

EAST RANGE CROSSINGS FILING NO. 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 1 OF 3

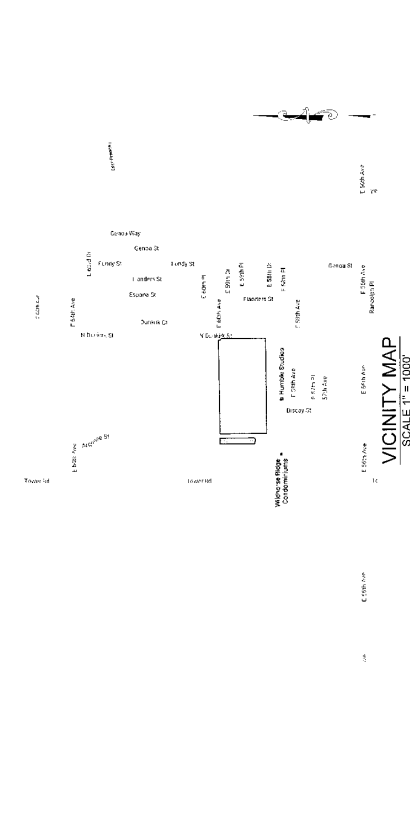
LEGAL DESCRIPTION AND DEDICATIONS:
KNOW ALL MEN BY THESE PRESENTS THAT DUNKIRK PLACE, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS OWNED, BUILT AND PLANNED TO SUBDIVIDE INTO TRACTS, AS SHOWN ON THIS MAP, AND DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTHWEST QUARTER OF SAID SECTION 10, WITHIN THE SOUTHWEST QUARTER OF SAID SECTION 10, BEING NORTH 89°04'00" EAST, A DISTANCE OF 282.18 FEET, FORMING THE EAST BOUNDARY OF THIS DESCRIPTION;
THENCE NORTH 89°04'00" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 160.37 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°04'00" WEST ALONG SAID NORTH LINE, A DISTANCE OF 108.37 FEET TO THE POINT OF BEGINNING OF SAID SECTION 10.

PARCEL 2:
THENCE ALONG SAID WESTERN RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:
1. THENCE SOUTH 02°24'38" EAST, A DISTANCE OF 624.13 FEET TO A POINT OF NON-TANGENCY;
2. THENCE ALONG THE ARC OF A CIRCLE TO THE RIGHT HAVING A RADIUS OF 3020.15 FEET, A CENTRAL ANGLE OF 10.00 DEGREES TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 50th AVENUE, WEST, 42.27 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 50th AVENUE, WEST.
THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:
1. THENCE SOUTH 89°04'00" WEST, A DISTANCE OF 302.1 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CIRCLE TO THE RIGHT HAVING A RADIUS OF 6420 FEET, A CENTRAL ANGLE OF 10.00 DEGREES TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 50th AVENUE, WEST, 22.23 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 50th AVENUE, WEST;
3. THENCE SOUTH 89°04'00" WEST, A DISTANCE OF 27.98 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID GATEWAY LOOKING & COMMENCEMENT PLING NO. 1;
THENCE NORTH 02°24'38" WEST ALONG THE EASTERLY LINE OF SAID GATEWAY LOOKING & COMMENCEMENT PLING NO. 1, A DISTANCE OF 640.39 FEET TO THE POINT OF BEGINNING;
SAID PARCEL 1 CONTAINS A CALCULATED AREA OF 79,477 SQUARE FEET OR 1,817 ACRES, MORE OR LESS.

PARCEL 3:
THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTHWEST QUARTER OF SAID SECTION 10, WITHIN THE SOUTHWEST QUARTER OF SAID SECTION 10, BEING NORTH 89°04'00" EAST, A DISTANCE OF 282.18 FEET, FORMING THE EAST BOUNDARY OF THIS DESCRIPTION;
THENCE SOUTH 89°04'00" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 160.37 FEET TO THE POINT OF BEGINNING;
THENCE ALONG SAID WESTERN RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:
1. THENCE ALONG THE ARC OF A CIRCLE TO THE RIGHT HAVING A RADIUS OF 3020.15 FEET, A CENTRAL ANGLE OF 10.00 DEGREES TO A POINT OF NON-TANGENCY;
2. THENCE ALONG THE ARC OF A CIRCLE TO THE RIGHT HAVING A RADIUS OF 3020 FEET, A CENTRAL ANGLE OF 10.00 DEGREES TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 50th AVENUE, WEST, 42.27 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 50th AVENUE, WEST;
3. THENCE SOUTH 89°04'00" WEST, A DISTANCE OF 302.1 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CIRCLE TO THE RIGHT HAVING A RADIUS OF 6420 FEET, A CENTRAL ANGLE OF 10.00 DEGREES TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 50th AVENUE, WEST, 22.23 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 50th AVENUE, WEST;
THENCE SOUTH 89°04'00" WEST, A DISTANCE OF 27.98 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID GATEWAY LOOKING & COMMENCEMENT PLING NO. 1;
THENCE NORTH 02°24'38" WEST ALONG THE EASTERLY LINE OF SAID GATEWAY LOOKING & COMMENCEMENT PLING NO. 1, A DISTANCE OF 640.39 FEET TO THE POINT OF BEGINNING;
SAID PARCEL 3 CONTAINS A CALCULATED AREA OF 15,082.00 SQUARE FEET OR 348.84 ACRES, MORE OR LESS.

