



**DENVER**  
THE MILE HIGH CITY

**Department of Public Works**  
Permit Operations and Right of Way Enforcement  
201 W. Colfax Avenue, Dept. 507  
Denver, CO 80202  
P: 720-865-2782  
F: 720-865-3280  
www.denvergov.org/pwprs

## REQUEST FOR RESOLUTION FOR MAJOR ENCUMBRANCE PERMIT

**TO:** Karen Walton, City Attorney's Office

**FROM:** Robert J. Duncan, P.E.  
Manager 2, Development Engineering Services

**ROW NO.:** 2010-0418-06

**DATE:** November 9, 2011

**SUBJECT:** Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to Sisters of Charity of Leavenworth Health Systems, their successors and assigns, to encroach into the right-of-way with two underground tunnels located in E. 20th Ave between Franklin St and Downing St. to provide egress and convey utilities.

It is requested that the above subject item be placed on the next available Mayor Council Agenda.

This office has investigated the request from Chris D'Ascanio of Martin/Martin dated 5/20/2011, on behalf of Sisters of Charity of Leavenworth Health Systems for the granting of the above-subject permit.

This matter has been checked by this office and has been coordinated with Asset Management; Colorado Department of Transportation (if required); Comcast Corporation; Commission For People With Disabilities; Councilperson Brooks; CPD: Building & Construction Services, Planning Services, and Zoning & Development Review; Denver Water Board; Environmental Services (if required); Fire Department (if required); Metro Wastewater Reclamation District; Office of Emergency Management; Office of Telecommunications; Parks and Recreation; Public Works: City Engineer, DES Construction Engineering, DES Engineering, DES Survey, IPP Infrastructure Engineering, and Street Maintenance; Qwest Corporation; Regional Transportation District; and Xcel Energy, all of whom have returned our questionnaires indicating their agreement.

As a result of the investigations, it has been determined that there is no objection to the granting of the revocable permit.

Therefore, you are requested to initiate Council action for the granting of a revocable permit, subject to certain terms and conditions, to Sisters of Charity of Leavenworth Health Systems, their successors and assigns, to encroach into the right-of-way with two underground tunnels located in E. 20th Ave between Franklin St and Downing St. to provide egress and convey utilities

**INSERT PARCEL DESCRIPTION ROW 2010-0418-06-001 HERE**  
**INSERT PARCEL DESCRIPTION ROW 2010-0418-06-002 HERE**  
**INSERT PARCEL DESCRIPTION ROW 2010-0418-06-003 HERE**  
**INSERT PARCEL DESCRIPTION ROW 2010-0418-06-004 HERE**

## **STANDARD PROVISIONS**

The revocable permit ("Permit") granted by this resolution is expressly granted upon and subject to each and all of the following terms and conditions:

- (a) Permittee shall obtain a street occupancy permit from Public Works Permit Operations at 2000 West 3<sup>rd</sup> Avenue, 303.446.3759, and prior to commencing construction.
- (b) Permittee shall be responsible for obtaining all other permits and shall pay all costs that are necessary for installation and construction of items permitted herein.
- (c) If the Permittee intends to install any underground facilities in or near a public road, street, alley, right-of-way or utility easement, the Permittee shall join the Statewide Notification Association of Owners and Operators of Underground Facilities by contacting the Utility Notification Center of Colorado, 12600 West Colfax Ave, Suite B-310, Lakewood, Colorado, 80215 at 303.232.1991. Further, Permittee shall contact the Utility Notification Center at 1-800-922-1987 to locate underground facilities prior to commencing any work under this permit.
- (d) Permittee is fully responsible for any and all damages incurred to facilities of the Water Department and/or drainage facilities for water and sewage of the City and County of Denver due to activities authorized by the permit. Should the relocation or replacement of any drainage facilities for water and sewage of the City and County of Denver become necessary as determined by the Manager of Public Works, in the Manager's sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the sewer affected by the permitted structure. The extent of the affected portion to be replaced and relocated by Permittee shall be determined by the Manager of Public Works. Any and all replacement or repair of facilities of the Water Department and/or drainage facilities for water and sewage of the City and County of Denver attributed to the Permittee shall be made by the Water Department and/or the City and County of Denver at the sole expense of the Permittee. In the event Permittee's facilities are damaged or destroyed due to the Water Department's or the City and County of Denver's repair, replacement and/or operation of its facilities, repairs will be made by Permittee at its sole expense. Permittee agrees to defend, indemnify and save the City harmless and to repair or pay for the repair of any and all damages to said sanitary sewer, or those damages resulting from the failure of the sewer to properly function as a result of the permitted structure.
- (e) Permittee shall comply with all requirements of affected utility companies and pay for all costs of removal, relocation, replacement or rearrangement of utility company facilities. Existing telephone facilities shall not be utilized, obstructed or disturbed.

