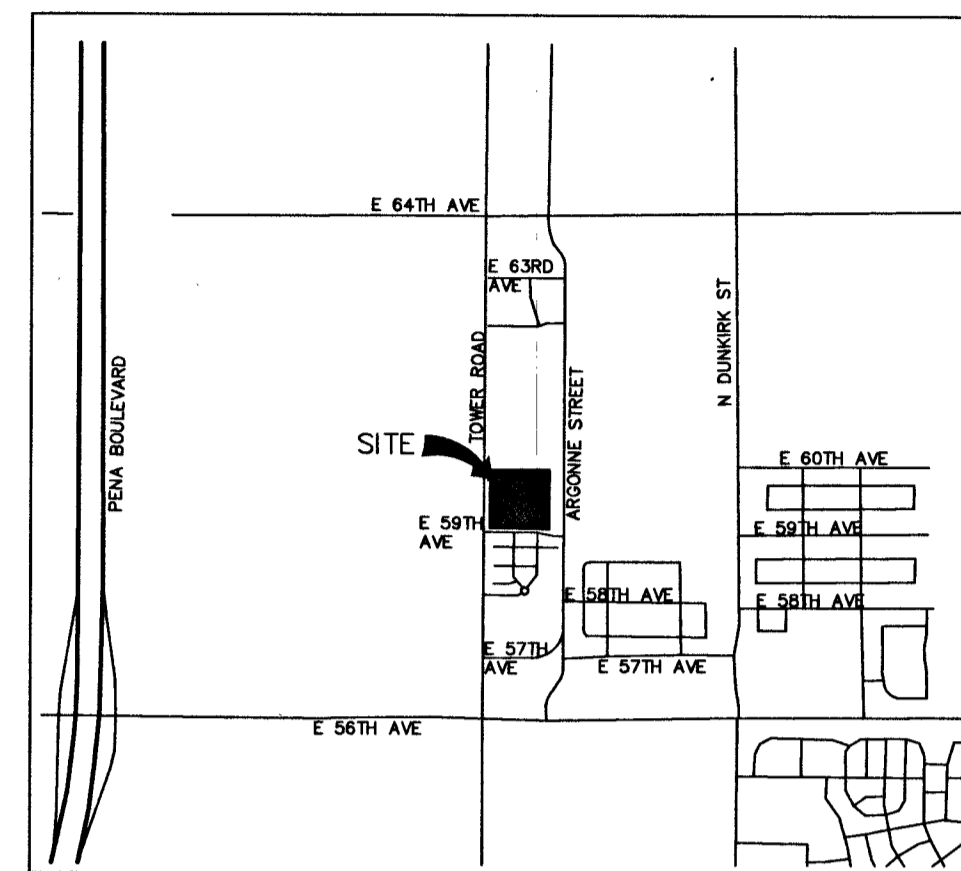


GATEWAY LODGING & CONVENIENCE FILING NO. 1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 1 OF 2



Vicinity Map
SCALE 1" = 2000'

Legal Description and Dedications:

KNOW ALL MEN BY THESE PRESENTS THAT SANDHU & TOWER LLC, AS OWNER AND AS HOLDER OF DEED OF TRUST, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCK, AND LOTS, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: AN ASSUMED BEARING OF NORTH 89°00'23" EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY, BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 28283" AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AND A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 28283" AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 10; THENCE NORTH 89°00'23" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 70.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TOWER ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°00'23" EAST ALONG SAID NORTH LINE, A DISTANCE OF 620.03 FEET; THENCE SOUTH 00°24'49" EAST PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 640.42 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 59TH AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. NORTH 70°43'05" WEST, A DISTANCE OF 22.98 FEET;
2. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 136.00 FEET, AN INCLUDED ANGLE OF 20°16'32" AND SUBTENDED BY A CHORD BEARING NORTH 80°51'21" WEST, A DISTANCE OF 47.88 FEET;
3. THENCE SOUTH 89°00'23" WEST, A DISTANCE OF 520.88 FEET;
4. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN INCLUDED ANGLE OF 90°34'48" AND SUBTENDED BY A CHORD BEARING NORTH 45°42'13" WEST, A DISTANCE OF 42.64 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF TOWER ROAD;

THENCE NORTH 00°24'49" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 593.73 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

UNDER THE NAME AND STYLE OF GATEWAY LODGING & CONVENIENCE FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, WASTEWATER EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.

