



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt Bryner, P.E. Senior Engineering Manager
Right-of-Way Services

DATE: October 19, 2017

ROW #: 2017-Dedication-0000202 **SCHEDULE #:** Adjacent to 0116100117000, 0116100118000,
0116100119000, 0115200018000, 0115200017000, 0115200019000,
0115200020000, 0115100028000, 0115102002000, 0115102003000,
0115100027000, 0110404022000 & 0110404004000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as E. 56th Ave.
Located at the intersections of E. 56th Ave. from N. Spruce St. to N. Havana St.

SUMMARY: Request for a Resolution for laying out, opening and establishing certain real property as part of the system
of thoroughfares of the municipality; i.e. as E. 56th Ave. This parcel(s) of land is being dedicated to the City
and County of Denver for Public Right-of-Way, as part of the development project (**56th Ave. Widening
Project**)

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

Therefore, you are requested to initiate Council action to dedicate a parcel of land for Public Right-of-Way purposes as E. 56th Ave. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2017-Dedication-0000202-001, 002, 003, 004, 005, 006 007 & 008) HERE.

A map of the area to be dedicated is attached.

MB/JS/BV

cc: Asset Management, Robert Koehler
City Councilperson & Aides, Christopher Herndon District # 8
Council Aide Amanda Schoultz
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Angela Casias
Public Works, Right-of-Way Engineering Services, Matt Bryner
Department of Law, Brent Eisen
Department of Law, Shaun Sullivan
Department of Law, Caroline Martin
Department of Law, Stan Lechman
Department of Law, Cynthia Devereaux
Public Works Survey, Jon Spirk
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2017-Dedication-0000202

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at angela.casias@DenverGov.org by **12:00 pm 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: October 19, 2017

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, contract amendment, municipal code change, supplemental request, etc.**)

This request is to dedicate a parcel of land as Public Right of Way as E. 56th Ave.
Located at the intersections of E. 56th Ave from N. Spruce St. to N. Havana St.

3. Requesting Agency: Public Works-Right-of-Way Services
Agency Division: Survey

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

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** Barbara.valdez@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:** Angela Casias
- **Phone:** 720-913-8529
- **Email:** Angela.Casias@denvergov.org

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

Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as E. 56th Ave. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project (**56th Ave. Widening**)

****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 – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** E. 56th Ave. from N. Spruce St. to N. Havana St.
- d. **Affected Council District:** Christopher Herndon Dist. #8
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

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: 2017-Dedication-0000202, 56th Ave. Widening Project

Description of Proposed Project: Dedicate a parcel of public right of way as E. 56th Ave.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to dedicate as Public Right of Way

Has a Temp MEP been issued, and if so, what work is underway: N/A

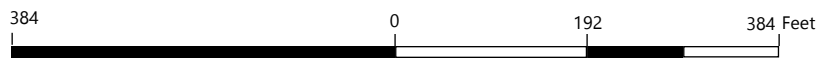
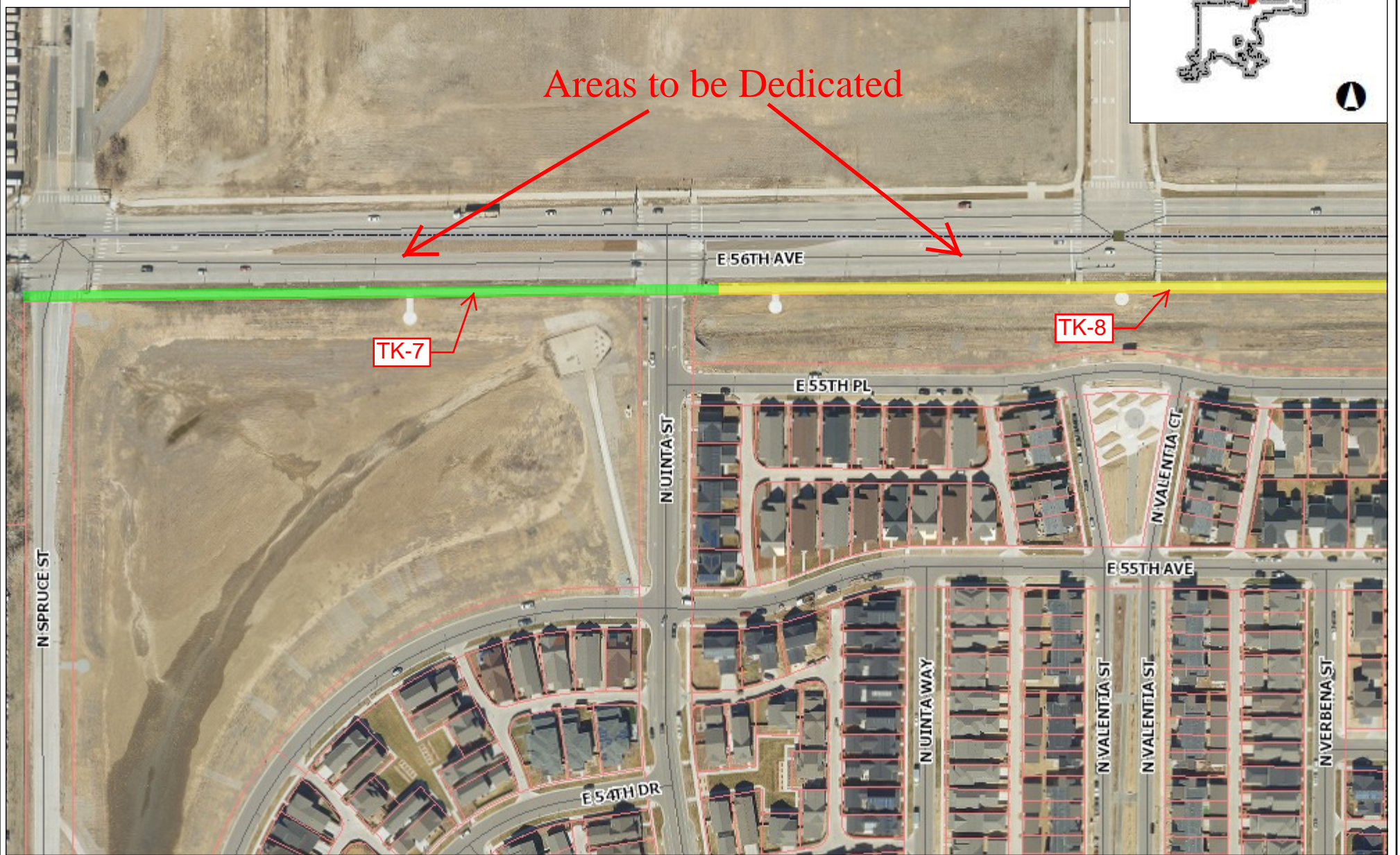
What is the known duration of an MEP: N/A

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: This land was deeded to the City and County of Denver for the purpose to dedicate it as Public Right-of-Way, as a part of a development project called, 56th Ave. Widening Project



WGS_1984_Web_Mercator_Auxiliary_Sphere

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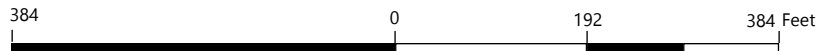
1: 3,000

0.1

Map Generated: 9/27/2017

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.



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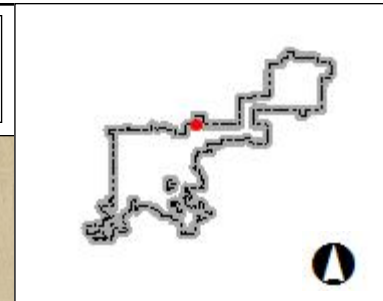
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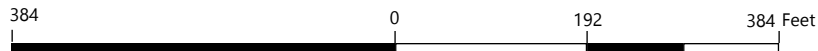
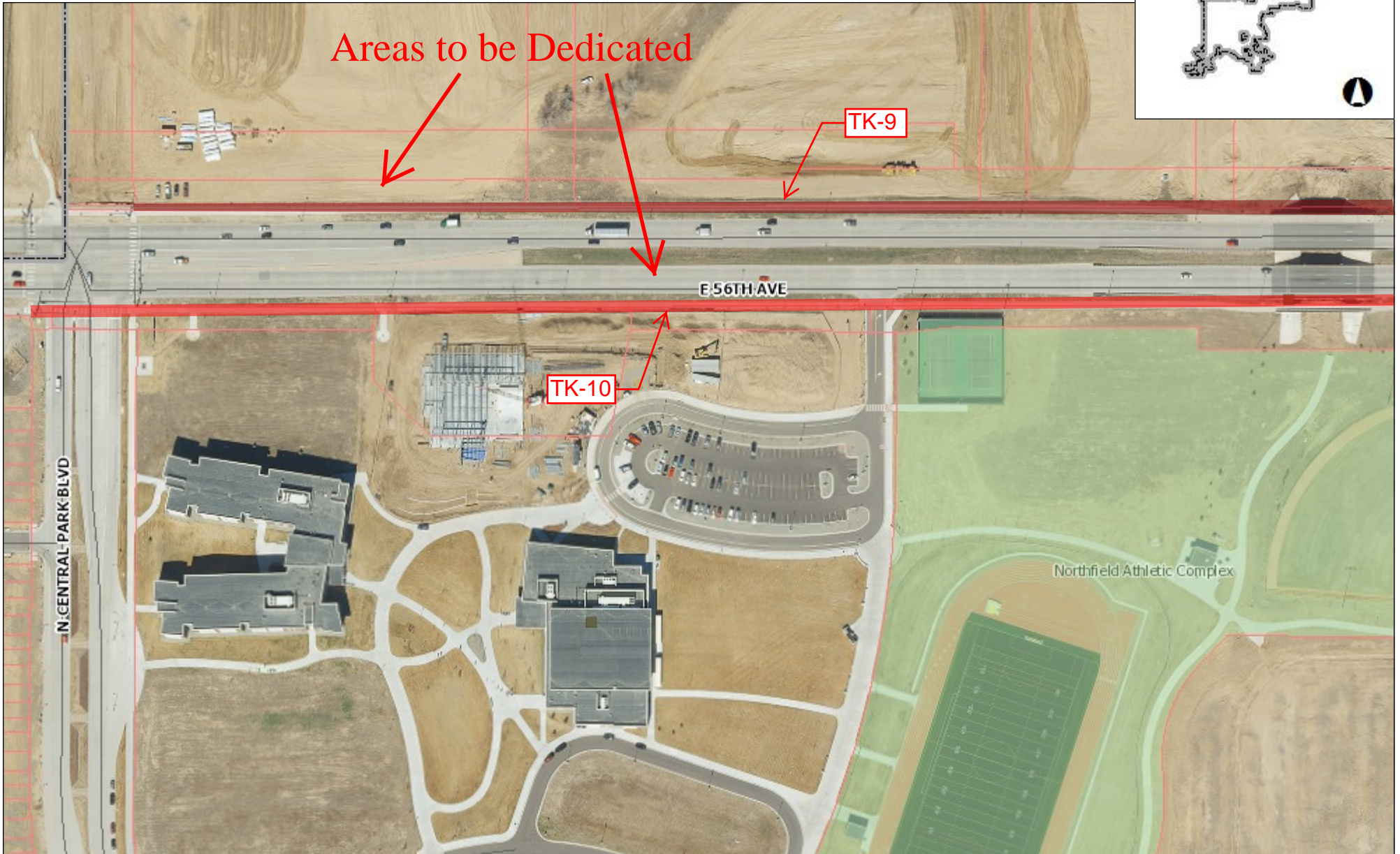
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Areas to be Dedicated



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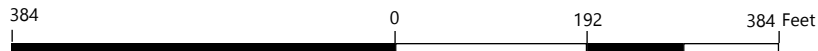
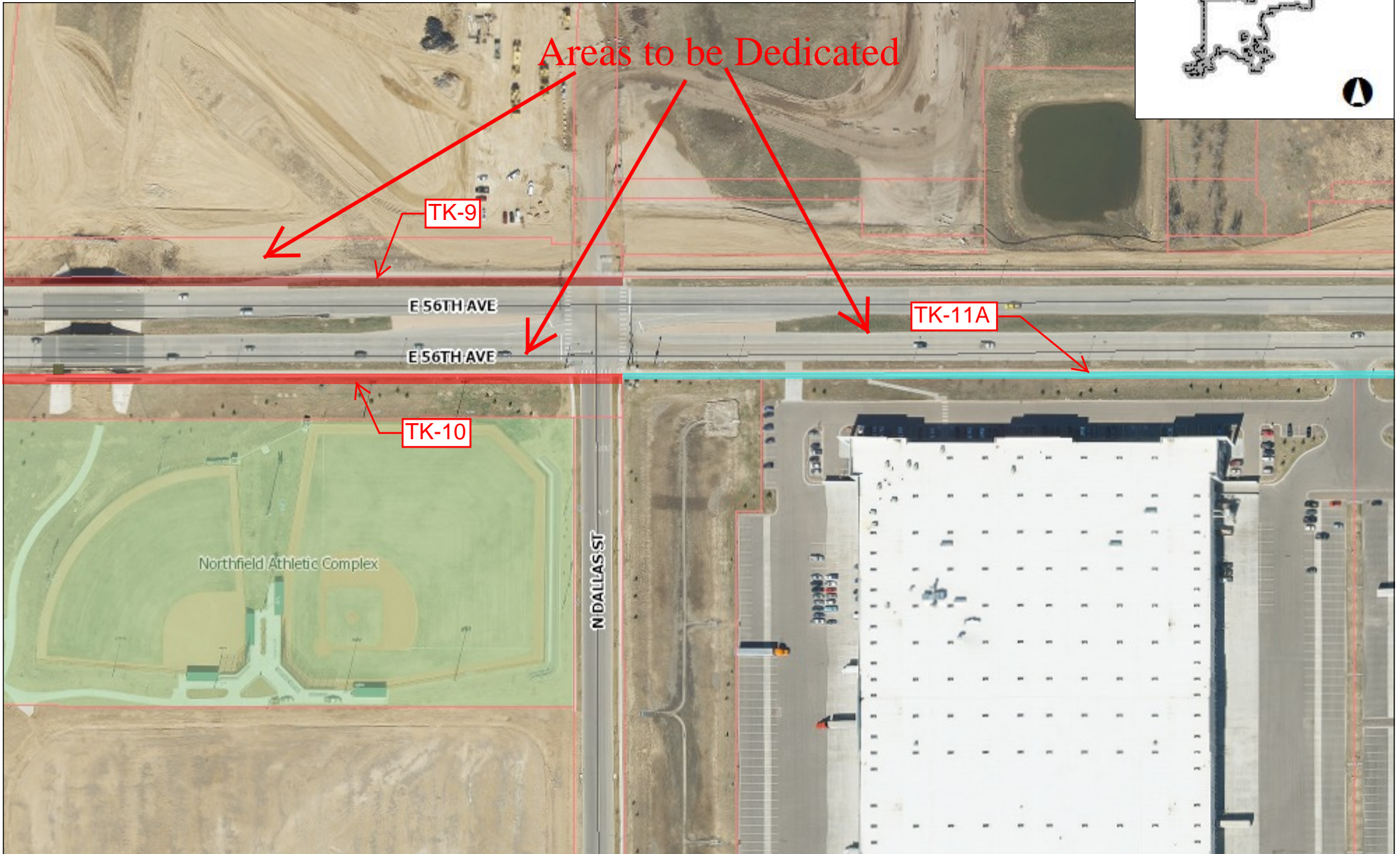
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Map Generated: 9/27/2017

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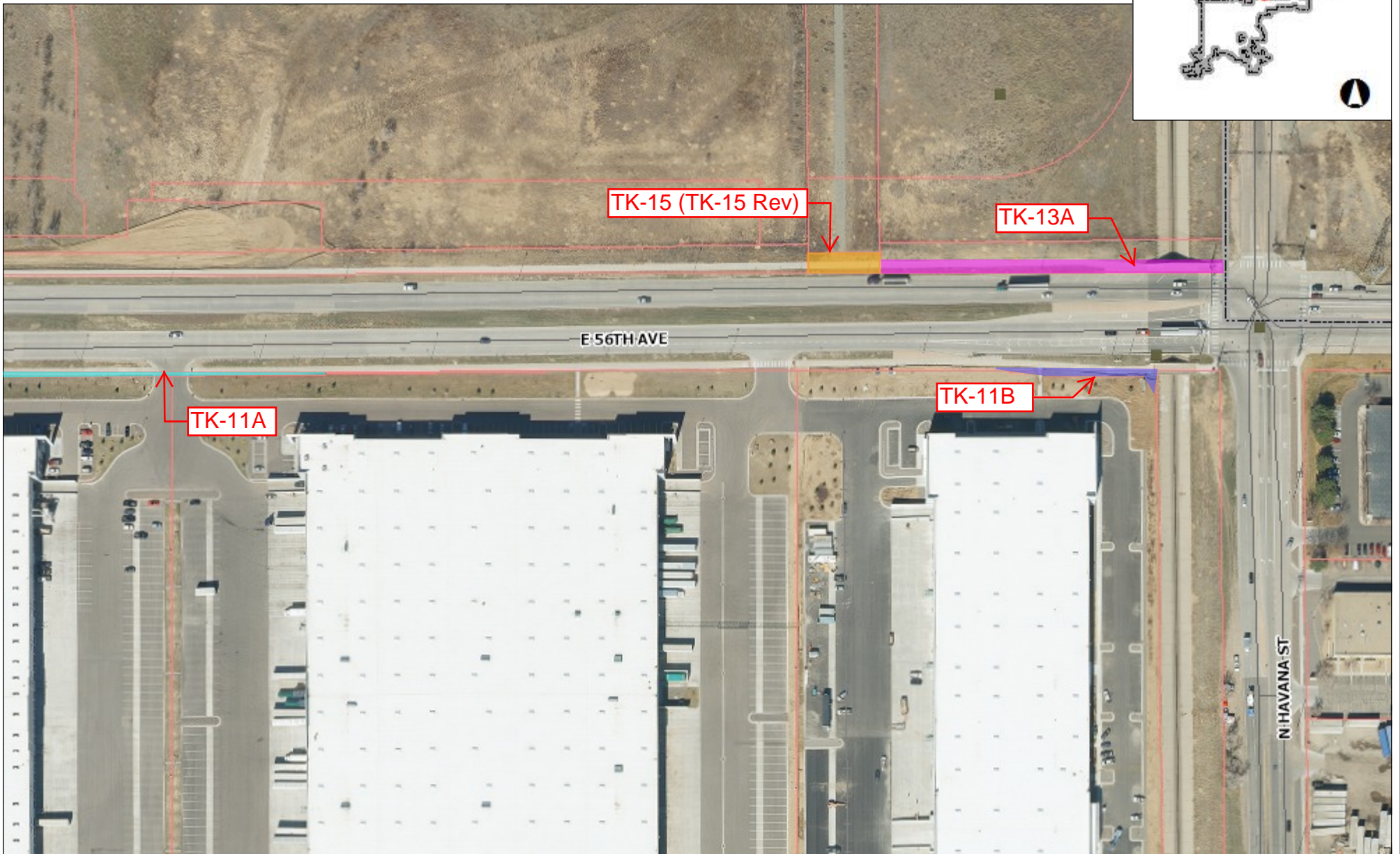
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Map Generated: 9/27/2017

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384 0 192 384 Feet

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© City and County of Denver

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Map Generated: 9/27/2017

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THIS IS NOT A LEGAL DOCUMENT.

PW Legal Description No. 2017-Dedication-0000202-001

Being all those ROW Parcels described as TK-7, TK-8, TK-9, TK-10 and TK-13A in Special Warranty Deed, recorded at Reception No. 2010075691, ROW Parcel described as TK-11A in Special Warranty Deed, recorded at Reception No. 2010075709 and ROW Parcel described as TK-11B in Special Warranty Deed recorded at Reception No. 2010075710, all being recorded in the City and County of Denver Clerk & Recorder's Office, together with that parcel described as TK-15 (TK-15 Rev.) as described in the City and County of Denver Journal Voucher, Agency Ref No: DIA04063, dated June 28,2010, being more particularly described as follows:

TK-7:

A tract or parcel of land ROW Parcel TK-7 of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.415 acres more or less, located in the Northwest Quarter of Section 16, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 16, a 3 1/4" aluminum cap in a range box stamped "PLS 34183" in a median 0.7 feet below the sod surface, whence the Northwest corner of said Section 16, a number six rebar with a 3 1/2" aluminum cap stamped "PLS 34183, 2007", 0.2' below the concrete surface in a range box bears S89°39'49"W a distance of 2639.25 feet;

Thence S85°17'06"W a distance of 916.86 feet to the POINT OF BEGINNING;

1. Thence N89°39'49"E along the southerly Right-Of-Way line of 56th Ave. as defined in Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and County of Denver Clerk and Recorder's Office also being a line 70.00 feet southerly of and parallel with the northerly line of said Northwest Quarter of Section 16 a distance of 914.59 feet to the easterly line of said Northwest Quarter of Section 16;
2. Thence S00°40'06"E along said easterly line of the Northwest Quarter of Section 16 a distance of 14.50 feet;
3. Thence S89°00'21"W a distance of 914.73 feet;
4. Thence N00°20'47"W a distance of 25.00 feet to the POINT OF BEGINNING.

The above described parcel contains 0.415 acres (18,064 sq. ft.), more or less.

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 1/4" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.

PW Legal Description No. 2017-Dedication-0000202-002

TK-8:

A tract or parcel of land ROW Parcel TK-8 of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.662 acres, more or less, located in the Northeast Quarter of Section 16, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City

After Recording, Return to:
City Attorney's Office
201 West Colfax Avenue
Department 1207
Denver, Colorado 80202
Attn: Karen Aviles



SPECIAL WARRANTY DEED

Stapleton 56th Avenue Project – Trunk Open Space Parcels along 56th Avenue between Quebec and Havana Streets (TOS) ROW Parcel TK-7, TK-7A (LA-7 REV.), ROW Parcel TK-8, TK-8A (LA-8 REV.), ROW Parcel TK-9, TK-9C (LA-9C), ROW Parcel TK-10, TK-10E (LA-10E), ROW Parcel TK-13 (TK-13 REV.2), ROW Parcel TK-13A.