- (f) All construction in, under, on or over the Encroachment Area shall be accomplished in accordance with the Building Code of the City and County of Denver. Plans and Specifications governing the construction of the Encroachments shall be approved by the Manager of Public Works and the Director of the Building Inspection Division prior to construction. Upon completion, a reproducible copy of the exact location and dimensions of the Encroachments shall be filed with the Manager of Public Works.
- (g) The sidewalk and street/alley over the Encroachment Area shall be capable of withstanding an HS-20 loading in accordance with the latest AASHTO Specifications. The installations within the Encroachment Area shall be constructed so that the paved section of the street/alley can be widened without requiring additional structural modifications. The sidewalk shall be constructed so that it can be removed and replaced without affecting structures within the Encroachment Area.
- (h) Permittee shall pay all costs of construction and maintenance of the Encroachment. Upon revocation of the permit or upon abandonment, Permittee shall pay all costs of removing the Encroachment from the Encroachment Area, and return the Encroachment Area to its original condition under the supervision of the City Engineer.
- (i) Permittee shall remove and replace any and all street/alley paving, sidewalks, and curb and gutter, both inside the Encroachment Area and in the rights-of-way adjacent thereto, that become broken, damaged or unsightly during the course of construction. In the future, Permittee shall also remove, replace or repair any street/alley paving, sidewalks, and curb and gutter that become broken or damaged when, in the opinion of the City Engineer, the damage has been caused by the activity of the Permittee within the Encroachment Area. All repair work shall be accomplished without cost to the City and under the supervision of the City Engineer.
- (j) The City reserves the right to make an inspection of the Encroachments contained within the Encroachment Area. An annual fee, subject to change, of \$200.00 shall be assessed.
- (k) This revocable permit shall not operate or be construed to abridge, limit or restrict the City and County of Denver in exercising its right to make full use of the Encroachment Area and adjacent rights-of-way as public thoroughfares nor shall it operate to restrict the utility companies in exercising their rights to construct, remove, operate and maintain their facilities within the Encroachment Area and adjacent rights-of-way.
- (l) During the existence of the Encroachments and this permit, Permittee, its successors and assigns, at its expense, and without cost to the City and County of Denver, shall procure and maintain a single limit comprehensive general liability insurance policy with a limit of not less than \$500,000.00. All coverage's are to be arranged on an occurrence basis and include coverage for those hazards normally identified as X.C.U. during construction. The insurance coverage required herein constitutes a minimum requirement and such enumeration shall in no way be deemed to limit or lessen the liability of the Permittee, its successors or assigns, under the terms of this

permit. All insurance coverage required herein shall be written in a form and by a company or companies approved by the Risk Manager of the City and County of Denver and authorized to do business in the State of Colorado. A certified copy of all such insurance policies shall be filed with the Manager of Public Works, and each such policy shall contain a statement therein or endorsement thereon that it will not be canceled or materially changed without written notice, by registered mail, to the Manager of Public Works at least thirty (30) days prior to the effective date of the cancellation or material change. All such insurance policies shall be specifically endorsed to include all liability assumed by the Permittee hereunder and shall name the City and County of Denver as an additional insured.