Owner

SANDHU & TOWER LLC

Mohinder Singh Sandhu
MOHINDER SINGH SANDHU

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

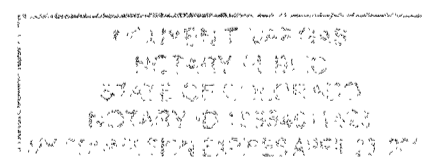
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF July, 2016

BY MOHINDER SINGH SANDHU, SANDHU & TOWER LLC

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 4/23/18

John J. Young 477 S. Youngfield Cir. Lakewood, CO 80228
NOTARY PUBLIC ADDRESS



Notes

1. LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABJ70451909-3, DATED JUNE 20, 2016 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. BASIS OF BEARINGS: AN ASSUMED BEARING OF N89°00'23" WEST ALONG THE NORTH LINE OF SUBJECT PROPERTY, BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 28283" AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AND A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 28283" AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
5. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
6. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 387,101 SQ. FT. OR 8.89 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
7. ADJACENT PROPERTY OWNERSHIP INFORMATION IS PER CITY AND COUNTY OF DENVER WEBSITE AS RESEARCHED ON SEPTEMBER 20, 2015 AND IS SUBJECT TO CHANGE.

#9	AUG 5, 1896	BK. A46, PG. 529	MINERAL RIGHTS (ADAMS)
#11	OCT 3, 1972	REC. NO. 975694	FIRE PROTECTION DISTRICT (ADAMS)
#12	AUG 13, 1981	BK. 2432, PG. 361 & 365	COURT STIPULATIONS (ADAMS)
#13	FEB 24, 1984	BK. 2843, PG. 721	FIRST CREEK METRO DISTRICT (ADAMS)
#14	MAY 26, 1988	REC. NO. R-88-0270668	ANNEXATION PLAT
#15	JAN 16, 1990	BK. 3639, PG. 318	INTERGOVERNMENTAL AGREEMENT (ADAMS)
#16	MAR 26, 1992	REC. NO. R-92-0029382	TOWER RD SEWER LINE AGREEMENT
#17	MAY 12, 1998	REC. NO. 9800071386	GATEWAY METRO DISTRICT
	AUG 25, 1998	REC. NO. 9800141049	DISTRICT CORRECTION
	SEPT 16, 1998	REC. NO. 9800154977	DISTRICT CREATION DECREE
#18	FEB 25, 2000	REC. NO. 2000026679	ZONING ORDINANCE
#19	FEB 3, 2000	REC. NO. 2000016832	AIR RIGHTS AND AVIATION EASEMENT
8. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#10	AUG 5, 1972	REC. NO. 975694	MINERAL RIGHTS (ADAMS)
#11	OCT 3, 1972	REC. NO. 975694	FIRE PROTECTION DISTRICT (ADAMS)
#12	AUG 13, 1981	BK. 2432, PG. 361 & 365	COURT STIPULATIONS (ADAMS)
#13	FEB 24, 1984	BK. 2843, PG. 721	FIRST CREEK METRO DISTRICT (ADAMS)
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#18	FEB 25, 2000	REC. NO. 2000026679	ZONING ORDINANCE
#19	FEB 3, 2000	REC. NO. 2000016832	AIR RIGHTS AND AVIATION EASEMENT
9. THE DOCUMENT MENTIONED IN TITLE COMMITMENT EXCEPTION #10 RECORDED NOVEMBER 3, 1972 IN BOOK 3384 AT PAGE 525 APPEARS TO REMOVE THE ENCUMBRANCE FROM THE SUBJECT PROPERTY OF THE DOCUMENT RECORDED APRIL 28, 1950 IN BOOK 394 AT PAGE 105, BY DELINEATION ON A DEFINED EASEMENT.
10. A RIGHT TO ACCESS FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREA FOR POLICE, FIRE, MEDICAL, AND OTHER EMERGENCY VEHICLES AND FOR PROVISION OF EMERGENCY SERVICES.
11. TEN-FOOT (10') NON EXCLUSIVE EASEMENTS ALONG LOT LINES ADJACENT TO STREETS, AS SHOWN HEREON, ARE GRANTED FOR ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, FIBER OPTICS, AND POSTAL FACILITIES.
12. TEN-FOOT (10') NON-EXCLUSIVE EASEMENTS ALONG REAR LOT LINES AND AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, TELEPHONE, DRAINAGE, AND CABLE TELEVISION.
13. TEN-FOOT (10') UTILITY EASEMENTS ARE DEDICATED TO THE CITY/COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
14. THERE ARE 1 BLOCK AND 2 LOTS IN GATEWAY LODGING AND CONVENIENCE FILING NO. 1.