THIS DEED (“Deed”) is made this 8th day of July, 2010 by the STAPLETON DEVELOPMENT CORPORATION, a Colorado nonprofit corporation, whose address is 7350 E. 29th Avenue, Suite 300, Denver, CO 80238 (“Grantor”) to CITY AND COUNTY OF DENVER, a municipal corporation of the State of Colorado (“Grantee”) whose address is 1437 Bannock Street, Denver, Colorado 80202

WITNESSETH, the Grantor, for and in consideration of less than Five Hundred Dollars (500.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, convey and confirm, unto the Grantee and its successors and assigns forever, the real property, together with all improvements thereon owned by Grantor, if any, situate, lying and being in the City and County of Denver, State of Colorado, more particularly described as follows (the “Property”):

56TH AVENUE TRUNK OPEN SPACE

Tracts or parcels of land being more particularly described on Exhibit A (consisting of 34 pages) as attached hereto and incorporated herein by this reference.

RESERVING, HOWEVER, unto Grantor, its successors and assigns any and all minerals, oil, gas and other hydrocarbon substances on and under the Property, to the extent owned by Grantor.

TOGETHER WITH all rights, privileges and easements appurtenant to the Property, if any, including without limitation, any and all development rights, air rights, appurtenant to the Property.

TO HAVE AND TO HOLD the said Property above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself and its successors and assigns, does covenant and agree that it shall and will WARRANT AND

HO254352

(4) -1

AFTER RECORDING RETURN TO:
Jo Ann Weinstein
City Attorney's Office
201 W. Colfax, Dept. 1207
Denver, CO 80202

**NO DOCUMENTARY FEE – EXEMPT
SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this 22nd day of April, 2010, between **PROLOGIS**, a Maryland real estate investment trust, whose address is 4545 Airport Way, Denver, Colorado 80239 (“Grantor”), and **THE CITY AND COUNTY OF DENVER**, a Colorado home rule municipal corporation, whose legal address is 1437 Bannock St., Denver, CO 80202 (“Grantee”):

WITNESSETH, that the Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, and its successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the City and County of Denver, State of Colorado, and legally described as follows:

SEE EXHIBIT “A”, attached hereto and incorporated herein by this reference.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself, and its heirs, personal representatives, successors and assigns, does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, subject to any and all exceptions, covenants, conditions, restrictions and other matters of record.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed.

AFTER RECORDING RETURN TO:
Jo Ann Weinstein
City Attorney's Office
201 W. Colfax, Dept. 1207
Denver, CO 80202

**NO DOCUMENTARY FEE – EXEMPT
SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this 22nd day of April, 2010, between **PROLOGIS**, a Maryland real estate investment trust, whose address is 4545 Airport Way, Denver, Colorado 80239 (“Grantor”), and **THE CITY AND COUNTY OF DENVER**, a Colorado home rule municipal corporation, whose legal address is 1437 Bannock St., Denver, CO 80202 (“Grantee”):

WITNESSETH, that the Grantor, for and in consideration of the sum of **TEN DOLLARS** (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, and its successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the City and County of Denver, State of Colorado, and legally described as follows:

SEE EXHIBIT “A”, attached hereto and incorporated herein by this reference.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself, and its heirs, personal representatives, successors and assigns, does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, subject to any and all exceptions, covenants, conditions, restrictions and other matters of record.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed.

Date: 06/28/10

City and County of Denver Journal Voucher



Do not write or staple in this space

Agency Ref No: DIA 04063

Budget Year: 2010

Header Description: Record Purchase of TK-15 DIA land parcel

Agency Comments: (Will not be entered into system)

Table with columns: Account, Fund, Org, Program, Class, Project / Grant, Activity, Source, Category, Sub-Category, Analysis, DEBIT, CREDIT, Line Reference-Opt. Row 1: 801000, 31020, 5011102, Z0000, Z0000, PH00306-008, 60000000, GIE, 2,150.07, 2,150.07. Row 2: 801000, 73850, 6013000, Navit, DZ000, 2,150.07.

1,602,300 104,870 11,024,102

TOTALS

2,150.07 2,150.07

Laura Trujillo 303-342-2453 6/28/2010

Expenditure Authority Signature: [Signature] Date: 9/2/10

Auditor's Office Use Only box with fields for Auditor's Initials, Entered By, and Date.

Dual Agency Expenditure Authority Authorization Date:

Signature is required if debiting or crediting an agency other than your own.

0110404022000

EXHIBIT A
PROJECT CODE: 16749
PROJECT NUMBER: STU-M320-058
ROW PARCEL TK-15 (TK-15 REV.)
DATE: APRIL 9, 2010

DESCRIPTION

A tract or parcel of land ROW Parcel TK-15 (TK-15 Rev.) of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.069 acres (3,000 sq. ft.), more or less, located in the Southeast Quarter of Section 10, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 10, being monumented with a 3 ¼" aluminum cap in a range box 0.6 feet below the asphalt surface stamped "ZBS Inc., PLS 11434, 1991" whence the South Quarter corner of said Section 10, being monumented with an illegible 2 ½" aluminum cap in a range box 3.3' below the gravel surface, bears S89°29'43"W, a distance of 2612.80 feet;

Thence N83°15'37"W a distance of 555.11 feet to the easterly line of a Partial Assignment of Easements recorded at Reception Number 2007195495, in the office of the City and County of Denver Clerk and Recorder and being the **POINT OF BEGINNING**;

1. Thence S89°29'43"W along a line 70.00 feet northerly of and parallel with the southerly line of said Southeast Quarter of Section 10 a distance of 100.00 feet to the westerly line of said Partial Assignment of Easements;
2. Thence N01°00'08"W along said westerly line a distance of 30.00 feet to the northwest corner of said Partial Assignment of Easements;
4. Thence N89°29'43"E along the northerly line of said Partial Assignment of Easements being 100.00 feet northerly of and parallel with the southerly line of said Southeast Quarter of Section 10 a distance of 100.00 feet to the northeast corner of said Partial Assignment of Easements;

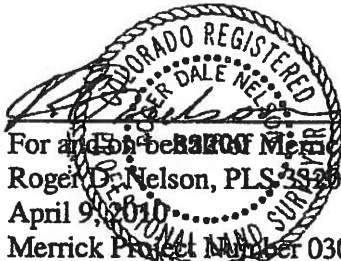


For and on behalf of Merrick & Company
Roger D. Nelson, PLS #3200
April 9, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

5. Thence S01°00'08"E along said easterly line of the Partial Assignment of Easements a distance of 30.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains 0.069 acres (3,000 sq. ft.), more or less.

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 ¼" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.



For and on behalf of Merrick & Company
Roger D. Nelson, PLS 35200
April 9, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

E 1/4 COR SEC 10, T3S, R67W, 6th P.M.
 FND: 3 1/4" ALUM CAP ON TYPE 3A MON.,
 STAMPED "PLS# 11434, 1991"
 IN RANGE BOX, 0.7' BELOW SURFACE

SE 1/4, SEC 10
 T.3S., R.67W,
 6TH P.M.

CITY & COUNTY OF DENVER
 ASSESS. PARCEL
 0110404001000

ROW PARCEL
 TK-15
 (TK-15 Rev.)
 0.069 ACRES±

N01°00'08"W
 30.00'

N89°29'43"E
 100.00'

S01°00'08"E
 30.00'

2654.84'

N0°32'50"W

N83°15'37"W 555.11'

S89°29'43"W 2612.80'
 LOCAL BASIS OF BEARINGS

56TH AVE.

S'LY LINE OF
 THE SE 1/4, S10

P.O.B.

S89°29'43"W
 100.00'

PARTIAL ASSIGNMENT
 OF EASEMENTS
 REC. NO. 2007195495

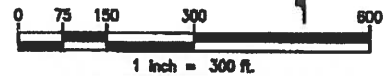
S 1/4 COR. SEC. 10
 T.3S., R.67W., 6TH PM
 FOUND 2 1/2" ALUM.
 CAP ILLEGIBLE,
 3.3' BELOW GRAVEL
 SURFACE IN
 RANGE BOX.


POINT OF COMMENCEMENT
 SE COR. SEC. 10
 T.3S., R.67W., 6TH PM
 FOUND 3 1/4" ALUM. CAP
 0.6' BELOW ASPHALT
 IN RANGE BOX,
 STAMPED "ZBS INC.
 PLS 11434, 1991"

HAVANA ST. (120' ROW)

NOTE

This exhibit does not represent a monumented survey. It is intended only to depict the attached description.



| | | | |
|---|-----|---------------|---------------|
| MERRICK PROJECT NO. | | 0301525302 | |
| CLIENT PROJECT NO. | | STU-M320-058 | |
| REVISION DESCRIPTION | | | |
| DRAWN | MSD | DATE 04/09/10 | SCALE 1"=300' |
|  MERRICK Engineers & Architects 2450 South Peoria Street Aurora, Colorado 80014 | | | |

| | | |
|--|-------------|-----------|
| CITY AND COUNTY OF DENVER 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: ROW Parcel TK-15 (TK-15 Rev.) | | |
| REVISION: | DRAWING NO. | SHEET NO. |
| | | 1 OF 1 |

GRANTOR:
ProLogis, a Maryland real estate investment trust

By: _____

Its: John R. Rizzo
Managing Director

STATE OF COLORADO)
)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 22 day of April, 2010, by John R. Rizzo, as Managing Director of ProLogis.

Witness my hand and official seal.

My commission expires: 12-19-11

Tanya M. Young
Notary Public



My Commission Expires 12/19/2011

EXHIBIT A
PROJECT CODE: 16749
PROJECT NUMBER: STU-M320-058
ROW PARCEL TK-11B
DATE: MARCH 31, 2010

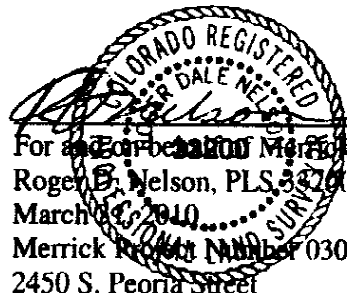
DESCRIPTION

A tract or parcel of land ROW Parcel TK-11B of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.044 acres, more or less, located in the Northeast Quarter of Section 15, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being a part of Lot 3, Block 1 of Stapleton Business Center North Filing No. 1, recorded at Reception Number 2009084385 in the City and County of Denver Clerk and Recorders Office, said tract or parcel being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 15, a 3 1/4" aluminum cap stamped "ZBS Inc. PLS 11434, 1991" in a range box 0.6 feet below the asphalt surface, whence the North Quarter corner of said Section 15, a 2 1/2" illegible aluminum cap in a range box, 3.3 feet below the surface bears S89°29'43"W a distance of 2612.80 feet;

Thence S64°23'32"W a distance of 165.00 feet to the westerly Right-Of-Way line of Havana St. as shown on said Stapleton Business Center North Filing No. 1 and the **POINT OF BEGINNING**;

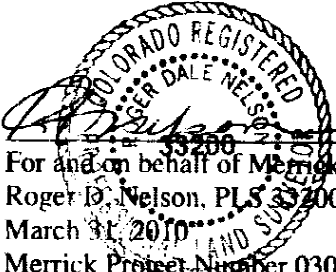
1. Thence S00°59'23"E along said westerly Right-Of-Way line of Havana St. a distance of 35.02 feet;
2. Thence N32°34'52"W a distance of 29.52 feet;
3. Thence S89°29'43"W along a line 80.00 feet southerly of and parallel with the northerly line of said Northeast Quarter of Section 15 a distance of 94.54 feet;
4. Thence N85°50'57"W a distance of 123.21 feet;
5. Thence N89°29'43"E along the southerly Right-Of-Way line of 56th Ave. as defined in Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and County of Denver Clerk and Recorder's Office being 70.00 feet southerly of and parallel with the northerly line of said Northeast Quarter of Section 15 a distance of 232.73 feet to the **POINT OF BEGINNING**.



For and on behalf of Merrick & Company
Roger B. Nelson, PLS 53260
March 31, 2010
Merrick Registration Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

The above described parcel contains 0.044 acres (1,907 sq. ft.), more or less.

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 ¼" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.

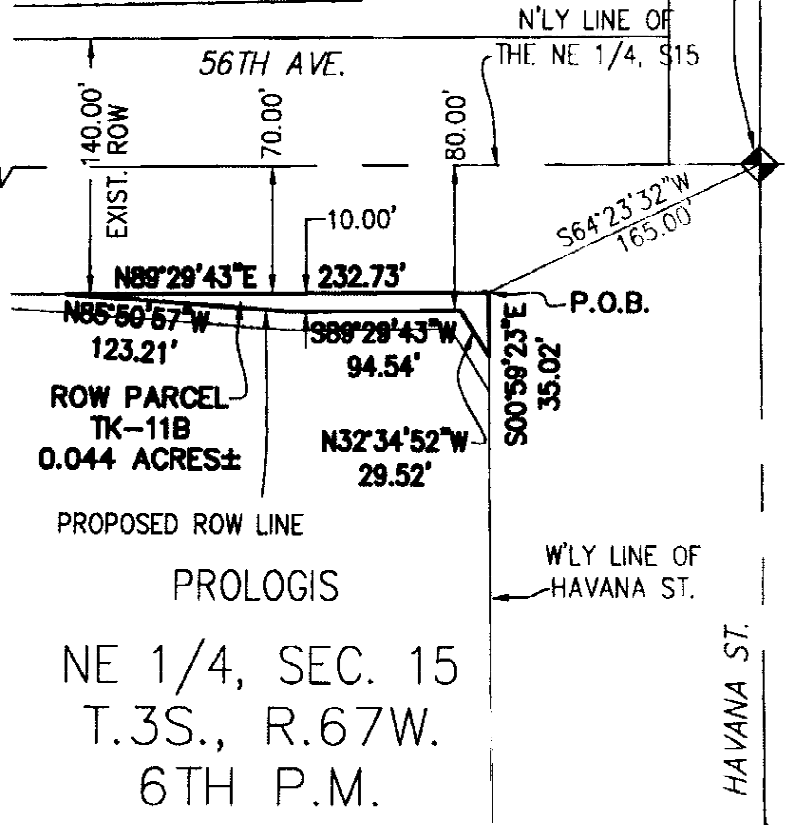


For and on behalf of Merrick & Company
Roger D. Nelson, PLS 33200
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

N 1/4 COR. SEC. 15
T.3S., R.67W., 6TH PM
FOUND 2 1/2" ALUM.
CAP ILLEGIBLE,
3.3' BELOW GRAVEL
SURFACE IN
RANGE BOX.

POINT OF COMMENCEMENT
NE COR. SEC. 15, T.3S., R.67W., 6TH PM
FOUND 3 1/4" ALUM. CAP, 0.6' BELOW
ASPHALT, IN RANGE BOX, STAMPED
"ZBS INC. PLS 11434, 1991"

S89°29'43"W 2612.80'
**LOCAL BASIS
OF BEARINGS**



C 1/4 COR. SEC. 15
T. 3 S., R. 67 W., 6TH PM
FOUND 3 1/4" ALUM. CAP
STAMPED "ZBS INC."
(PLS# OBLITERATED),
FLUSH W/ OLD ASPHALT
RUNWAY.


PROLOGIS
NE 1/4, SEC. 15
T.3S., R.67W.
6TH P.M.

STAPLETON BUSINESS CENTER NORTH
FILING NO. 1
BLOCK 1
LOT 3

E 1/4 COR SEC 15
T3S, R67W, 6th P.M.
FND: #6 REBAR W/
3 1/4" ALUM CAP
STAMPED "PLS# 11434, 1991"
IN RANGE BOX,
0.7' BELOW SURFACE.



NOTE
This exhibit does not represent a monumented survey.
It is intended only to depict the attached description.

| | | | |
|---|-----|---------------|---------------|
| MERRICK PROJECT NO. | | 0301525302 | |
| CLIENT PROJECT NO. | | STU-M320-058 | |
| REVISION DESCRIPTION | | | |
| DRAWN | MSD | DATE 03/31/10 | SCALE 1"=100' |
|  MERRICK Engineers & Architects 2450 South Peoria Street Aurora, Colorado 80014 | | | |

| | | |
|--|-------------|-----------|
| PROLOGIS 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: ROW Parcel TK-11B | | |
| REVISION: | DRAWING NO. | SHEET NO. |
| | | 1 OF 1 |

GRANTOR:
ProLogis, a Maryland real estate investment trust

By: _____
Its: John R. Rizzo
Managing Director

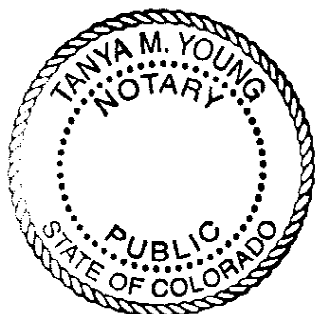
STATE OF COLORADO)
)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 22 day of April, 2010, by John R. Rizzo, as Managing Director of ProLogis.

Witness my hand and official seal.

My commission expires: 12-19-11

Tanya M. Young
Notary Public



My Commission Expires 12/19/2011

EXHIBIT A
PROJECT CODE: 16749
PROJECT NUMBER: STU-M320-058
ROW PARCEL TK-11A
DATE: MARCH 31, 2010

DESCRIPTION

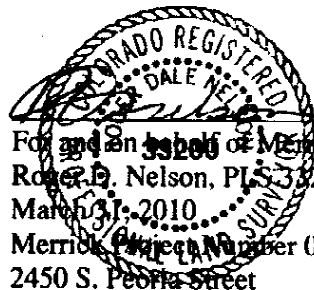
A tract or parcel of land ROW Parcel TK-11A of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.172 acres, more or less, located in the Northeast Quarter of Section 15, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being a part of Lots 1 and 2, Block 1 and a part of Tract A, Block 1, of Stapleton Business Center North Filing No. 1, recorded at Reception Number 2009084385 in the City and County of Denver Clerk and Recorders Office, said tract or parcel being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 15, a 2 1/2" illegible aluminum cap in a range box 3.3 feet below the gravel surface, whence the Northeast corner of said Section 15, a 3 1/4" aluminum cap in a range box stamped "ZBS Inc. PLS 11434, 1991", 0.6 feet below the surface bears N89°29'43"E a distance of 2612.80 feet;

Thence S00°41'51"E along the westerly line of said Northeast Quarter of Section 15 a distance of 70.00 feet to the **POINT OF BEGINNING**;

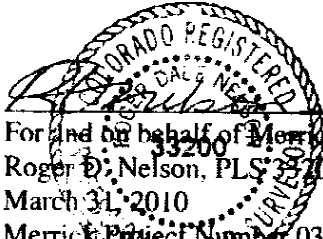
1. Thence N89°29'43"E along a line 70.00 feet southerly of and parallel with the northerly line of said Northeast Quarter of Section 15 a distance of 1614.87 feet;
2. Thence S88°51'51"W a distance of 499.32 feet;
3. Thence S89°29'43"W along a line 75.50 feet southerly of and parallel with said northerly line of the Northeast Quarter of Section 15 a distance of 1115.56 feet to the westerly line of the Northeast Quarter of Section 15;
4. Thence N00°41'51"W along said westerly line of the Northeast Quarter of Section 15 a distance of 5.50 feet to the **POINT OF BEGINNING**.

The above described parcel contains 0.172 acres (7,508 sq. ft.), more or less.

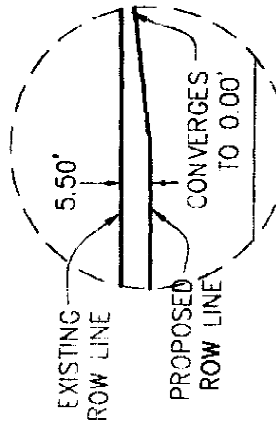


For and on behalf of Merrick & Company
Robert D. Nelson, PLS 33200
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

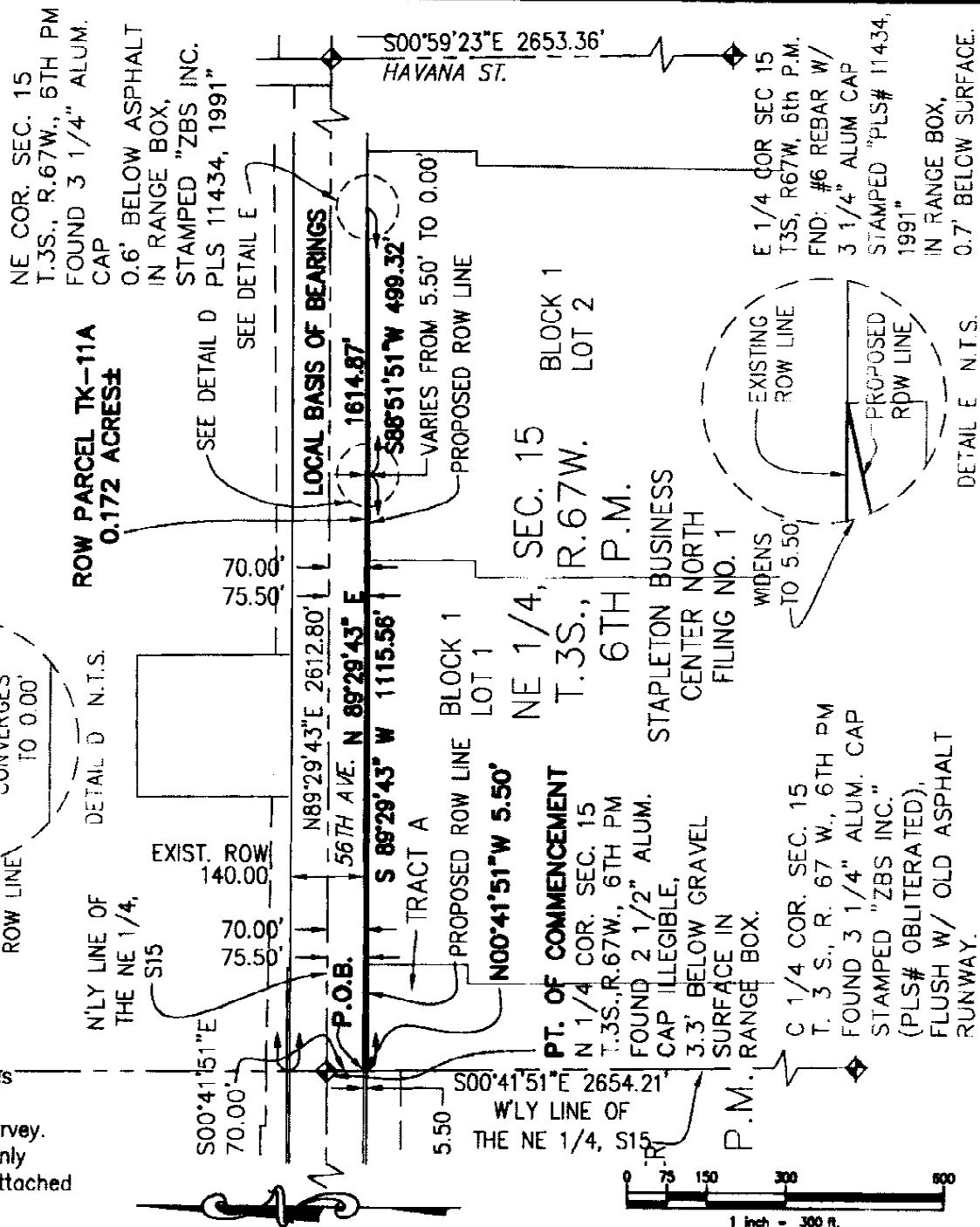
Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing $N89^{\circ}29'46''E$ between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 1/4" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.