PARCEL 4:
SAID PARCELS 1 & 3 CONTAINING A COMBINED AREA OF 1,581,247 SQUARE FEET OR 36,320 ACRES, MORE OR LESS.
UNDER THE NAME AND STYLE OF EAST RANGE CROSSINGS FILING NO. 1, AND BY THESE PRESENTS DEDICATED AND SET ASIDE TO THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, FOR THE USE OF THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.



VICINITY MAP
SCALE 1" = 1000'

OWNER:
DUNKIRK PLACE, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: *[Signature]* 11/19/17 DATE
NAME: ANDREW R. ROBINSON TITLE: MANAGER
STATE OF COLORADO
COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF NOVEMBER, 2017 AD BY ANDREW R. ROBINSON, AS MANAGER OF DUNKIRK PLACE, LLC, A COLORADO LIMITED LIABILITY COMPANY. WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] NOTARY PUBLIC
1801 TAPSCOTT STREET #203
DENVER, CO 80202
APR 11, 2019

NOTES:

- THE DEDICATION OF PUBLIC UTILITIES RIGHTS IS BASED UPON THE RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTHWEST QUARTER OF SAID SECTION 10, WITHIN THE SOUTHWEST QUARTER OF SAID SECTION 10, BEING NORTH 89°04'00" EAST, A DISTANCE OF 282.18 FEET, FORMING THE EAST BOUNDARY OF THIS DESCRIPTION.
- THE DEDICATION OF PUBLIC UTILITIES RIGHTS IS BASED UPON THE RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTHWEST QUARTER OF SAID SECTION 10, WITHIN THE SOUTHWEST QUARTER OF SAID SECTION 10, BEING NORTH 89°04'00" EAST, A DISTANCE OF 282.18 FEET, FORMING THE EAST BOUNDARY OF THIS DESCRIPTION.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CIVIL CONSULTANTS OF COLORADO, INC. (COC) FOR THE PURPOSE OF IDENTIFYING ANY UNRECORDED INTERESTS IN THE PROPERTY DESCRIBED HEREIN. THE SURVEY IS BASED UPON THE RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTHWEST QUARTER OF SAID SECTION 10, WITHIN THE SOUTHWEST QUARTER OF SAID SECTION 10, BEING NORTH 89°04'00" EAST, A DISTANCE OF 282.18 FEET, FORMING THE EAST BOUNDARY OF THIS DESCRIPTION.
- THESE ARE 4 BLOCKS, 5 LOTS AND 2 TRACTS IN EAST RANGE CROSSINGS FILING NO. 1.
- ANY PERSON WHO KNOWLEDGELY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MARKER OR MONUMENT OR VIOLATES ANY PROVISIONS OF THE COLORADO LAND SURVEY ACT, AS AMENDED, OR VIOLATES ANY PROVISIONS OF THE COLORADO LAND SURVEY ACT, AS AMENDED, SHALL BE DEEMED TO BE IN VIOLATION OF THE COLORADO LAND SURVEY ACT, AS AMENDED, AND SHALL BE SUBJECT TO THE PENALTIES PROVIDED THEREIN.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON THIS INSTRUMENT WITHIN TWO YEARS FROM THE DATE OF THE INSTRUMENT'S RECORDING IN THE PUBLIC RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE COMMERCIAL/INDUSTRIAL AND MULTI-FAMILY LOT IN THE SUBDIVISION OR PLATTED AREA DESCRIBED HEREIN FOR THE USE OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND OTHER PUBLIC UTILITIES. THE DEDICATION OF THESE UTILITY EASEMENTS IS GRANTED WITH ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION DESCRIBED HEREIN. THE DEDICATION OF THESE UTILITY EASEMENTS IS GRANTED WITH ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION DESCRIBED HEREIN. THE DEDICATION OF THESE UTILITY EASEMENTS IS GRANTED WITH ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION DESCRIBED HEREIN. THE DEDICATION OF THESE UTILITY EASEMENTS IS GRANTED WITH ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION DESCRIBED HEREIN.
- A RIGHT OF ACCESS FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL TRACTS A AND B TO BE OWNED AND MAINTAINED BY THE OWNER, DUNKIRK PLACE, LLC, A COLORADO LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF STORM DRAINAGE AND SANITARY SEWER LINE USE.
- ACCESS AND EMERGENCY SERVICES WITHIN LOT 1, BLOCK 1, AS SHOWN, THESE EASEMENTS ARE ALSO DEDICATED AS UTILITY EASEMENTS.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF DENVER, STATE OF COLORADO, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