- (m) Permittee shall comply with the provisions of Article IV (Prohibition of Discrimination in Employment, Housing and Commercial Space, Public Accommodations, Educational Institutions and Health and Welfare Services) of Chapter 28 (Human Rights) of the Revised Municipal Code of the City and County of Denver. The failure to comply with any such provision shall be a proper basis for revocation of this permit.
- (n) The right to revoke this permit is expressly reserved to the City and County of Denver.
- (o) Permittee shall agree to indemnify and always save the City and County of Denver harmless from all costs, claims or damages arising, either directly or indirectly, out of the rights and privileges granted by this permit.

**SPECIAL CONDITIONS FOR THIS PERMIT**

- (p) None

A map of the area is attached hereto.

RJD: VLH

cc: Asset Management, Steve Wirth  
City Council Office, Gretchen Williams  
Councilperson Brooks and Aides  
Department of Law, Karen Aviles  
Department of Law, Arlene Dykstra  
Department of Law, Karen Walton  
Public Works, Alba Castro  
Public Works, Christine Downs  
Public Works, Stacie Loucks  
Project File # 2010-0418-06

Property Owner:  
Sisters of Charity of  
Leavenworth Health  
System  
C/O: Allan Davis  
9801 Renner Blvd., Suite  
100  
Lenexa, KS 66219

Agent:  
Marin/Martin  
C/O: Chris D'Ascanio  
12499 W. Colfax Ave.  
Lakewood, CO 80215

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Stacie Loucks at  
Stacie.Loucks@denvergov.org by **NOON on Monday.**

*\*All fields must be completed.\*  
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: November 9, 2011

Please mark one:  Bill Request or  Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes  No

If yes, please explain:

2. Title: (Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)

Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to Sisters of Charity of Leavenworth Health Systems, their successors and assigns, to encroach into the right-of-way with two underground tunnels located in E. 20th Ave between Franklin St and Downing St. to provide egress and convey utilities

3. Requesting Agency: PW Right of Way Engineering Services

4. Contact Person: (With actual knowledge of proposed ordinance/resolution.)

- Name: Vanessa Herman
- Phone: 720-913-0719
- Email: vanessa.herman@denvergov.org

5. Contact Person: (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- Name: Stacie Loucks
- Phone: 720-865-8720
- Email: Stacie.Loucks@denvergov.org

6. General description of proposed ordinance including contract scope of work if applicable:

To grant a resolution for 2 underground tunnels located in 20<sup>th</sup> Ave between Franklin St and Downing St.

*\*\*Please complete the following fields: (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)*

- a. Contract Control Number: N/A
- b. Duration: Permanent
- c. Location: 20<sup>th</sup> Ave between Franklin St and Downing St
- d. Affected Council District: Dist # 8 Brooks
- e. Benefits: N/A
- f. Costs: N/A

7. Is there any controversy surrounding this ordinance? (Groups or individuals who may have concerns about it?) Please explain.

None

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title: 2010-0418-06 Exempla St. Joes MEP**

**Description of Proposed Project:** Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to Sisters of Charity of Leavenworth Health Systems, their successors and assigns, to encroach into the right-of-way with two underground tunnels located in E. 20th Ave between Franklin St and Downing St. to provide egress and convey utilities

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project:** The Right of Way must be used in order to link Kaiser Permanente site to Exempla St Joseph Hospital site.