For and on behalf of Merrick & Company
Roger D. Nelson, PLS 33260
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916



NOTE
 This exhibit does not represent a monumented survey. It is intended only to depict the attached description.



| | | | |
|---|-----|--------------|----------|
| MERRICK PROJECT NO. | | 0301525302 | |
| CLIENT PROJECT NO. | | STU-M320-058 | |
| REVISION DESCRIPTION | | | |
| DIVISION | MSD | DATE | 03/31/10 |
| | | SCALE | 1"=300' |
| MERRICK Engineers & Architects 2450 South Peoria Street Aurora, Colorado 80014 | | | |

| | | |
|---|-------------|-----------|
| PROLOGIS 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: ROW Parcel TK-11A | | |
| REVISION: | DRAWING NO. | SHEET NO. |
| | | 1 OF 1 |

FOREVER DEFEND the above bargained Property in the quiet and peaceable possession of the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, except as to those Permitted Exceptions set forth on Exhibit "B" (consisting of 7 pages), as attached hereto and incorporated by this reference.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

STAPLETON DEVELOPMENT CORPORATION,
a Colorado nonprofit corporation

By: *Cheryl Cohen-Vader*
Name: Cheryl Cohen-Vader
Title: President and CEO

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 8 day of July, 2010, by Cheryl Cohen-Vader, as President and CEO of the STAPLETON DEVELOPMENT CORPORATION, a Colorado nonprofit corporation.

WITNESS my hand and official seal.

Sentoria A. Hardiman
Notary Public

My commission expires: 1-23-12

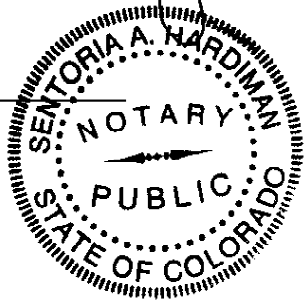


EXHIBIT A

PROPERTY LEGAL DESCRIPTION

(Attached to and made a part of Special Warranty Deed - Stapleton 56th Avenue Project – Trunk Open Space Parcels along 56th Avenue between Quebec and Havana Streets (TOS) ROW Parcel TK-7, TK-7A (LA-7 REV.), ROW Parcel TK-8, TK-8A (LA-8 REV.), ROW Parcel TK-9, TK-9C (LA-9C), ROW Parcel TK-10, TK-10E (LA-10E), ROW Parcel TK-13 (TK-13 REV.2), ROW Parcel TK-13A – between Stapleton Development Corporation “Grantor” and City of County of Denver “Grantee” dated July 8, 2010).

[SEE THE FOLLOWING 34 PAGES]

EXHIBIT A

EXHIBIT A
PROJECT CODE: 16749
PROJECT NUMBER: STU-M320-058
ROW PARCEL TK-7
DATE: MARCH 31, 2010

DESCRIPTION

A tract or parcel of land ROW Parcel TK-7 of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.415 acres, more or less, located in the Northwest Quarter of Section 16, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 16, a 3 1/4" aluminum cap in a range box stamped "PLS 34183" in a median 0.7 feet below the sod surface, whence the Northwest corner of said Section 16, a number six rebar with a 3 1/2" aluminum cap stamped "PLS 34183, 2007", 0.2' below the concrete surface in a range box bears S89°39'49"W a distance of 2639.25 feet;

Thence S85°17'06"W a distance of 916.86 feet to the **POINT OF BEGINNING**;

1. Thence N89°39'49"E along the southerly Right-Of-Way line of 56th Ave. as defined in Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and County of Denver Clerk and Recorder's Office also being a line 70.00 feet southerly of and parallel with the northerly line of said Northwest Quarter of Section 16 a distance of 914.59 feet to the easterly line of said Northwest Quarter of Section 16;
2. Thence S00°40'06"E along said easterly line of the Northwest Quarter of Section 16 a distance of 14.50 feet;
3. Thence S89°00'21"W a distance of 914.73 feet;
4. Thence N00°20'47"W a distance of 25.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains 0.415 acres (18,064 sq. ft.), more or less.

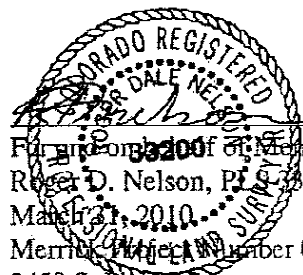
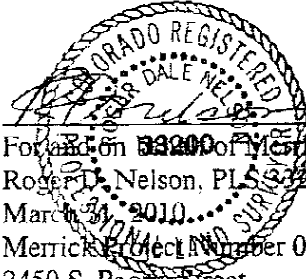

Filed and Recorded by Merrick & Company
Roger D. Nelson, P.E. #03200
March 31, 2010
Merrick & Company, License Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

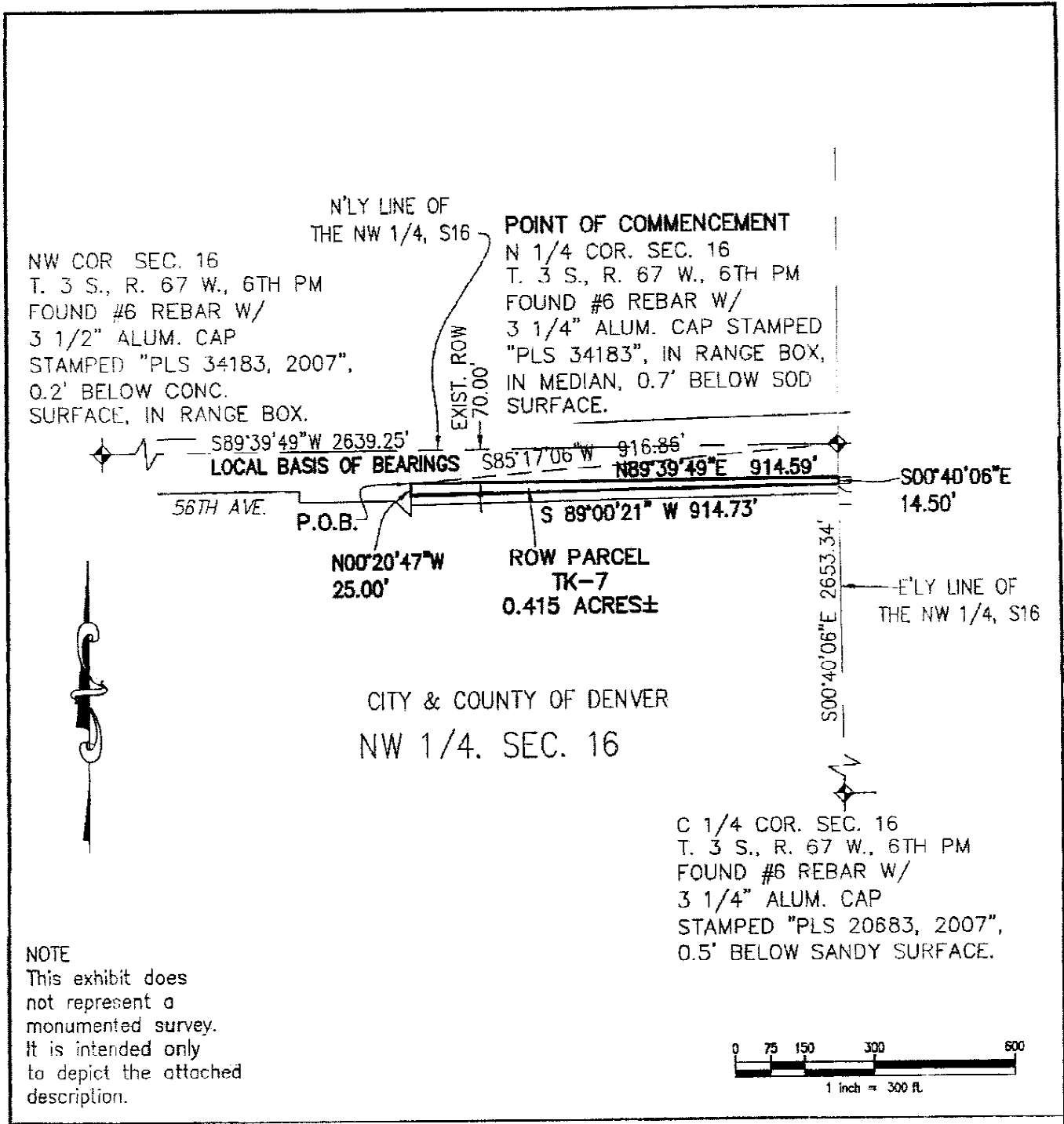
EXHIBIT A

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 1/4" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.



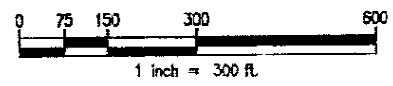
Forwarded on 3/31/10 of Merrick & Company
Roger L. Nelson, PLS 33200
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

EXHIBIT A



NOTE
 This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

C 1/4 COR. SEC. 16
 T. 3 S., R. 67 W., 6TH PM
 FOUND #6 REBAR W/
 3 1/4" ALUM. CAP
 STAMPED "PLS 20683, 2007",
 0.5' BELOW SANDY SURFACE.



| | | | |
|---|--------------|---------|----------|
| MERRICK PROJECT NO. | 0301525302 | | |
| CLIENT PROJECT NO. | STU-M320-058 | | |
| REVISION DESCRIPTION | | | |
| DRAWN | MSD | DATE | 03/31/10 |
| | SCALE | 1"=300' | |
| MERRICK Engineers & Architects 2450 South Peoria Street Aurora, Colorado 80014 | | | |

| | | |
|--|-------------|---------------------|
| CITY AND COUNTY OF DENVER 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: ROW Parcel TK-7 | | |
| REVISION: | DRAWING NO. | SHEET NO. 1 OF 1 |

EXHIBIT A

EXHIBIT A
PROJECT CODE: 16749
PROJECT NUMBER: STU-M320-058
LAND ACQUISITION TK-7A (LA-7 REV.)
DATE: MARCH 31, 2010

DESCRIPTION

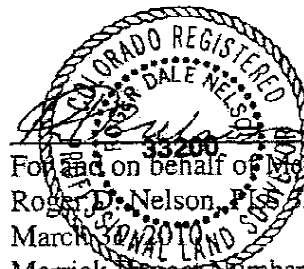
Land Acquisition TK-7A (LA-7 REV.) of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.420 acres (18,296 sq. ft.), more or less, located in the Northwest Quarter of Section 16, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said land acquisition being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 16, a 3 1/4" aluminum cap in a range box stamped "PLS 34183" in a median 0.7 feet below the sod surface, whence the Northwest corner of said Section 16, a number six rebar with a 3 1/2" aluminum cap stamped "PLS 34183, 2007", 0.2' below the concrete surface in a range box bears S89°39'49"W a distance of 2639.25 feet;

Thence S83°43'51"W a distance of 919.10 feet to the **POINT OF BEGINNING**;

1. Thence N89°00'21"E a distance of 914.73 feet to the easterly line of said Northwest Quarter of Section 16;
2. Thence S00°40'06"E along said easterly line of the Northwest Quarter of Section 16 a distance of 20.00 feet;
3. Thence S89°00'21"W a distance of 914.84 feet;
4. Thence N00°20'47"W a distance of 20.00 feet to the **POINT OF BEGINNING**.

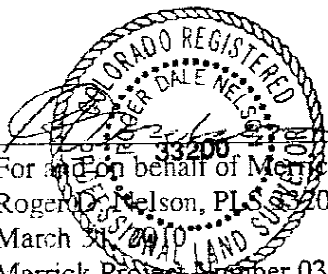
The above described land acquisition contains 0.420 acres (18,296 sq. ft.), more or less.



For and on behalf of Merrick & Company
Roger D. Nelson, PLS 33200
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

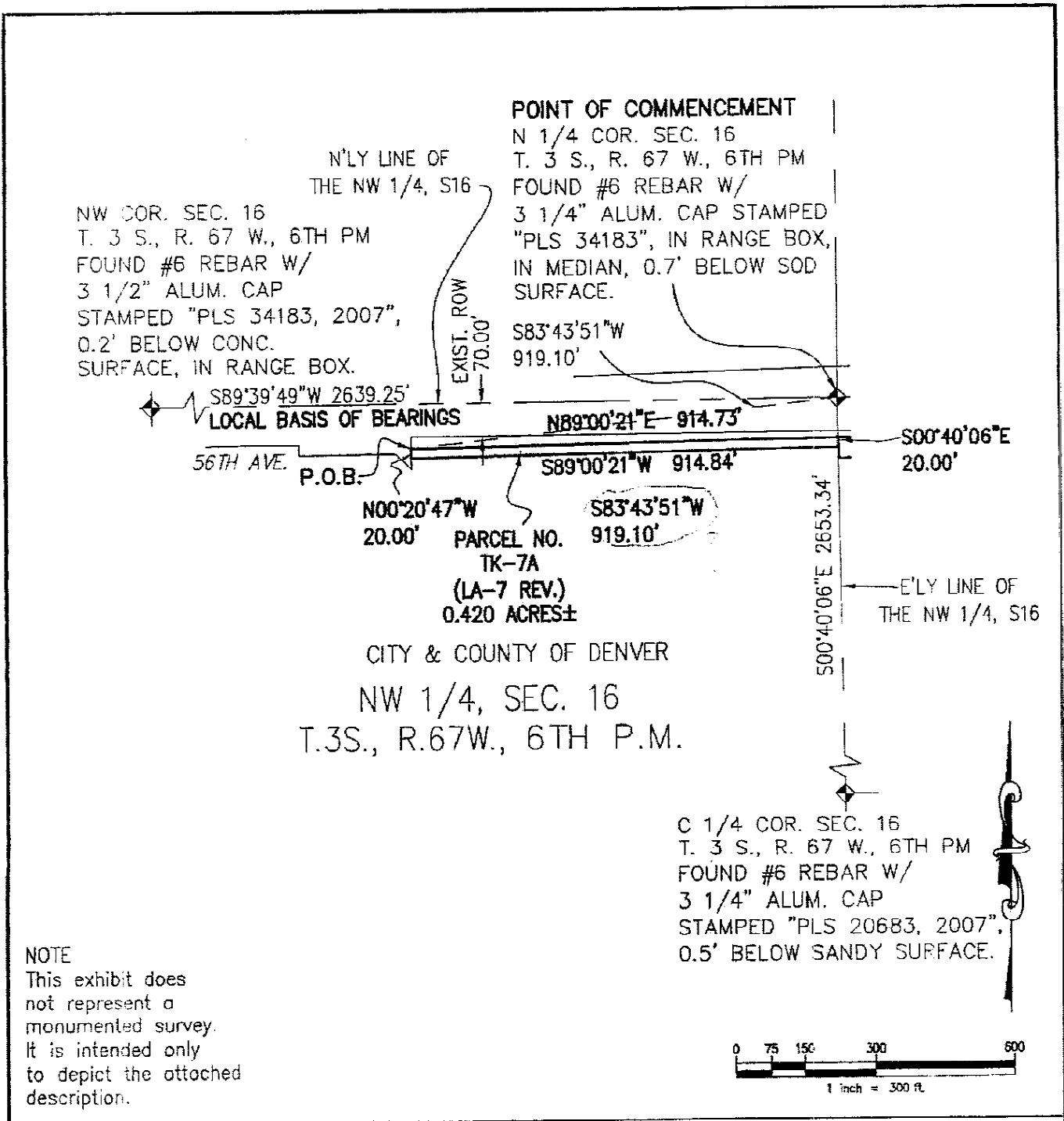
EXHIBIT A


Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 1/4" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.



For and on behalf of Merrick & Company
Roger D. Nelson, PLS 33200
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

EXHIBIT A



| | | | |
|---|-----|--------------|----------|
| MERRICK PROJECT NO. | | 0301525302 | |
| CLIENT PROJECT NO. | | STU-M320-05B | |
| REVISION DESCRIPTION | | | |
| DRAWN | MSD | DATE | 03/31/10 |
| SCALE | | 1"=300' | |
|  MERRICK Engineers & Architects 2450 South Peoria Street Aurora, Colorado 80014 | | | |

| | | |
|--|-------------|-----------|
| CITY AND COUNTY OF DENVER 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: | | |
| LAND ACQUISITION TK-7A (LA-7 REV) | | |
| REVISION: | DRAWING NO. | SHEET NO. |
| | | 1 OF 1 |

EXHIBIT A

EXHIBIT A
PROJECT CODE: 16749
PROJECT NUMBER: STU-M320-058
ROW PARCEL TK-8
DATE: MARCH 31, 2010

DESCRIPTION

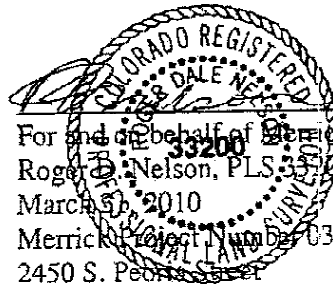
A tract or parcel of land ROW Parcel TK-8 of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.662 acres, more or less, located in the Northeast Quarter of Section 16, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 16, a 3 1/4" aluminum cap in a range box stamped "PLS 34183" in a median 0.7 feet below the sod surface, whence the Northeast corner of said Section 16, a 3" brass cap stamped "DWD PLS 16398, 1987" in a range box, 1.6 feet below the surface bears N89°39'13"E, a distance of 2680.40 feet;

Thence S00°40'06"E along the westerly line of said Northeast Quarter of Section 16 a distance of 70.00 feet to the **POINT OF BEGINNING**;

1. Thence N89°39'13"E along the southerly Right-Of-Way line of 56th Ave. as defined in Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and County of Denver Clerk and Recorder's Office also being 70.00 feet southerly of and parallel with the northerly line of said Northeast Quarter of Section 16 a distance of 2680.09 feet to the easterly line of said Northeast Quarter of Section 16;
2. Thence S0°24'46"E along said easterly line of the Northeast Quarter of Section 16 a distance of 10.50 feet;
3. Thence S89°39'13"W along a line 80.50 feet southerly of and parallel with said northerly line of the Northeast Quarter of Section 16 a distance of 2326.23 feet;
4. Thence S89°00'21"W a distance of 353.81 feet to the westerly line of said Northeast Quarter of Section 16;
5. Thence N00°40'06"W along said westerly line of the Northeast Quarter of Section 16 a distance of 14.50 feet to the **POINT OF BEGINNING**.

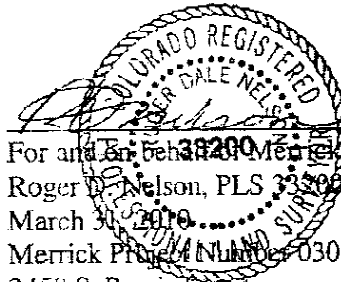
The above described parcel contains 0.662 acres (28,848 sq. ft.), more or less.



For and on behalf of Merrick & Company
Roger D. Nelson, PLS 33200
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

EXHIBIT A

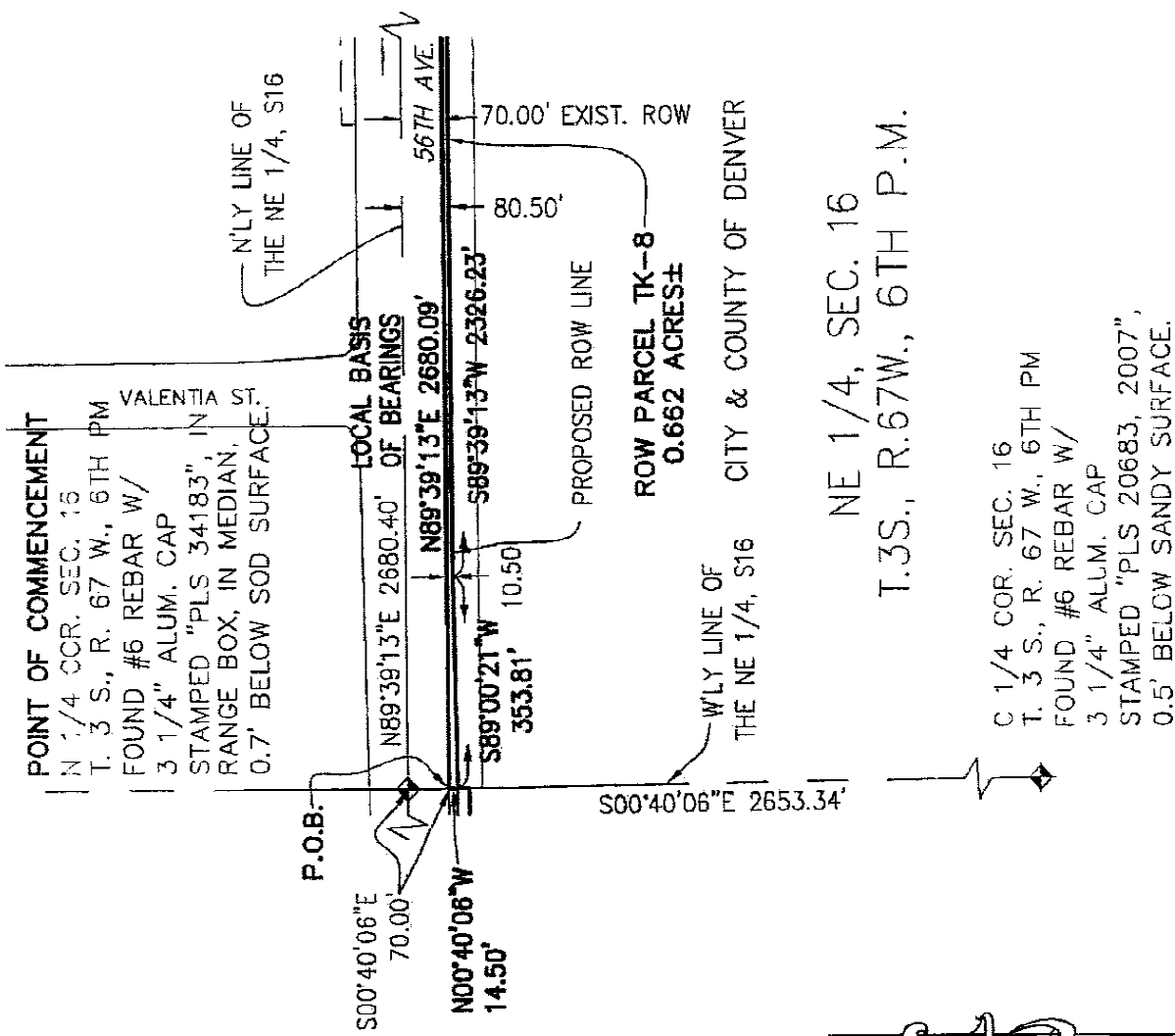
Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing $N89^{\circ}29'46''E$ between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 1/4" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.