[Signature] 11/20/17 DATE
WILLIAM F. HESSELBACH, JR., PLS. NO. 22499
FOR AND ON BEHALF OF CIVIL CONSULTANTS OF COLORADO, INC.

APPROVALS
I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 40, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN MADE TO THE BEST OF MY KNOWLEDGE.

[Signature] 11-30-17 DATE
CITY ENGINEER

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:
[Signature]

APPROVED BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT OFFICE:
[Signature] 11-28-17 DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:
[Signature] 11/21/17 DATE

EXECUTIVE DIRECTOR OF PARKS AND RECREATION

CITY ATTORNEYS CERTIFICATION
I HEREBY CERTIFY THAT I HAVE EXAMINED THE EMBRACE OF TITLE TO THE LAND DESCRIBED HEREIN, AND FIND THE TITLE TO THE STREETS, AVENUES, HIGHWAYS, AND OTHER PUBLIC PLACES TO BE IN ACCORDANCE WITH THE RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTHWEST QUARTER OF SAID SECTION 10, WITHIN THE SOUTHWEST QUARTER OF SAID SECTION 10, BEING NORTH 89°04'00" EAST, A DISTANCE OF 282.18 FEET, FORMING THE EAST BOUNDARY OF THIS DESCRIPTION.

[Signature] 11/21/17 DATE
KATHIE M. BROWN
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

[Signature] 11/21/17 DATE
ASSISTANT CITY ATTORNEY

CITY COUNCIL CERTIFICATION
APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. 20171907, OF THE SERIES OF 2017, WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS 21st DAY OF DECEMBER, A.D. 2017.

[Signature] 11/21/17 DATE
CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER

[Signature] DEPUTY CLERK AND RECORDER

CLERK AND RECORDER'S CERTIFICATION
STATE OF COLORADO
CITY AND COUNTY OF DENVER
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:16 O'CLOCK P.M. DEC 21, 2017, AND DULY RECORDED.

AT RECEPTION NO. 201716188
CIVIL CONSULTANTS OF COLORADO, INC.
1801 TAPSCOTT STREET #203
DENVER, CO 80202
PHONE: (303) 733-1000
FAX: (303) 733-1000