**Has a Temp MEP been issued, and if so, what work is underway:** No

**What is the known duration of an MEP:** Permanent

**Will land be dedicated to the City if the vacation goes through:** N/A

**Will an easement be placed over a vacated area, and if so explain:** N/A

**Will an easement relinquishment be submitted at a later date:** N/A

**Additional information:** These tunnels are underground, and not noticable above ground.

EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS  
EXHIBIT A

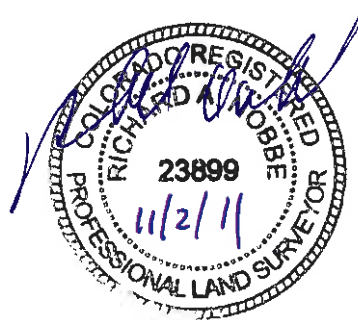
A PARCEL OF LAND BEING PART OF THE DOWNING ST. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT RANGE POINT AT INTERSECTION OF THE 21 FOOT RANGELINE IN 20<sup>TH</sup> AVE. AND THE 40 FOOT RANGELINE IN DOWNING ST.; THENCE S16°57'21"W A DISTANCE OF 144.15 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DOWNING ST. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°09'18"E A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID DOWNING ST.; THENCE S00°50'42"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 128.77 FEET; THENCE N89°08'18"W A DISTANCE OF 80.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID DOWNING ST.; THENCE N00°50'42"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 128.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10,302 SQUARE FEET (0.236 ACRES), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS) OF N00°17'19"W ALONG THE WEST LINE OF SECTION 35 AND BEING MONUMENTED BY A FOUND 2" BRASS CAP PLS#28668 AT THE SOUTHWEST CORNER AND A FOUND 2" BRASS CAP PLS#28668 AT THE NORTHWEST CORNER OF SECTION 35.

PREPARED BY MATTHEW CHAPA  
REVIEWED BY RICHARD NOBBE, PLS FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
P.O. BOX 151500  
LAKEWOOD, COLORADO 80215  
AUGUST 23, 2011  
PROJECT NO.22058.C.02



PW ROW PROJECT No. 20108418-06  
PW LEGAL DESCRIPTION No 2010-8418-06-001

# EXHIBIT A

WEST 1/4 CORNER  
OF SECTION 35

CENTER 1/4 CORNER  
OF SECTION 35

NORTH LINE OF THE  
SW 1/4 OF SECTION 35

BLOCK 1  
LOT 1

S16°57'21"W  
144.15'

S89°09'18"E 80.00'

20TH AVE.

BLOCK 1  
LOT 2

POB

N00°50'42"E  
128.77'

S00°50'42"W  
128.77'

BLOCK 4  
LOT 1

WEST LINE OF THE SW  
1/4 OF SECTION 35

E. 19TH AVE.

N89°08'18"W  
80.00'

E. 19TH AVE.

BLOCK 2  
LOT 1

DOWNING ST.

SOUTHWEST CORNER  
OF SECTION 35

SOUTH LINE OF THE  
SW 1/4 OF SECTION 35

SOUTH 1/4 CORNER  
OF SECTION 35

NOVEMBER 01, 2011

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

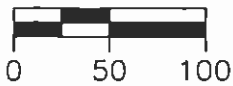
### BASIS OF BEARING

BEARINGS ARE BASED ON COLORADO  
CENTRAL ZONE STATE PLANE  
COORDINATES NAD83 (CORS).



MARTIN / MARTIN  
CONSULTING ENGINEERS

12499 WEST COLFAX AVE.  
P.O. BOX 151500  
LAKEWOOD, CO 80215  
303.431.6100  
FAX 303.431.4028



SCALE: 1"=100'



EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS  
EXHIBIT A

A PARCEL OF LAND BEING PART OF 20<sup>TH</sup> AVE. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT INTERSECTION OF THE 21 FOOT RANGELINE IN 20<sup>TH</sup> AVE. AND THE 40 FOOT RANGELINE IN DOWNING ST.; THENCE N89°09'36"E, 959.57 FEET TO THE A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 20<sup>TH</sup> AVE. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1 SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°49'00"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET; THENCE S00°13'18"E A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 20<sup>TH</sup> AVE. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1; THENCE S89°49'00"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET; THENCE N00°13'18"W ALONG A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 700 SQUARE FEET (0.016 ACRES), MORE OR LESS.