Attorney's Certification

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREET, AVENUES, TRACTS, AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS THIS 20th DAY OF July, A.D., 2016, AT 9:20 O'CLOCK, P.M., FREE AND CLEAR OF ENCUMBRANCES.

T. Shaun Sullivan
ATTORNEY FOR THE CITY AND COUNTY OF DENVER
Assistant City Attorney

Approvals

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

Quayle 8.4.16
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

J.M. Guinjo 8/4/16
EXECUTIVE DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY THE PLANNING AND DEVELOPMENT OFFICE:

Choral 8.1.16
DEPUTY EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Happy Hargrove 8/2/16
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. _____ OF THE SERIES OF _____ THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____ A.D., 20____

CLERK AND RECORDER, EX-OFFICIO OF THE CITY AND COUNTY OF DENVER

BY _____ DEPUTY CLERK AND RECORDER

Clerk and Recorder's Certification

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., _____ 20____, AND DULY RECORDED AT RECEPTION NO. _____

CLERK AND RECORDER

BY _____ DEPUTY

FEE _____

Surveyor's Certificate

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER; THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS; THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED; AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

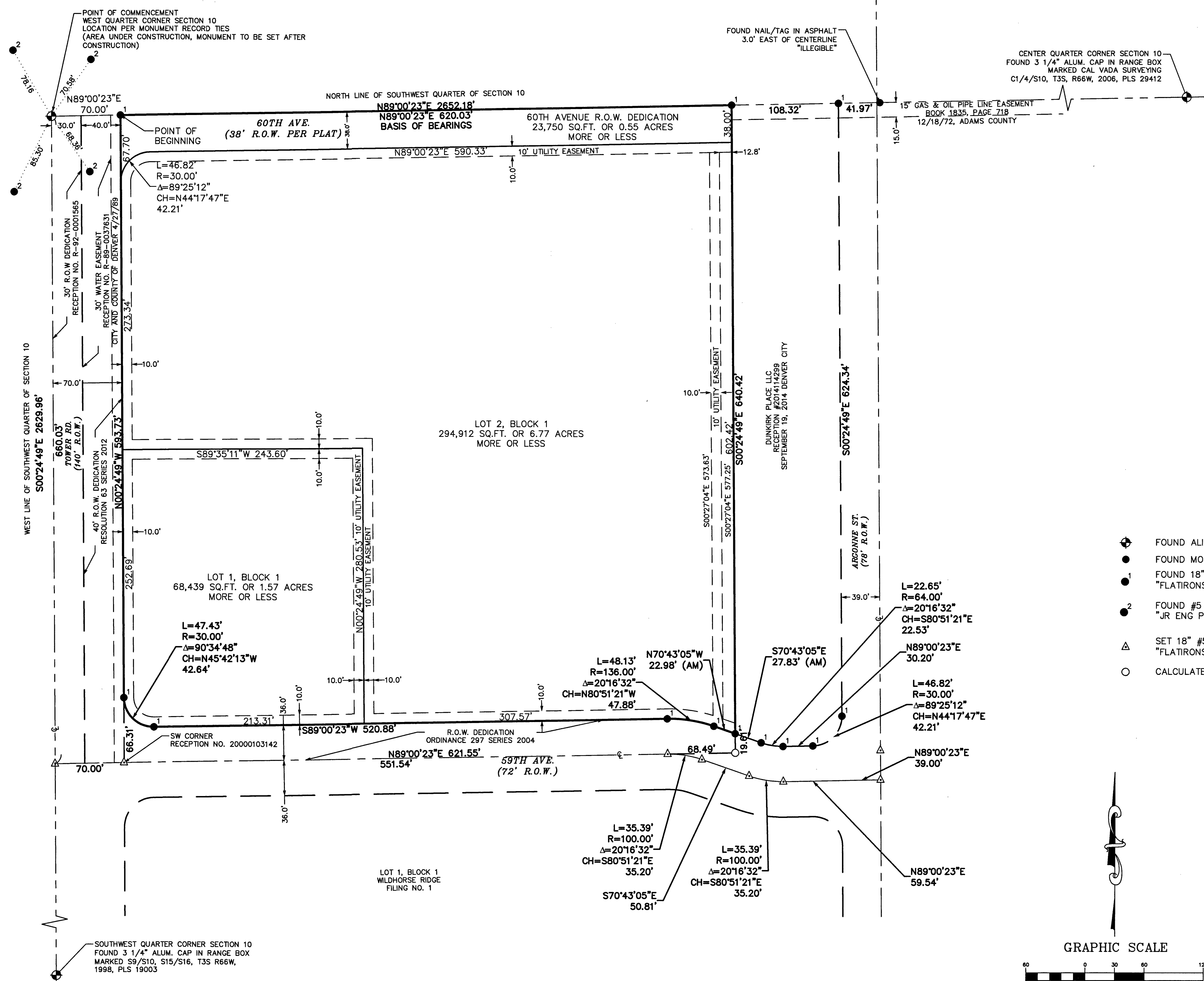
JOHN B. GUYTON COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRONS, INC.