For and on behalf of Merrick & Company
Roger D. Nelson, PLS 33300
March 31, 2016
Merrick Project Number: 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

EXHIBIT A

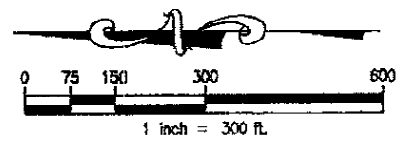
SEE SHT. 2
MATCHLINE



POINT OF COMMENCEMENT
 N 1/4 COR. SEC. 16
 T. 3 S., R. 67 W., 6TH PM
 FOUND #6 REBAR W/
 3 1/4" ALUM. CAP
 STAMPED "PLS 34183", IN
 RANGE BOX, IN MEDIAN,
 0.7' BELOW SOD SURFACE.

C 1/4 COR. SEC. 16
 T. 3 S., R. 67 W., 6TH PM
 FOUND #6 REBAR W/
 3 1/4" ALUM. CAP
 STAMPED "PLS 20683, 2007",
 0.5' BELOW SANDY SURFACE.

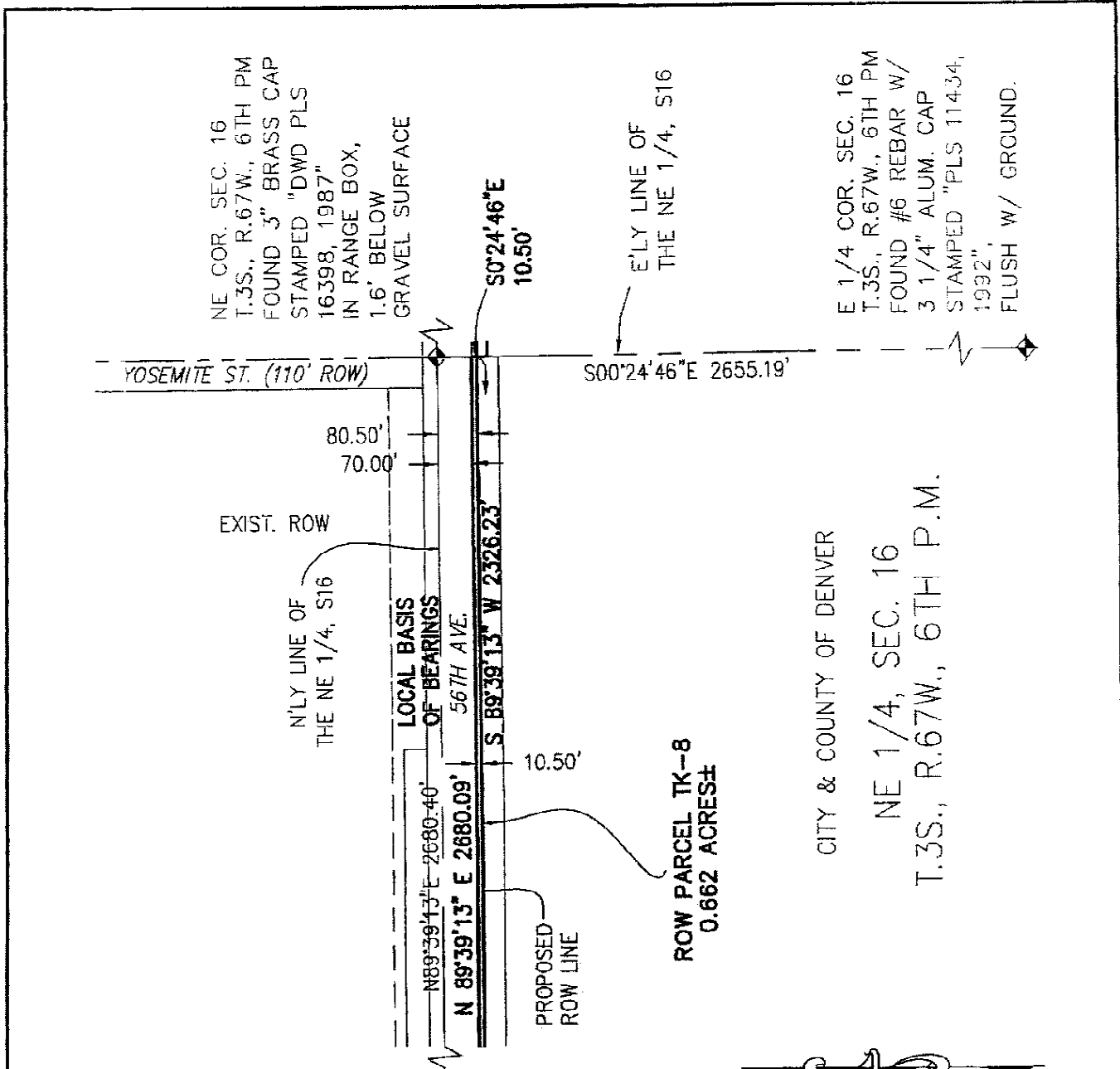
NOTE
 This exhibit does not represent a monumented survey.
 It is intended only to depict the attached description.



| | | | |
|---|-----|---------------|---------------|
| MERRICK PROJECT NO. | | 0301525302 | |
| CLIENT PROJECT NO. | | STU-4320-058 | |
| REVISION DESCRIPTION | | | |
| DRAWN | MSD | DATE 03/31/10 | SCALE 1"=300' |
| MERRICK Engineers & Architects 2450 South Peoria Street Aurora, Colorado 80014 | | | |

| | | |
|--|-------------|---------------------|
| CITY AND COUNTY OF DENVER 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: ROW Parcel TK-8 | | |
| REVISION: | DRAWING NO. | SHEET NO. 1 OF 2 |

EXHIBIT A



NE COR. SEC. 16
T.3S., R.67W., 6TH PM
FOUND 3" BRASS CAP
STAMPED "DWD PLS
16398, 1987"
IN RANGE BOX,
1.6' BELOW
GRAVEL SURFACE

E'LY LINE OF
THE NE 1/4, S16

E 1/4 COR. SEC. 16
T.3S., R.67W., 6TH PM
FOUND #6 REBAR W/
3 1/4" ALUM. CAP
STAMPED "PLS 11434,
1992"
FLUSH W/ GROUND.

YOSEMITE ST. (110' ROW)

S00°24'46"E 2655.19'

EXIST. ROW

N'LY LINE OF
THE NE 1/4, S16

LOCAL BASIS
OF BEARINGS
56TH AVE.

N89°39'13"E 2680.40'
N 89°39'13" E 2680.09'

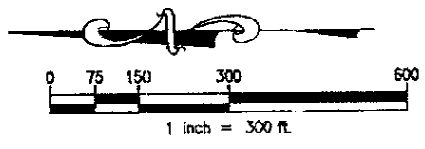
S 89°39'13" W 2326.23'

PROPOSED
ROW LINE

ROW PARCEL TK-8
0.662 ACRES±

CITY & COUNTY OF DENVER

NE 1/4, SEC. 16
T.3S., R.67W., 6TH P.M.



NOTE
This exhibit does not represent a monumented survey.
It is intended only to depict the attached description.

| | | | |
|---|-----|--------------|----------|
| MERRICK PROJECT NO. | | 0301525302 | |
| CLIENT PROJECT NO. | | STU-M320-058 | |
| REVISION DESCRIPTION | | | |
| DRAWN | WSD | DATE | 03/31/10 |
| SCALE | | 1"=300' | |
| MERRICK Engineers & Architects 2450 South Peoria Street Aurora, Colorado 80014 | | | |

| | | |
|--|-------------|-----------|
| CITY AND COUNTY OF DENVER 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: | | |
| ROW Parcel TK-8 | | |
| REVISION: | DRAWING NO. | SHEET NO. |
| | | 2 OF 2 |

EXHIBIT A

EXHIBIT A
PROJECT CODE: 16749
PROJECT NUMBER: STU-M320-058
LAND ACQUISITION TK-8A (LA-8 REV.)
DATE: MARCH 31, 2010

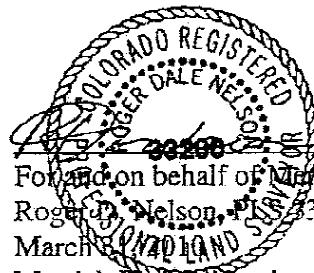
DESCRIPTION

Land Acquisition TK-8A (LA-8 REV.) of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 2.645 acres (115,238 sq. ft.), more or less, located in the Northeast Quarter of Section 16, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said land acquisition being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 16, a 3 1/4" aluminum cap in a range box stamped "PLS 34183" in a median 0.7 feet below the sod surface, whence the Northeast corner of said Section 16, a 3" brass cap stamped "DWD PLS 16398, 1987" in a range box, 1.6 feet below the surface bears N89°39'13"E, a distance of 2680.40 feet;

Thence S00°40'06"E along the westerly line of said Northeast Quarter of Section 16 a distance of 84.50 feet to the **POINT OF BEGINNING**;

1. Thence N89°00'21"E a distance of 353.81 feet;
2. Thence N89°39'13"E along a line 80.50 feet southerly of and parallel with the northerly line of said Northeast Quarter of Section 16 a distance of 2326.23 feet to the easterly line of said Northeast Quarter of Section 16;
3. Thence S0°24'46"E along said easterly line of the Northeast Quarter of Section 16 a distance of 43.00 feet;
4. Thence S89°39'13"W along a line 123.50 feet southerly of and parallel with said northerly line of Northeast Quarter of Section 16 a distance of 2326.03 feet;
5. Thence S89°00'21"W a distance of 353.81 feet to said westerly line of the Northeast Quarter of Section 16;



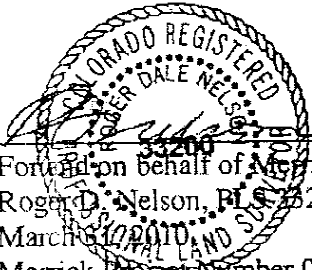
For and on behalf of Merrick & Company
Roger Dale Nelson, PLS 33200
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

EXHIBIT A

6. Thence N00°40'06"W along said westerly line of the Northeast Quarter of Section 16 a distance of 43.00 feet to the **POINT OF BEGINNING**.

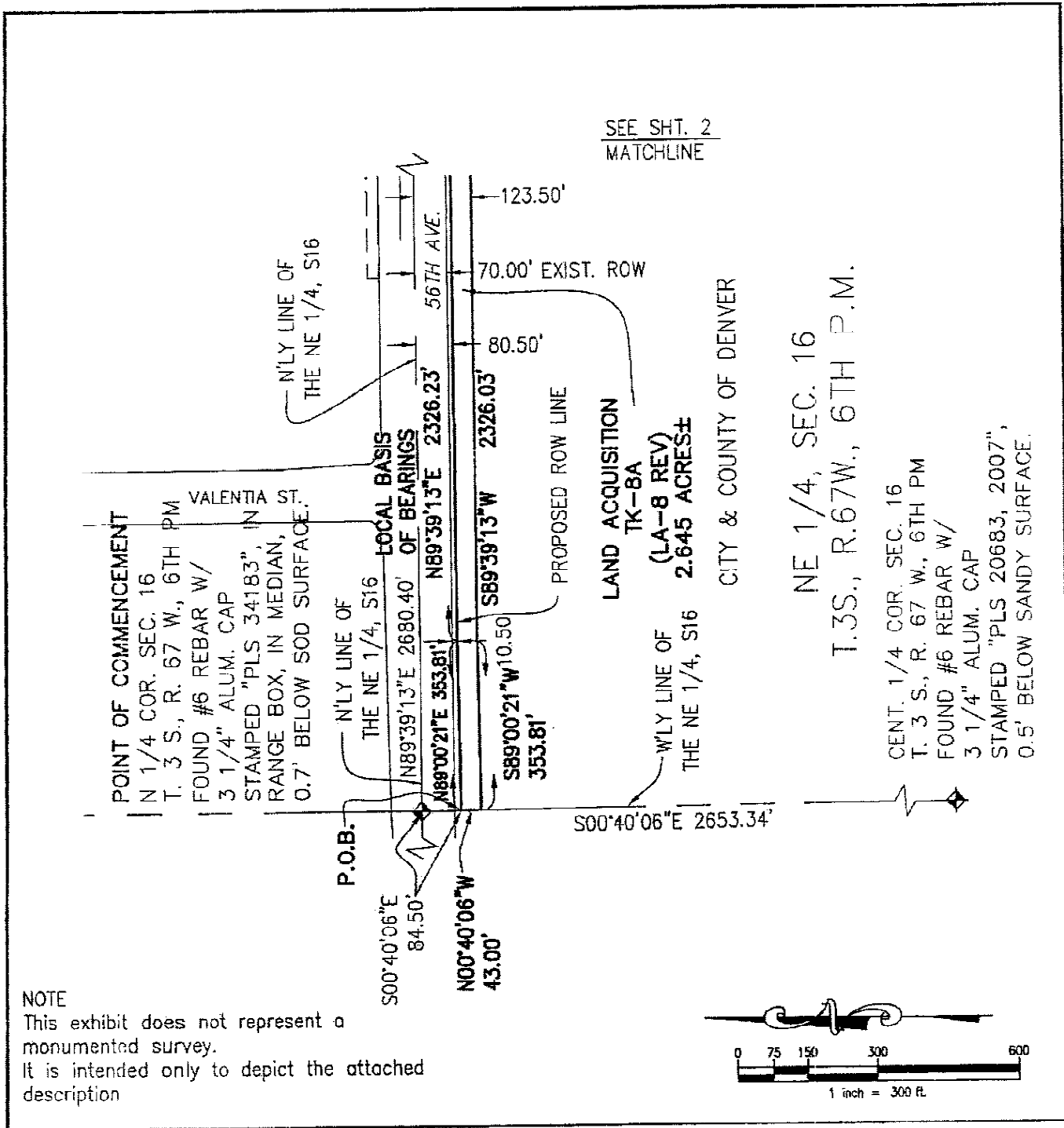
The above described land acquisition contains 2.645 acres (115,238 sq. ft.), more or less.

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 1/4" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.



FORWARDED ON BEHALF OF Merrick & Company
Roger D. Nelson, PLS 33200
March 8, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

EXHIBIT A



SEE SHT. 2
MATCHLINE

POINT OF COMMENCEMENT
N 1/4 COR. SEC. 16
T. 3 S., R. 67 W., 6TH PM
FOUND #6 REBAR W/
3 1/4" ALUM. CAP
STAMPED "PLS 34183", IN
RANGE BOX, IN MEDIAN,
0.7' BELOW SOD SURFACE.

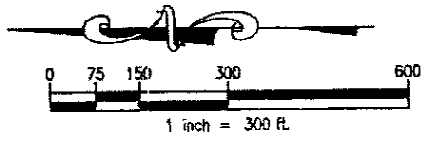
LOCAL BASIS OF BEARINGS
N89°39'13"E 2680.40'
N89°39'13"E 2326.23'

LAND ACQUISITION
TK-8A
(LA-8 REV)
2.645 ACRES±

NE 1/4, SEC. 16
T.3S., R.67W., 6TH P.M.

CENT. 1/4 COR. SEC. 16
T. 3 S., R. 67 W., 6TH PM
FOUND #6 REBAR W/
3 1/4" ALUM. CAP
STAMPED "PLS 20683, 2007",
0.5' BELOW SANDY SURFACE.

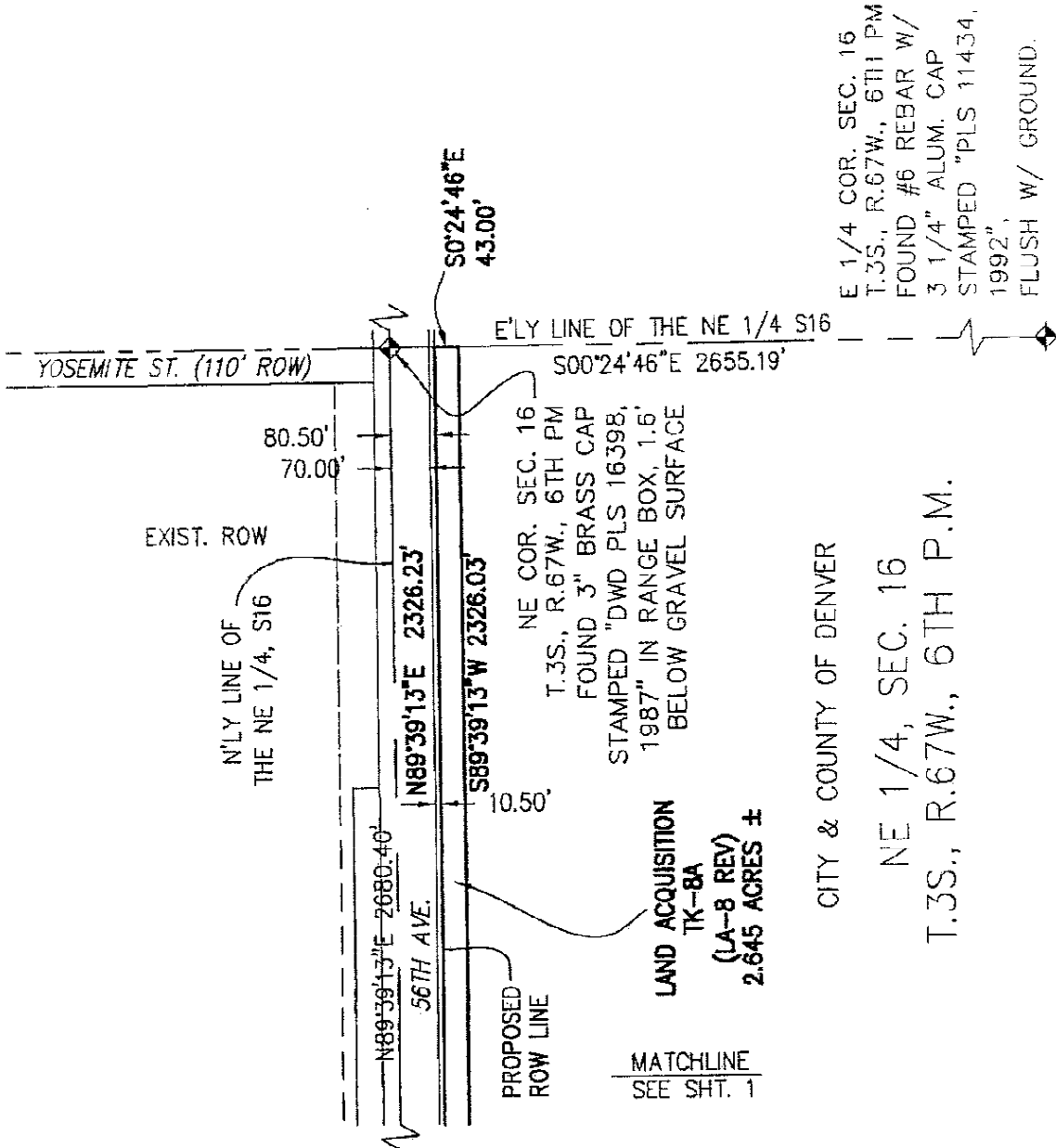
NOTE
This exhibit does not represent a
monumented survey.
It is intended only to depict the attached
description



| | | | |
|---|-----|--------------|----------|
| MERRICK PROJECT NO. | | 0301525302 | |
| CLIENT PROJECT NO. | | STU-M320-058 | |
| REVISION DESCRIPTION | | | |
| DRAWN | MSD | DATE | 03/31/10 |
| SCALE | | 1"=300' | |
| MERRICK Engineers & Architects 2450 South Peoria Street Aurora, Colorado 80014 | | | |

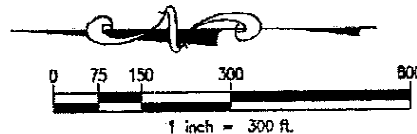
| | | |
|--|-------------|-----------|
| CITY AND COUNTY OF DENVER 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: LAND ACQUISITION TK-8A (LA-8 Rev) | | |
| REVISION: | DRAWING NO. | SHEET NO. |
| | | 1 OF 2 |

EXHIBIT A



NOTE

This exhibit does not represent a monumented survey. It is intended only to depict the attached description.



| | | | |
|---|-----|---------------|---------------|
| MERRICK PROJECT NO. | | 0301525302 | |
| CLIENT PROJECT NO. | | STU-M320-058 | |
| REVISION DESCRIPTION | | | |
| DRAWN | MSD | DATE 03/31/10 | SCALE 1"=300' |
| MERRICK Engineers & Architects 2450 South Peoria Street Aurora, Colorado 80014 | | | |

| | | |
|--|-------------|-----------|
| CITY AND COUNTY OF DENVER 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: | | |
| LAND ACQUISITION TK-8A (LA-8 Rev) | | |
| REVISION: | DRAWING NO. | SHEET NO. |
| | | 2 OF 2 |

EXHIBIT A

EXHIBIT A
PROJECT CODE: 16749
PROJECT NUMBER: STU-M320-058
ROW PARCEL TK-9
DATE: MARCH 31, 2010

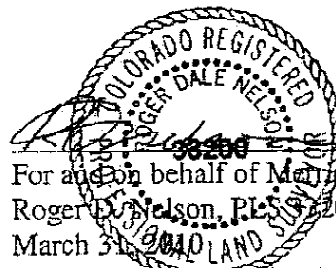
DESCRIPTION

A tract or parcel of land ROW Parcel TK-9 of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.324 acres, more or less, located in the Southwest Quarter of Section 10, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 10, a 3" brass cap in a range box 1.6 feet below the gravel surface stamped "DWD PLS 16398, 1987", whence the South Quarter corner of said Section 10, an illegible 2 1/2" aluminum cap in a range box 3.3' below the gravel surface bears N89°29'49"E, a distance of 2612.70 feet;

Thence N35°11'51"E a distance of 86.20 feet to the **POINT OF BEGINNING**;

1. Thence N00°15'26"W along the easterly Right-of-Way line of Yosemite St. as described in Adams County Road Petition Number 630 having a date of February 23, 1921 a distance of 5.50 feet;
2. Thence N89°29'49"E along a line being 75.50 feet northerly of and parallel with the southerly line of said Southwest Quarter of Section 10 a distance of 2562.51 feet to the easterly line of said Southwest Quarter of Section 10;
3. Thence S0°23'55"E along said easterly line of the Southwest Quarter of Section 10 a distance of 5.50 feet;
4. Thence S89°29'49"W along the northerly Right-Of-Way line of 56th Ave. as defined in Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and County of Denver Clerk and Recorder's Office also being 70.00 feet northerly of and parallel with said southerly line of the Southwest Quarter of Section 10 a distance of 2562.53 feet to the **POINT OF BEGINNING**.