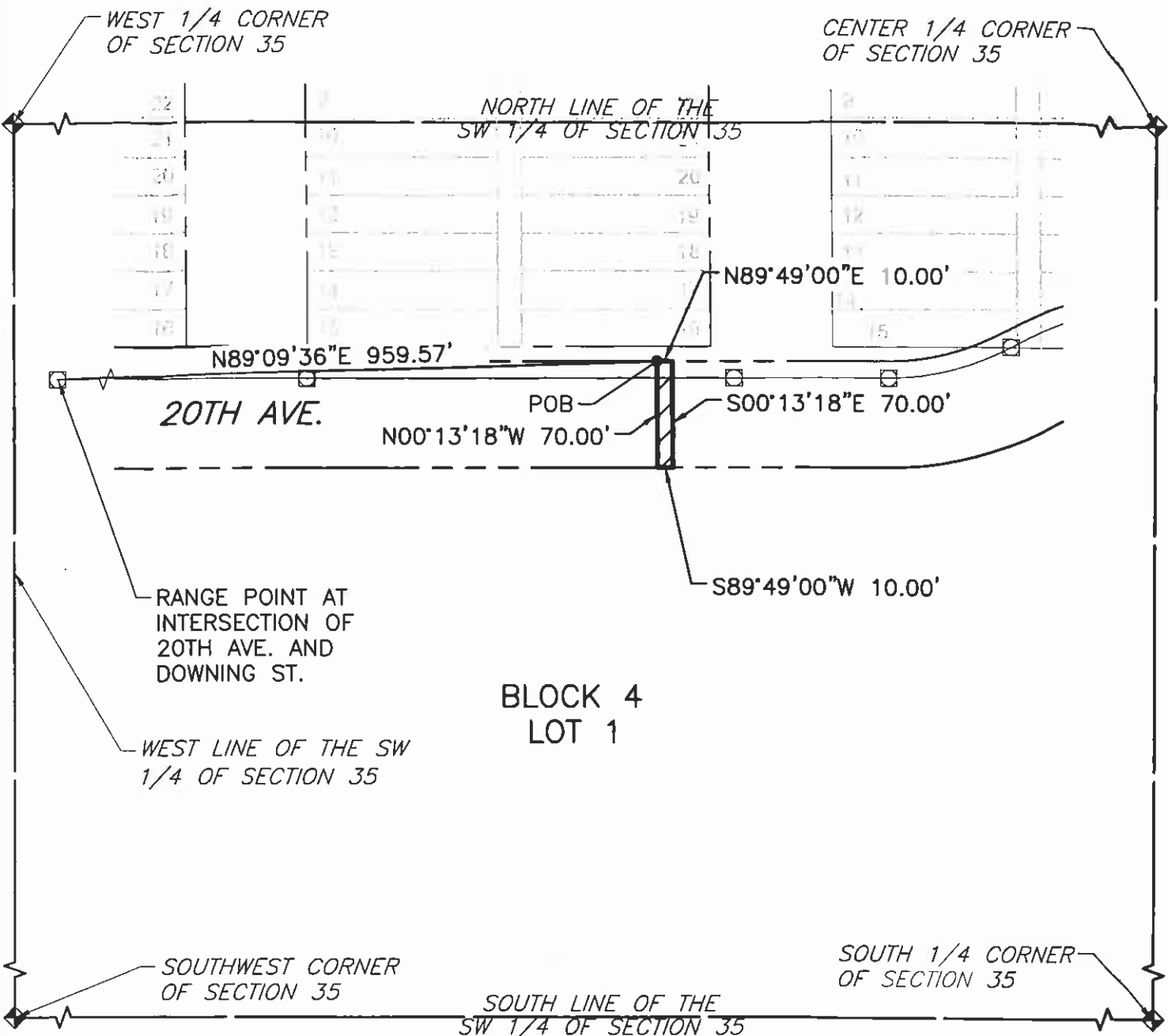
BASIS OF BEARING: BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS) OF N00°17'19"W ALONG THE WEST LINE OF SECTION 35 AND BEING MONUMENTED BY A FOUND 2" BRASS CAP PLS#28668 AT THE SOUTHWEST CORNER AND A FOUND 2" BRASS CAP PLS#28668 AT THE NORTHWEST CORNER OF SECTION 35.