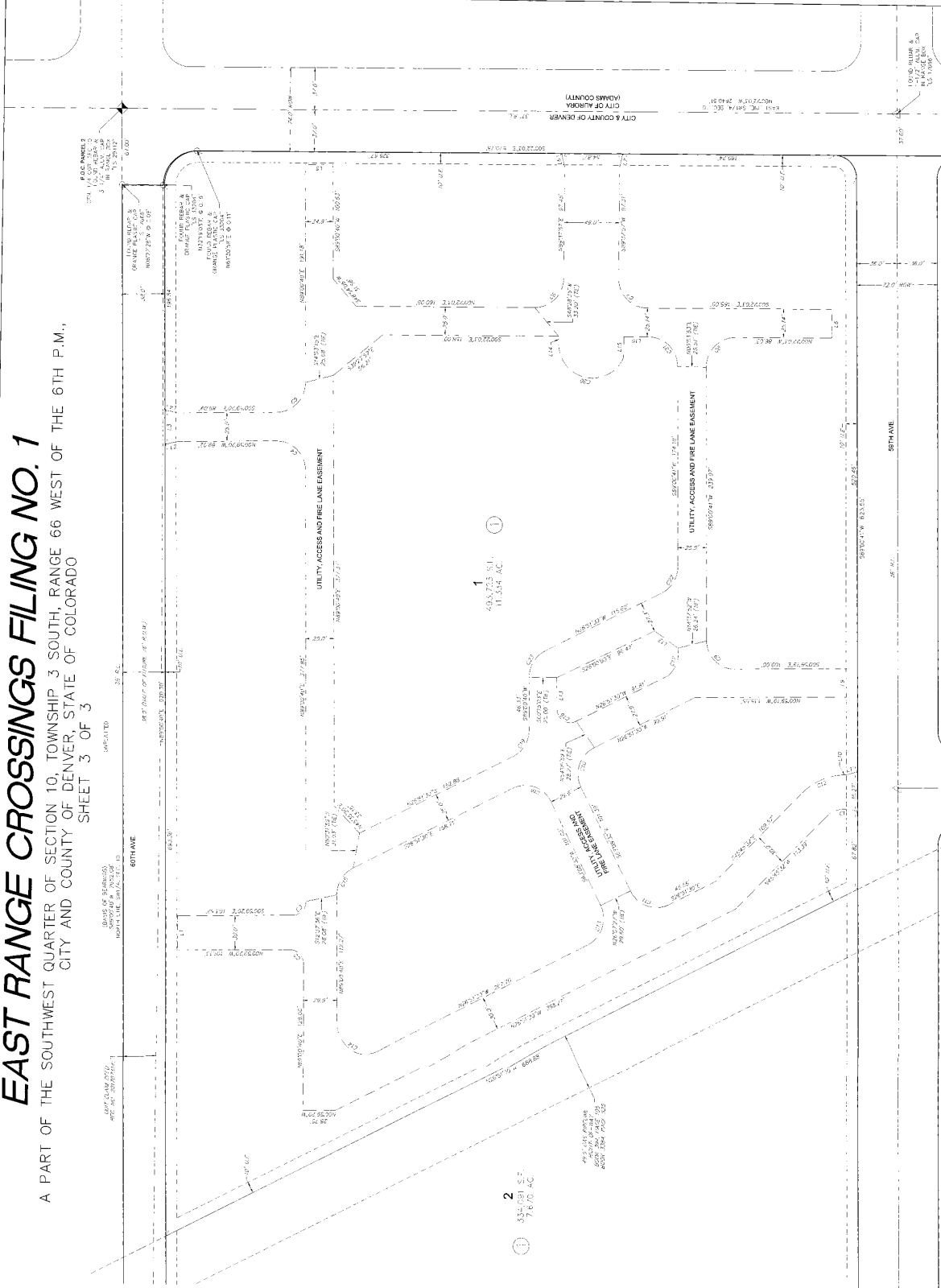
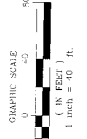
ENGINEER/SURVEYOR
CIVIL CONSULTANTS OF COLORADO, INC.
1801 TAPSCOTT STREET #203
DENVER, CO 80202
PHONE: (303) 733-1000
FAX: (303) 733-1000

EAST RANGE CROSSINGS FILING NO. 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 3 OF 3