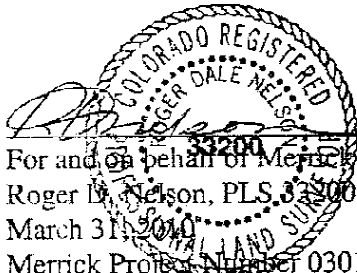


For and on behalf of Merrick & Company
Roger Dale Nelson, P.L.S. #200
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

EXHIBIT A

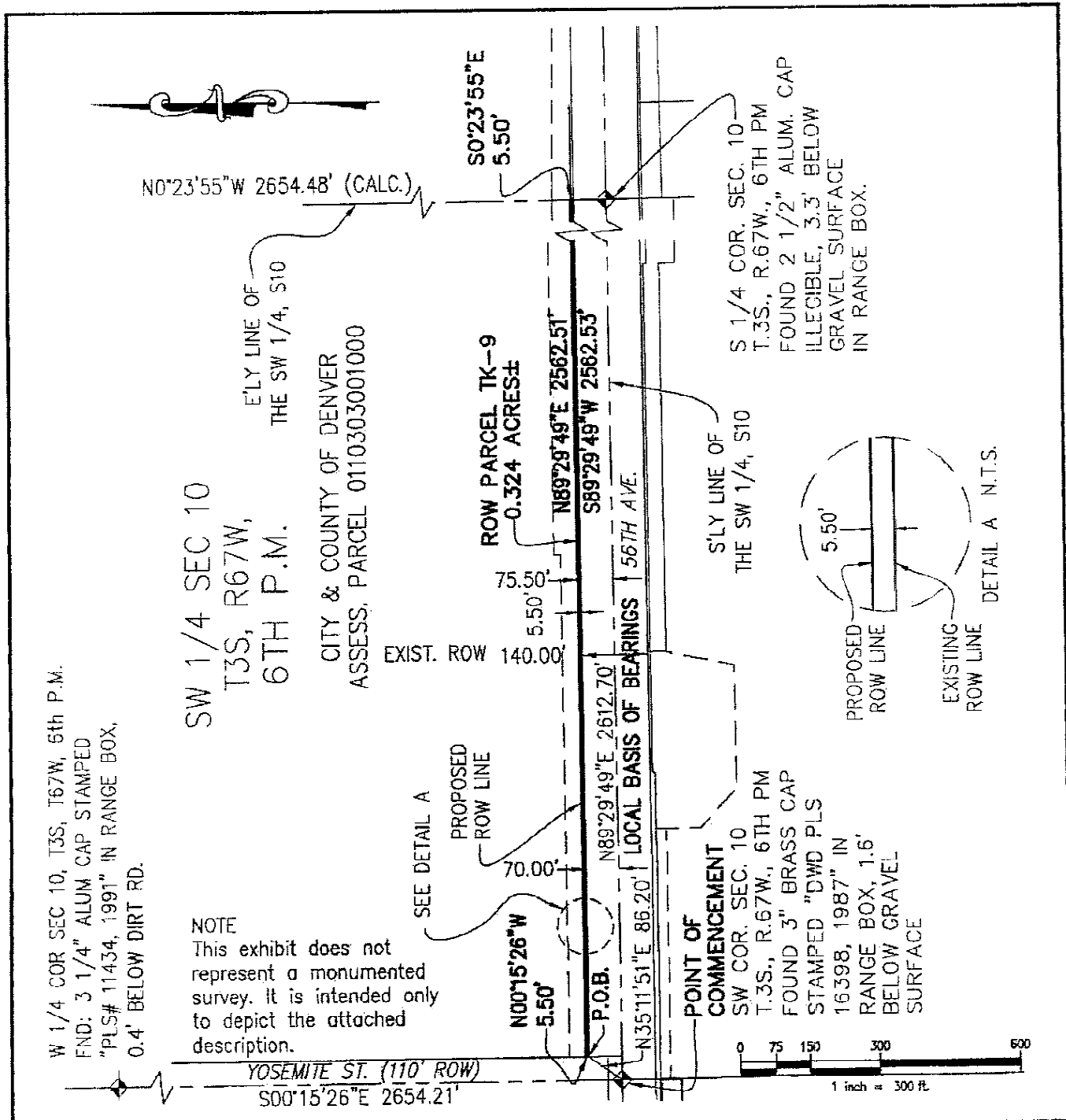
The above described parcel contains 0.324 acres (14,094 sq. ft.), more or less.


Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 ¼" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.



For and on behalf of Merrick & Company
Roger D. Nelson, PLS 33200
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

EXHIBIT A



| | | | |
|--|-----|--------------|----------|
| MERRICK PROJECT NO. | | 0301525302 | |
| CLIENT PROJECT NO. | | STU-M320-058 | |
| REVISION DESCRIPTION | | | |
| DRAWN | MSD | DATE | 03/31/10 |
| SCALE | | 1"=300' | |
|  MERRICK Engineers & Architects 2450 South Peoria Street Aurora, Colorado 80014 | | | |

| | | |
|--|-------------|-----------|
| CITY AND COUNTY OF DENVER 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: ROW Parcel TK-9 | | |
| REVISION: | DRAWING NO. | SHEET NO. |
| | | 1 OF 1 |

EXHIBIT A

EXHIBIT A
PROJECT CODE: 16749
PROJECT NUMBER: STU-M320-058
LAND ACQUISITION TK-9C (LA-9C)
DATE: MARCH 31, 2010

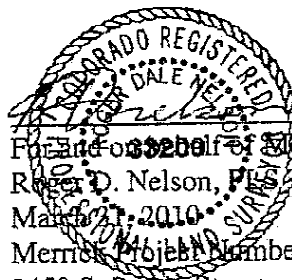
DESCRIPTION

Land Acquisition TK-9C (LA-9C) of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.718 acres (31,297 sq. ft.), more or less, located in the Southwest Quarter of Section 10, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said land acquisition being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 10, a 3" brass cap in a range box 1.6 feet below the gravel surface stamped "DWD PLS 16398, 1987", whence the South Quarter corner of said Section 10, an illegible 2 1/2" aluminum cap in a range box 3.3' below the gravel surface bears N89°29'49"E, a distance of 2612.70 feet;

Thence N87°17'00"E a distance of 1954.79 feet to the **POINT OF BEGINNING**;

1. Thence N00°30'11"W a distance of 49.00 feet;
2. Thence N89°29'49"E along a line 124.50 feet northerly of and parallel with the southerly line of said Southwest Quarter of Section 10 a distance of 557.51 feet;
3. Thence S00°30'11"E a distance of 10.00 feet;
4. Thence N89°29'49"E along a line 114.50 feet northerly of and parallel with said southerly line of the Southwest Quarter of Section 10 a distance of 102.07 feet to the easterly line of said Southwest Quarter of Section 10;
5. Thence S00°23'55"E along said easterly line of the Southwest Quarter of Section 10 a distance of 39.00 feet;



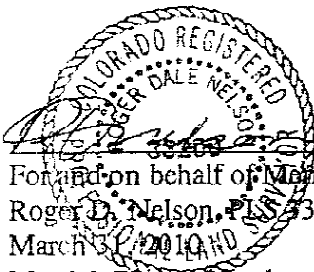
For and on behalf of Merrick & Company
Roger D. Nelson, PLS 33200
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

EXHIBIT A

6. Thence S89°29'49"W along a line 75.50 feet northerly of and parallel with said southerly line of the Southwest Quarter of Section 10 a distance of 659.50 feet to the **POINT OF BEGINNING**.

The above described land acquisition contains 0.718 acres (31,297 sq. ft.), more or less.

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 1/4" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.



For and on behalf of Merrick & Company
Roger D. Nelson, PLS 33200
March 31, 2010 AND
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

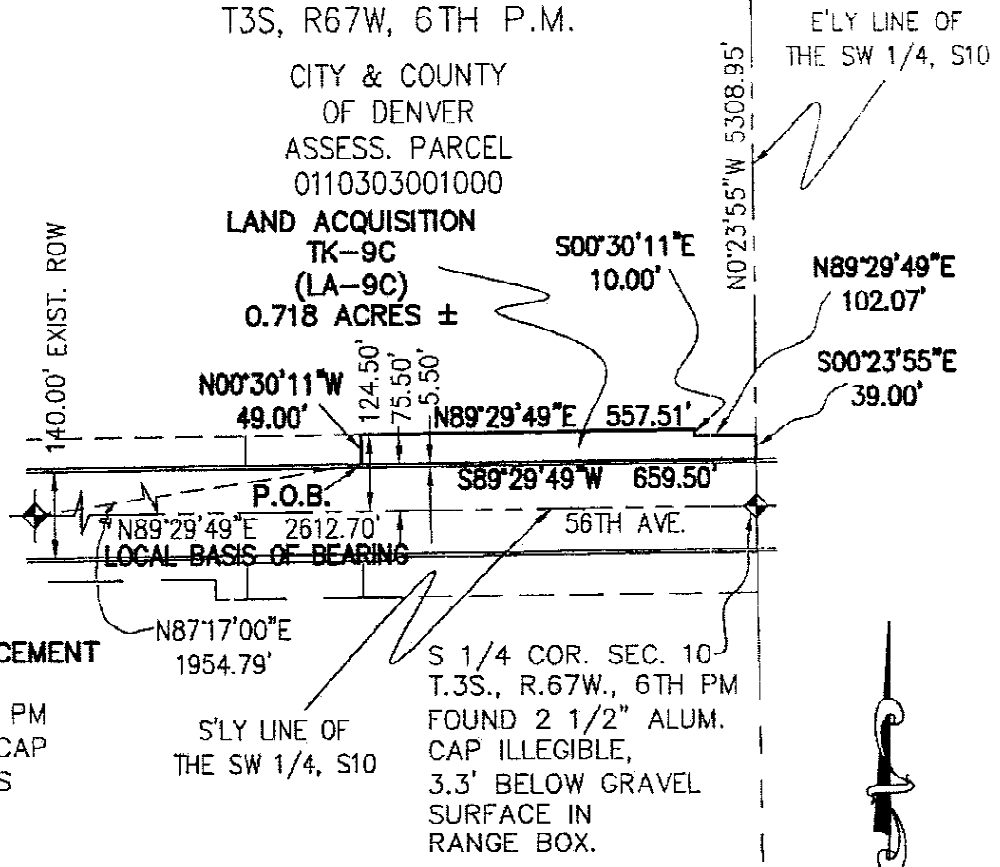
EXHIBIT A

N 1/4 COR. SEC. 10
 T.3S., R.67W., 6TH PM
 FOUND 2 1/2" ALUM. PIPE
 W/3 1/4" ALUM. CAP
 STAMPED "ZBS INC. 11434, 1992"

SW 1/4 SEC 10
 T3S, R67W, 6TH P.M.

CITY & COUNTY
 OF DENVER
 ASSESS. PARCEL
 0110303001000

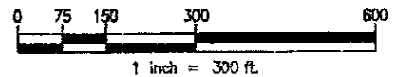
LAND ACQUISITION
 TK-9C
 (LA-9C)
 0.718 ACRES ±



POINT OF COMMENCEMENT
 SW COR. SEC. 10
 T.3S., R.67W., 6TH PM
 FOUND 3" BRASS CAP
 STAMPED "DWD PLS
 16398, 1987" IN
 RANGE BOX 1.6'
 BELOW GRAVEL
 SURFACE

S 1/4 COR. SEC. 10
 T.3S., R.67W., 6TH PM
 FOUND 2 1/2" ALUM.
 CAP ILLEGIBLE,
 3.3' BELOW GRAVEL
 SURFACE IN
 RANGE BOX.

NOTE
 This exhibit does not represent a monumented
 survey. It is intended only to depict the attached
 description.



| | | | |
|---|--------------|-------|----------|
| MERRICK PROJECT NO. | 0301525302 | | |
| CLIENT PROJECT NO. | STU-N320-058 | | |
| REVISION DESCRIPTION | | | |
| DRAWN | MSD | DATE | 03/31/10 |
| | | SCALE | 1"=300' |
| MERRICK Engineers & Architects 2450 South Peoria Street Aurora, Colorado 80014 | | | |

| | | |
|--|-------------|-----------|
| CITY AND COUNTY OF DENVER 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: LAND ACQUISITION TK-9C (LA-9C) | | |
| REVISION: | DRAWING NO. | SHEET NO. |
| | | 1 OF 1 |

EXHIBIT A

EXHIBIT A
PROJECT CODE: 16749
PROJECT NUMBER: STU-M320-058
ROW PARCEL TK-10
DATE: MARCH 31, 2010

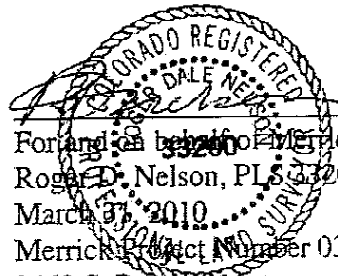
DESCRIPTION

A tract or parcel of land ROW Parcel TK-10 of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.449 acres, more or less, located in the Northwest Quarter of Section 15, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 15, 3" brass cap stamped "DWD PLS 16398, 1987" in a range box, 1.6' below the gravel surface, whence the North Quarter corner of said Section 15, an illegible 2 1/2" aluminum cap, 3.3' below the gravel surface in a range box bears N89°29'49"E, a distance of 2612.70 feet;

Thence S00°24'46"E along the westerly line of said Northwest Quarter of Section 15 a distance of 70.00 feet to the **POINT OF BEGINNING**;

1. Thence N89°29'49"E along the southerly Right-Of-Way line of 56th Ave. as defined in Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and County of Denver Clerk and Recorder's Office also being 70.00 feet southerly of and parallel with the northerly line of said Northwest Quarter of Section 15 a distance of 2613.05 feet to the easterly line of the Northwest Quarter of Section 15;
2. Thence S0°41'51"E along said easterly line of the Northwest Quarter of Section 15 a distance of 5.50 feet;
3. Thence S89°29'49"W along a line 75.50 feet southerly of and parallel with said northerly line of the Northwest Quarter of Section 15 a distance of 606.97 feet;
4. Thence S00°30'11"E a distance of 6.50 feet;
5. Thence S89°29'49"W along a line 82.00 feet southerly of and parallel with said northerly line of the Northwest Quarter of Section 15 a distance of 301.02 feet;



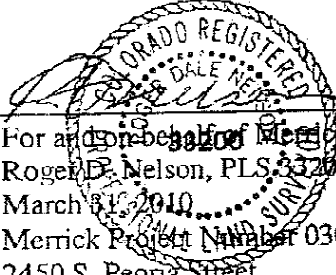
Forland, on behalf of Merrick & Company
Roger D. Nelson, PLS 33200
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

EXHIBIT A

6. Thence N00°30'11"W a distance of 6.50 feet;
7. Thence S89°29'49"W along a line 75.50 feet southerly of and parallel with said northerly line of the Northwest Quarter of Section 15 a distance of 1060.42 feet;
8. Thence S00°30'11"E a distance of 5.00 feet;
9. Thence S89°29'49"W along a line 80.50 feet southerly of and parallel with said northerly line of the Northwest Quarter of Section 15 a distance of 644.67 feet to the westerly line of said Northwest Quarter of Section 15;
10. Thence N00°24'46"W along said westerly line of the Northwest Quarter of Section 15 a distance of 10.50 feet to the **POINT OF BEGINNING**.

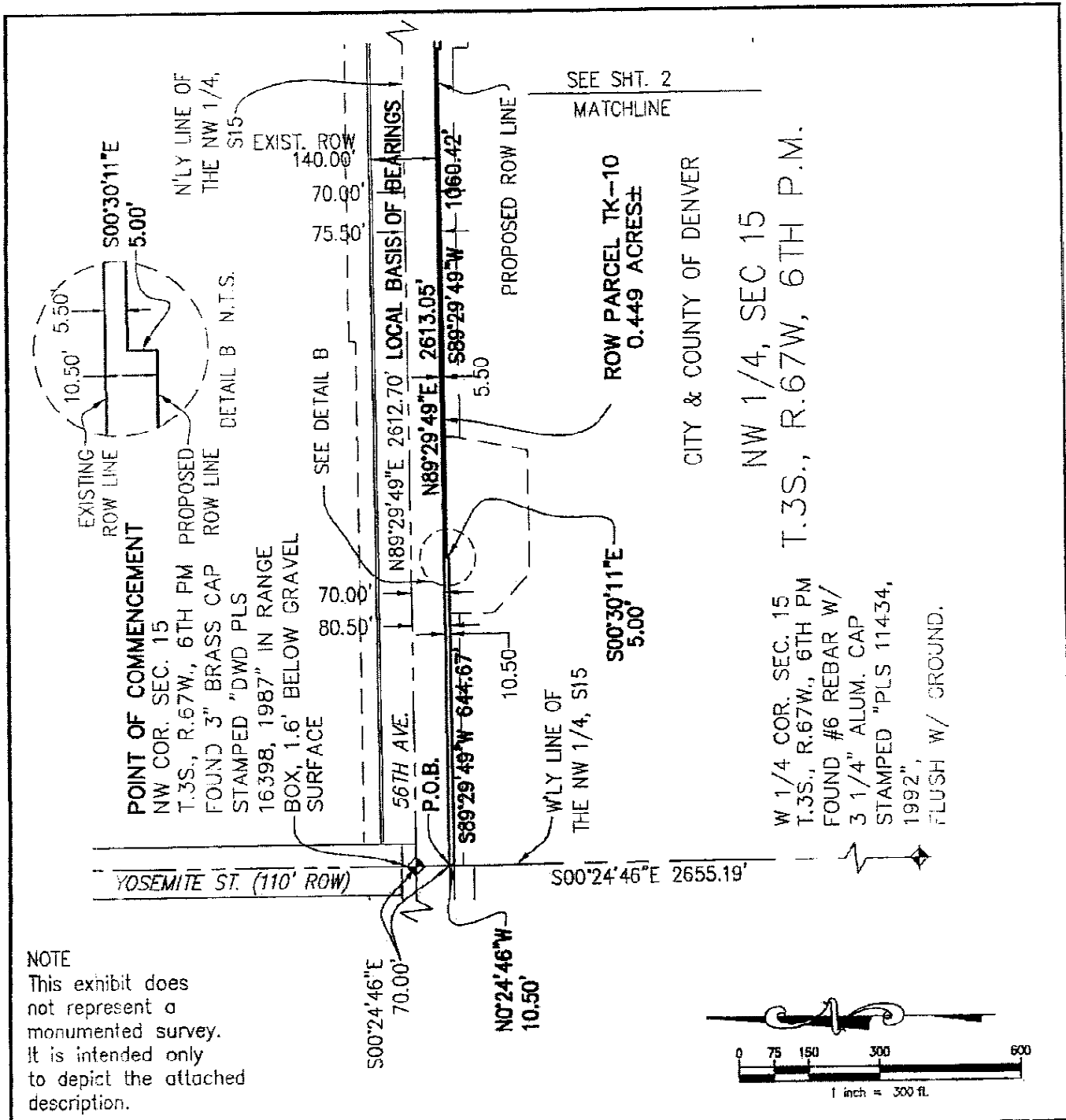
The above described parcel contains 0.449 acres (19,552 sq. ft.), more or less.


Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 ¼" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.