PREPARED BY MATTHEW CHAPA  
REVIEWED BY RICHARD NOBBE, PLS FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
P.O. BOX 151500  
LAKEWOOD, COLORADO 80215  
SEPTEMBER 19, 2011  
PROJECT NO.22058.C.02



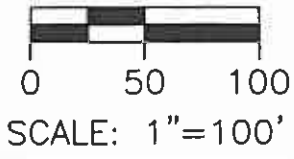
PW ROW PROJECT NO. 2010-0418-06  
PW LEGAL DESCRIPTION No. 2010-0418-06-002

DRAWING LOCATION: G:\JAMSEN\1\Exempla--St. Joseph's Hospital\22059.C.02--ESJH\_Roads\PLANS\EXHIBITS\Major Encumbrance\_Permit\_Lead\Telecom\_MEP.dwg



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

**BASIS OF BEARING**  
 BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS).



NOVEMBER 01, 2011



**MARTIN / MARTIN**  
 CONSULTING ENGINEERS

12499 WEST COLFAX AVE.  
 LAKEWOOD, CO 80215  
 303.431.6100  
 FAX 303.431.4028

EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS  
EXHIBIT B

A PARCEL OF LAND BEING PART OF THE 20<sup>TH</sup> AVE. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT RANGE POINT AT INTERSECTION OF THE 21 FOOT RANGLINE IN 20<sup>TH</sup> AVE. AND THE 40 FOOT RANGELINE IN DOWNING ST.; THENCE N87°49'16"E, 603.05 FEET TO THE A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 20<sup>TH</sup> AVE. ALSO BEING THE SOUTHERLY LINE OF BLOCK 50, SCHINNERS ADDITION TO DENVER SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°49'00"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 32.00 FEET; THENCE S00°11'00"E A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 20<sup>TH</sup> AVE.; THENCE S89°49'00"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 32.00 FEET; THENCE N00°11'00"W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,560 SQUARE FEET (0.059 ACRES), MORE OR LESS.

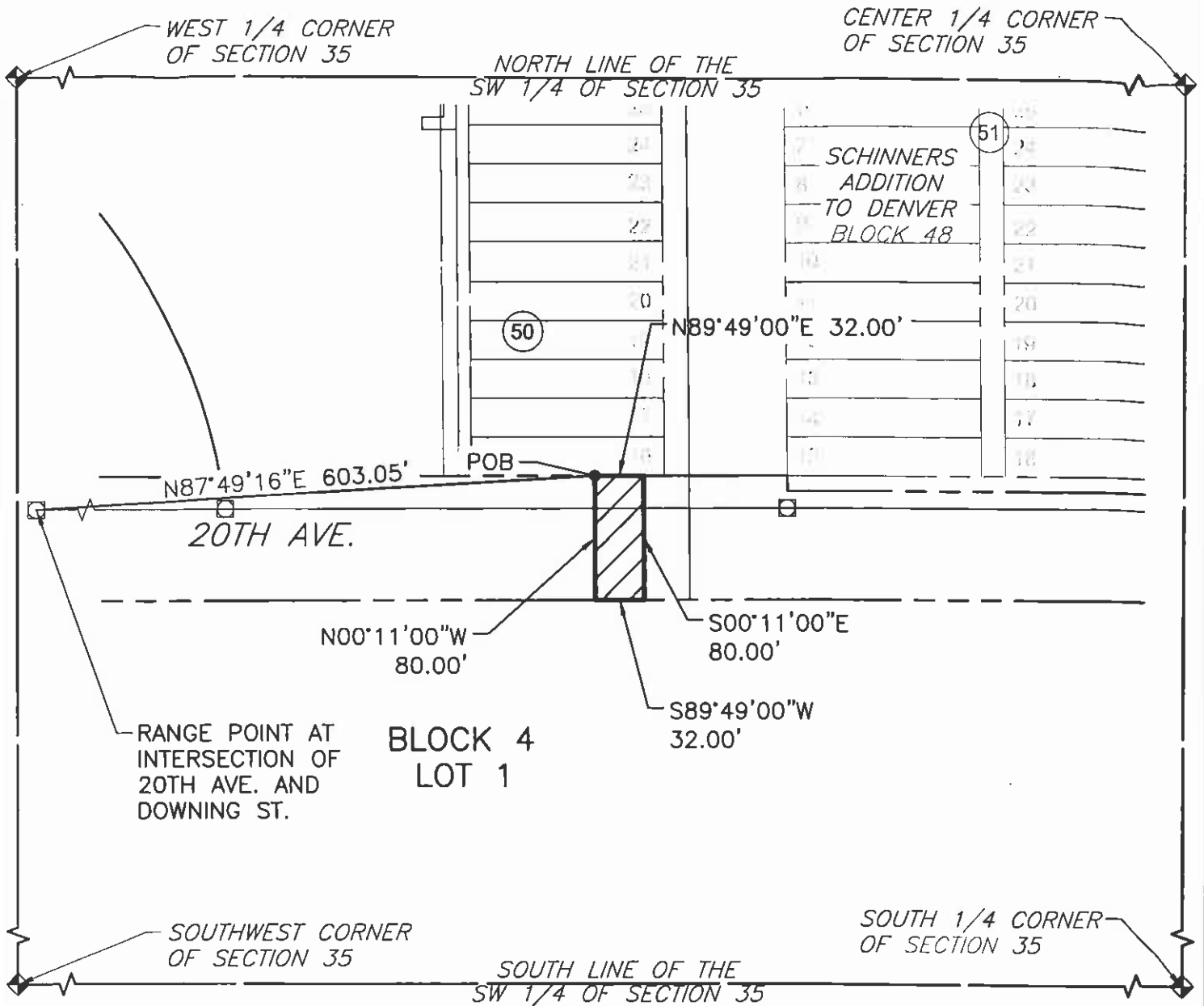
BASIS OF BEARING: BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS) OF N00°17'19"W ALONG THE WEST LINE OF SECTION 35 AND BEING MONUMENTED BY A FOUND 2" BRASS CAP PLS#28668 AT THE SOUTHWEST CORNER AND A FOUND 2" BRASS CAP PLS#28668 AT THE NORTHWEST CORNER OF SECTION 35.