CDMA NO.	SECTION	AREA (AC)	PERCENTAGE	AREA (AC)
C1	11.345	11.345	100.00	11.345
C2	11.345	11.345	100.00	11.345
C3	11.345	11.345	100.00	11.345
C4	11.345	11.345	100.00	11.345
C5	11.345	11.345	100.00	11.345
C6	11.345	11.345	100.00	11.345
C7	11.345	11.345	100.00	11.345
C8	11.345	11.345	100.00	11.345
C9	11.345	11.345	100.00	11.345
C10	11.345	11.345	100.00	11.345
C11	11.345	11.345	100.00	11.345
C12	11.345	11.345	100.00	11.345
C13	11.345	11.345	100.00	11.345
C14	11.345	11.345	100.00	11.345
C15	11.345	11.345	100.00	11.345
C16	11.345	11.345	100.00	11.345
C17	11.345	11.345	100.00	11.345
C18	11.345	11.345	100.00	11.345
C19	11.345	11.345	100.00	11.345
C20	11.345	11.345	100.00	11.345
C21	11.345	11.345	100.00	11.345
C22	11.345	11.345	100.00	11.345
C23	11.345	11.345	100.00	11.345
C24	11.345	11.345	100.00	11.345
C25	11.345	11.345	100.00	11.345
C26	11.345	11.345	100.00	11.345
C27	11.345	11.345	100.00	11.345
C28	11.345	11.345	100.00	11.345
C29	11.345	11.345	100.00	11.345
C30	11.345	11.345	100.00	11.345
C31	11.345	11.345	100.00	11.345
C32	11.345	11.345	100.00	11.345
C33	11.345	11.345	100.00	11.345
C34	11.345	11.345	100.00	11.345
C35	11.345	11.345	100.00	11.345
C36	11.345	11.345	100.00	11.345
C37	11.345	11.345	100.00	11.345
C38	11.345	11.345	100.00	11.345
C39	11.345	11.345	100.00	11.345
C40	11.345	11.345	100.00	11.345
C41	11.345	11.345	100.00	11.345
C42	11.345	11.345	100.00	11.345
C43	11.345	11.345	100.00	11.345
C44	11.345	11.345	100.00	11.345
C45	11.345	11.345	100.00	11.345
C46	11.345	11.345	100.00	11.345
C47	11.345	11.345	100.00	11.345
C48	11.345	11.345	100.00	11.345
C49	11.345	11.345	100.00	11.345
C50	11.345	11.345	100.00	11.345
C51	11.345	11.345	100.00	11.345
C52	11.345	11.345	100.00	11.345
C53	11.345	11.345	100.00	11.345
C54	11.345	11.345	100.00	11.345
C55	11.345	11.345	100.00	11.345
C56	11.345	11.345	100.00	11.345
C57	11.345	11.345	100.00	11.345
C58	11.345	11.345	100.00	11.345
C59	11.345	11.345	100.00	11.345
C60	11.345	11.345	100.00	11.345
C61	11.345	11.345	100.00	11.345
C62	11.345	11.345	100.00	11.345
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C64	11.345	11.345	100.00	11.345
C65	11.345	11.345	100.00	11.345
C66	11.345	11.345	100.00	11.345
C67	11.345	11.345	100.00	11.345
C68	11.345	11.345	100.00	11.345
C69	11.345	11.345	100.00	11.345
C70	11.345	11.345	100.00	11.345
C71	11.345	11.345	100.00	11.345
C72	11.345	11.345	100.00	11.345
C73	11.345	11.345	100.00	11.345
C74	11.345	11.345	100.00	11.345
C75	11.345	11.345	100.00	11.345
C76	11.345	11.345	100.00	11.345
C77	11.345	11.345	100.00	11.345
C78	11.345	11.345	100.00	11.345
C79	11.345	11.345	100.00	11.345
C80	11.345	11.345	100.00	11.345
C81	11.345	11.345	100.00	11.345
C82	11.345	11.345	100.00	11.345
C83	11.345	11.345	100.00	11.345
C84	11.345	11.345	100.00	11.345
C85	11.345	11.345	100.00	11.345
C86	11.345	11.345	100.00	11.345
C87	11.345	11.345	100.00	11.345
C88	11.345	11.345	100.00	11.345
C89	11.345	11.345	100.00	11.345
C90	11.345	11.345	100.00	11.345
C91	11.345	11.345	100.00	11.345
C92	11.345	11.345	100.00	11.345
C93	11.345	11.345	100.00	11.345
C94	11.345	11.345	100.00	11.345
C95	11.345	11.345	100.00	11.345
C96	11.345	11.345	100.00	11.345
C97	11.345	11.345	100.00	11.345
C98	11.345	11.345	100.00	11.345
C99	11.345	11.345	100.00	11.345
C100	11.345	11.345	100.00	11.345

LINE TYPE	LINE NO.	TOTAL LENGTH (FEET)
1	1	11.345
2	2	11.345
3	3	11.345
4	4	11.345
5	5	11.345
6	6	11.345
7	7	11.345
8	8	11.345
9	9	11.345
10	10	11.345
11	11	11.345
12	12	11.345
13	13	11.345
14	14	11.345
15	15	11.345
16	16	11.345
17	17	11.345
18	18	11.345
19	19	11.345
20	20	11.345
21	21	11.345
22	22	11.345
23	23	11.345
24	24	11.345
25	25	11.345
26	26	11.345
27	27	11.345
28	28	11.345
29	29	11.345
30	30	11.345
31	31	11.345
32	32	11.345
33	33	11.345
34	34	11.345
35	35	11.345
36	36	11.345
37	37	11.345
38	38	11.345
39	39	11.345
40	40	11.345
41	41	11.345
42	42	11.345
43	43	11.345
44	44	11.345
45	45	11.345
46	46	11.345
47	47	11.345
48	48	11.345
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60	60	11.345
61	61	11.345
62	62	11.345
63	63	11.345
64	64	11.345
65	65	11.345
66	66	11.345
67	67	11.345
68	68	11.345
69	69	11.345
70	70	11.345
71	71	11.345
72	72	11.345
73	73	11.345
74	74	11.345
75	75	11.345
76	76	11.345
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79	79	11.345
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83	83	11.345
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85	85	11.345
86	86	11.345
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88	88	11.345
89	89	11.345
90	90	11.345
91	91	11.345
92	92	11.345
93	93	11.345
94	94	11.345
95	95	11.345
96	96	11.345
97	97	11.345
98	98	11.345
99	99	11.345
100	100	11.345



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CVL
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