For and on behalf of Merrick & Company
Roger E. Nelson, PLS. 33200
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

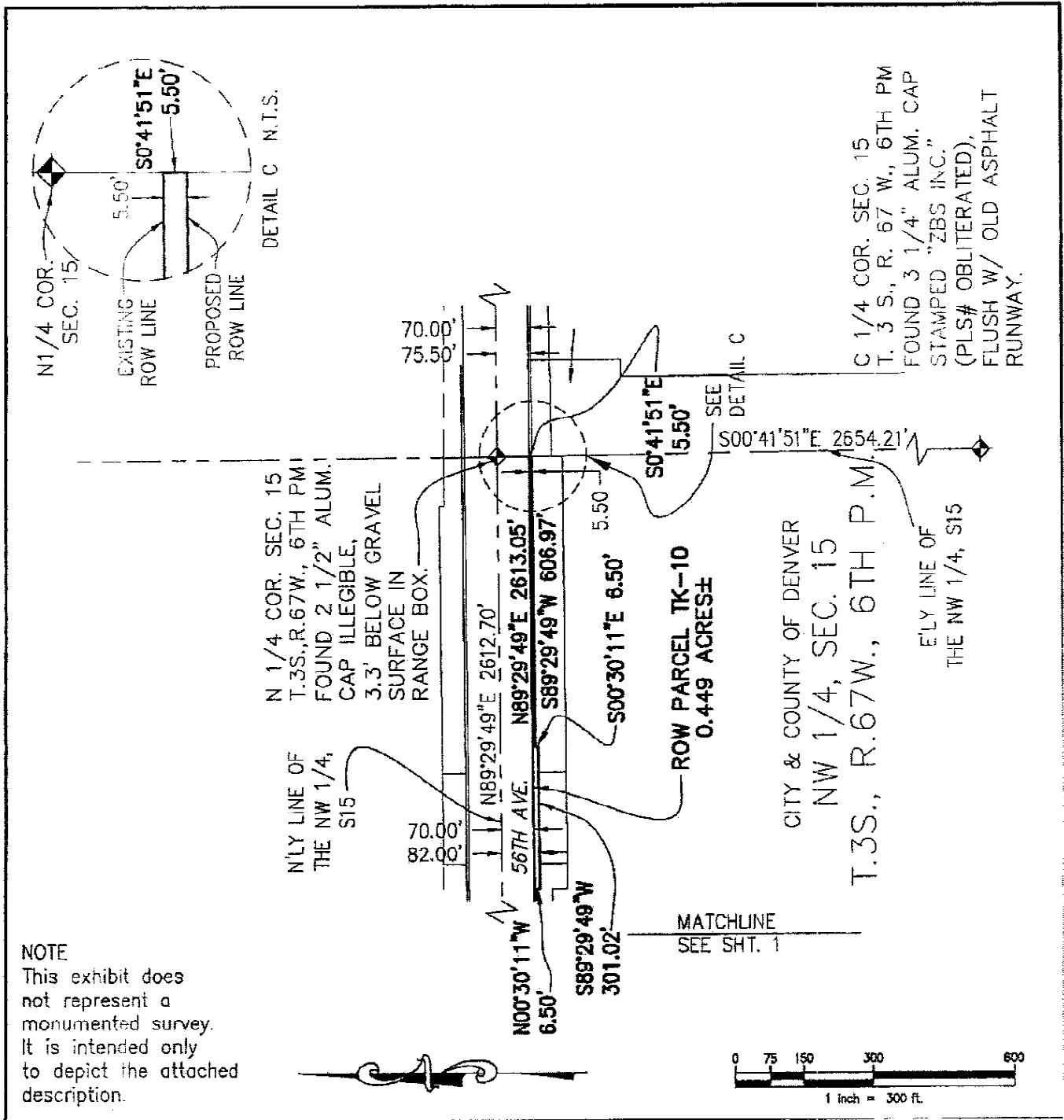
EXHIBIT A




| | | | |
|---|-----|--------------|----------|
| MERRICK PROJECT NO. | | 0301525302 | |
| CLIENT PROJECT NO. | | STU-M320-058 | |
| REVISION DESCRIPTION | | | |
| DRAWN | MSD | DATE | 03/31/10 |
| | | SCALE | 1"=300' |
|  MERRICK Engineers & Architects 2450 South Peoria Street Aurora, Colorado 80014 | | | |

| | | |
|--|-------------|-----------|
| CITY AND COUNTY OF DENVER 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: ROW Parcel TK-10 | | |
| REVISION: | DRAWING NO. | SHEET NO. |
| | | 1 OF 2 |

EXHIBIT A



| | |
|---|--------------|
| MERRICK PROJECT NO. | 0301525302 |
| CLIENT PROJECT NO. | STU-M320-058 |
| REVISION DESCRIPTION | |
| DRAWN | MSD |
| DATE | 03/31/10 |
| SCALE | 1"=300' |
|  MERRICK Engineers & Architects 2450 South Peoria Street Aurora, Colorado 80014 | |

| | | |
|--|-------------|-----------|
| CITY AND COUNTY OF DENVER 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: ROW Parcel TK-10 | | |
| REVISION: | DRAWING NO. | SHEET NO. |
| | | 2 OF 2 |

EXHIBIT A

EXHIBIT A
PROJECT CODE: 16749
PROJECT NUMBER: STU-M320-058
LAND ACQUISITION TK-10E (LA-10E)
DATE: MARCH 31, 2010

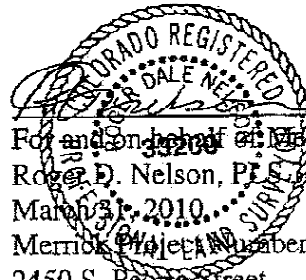
DESCRIPTION

Land Acquisition No. TK-10E (LA-10E) of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.984 acres (42,870 sq. ft.), more or less, located in the Northwest Quarter of Section 15, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said land acquisition being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 15, a 2 1/2" illegible aluminum cap in a range box 3.3 feet below the gravel surface, whence the Northwest corner of said Section 15, a 3" brass cap stamped "DWD PLS 16398, 1987" in a range box, 1.6' below the gravel surface bears S89°29'49"W a distance of 2612.70 feet;

Thence S00°41'51"E along the easterly line of said Northwest Quarter of Section 15 a distance of 75.50 feet to the **POINT OF BEGINNING**;

1. Thence S00°41'51"E continuing along said easterly line of the Northwest Quarter of Section 15 a distance of 65.50 feet;
2. Thence S89°29'49"W along a line 141.00 feet southerly of and parallel with the northerly line of said Northwest Quarter of Section 15 a distance of 659.84 feet;
3. Thence N00°30'11"W a distance of 59.00 feet;
4. Thence N89°29'49"E along a line 82.00 feet southerly of and parallel with said northerly line of the Northwest Quarter of Section 15 a distance of 52.65 feet;
5. Thence N00°30'11"W a distance of 6.50 feet;
6. Thence N89°29'49"E along a line 75.50 feet southerly of and parallel with said northerly line of the Northwest Quarter of Section 15 a distance of 606.97 feet to the **POINT OF BEGINNING**.

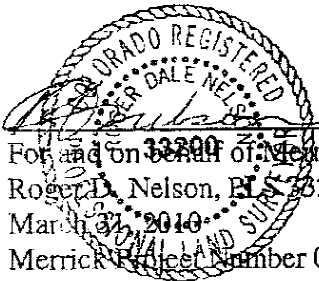


For and on behalf of Merrick & Company
Roger D. Nelson, PLS #3200
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

EXHIBIT A

The above described land acquisition contains 0.984 acres (42,870 sq. ft.), more or less.

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 ¼" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.



For and on behalf of Merrick & Company
Roger A. Nelson, PLS 33200
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

EXHIBIT A

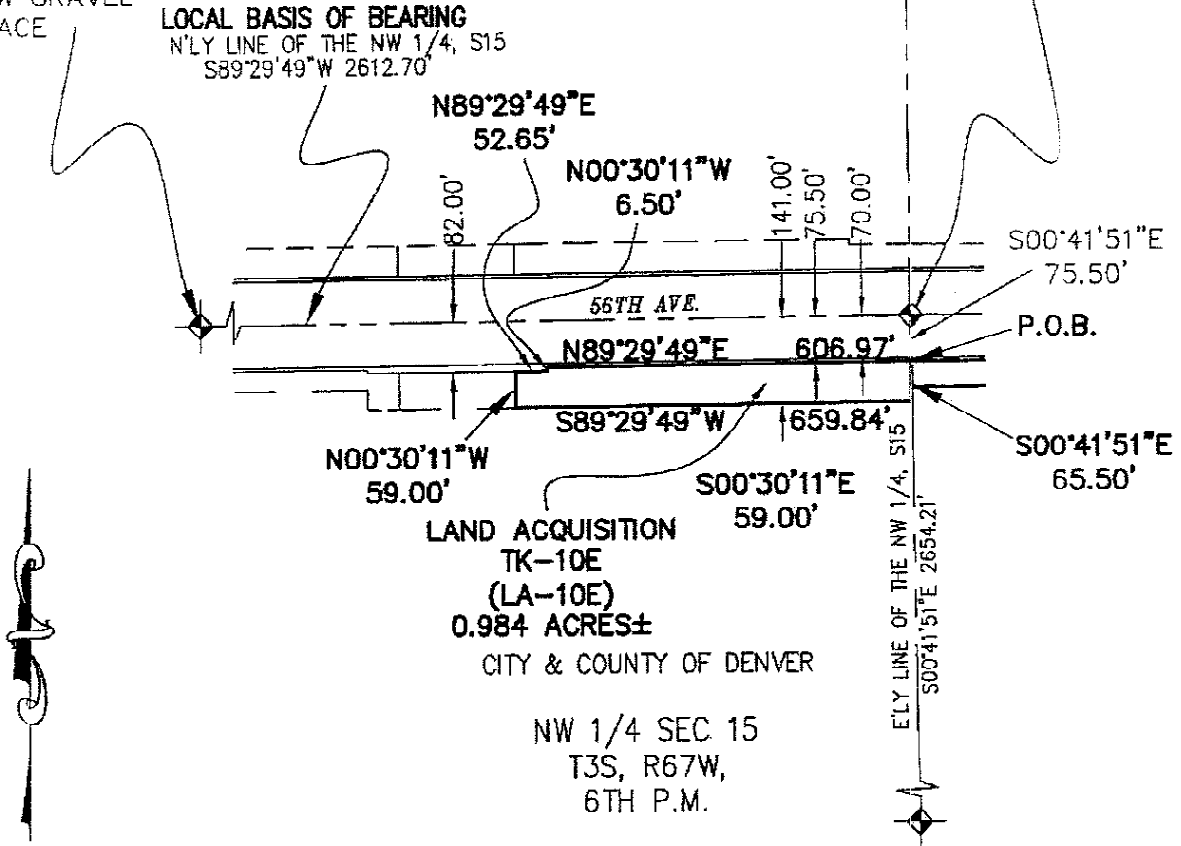
NW COR. SEC. 15
T.3S., R.67W., 6TH PM
FOUND 3" BRASS CAP
STAMPED "DWD PLS
16398, 1987" IN
RANGE BOX 1.6'
BELOW GRAVEL
SURFACE

SW 1/4 SEC 10
T3S, R67W,
6TH P.M.

CITY & COUNTY OF DENVER

POINT OF COMMENCEMENT
N 1/4 COR. SEC. 15
T.3S., R.67W., 6TH PM
FOUND 2 1/2" ALUM.
CAP ILLEGIBLE,
3.3' BELOW GRAVEL
SURFACE IN
RANGE BOX.

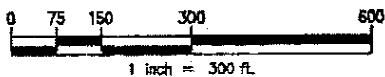
LOCAL BASIS OF BEARING
N'LY LINE OF THE NW 1/4, S15
S89°29'49"W 2612.70'



LAND ACQUISITION
TK-10E
(LA-10E)
0.984 ACRES±
CITY & COUNTY OF DENVER

NW 1/4 SEC 15
T3S, R67W,
6TH P.M.

CENT. 1/4 COR. SEC. 15
T.3S., R.67W., 6TH PM
FOUND 3 1/4" ALUM. CAP
STAMPED "ZBS INC." (PLS# (OBLITERATED)
FLUSH W/ OLD ASPHALT RUNWAY



NOTE

This exhibit does not represent a monumented survey.
It is intended only to depict the attached description.

| | | | |
|----------------------|-----|--|---------------|
| MERRICK PROJECT NO. | | 0301525302 | |
| CLIENT PROJECT NO. | | STU-M320-058 | |
| REVISION DESCRIPTION | | | |
| DRAWN | MSD | DATE 03/31/10 | SCALE 1"=300' |
| | | MERRICK Engineers & Architects 2450 South Peoria Street, Aurora, Colorado 80014 | |

| | | |
|--|-------------|---------------------|
| CITY AND COUNTY OF DENVER 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: LAND ACQUISITION TK-10E (LA-10E) | | |
| REVISION: | DRAWING NO. | SHEET NO. 1 OF 1 |

EXHIBIT A

EXHIBIT A
PROJECT CODE: 16749
PROJECT NUMBER: STU-M320-058
ROW PARCEL TK-13 (TK-13 REV. 2)
DATE: APRIL 9, 2010

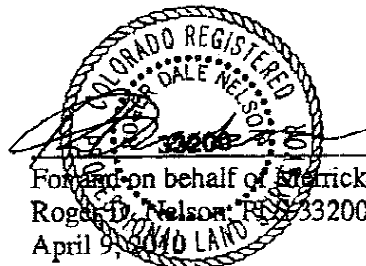
DESCRIPTION

A tract or parcel of land ROW Parcel TK-13 (TK-13 Rev. 2) of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.339 acres (14,750 sq. ft.), more or less, located in the Southeast Quarter of Section 10, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 10, being monumented with an illegible 2 ½" aluminum cap in a range box 3.3' below the gravel surface, whence the Southeast corner of said Section 10, being monumented with a 3 ¼" aluminum cap in a range box 0.6 feet below the asphalt surface stamped "ZBS Inc., PLS 11434, 1991" bears N89°29'43"E, a distance of 2612.80 feet;

Thence N0°23'55"W along the westerly line of said Southeast Quarter of Section 10 a distance of 70.00 feet to the **POINT OF BEGINNING**;

1. Thence continuing N00°23'55"W along said westerly line of the Southeast Quarter of Section 10 a distance of 5.50 feet;
2. Thence N89°29'43"E along a line 75.50 feet northerly of and parallel with the southerly line of said Southeast Quarter of Section 10 a distance of 1115.67 feet;
3. Thence N88°51'43"E a distance of 846.24 feet to the westerly line of a Partial Assignment of Easements recorded at Reception Number 2007195495, in the office of the City and County of Denver Clerk and Recorder;
4. Thence S01°00'08"E along said westerly line a distance of 14.86 feet;



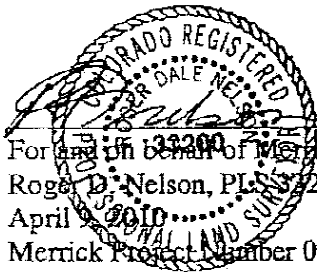
For and on behalf of Merrick & Company
Roger D. Nelson, PLS 33200
April 9, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

EXHIBIT A

5. Thence S89°29'43"W along the northerly Right-Of-Way line of 56th Ave. as defined in Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and County of Denver Clerk and Recorder's Office also being 70.00 feet northerly of and parallel with said southerly line of the Southeast Quarter of Section 10 a distance of 1961.99 feet to the **POINT OF BEGINNING**.

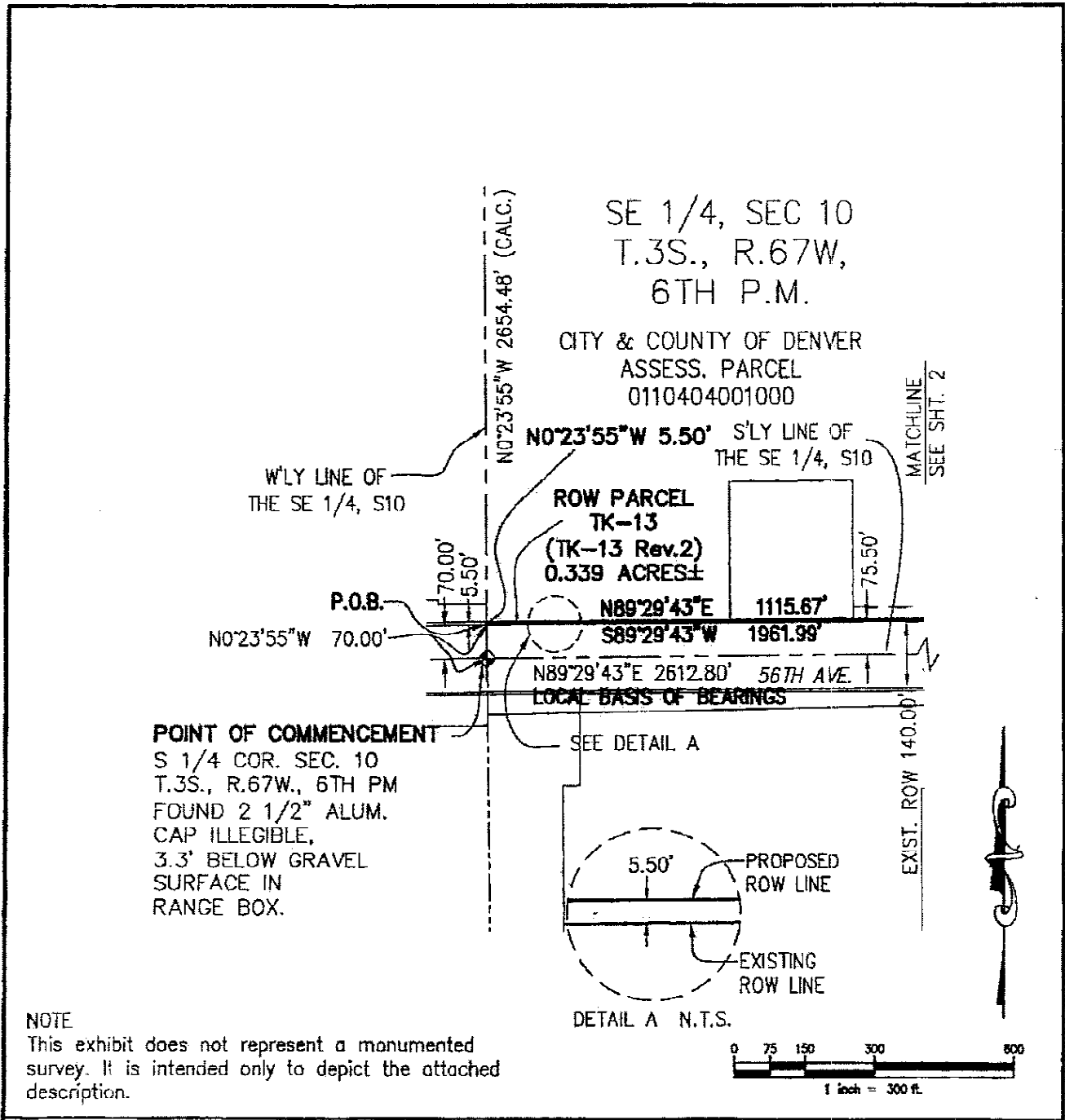
The above described parcel contains 0.339 acres (14,750 sq. ft.), more or less.

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 ¼" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.



For and in behalf of Merrick & Company
Roger D. Nelson, PLS 33200
April 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

EXHIBIT A

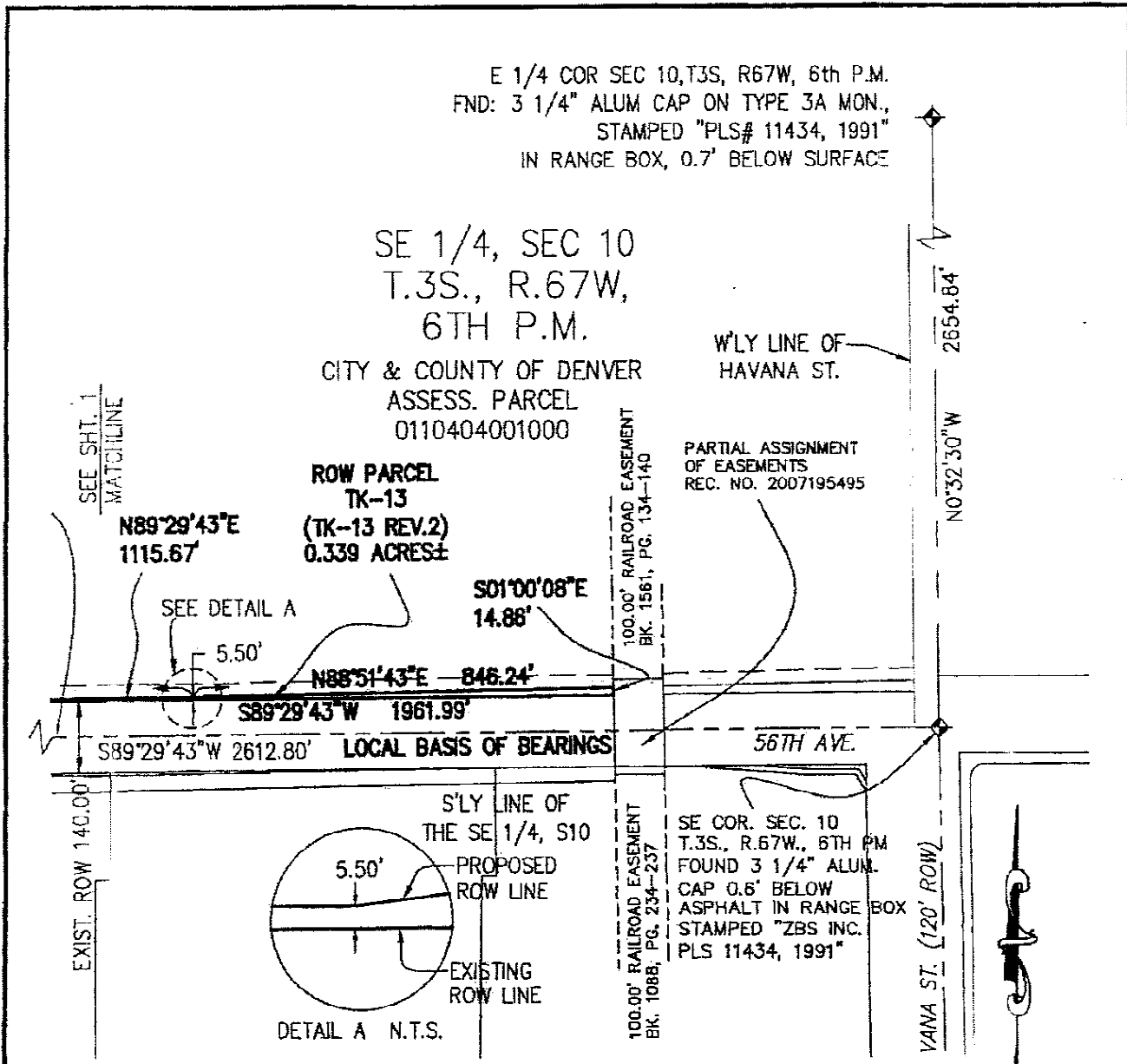


NOTE
This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

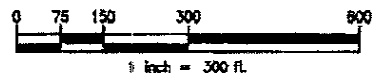
| | | | |
|---|-----|---------------|---------------|
| MERRICK PROJECT NO. | | 0301325302 | |
| CLIENT PROJECT NO. | | STU-M320-058 | |
| REVISION DESCRIPTION | | | |
| DRAWN | MSD | DATE 04/08/10 | SCALE 1"=300' |
| MERRICK Engineers & Architects 2450 South Peoria Street Aurora, Colorado 80014 | | | |


| | | |
|--|-------------|-----------|
| CITY AND COUNTY OF DENVER 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: ROW Parcel TK-13 (TK-13 Rev.2) | | |
| REVISION: | DRAWING NO. | SHEET NO. |
| | | 1 OF 2 |

EXHIBIT A



NOTE
 This exhibit does not represent a monumented survey. It is intended only to depict the attached description.



| | |
|---|--------------|
| MERRICK PROJECT NO. | 0301525302 |
| CLIENT PROJECT NO. | STU-H320-05B |
| REVISION DESCRIPTION | |
| DRAWN | MSD |
| DATE | 04/09/10 |
| SCALE | 1"=300' |
|  MERRICK Engineers & Architects 2450 South Peoria Street Aurora, Colorado 80014 | |

| | | |
|--|-------------|-----------|
| CITY AND COUNTY OF DENVER 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: ROW Parcel TK-13 (TK-13 Rev.2) | | |
| REVISION: | DRAWING NO. | SHEET NO. |
| | | 2 OF 2 |