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AUGUST 23, 2011  
PROJECT NO.22058.C.02



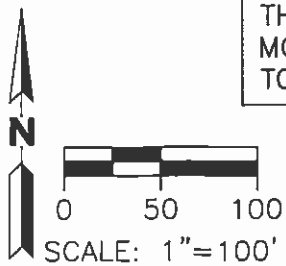
PW ROW PROJECT No. 2010 - 0418-06  
PW LEGAL DESCRIPTION No. 2010-0418-06-003

# EXHIBIT B



NOVEMBER 01, 2011

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



**BASIS OF BEARING**  
 BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS).



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EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS  
EXHIBIT C

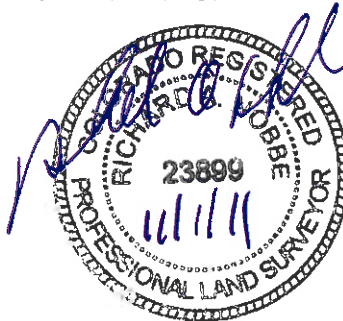
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COMMENCING AT RANGE POINT AT INTERSECTION OF THE 11 FOOT RANGELINE IN 20<sup>TH</sup> AVE. AND THE 20 FOOT RANGELINE IN FRANKLIN ST.; THENCE N84°58'32"W, 89.92 FEET TO THE A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 20<sup>TH</sup> AVE. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1 SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 31.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 233.00 FEET, CENTRAL ANGLE OF 07°49'27" AND A CHORD WHICH BEARS N84°53'20"E A DISTANCE OF 31.79 FEET; THENCE S00°00'00"E A DISTANCE OF 70.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 20<sup>TH</sup> AVE.; THENCE ALONG SAID RIGHT-OF-WAY LINE 31.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 163.00 FEET, CENTRAL ANGLE OF 11°14'27" AND A CHORD WHICH BEARS S82°39'55"W A DISTANCE OF 31.93 FEET; THENCE N00°00'00"W A DISTANCE OF 71.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,232 SQUARE FEET (0.051 ACRES), MORE OR LESS.