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(303) 443-7801
(303) 776-1735
(303) 936-6997
JOB# 15-100.534

SHEET 1 OF 2

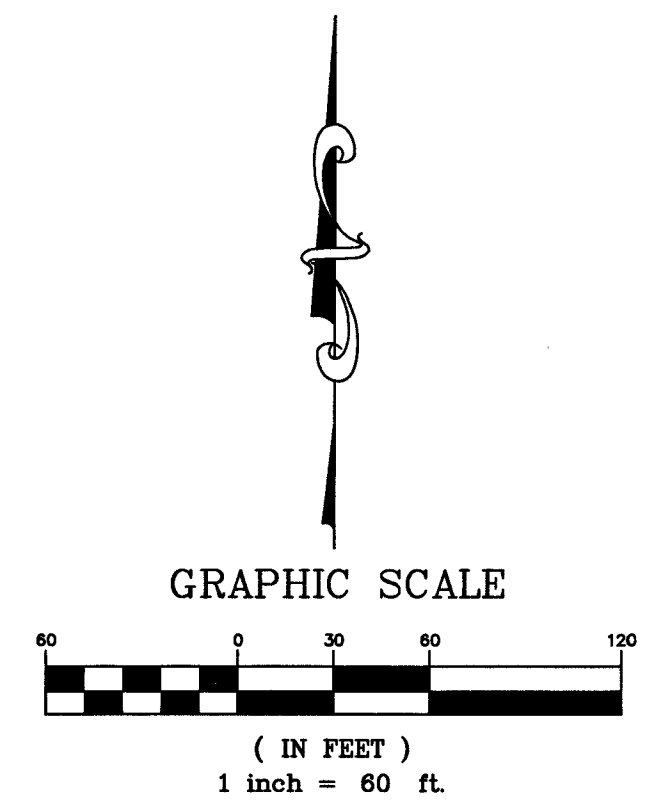
GATEWAY LODGING & CONVENIENCE FILING NO. 1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 2 OF 2



Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 28283"
- FOUND #5 REBAR WITH 1 1/2" PINK PLASTIC CAP "JR ENG PLS 38252"
- △ SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406" IN RANGE BOX
- CALCULATED POSITION (NOT FOUND OR SET)



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www.flatironsinc.com
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BOULDER, CO 80501
PH: (303) 443-7001
FAX: (303) 776-4355
JOB# 15-100,534

SHEET 2 OF 2

BY:BUSINESSNAME FILE:100534-PLAT-52.DWG DATE:7/20/2016 5:05 PM