EXHIBIT A

EXHIBIT A
PROJECT CODE: 16749
PROJECT NUMBER: STU-M320-058
ROW PARCEL TK-13A
DATE: MARCH 31, 2010

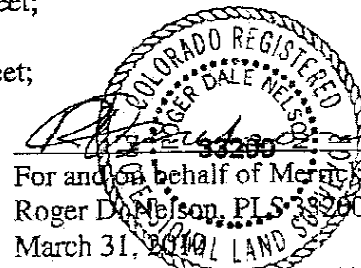
DESCRIPTION

A tract or parcel of land ROW Parcel TK-13A of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.252 acres, more or less, located in the Southeast Quarter of Section 10, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 10, being monumented with a 3 1/4" aluminum cap in a range box 0.6 feet below the asphalt surface stamped "ZBS Inc., PLS 11434, 1991" whence the South Quarter corner of said Section 10, being monumented with an illegible 2 1/2" aluminum cap in a range box 3.3' below the gravel surface, bears S89°29'43"W, a distance of 2612.80 feet;

Thence N27°05'54"W a distance of 111.84 feet to the westerly Right-of-Way line of Havana St. as described in Adams County Road Petition Number 507 having a date of February 6, 1907, and being the **POINT OF BEGINNING**;

1. Thence S00°32'30"E along said westerly Right-of-Way line of Havana St. a distance of 30.00 feet;
2. Thence S89°29'43"W along the northerly Right-Of-Way line of 56th Ave. as defined in Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and County of Denver Clerk and Recorder's Office also being 70.00 feet northerly of and parallel with the southerly line of said Southeast Quarter of Section 10 a distance of 500.63 feet to the easterly line of a Partial Assignment of Easements recorded at Reception Number 2007195495, in the office of the City and County of Denver Clerk and Recorder;
3. Thence N01°00'08"W along said easterly line a distance of 15.96 feet;
4. Thence N88°51'43"E a distance of 331.16 feet;
5. Thence N00°30'19"W a distance of 10.38 feet;



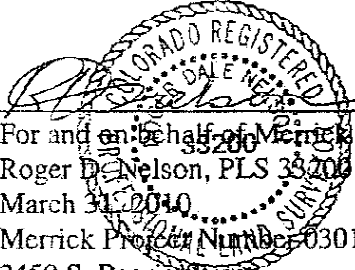
For and on behalf of Merrick & Company
Roger D. Nelson, P.L.S.
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

EXHIBIT A

6. Thence N89°29'43"E along a line 100.00 feet northerly of and parallel with said southerly line of the Southeast Quarter of Section 10 a distance of 169.61 feet to the **POINT OF BEGINNING.**

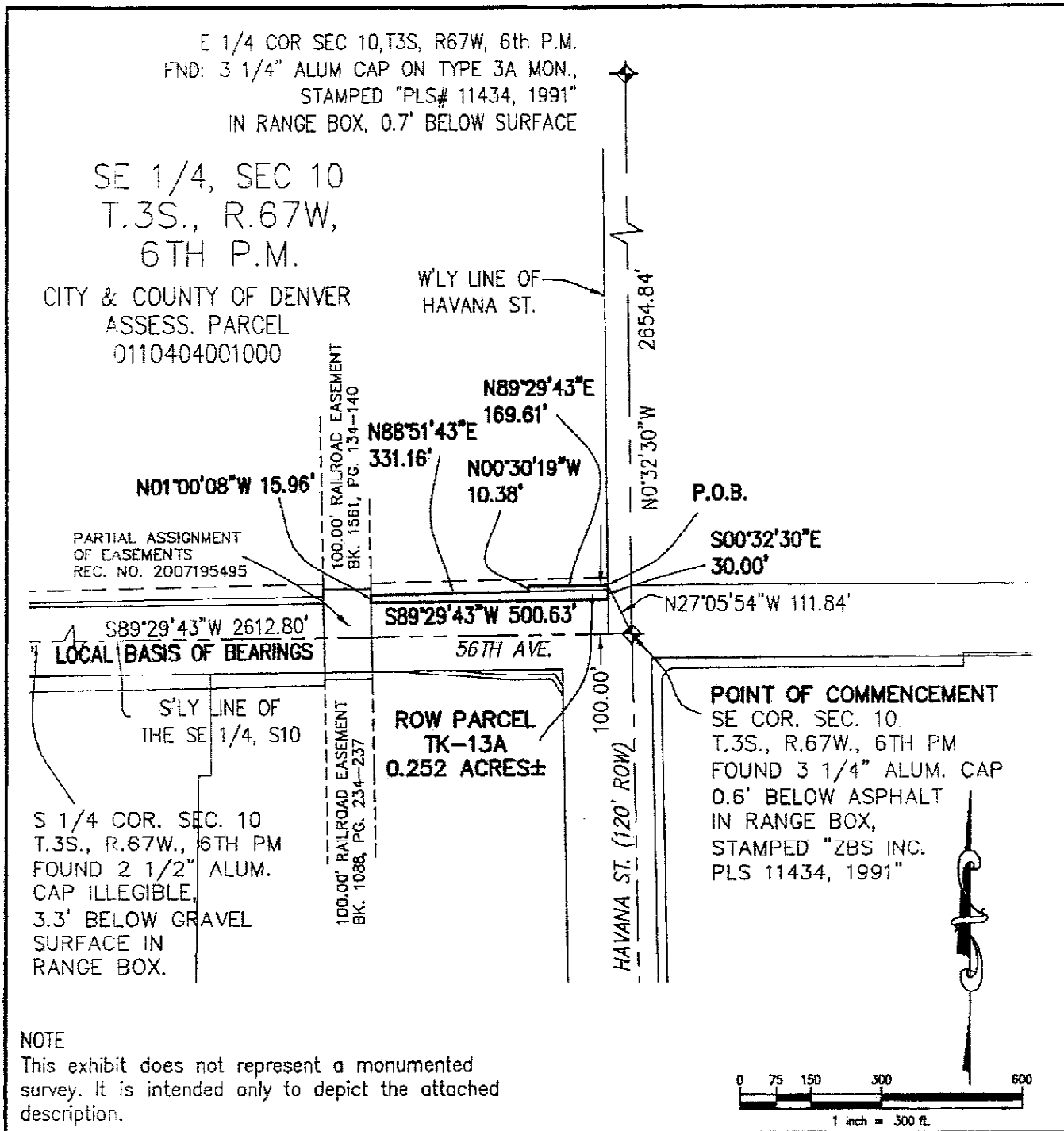
The above described parcel contains 0.252 acres (10,980 sq. ft.), more or less.

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 ¼" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.



For and on behalf of Merrick & Company
Roger D. Nelson, PLS 35200
March 31, 2010
Merrick Project Number 0301525302
2450 S. Peoria Street
Aurora, CO 80014
(303) 353-3916

EXHIBIT A



| | | | |
|---|-----|--------------|----------|
| MERRICK PROJECT NO. | | 0301525302 | |
| CLIENT PROJECT NO. | | STU-M320-058 | |
| REVISION DESCRIPTION | | | |
| DRAWN | MSD | DATE | 03/31/10 |
| SCALE | | 1"=300' | |
| MERRICK Engineers & Architects 2450 South Peoria Street Aurora, Colorado 80014 | | | |

| | | |
|--|-------------|-----------|
| CITY AND COUNTY OF DENVER 56TH AVE. QUEBEC TO HAVANA | | |
| TITLE: | | |
| ROW Parcel TK-13A | | |
| REVISION: | DRAWING NO. | SHEET NO. |
| | | 1 OF 1 |

EXHIBIT B

PERMITTED EXCEPTIONS

(Attached to and made a part of Special Warranty Deed - Stapleton 56th Avenue Project – Trunk Open Space Parcels along 56th Avenue between Quebec and Havana Streets (TOS) ROW Parcel TK-7, TK-7A (LA-7 REV.), ROW Parcel TK-8, TK-8A (LA-8 REV.), ROW Parcel TK-9, TK-9C (LA-9C), ROW Parcel TK-10, TK-10E (LA-10E), ROW Parcel TK-13 (TK-13 REV.2), ROW Parcel TK-13A – between Stapleton Development Corporation “Grantor” and City of County of Denver “Grantee” dated July 8, 2010)

[SEE THE FOLLOWING 7 PAGES]

**SCHEDULE B - Section 1
Requirements**

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
- d. Evidence that any and all assessments for common expenses, if any, have been paid.
- e. This Commitment is subject to such further Exceptions and/or Requirements as may appear necessary when the name of the (Proposed Insured, Schedule A, Item 2A) has been disclosed.

NOTE: IF THE SALES PRICE OF THE SUBJECT PROPERTY EXCEEDS \$100,000.00 THE SELLER SHALL BE REQUIRED TO COMPLY WITH THE DISCLOSURE OR WITHHOLDING PROVISIONS OF C.R.S. 39-22-604.5 (NONRESIDENT WITHHOLDING).

END OF REQUIREMENTS

**SCHEDULE B - Section 2
Exceptions**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

1. Any facts, rights, interests or claims that are shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and

*will be
debited
from
Title
policy*

will be deleted

not shown by Public Records.

- 4. Any lien or right to a lien, for services, labor or material hereafter furnished, imposed by law and not shown by the Public Records.
- 5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
- 6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings By a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency of by the Public Records.
- 7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water right, claims of title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 8. Any existing leases or tenancies. *- will be deleted*
- 9. Any water rights or claims or title to water, in, on or under the land.
- 10. The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law in United States Patent recorded December 15, 1882 in BA25 P87. (Affects TK-9, LA-9A, LA-9B and LA-9C)

Note: Affirmative protection can be afforded the purchaser by means of Endorsement Form 100.31.

- 11. Right-of-Way of a ditch "running off of the Highline Canal", as granted by the State of Colorado to Edward F. Rose by instrument recorded July 9, 1910 in B48 P429. (Location Unknown)

Note: Upon satisfactory evidence that the City and County of Denver has acquired the rights associated with this ditch, this Exception will be deleted from the final Policy to be issued.

- 12. Right-of-Way for a ditch as granted by Daniel J. Donovan to the State Investment Company in Quit Claim Deed recorded May 6, 1919 in B97 P380. (Affects LA-8 REV. and TK-8)

Note: Upon satisfactory evidence that the City and County of Denver has acquired the rights associated with this ditch, this Exception will be deleted from the final Policy to be issued.

- 13. Terms, conditions, provisions, agreements and obligations contained in an Agreement for a ditch, by and between Daniel J. Donovan and Alfred Soderman, recorded May 14, 1919 in B97 P414.

Note: Upon satisfactory evidence that the City and County of Denver has acquired the rights associated with this ditch, this Exception will be deleted from the final Policy to be issued.

- 14. Right-of-Way for a ditch 16 feet in width, as granted by the State of Colorado to John Koeber, Walter Koeber and Adolph Farney in Deed recorded January 17, 1919 in B97 P98. (Affects LA-8 REV. and TK-8)

Note: Upon satisfactory evidence that the City and County of Denver has acquired the rights associated with this ditch, this Exception will be deleted from the final Policy to be issued.

15. Right-of-Way for a road 8 ¼ feet wide as described in a Warranty Deed by Daniel J. Donovan to Chester L. Yost along the west side of the W ½ of the Northwest ¼ of the Northwest ¼ of the NE ¼ of Section 16, recorded in B104 P78. (Affects LA-8 REV. and TK-8)
16. The reservation of all minerals, ores and metals in United States Patent to Daniel J. Donovan, recorded October 20, 1919 in B99 P239.

Note: Affirmative protection can be afforded the purchaser by means of Endorsement Form 100.31.

17. The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law in United States Patent recorded December 15, 1882 in BA25 P88. (Affects TK-13 REV. 2, TK13A, LA-13REV. 3, LA-13A REV., LA-13B REV. and TK-15 REV.)

Note: Affirmative protection can be afforded the purchaser by means of Endorsement Form 100.31.

18. Rights, easements, interest or title of the Railroad Company as to any portion of said Land lying within the lines of the 100 foot right-of-way (undisclosed location), as granted in Warranty Deed by the Platte Land Company Limited to The Denver Railroad, Land and Coal Company recorded July 1, 1887 in BA11 P349. (Affects TK-13 REV. 2, TK13A, LA-13 REV. 3, LA-13A REV., LA-13B REV. and TK-15 REV.)
19. Rights, easements, interest or title of the Railroad Company as to any portion of said Land lying within the lines of the 100 foot right-of-way (undisclosed location), as granted in Patent by the State of Colorado to The Denver Railroad, Land and Coal Company recorded August 18, 1885 in BA1 P445.
20. Rights, easements, interest or title of the Northern Colorado Irrigation Co. as to any portion of said Land lying within the lines of the 100 foot right-of-way for the Highline Canal (undisclosed location), as granted in Quit Claim Deed recorded June 9, 1885 in BA7 P346. (Affects TK-10, LA-10A REV., LA-10B, LA-10C, LA-10D, and LA-10E)

Note: Upon satisfactory evidence that the City and County of Denver has acquired the rights associated with this ditch, this Exception will be deleted from the final Policy to be issued.

21. Rights, easements, interest or title of the Railroad Company as to any portion of said Land lying within the lines of the 100 foot right-of-way (undisclosed location), referenced in the Agreement by the Platte Land Company Limited to The Denver Railroad, Land and Coal Company recorded September 17, 1887 in BA54 P278. (Affects TK-10, LA-10A REV., LA-10B, LA-10C, LA-10D, and LA-10E)
22. All rights to any and all minerals, ore and metals of any kind and character, and all coal, asphaltum, oil, gas and other like substances in or under the land, the rights of ingress and egress for the purpose of mining, together with enough of the surface of the same as may be necessary for the proper and convenient working of such minerals and substances, as reserved in Patent from the State of Colorado, recorded September 4, 1942 in B281 P419 and October 20, 1919 in B99 P240.

Note: Affirmative protection can be afforded the purchaser by means of Endorsement

Form 100.31.

23. Right of way granted in B210 P141 of the Adams County records.

24. Intentionally Deleted. 019106 and 00082998

to be deleted
25. ~~Terms, conditions, provisions, agreements and obligations contained in the Home Depot Letter recorded February 4, 2002 at Reception No. 2002023239. (Affects TK-9, LA-9A, LA-9B, LA-9C, TK-10, LA-10A REV., LA-10B, LA-10C, LA-10D, and LA-10E)~~

26. The effect of Stapleton Redevelopment General Development Plan-North Area recorded July 27, 2004 at Reception No. 2004157615 and Amendment No. 1 recorded October 10, 2007 at Reception No. 2007158161. (Affects TK-10, LA-10A REV., LA-10B, LA-10C, LA-10D, and LA-10E)

27. A 25 foot ditch Right-of-Way No. 1388, dated June 14, 1910 and a 16 foot ditch Right-of-Way No. 14, Book 1, dated November 12, 1918 and a 16 foot ditch Right-of-Way No. 380, Book 3, dated November 12, 1918 and a 30 foot road Right-of-Way No. 427, Book 4, dated July 8, 1927 as shown on the Land Survey Plat prepared by Zylstra, Baker Surveying, Inc, deposited with the County Surveyor, November 20, 1992 at Reception No's. L000943, L000944 and L000945. (Affects TK-7 REV., LA-7 REV., TK-8, and LA-8 REV.)

Note: Upon satisfactory evidence that the City and County of Denver has acquired the rights associated with this ditch, this Exception will be deleted from the final Policy to be issued.

Released at closing
28. ~~Reservations, restrictions and conditions as contained in the Deed by the United States of America and the City and County of Denver, Colorado recorded February 26, 1960 in B831 P306. (Affects TK-10, LA-10A REV., LA-10B, LA-10C, LA-10D, and LA-10E)~~

~~29. Terms, conditions, provisions, agreements and obligations specified under the Clearance Easement by and between the United States of America and the City and County of Denver, Colorado recorded October 18, 1962 in B1022 P244 of the Adams County records. (Affects TK-9, LA-9A, LA-9B, and LA-9C)~~

30. Effect of the annexation of portions of the subject property into the City and County of Denver, as evidenced by Ordinances recorded July 3, 1961 in B917 P586 and July 17, 1964 in B1165 P30 and February 4, 1970 in B1575 P381 and June 1, 1973 in B1867 P282. (Affects all Parcels)

31. Effect of the Stapleton North Annexation map recorded February 4, 1970 at Reception No. 883600. (Affects TK-9, LA-9A, LA-9B, LA-9C, TK-13 REV. 2, TK13A, LA-13 REV. 3, LA-13A REV., LA-13B REV. and TK-15 REV.)

32. Intentionally Deleted B1088 P234.

33. Reservations, restrictions and conditions as contained in the Quitclaim Deed by the United States of America and the City and County of Denver, Colorado recorded August 9, 1963 in B9468 P500, of the City and County of Denver records.

34. Terms, conditions, provisions, agreements and obligations specified under the Easement

for Construction and Maintenance of Sewer Lines by and between the City and County of Denver, State of Colorado and Metropolitan Denver Sewage Disposal District No. 1 recorded March 17, 1967 in B9709 P665.

Released at Closing

35. ~~Reservations, restrictions and conditions as contained in the Deed by the United States of America and the City and County of Denver recorded November 25, 1969 in B1561 P134.~~

Released at Closing

36. ~~Easements and restrictions as set forth in Deed recorded August 14, 1963 in B1088 P234 of the Adams County records which remain in place after a Partial Assignment of Easements to the City and County of Denver recorded December 26, 2007 at Reception No. 2007195495.~~

Affects the East Half of Section 15. The exact location of said easement not being disclosed of record.

37. Intentionally Deleted B931 P76.

38. Intentionally Deleted B2017 P354.

39. Intentionally Deleted B2017 P358.

40. Terms, conditions, provisions, agreements and obligations specified under the Department of the Army, Easement for Right-of-Way DACA45-2-74-6149, by and between the Secretary of the Army and the City and County of Denver recorded September 12, 1975 in B2017 P362. (Affects TK-13 REV. 2, TK13A, LA-13 REV. 3, LA-13A REV., LA-13B REV. and TK-15 REV.)

41. Intentionally Deleted B2020 P477.

42. Intentionally Deleted B2756 P700.

43. Intentionally Deleted 00072727.

44. Intentionally Deleted 9500082452.

45. Terms, conditions, provisions, agreements and obligations specified under the Ordinance No. 160, Series of 2007, related to zoning classification changes, which was recorded April 13, 2007 at Reception No. 2007059781.

46. Intentionally Deleted 2009084385.

47. Any and all rights of the Recycled Materials Company, Inc., in and to the Southeast Quarter of Section 10, Township 3 South, Range 67 West of the 6th P.M. as disclosed by a Possessory Interest Assessment by the City and County of Denver Treasurer, Parcel No. 01104-04-002-000. (Affects TK-13 REV. 2, TK13A, LA-13 REV. 3, LA-13A REV., LA-13B REV. and TK-15 REV.)

48. ~~Reservations, ~~reservations~~ restrictions and conditions as contained in the deed by the City and County of Denver and Stapleton Development Corporation recorded JULY 8, 2010 at Reception No. 2010 2010075675.~~

for Construction and Maintenance of Sewer Lines by and between the City and County of Denver, State of Colorado and Metropolitan Denver Sewage Disposal District No. 1 recorded March 17, 1967 in B9709 P665.

- 35. Reservations, restrictions and conditions as contained in the Deed by the United States of America and the City and County of Denver recorded November 25, 1969 in B1561 P134.
- 36. Easements and restrictions as set forth in Deed recorded August 14, 1963 in B1088 P234 of the Adams County records which remain in place after a Partial Assignment of Easements to the City and County of Denver recorded December 26, 2007 at Reception No. 2007195495.

Affects the East Half of Section 15. The exact location of said easement not being disclosed of record.

- 37. Intentionally Deleted B931 P76.
- 38. Intentionally Deleted B2017 P354.
- 39. Intentionally Deleted B2017 P358.
- 40. Terms, conditions, provisions, agreements and obligations specified under the Department of the Army, Easement for Right-of-Way DACA45-2-74-6149, by and between the Secretary of the Army and the City and County of Denver recorded September 12, 1975 in B2017 P362. (Affects TK-13 REV. 2, TK13A, LA-13 REV. 3, LA-13A REV., LA-13B REV. and TK-15 REV.)
- 41. Intentionally Deleted B2020 P477.
- 42. Intentionally Deleted B2756 P700.
- 43. Intentionally Deleted 00072727.
- 44. Intentionally Deleted 9500082452.
- 45. Terms, conditions, provisions, agreements and obligations specified under the Ordinance No. 160, Series of 2007, related to zoning classification changes, which was recorded April 13, 2007 at Reception No. 2007059781.
- 46. Intentionally Deleted 2009084385.
- 47. Any and all rights of the Recycled Materials Company, Inc., in and to the Southeast Quarter of Section 10, Township 3 South, Range 67 West of the 6th P.M. as disclosed by a Possessory Interest Assessment by the City and County of Denver Treasurer, Parcel No. 01104-04-002-000. (Affects TK-13 REV. 2, TK13A, LA-13 REV. 3, LA-13A REV., LA-13B REV. and TK-15 REV.)
- 48. Reservations, restrictions and conditions as contained in the Deed by the City and County of Denver and Stapleton Development Corporation recorded JULY 8, 2010 at Reception No. 2010 201075677. ~~(Affects TK-13 REV. 2, TK13A, LA-13 REV. 3, LA-13A REV., LA-13B REV. and TK-15 REV.)~~

49. Terms, conditions, provisions, agreements and obligations specified under the Amended and Restated Design and Architectural Declaration recorded JULY 8, 2010 at Reception No. 20100151082
~~END OF EXCEPTIONS~~

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and County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 16, a 3 1/4" aluminum cap in a range box stamped "PLS 34183" in a median 0.7 feet below the sod surface, whence the Northeast corner of said Section 16, a 3" brass cap stamped "DWD PLS 16398, 1987" in a range box, 1.6 feet below the surface bears N89°39'13"E, a distance of 2680.40 feet;

Thence S00°40'06"E along the westerly line of said Northeast Quarter of Section 16 a distance of 70.00 feet to the POINT OF BEGINNING;

1. Thence N89°39'13"E along the southerly Right-Of-Way line of 56th Ave. as defined in Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and County of Denver Clerk and Recorder's Office also being 70.00 feet southerly of and parallel with the northerly line of said Northeast Quarter of Section 16 a distance of 2680.09 feet to the easterly line of said Northeast Quarter of Section 16;
2. Thence S0°24'46"E along said easterly line of the Northeast Quarter of Section 16 a distance of 10.50 feet;
3. Thence S89°39'13"W along a line 80.50 feet southerly of and parallel with said northerly line of the Northeast Quarter of Section 16 a distance of 2326.23 feet;
4. Thence S89°00'21"W a distance of 353.81 feet to the westerly line of said Northeast Quarter of Section 16;
5. Thence N00°40'06"W along the westerly line of the Northeast Quarter of Section 16 a distance of 14.50 feet to the POINT OF BEGINNING.

The above described parcel contains 0.662 acres (28,848 sq. ft.), more or less.

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 1/4" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.

PW Legal Description No. 2017-Dedication-0000202-003

TK-9:

A tract or parcel of land ROW Parcel TK-9 of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.324 acres, more or less, located in the Southwest Quarter of Section 10, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 10, a 3" brass cap in a range box 1.6 feet below the gravel surface stamped "DWD PLS 16398, 1987", whence the South Quarter corner of said Section 10, an illegible 2 1/2" aluminum cap in a range box 3.3' below the gravel surface bears N89°29'49"E, a distance of 2612.70 feet;

Thence N35°11'51"E a distance of 86.20 feet to the POINT OF BEGINNING;

1. Thence N00°15'26"W along the easterly Right-of-Way line of Yosemite St. as described in Adams County Road Petition Number 630 having a date of February 23, 1921 a distance of 5.50 feet;

2. Thence N89°29'49"E along a line being 75.50 feet northerly of and parallel with the southerly line of said Southwest Quarter of Section 10 a distance of 2562.51 feet to the easterly line of said Southwest Quarter of Section 10;
3. Thence S00°23'55"E along said easterly line of the Southwest Quarter of Section 10 a distance of 5.50 feet;
4. Thence S89°29'49"W along the northerly Right-Of-Way line of 56th Ave. as defined in Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and County of Denver Clerk and Recorder's Office also being 70.00 feet northerly of and parallel with said southerly line of the Southwest Quarter of Section 10 a distance of 2562.53 feet to the POINT OF BEGINNING.

The above described parcel contains 0.324 acres (14,094 sq. ft.), more or less.

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 1/4" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.

PW Legal Description No. 2017-Dedication-0000202-004

TK-10:

A tract or parcel of land ROW Parcel TK-10 of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.449 acres, more or less, located in the Northwest Quarter of Section 15, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 15, 3" brass cap stamped "DWD PLS 16398, 1987" in a range box, 1.6' below the gravel surface, whence the North Quarter corner of said Section 15, an illegible 2 1/2" aluminum cap, 3.3' below the gravel surface in a range box bears N89°29'49"E, a distance of 2612.70 feet;

Thence S00°24'46"E along the westerly line of the said Northwest Quarter of Section 15 a distance of 70.00 feet to the POINT OF BEGINNING;

1. Thence N89°29'49"E along the southerly Right-Of-Way line of 56th Ave. as defined in Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and County of Denver Clerk and Recorder's Office also being 70.00 feet southerly of and parallel with the northerly line of said Northwest Quarter of Section 15 a distance of 2613.05 feet to the easterly line of the Northwest Quarter of Section 15;
2. Thence S00°41'51"E along said easterly line of the Northwest Quarter of Section 15 a distance of 5.50 feet;
3. Thence S89°29'49"W along a line 75.50 feet southerly of and parallel with said northerly line of the Northwest Quarter of Section 15 a distance of 606.97 feet;
4. Thence S00°30'11"E a distance of 6.50 feet;
5. Thence S89°29'49"W along a line 82.00 feet southerly of and parallel with said northerly line of the Northwest Quarter of Section 15 a distance of 301.02 feet;
6. Thence N00°30'11"W a distance of 6.50 feet;

7. Thence S89°29'49"W along a line 75.50 feet southerly of and parallel with said northerly line of the Northwest Quarter of Section 15 a distance of 1060.42 feet;
8. Thence S00°30'11"E a distance of 5.00 feet;
9. Thence S89°29'49"W along a line 80.50 feet southerly of and parallel with said northerly line of the Northwest Quarter of Section 15 a distance of 644.67 feet to the westerly line of said Northwest Quarter of Section 15;
10. Thence N00°24'46"W along said westerly line of the Northwest Quarter of Section 15 a distance of 10.50 feet to the POINT OF BEGINNING.

The above described parcel contains 0.449 acres (19,552 sq. ft.), more or less.

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 ¼" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.

PW Legal Description No. 2017-Dedication-0000202-005

TK-13A:

A tract or parcel of land ROW Parcel TK-13A of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.252 acres more or less, located in the Southeast Quarter of Section 10, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 10, being monumented with a 3 ¼" aluminum cap in a range box 0.6 feet below the asphalt surface stamped "ZBS Inc., PLS 11434, 1991" whence the South Quarter corner of said Section 10, being monumented with an illegible 2 ½" aluminum cap in a range box 3.3' below the gravel surface, bears S89°29'43"W, a distance of 2612.80 feet;

Thence N27°05'54"W a distance of 111.84 feet to the westerly Right-of-Way line of Havana St. as described in Adams County Road Petition Number 507 having a date of February 6, 1907, and being the POINT OF BEGINNING;

1. Thence S00°32'30"E along said westerly Right-of-Way line of Havana St. a distance of 30.00 feet;
2. Thence S89°29'43"W along the northerly Right-Of-Way line of 56th Ave. as defined in Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and County of Denver Clerk and Recorder's Office also being 70.00 feet northerly of and parallel with the southerly line of said Southeast Quarter of Section 10 a distance of 500.63 feet to the easterly line of a Partial Assignment of Easements recorded at Reception Number 2007195495 in the office of the City and County of Denver Clerk and Recorder;
3. Thence N01°00'08"W along said easterly line a distance of 15.96 feet;
4. Thence N88°51'43"E a distance of 331.16 feet;
5. Thence N00°30'19"W a distance of 10.38 feet;
6. Thence N89°29'43"E along a line 100.00 feet northerly of and parallel with said southerly line of the Southeast Quarter of Section 10 a distance of 169.61 feet to the POINT OF BEGINNING.

The above described parcel contains 0.252 acres (10,980 sq. ft.), more or less.

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 ¼" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.

PW Legal Description No. 2017-Dedication-0000202-006

TK-11A:

A tract or parcel of land ROW Parcel TK-11A of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.172 acres, more or less, located in the Northeast Quarter of Section 15, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being a part of Lots 1 and 2, Block 1 and a part of Tract A, Block 1, of Stapleton Business Center North Filing No. 1, recorded at Reception number 2009084385 in the City and County of Denver Clerk and Recorder's Office, said tract or parcel being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 15, a 2 1/2" illegible aluminum cap in a range box 3.3 feet below the gravel surface, whence the Northeast corner of said Section 15, a 3 ¼" aluminum cap in a range box stamped "ZBS Inc. PLS 11434, 1991", 0.6 feet below the surface bears N89°29'43"E a distance of 2612.80 feet;

Thence S00°41'51"E along the westerly line of said Northeast Quarter of Section 15 a distance of 70.00 feet to the POINT OF BEGINNING;

1. Thence N89°29'43"E along a line 70.00 feet southerly of and parallel with the northerly line of said Northeast Quarter of Section 15 a distance of 1614.87 feet;
2. Thence S88°51'51"W a distance of 499.32 feet;
3. Thence S89°29'43"W along a line 75.50 feet southerly of and parallel with said northerly line of the Northeast Quarter of Section 15 a distance of 1115.56 feet to the westerly line of the Northeast Quarter of Section 15;
4. Thence N00°41'51"W along said westerly line of the Northeast Quarter of Section 15 a distance of 5.50 feet to the POINT OF BEGINNING.

The above described parcel contains 0.172 acres (7,508 sq. ft.), more or less.

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 ¼" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.

PW Legal Description No. 2017-Dedication-0000202-007

TK-11B:

A tract or parcel of land ROW Parcel TK-11B of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.044 acres, more or

less, located in the Northeast Quarter of Section 15, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being a part of Lot 3, Block 1 of Stapleton Business Center North Filing No. 1, recorded at Reception Number 2009084385 in the City and County of Denver Clerk and Records Office, said tract or parcel being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 15, a 3 1/4" aluminum cap stamped "ZBS Inc. PLS 11434, 1991" in a range box 0.6 feet below the asphalt surface, whence the North Quarter corner of said Section 15, a 2 1/2" illegible aluminum cap in a range box, 3.3 feet below the surface bears S89°29'43"W a distance of 2612.80 feet;

Thence S64°23'32"W a distance of 165.00 feet to the westerly Right-Of-Way line of Havana St. as shown on said Stapleton Business Center North Filing No. 1 and the POINT OF BEGINNING;

1. Thence S00°59'23"E along said westerly Right-Of-Way line of Havana St., a distance of 35.02 feet;
2. Thence N32°34'52"W a distance of 29.52 feet;
3. Thence S89°29'43"W along a line 80.00 feet southerly of and parallel with the northerly line of said Northeast Quarter of Section 15 a distance of 94.54 feet;
4. Thence N85°50'57"W a distance of 123.21 feet;
5. Thence N89°29'43"E along the southerly Right-Of-Way line of 56th Ave. as defined in Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and County of Denver Clerk and Recorder's Office being 70.00 feet southerly of and parallel with the northerly line of said Northeast Quarter of Section 15 a distance of 232.73 feet to the POINT OF BEGINNING.

The above described parcel contains 0.044 acres (1,907 sq. ft.), more or less.

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 1/4" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.

PW Legal Description No. 2017-Dedication-0000202-008

TK-15 (TK-15 Rev.)

A tract or parcel of land ROW Parcel TK-15 (TK-15 Rev.) of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.069 acres (3,000 sq. ft.), more or less, located in the Southeast Quarter of Section 10, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

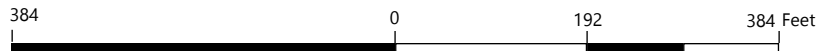
COMMENCING at the Southeast corner of said Section 10, being monumented with a 3 1/4" aluminum cap in a range box 0.6 feet below the asphalt surface stamped "ZBS Inc., PLS 11434, 1991" whence the South Quarter corner of said Section 10, being monumented with an illegible 2 1/2" aluminum cap in a range box 3.3' below the gravel surface, bears S89°29'43"W, a distance of 2612.80 feet;

Thence N83°15'37"W a distance of 555.11 feet to the easterly line of a Partial Assignment of Easements recorded at Reception No. 2007195495, in the office of the City and County of Denver Clerk and Recorder and being the POINT OF BEGINNING;

1. Thence S89°29'43"W along a line 70.00 feet northerly of and parallel with the southerly line of said Southeast Quarter of Section 10 a distance of 100.00 feet to the westerly line of said Partial Assignment of Easements;
2. Thence N01°00'08"W along said westerly line a distance of 30.00 feet to the northwest corner of said Partial Assignment of Easements;
4. Thence N89°29'43"E along the northerly line of said Partial Assignment of Easements being 100.00 feet northerly of and parallel with the southerly line of said Southeast Quarter of Section 10 a distance of 100.00 feet to the northeast corner of said Partial Assignment of Easements;
5. Thence S01°00'08"E along said easterly line of the Partial Assignment of Easements a distance of 30.00 feet to the POINT OF BEGINNING.

The above described parcel contains 0.069 acres (3,000 sq. ft.), more or less.

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 1/4" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface.



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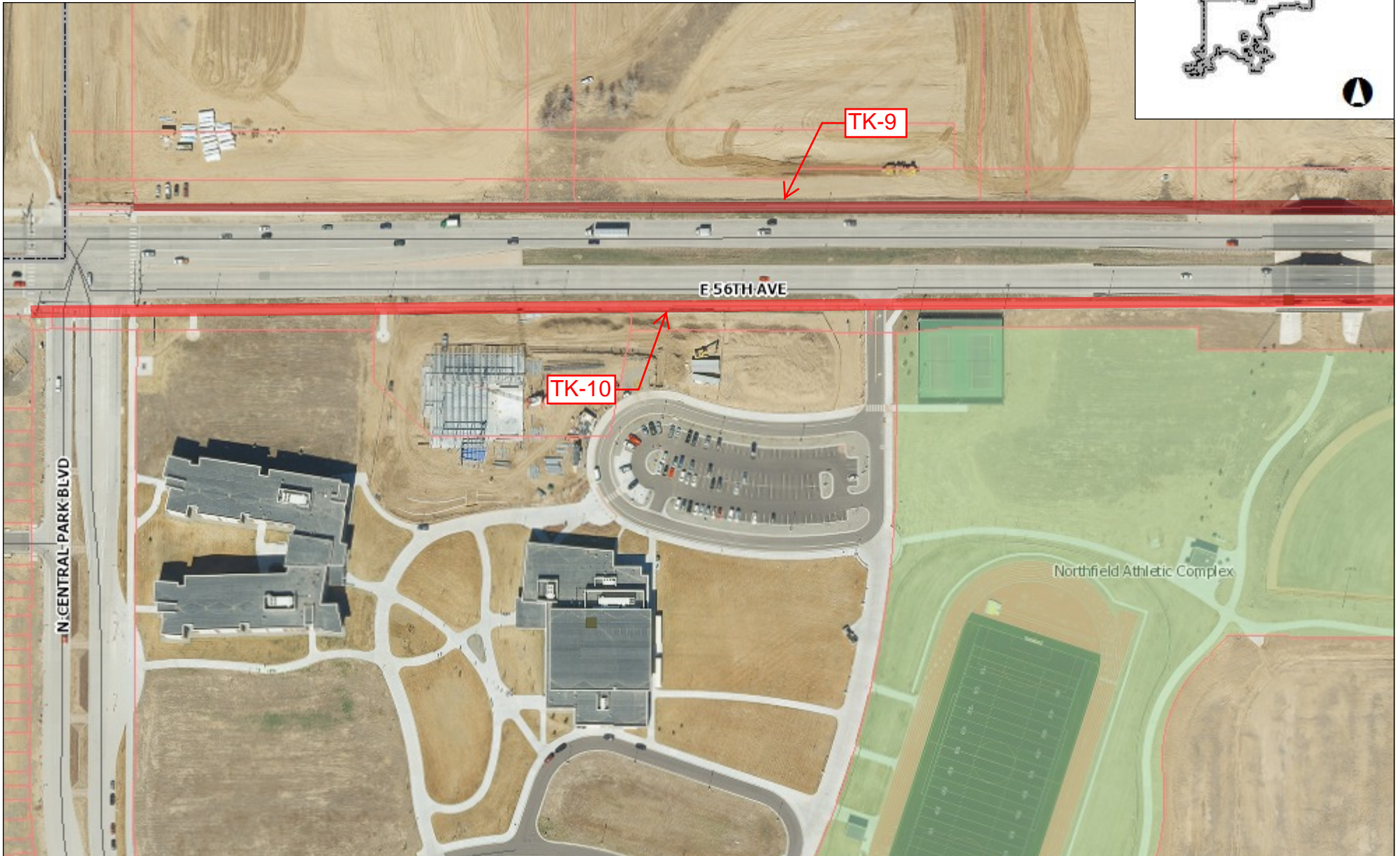
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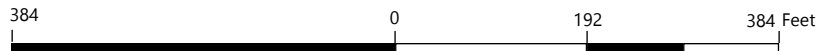
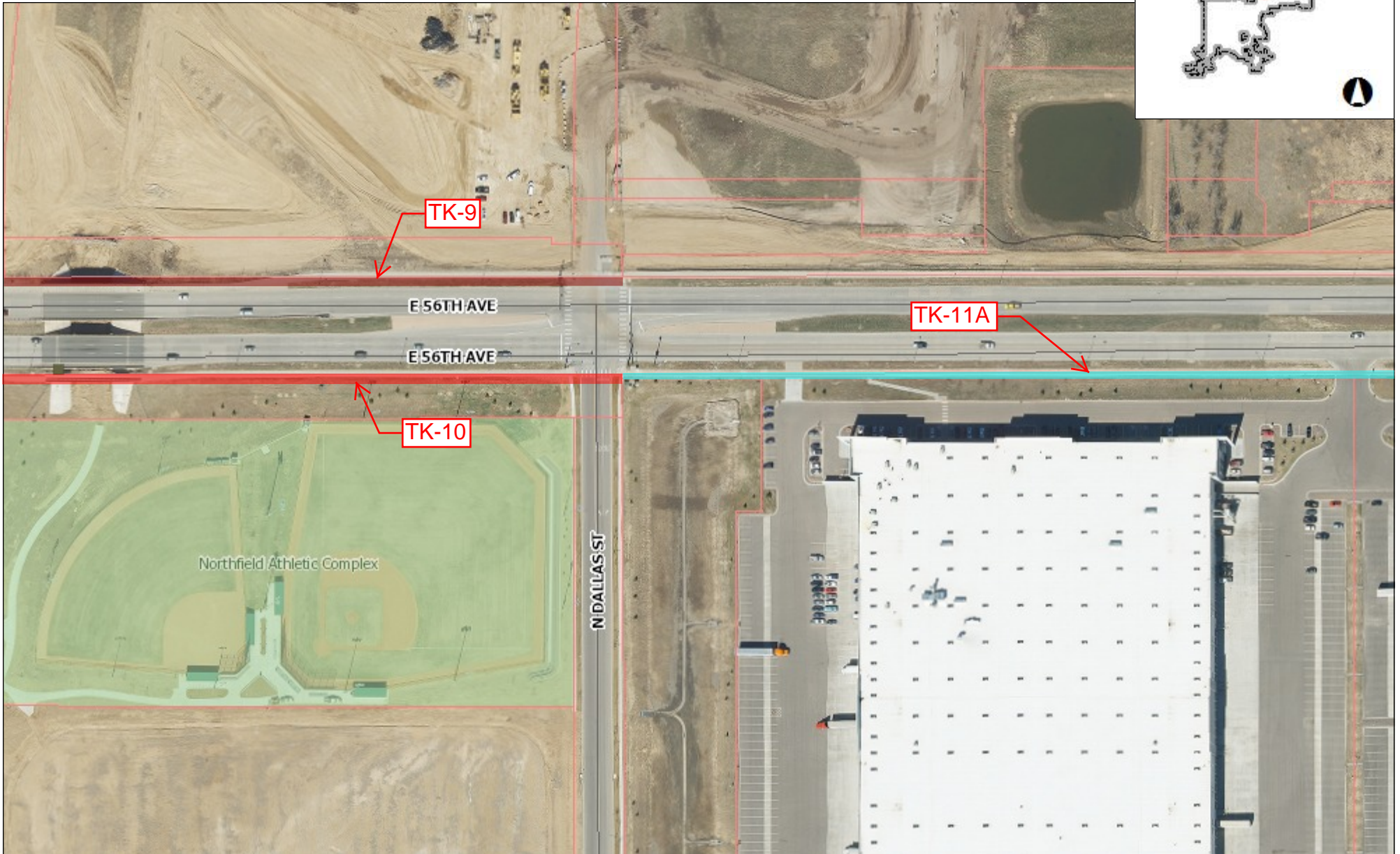
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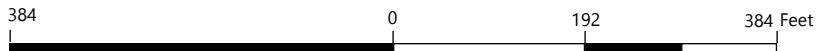
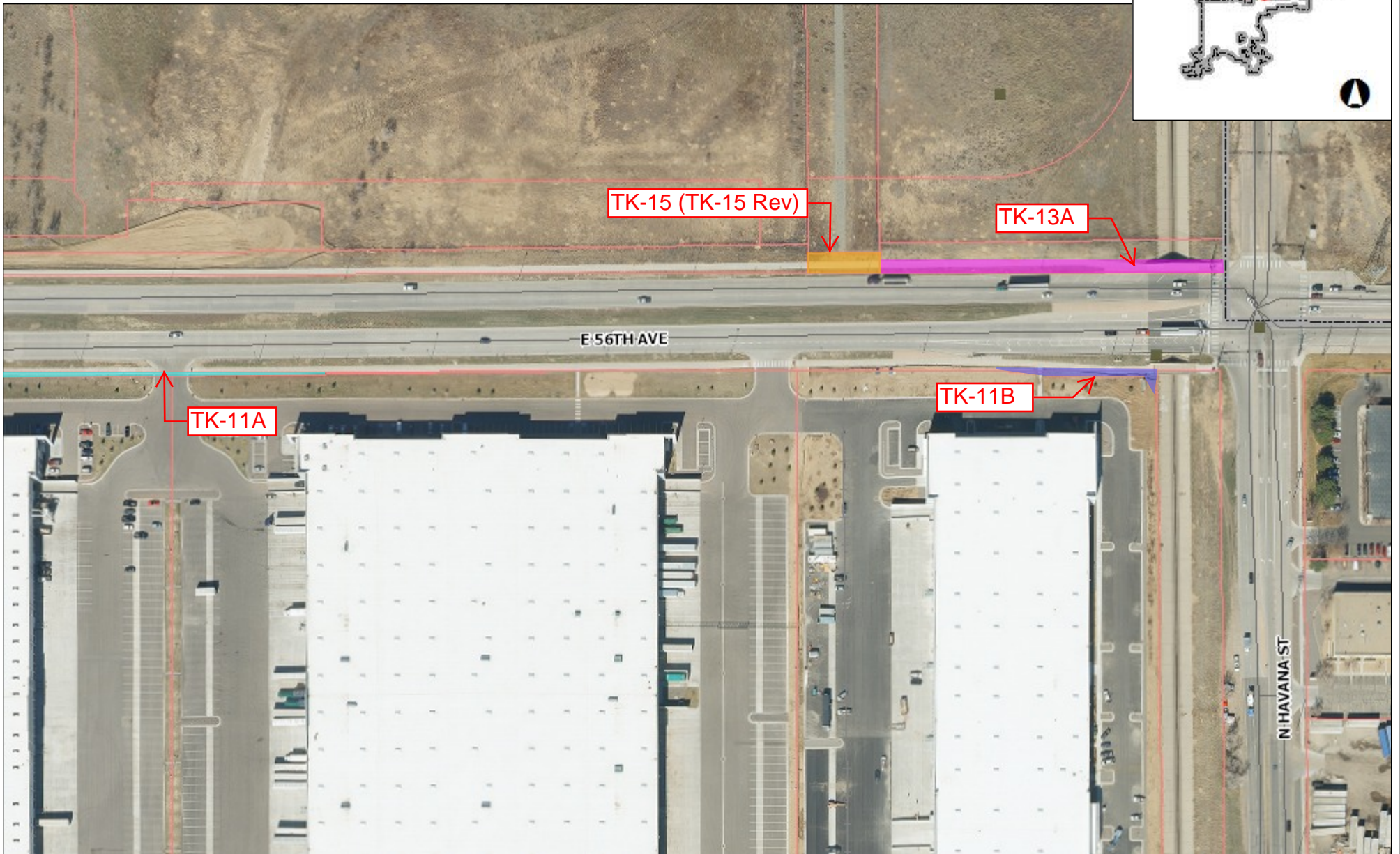
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