464 ACRES OF 325,121 SQUARE FEET MORE OR LESS.

TOGETHER WITH PARCEL NO.9

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, N89°32'04"E A DISTANCE OF 70.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD WHICH IS 70.00 FEET EASTERLY OF AND PARALLEL TO THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE, N89°32'04"E A DISTANCE OF 254.00 FEET; THENCE S00°49'41"W, A DISTANCE OF 356.79 FEET; THENCE N89°10'19"W A DISTANCE OF 253.93 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°49'41"E A DISTANCE OF 351.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 89,872 SQUARE FEET (2.063 ACRES) MORE OR LESS.

TOGETHER WITH PARCEL NO.10

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3;  
THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 3, N89°32'04"E, A DISTANCE OF 324.02 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 3, N89°32'04"E, A DISTANCE OF 297.14 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET;  
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET, S00°49'41"W, A DISTANCE OF 587.54 FEET TO A POINT OF CURVATURE;  
THENCE 46.39 FEET ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 88°35'36", A RADIUS OF 30.00 FEET AND A CHORD WHICH BEARS S45°07'29"W, A DISTANCE OF 41.90 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGH POINT BOULEVARD;  
THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGH POINT BOULEVARD S89°25'17"W, A DISTANCE OF 491.15 FEET TO A POINT OF CURVATURE;  
THENCE 47.86 FEET ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 91°24'24", A RADIUS OF 30.00 FEET AND A CHORD WHICH BEARS N44°52'31"W, A DISTANCE OF 42.94 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD WHICH IS 70.00 FEET EASTERLY OF AND PARALLEL TO THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 3, N00°49'41"E, A DISTANCE OF 236.10 FEET;  
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE S89°10'19"E, A DISTANCE OF 253.94 FEET;  
THENCE N00°49'41"E, A DISTANCE OF 356.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 249,899 SQUARE FEET (5.737 ACRES) MORE OR LESS

TOGETHER WITH PARCEL NO.11

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGH POINT BOULEVARD AND THE POINT OF BEGINNING;  
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, N89°25'17"E A DISTANCE OF 155.77 FEET;  
THENCE S00°00'00"E A DISTANCE OF 276.25 FEET;

THENCE N90°00'00"W A DISTANCE OF 189.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD WHICH IS 70.00 FEET EASTERLY OF AND PARALLEL TO THE WESTERLY LINE OF SAID SOUTHWEST QUARTER;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°49'41"E A DISTANCE OF 245.11 FEET TO A POINT OF CURVATURE;  
THENCE 46.39 FEET ALONG A THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°35'36", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS N45°07'29"E A DISTANCE OF 41.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 51,304 SQUARE FEET OR 1.178 ACRES, MORE OR LESS.

TOGETHER WITH PARCEL NO.12

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD, SAID POINT ALSO BEING A PART OF TRACT A, BLOCK 5, HIGH POINT SUBDIVISION FILING NO. 1, WHENCE THE NORTHERLY POINT OF CURVATURE ON THE WESTERLY LINE OF TRACT A BEARS, S00° 49' 41" W, A DISTANCE OF 269.04 FEET;  
THENCE N90° 00' 00" E A DISTANCE OF 189.00 FEET;  
THENCE N00° 00' 00" A DISTANCE OF 276.25 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGH POINT BOULEVARD;  
THENCE N89°25'03" E, ALONG SAID LINE, A DISTANCE OF 335.41 FEET TO A POINT OF CURVATURE;  
THENCE 47.86 FEET ALONG THE ARC OF 30.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 91° 24' 49", WHOSE LONG CHORD BEARS S44° 52' 33" E, A DISTANCE OF 42.95 FEET TO A POINT OF TANGENCY;  
THENCE S00 49' 52" W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET, A DISTANCE OF 300.73 FEET;  
THENCE N90° 00' 00"W, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 82.11 FEET;  
THENCE S45° 00' 00" W A DISTANCE OF 30.00 FEET;  
THENCE N90° 00' 00" W A DISTANCE OF 94.00 FEET;  
THENCE N45° 00' 00" W A DISTANCE OF 67.00 FEET;  
THENCE N90° 00' 00" W A DISTANCE OF 260.00 FEET;  
THENCE S45° 00' 00" W A DISTANCE OF 66.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;  
THENCE N00° 49' 41" E, ALONG SAID LINE, A DISTANCE OF 71.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 124.581 SQUARE FEET OR 2.86 ACRES, MORE OR LESS.

TOGETHER WITH PARCEL NO.13

LOT 1, BLOCK 3, HIGH POINT SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2008085984 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS 324,410 SQUARE FEET (7.45 ACRES) MORE OR LESS.

TOGETHER WITH PARCEL NO.14



LOT 1, BLOCK 4, HIGH POINT SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2008085984  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS 301,610 SQUARE FEET (6.95 ACRES) MORE OR LESS.

TOGETHER WITH PARCEL NO.15

LOT 1, BLOCK 1, HIGH POINT SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2008085984  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS 297,594 SQUARE FEET (6.83 ACRES) MORE OR LESS.

TOGETHER WITH PARCEL NO.15

LOT 1, BLOCK 2, HIGH POINT SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2008085984  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS 319,259 SQUARE FEET (7.33 ACRES) MORE OR LESS.

ALL LINEAL DISTANCES ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3  
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR N89°32'04"E AND BEING  
MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #27278 AT THE WEST QUARTER  
CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #36580 AT THE CENTER QUARTER CORNER.

PREPARED BY DENNIS PETER  
REVIEWED BY RICHARD A. NOBBE, PLS  
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
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