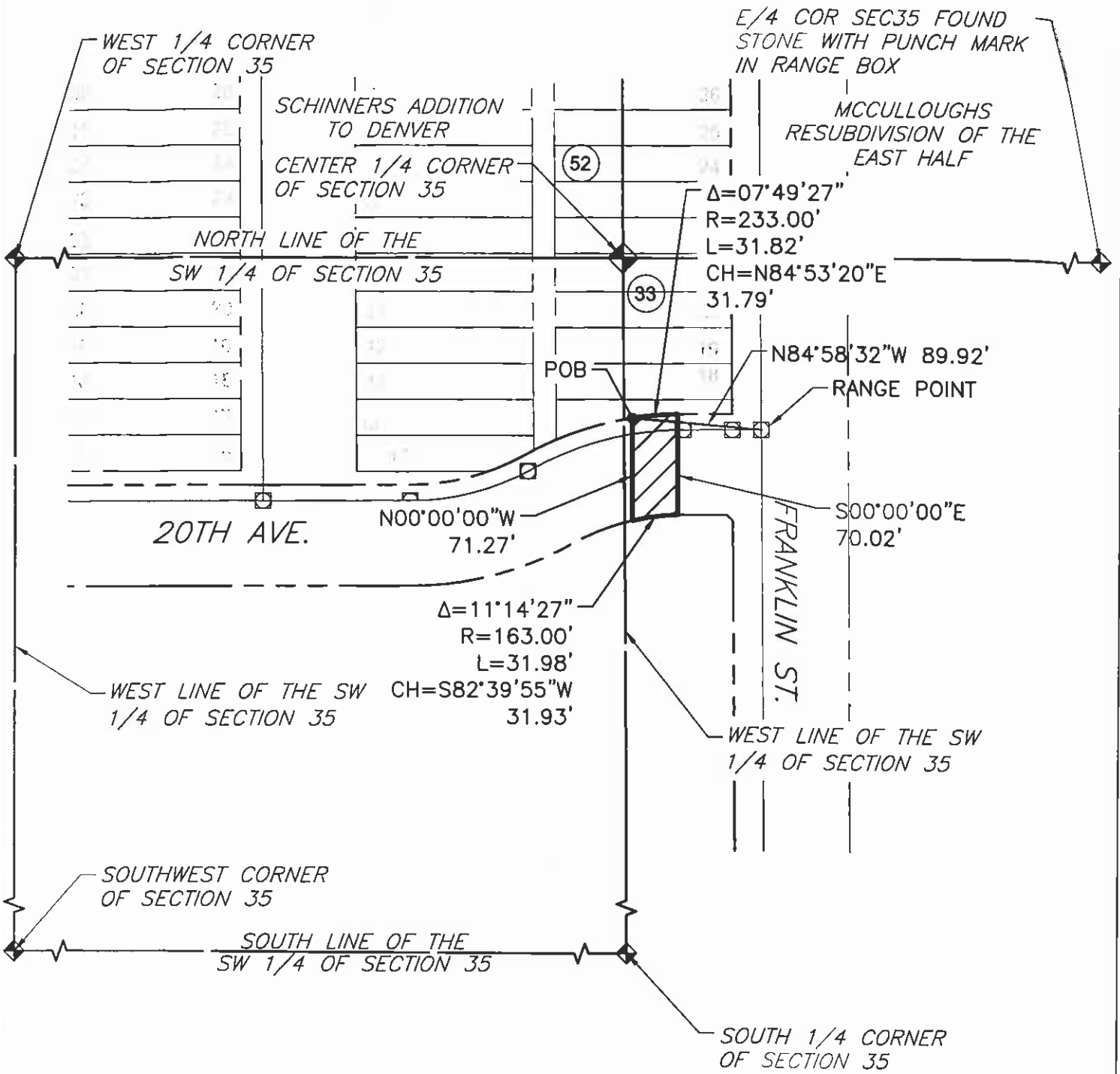
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AUGUST 23, 2011  
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PW PROJECT NO. 2010-0419-06  
PW LEGAL DESCRIPTION No. 2010-0418-06-004

# EXHIBIT C

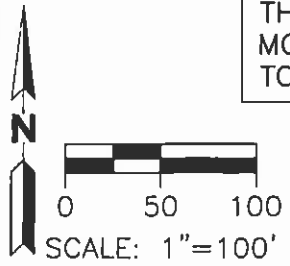


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CONSULTING ENGINEERS

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FAX 303.431.4028



**BASIS OF BEARING**  
BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS).