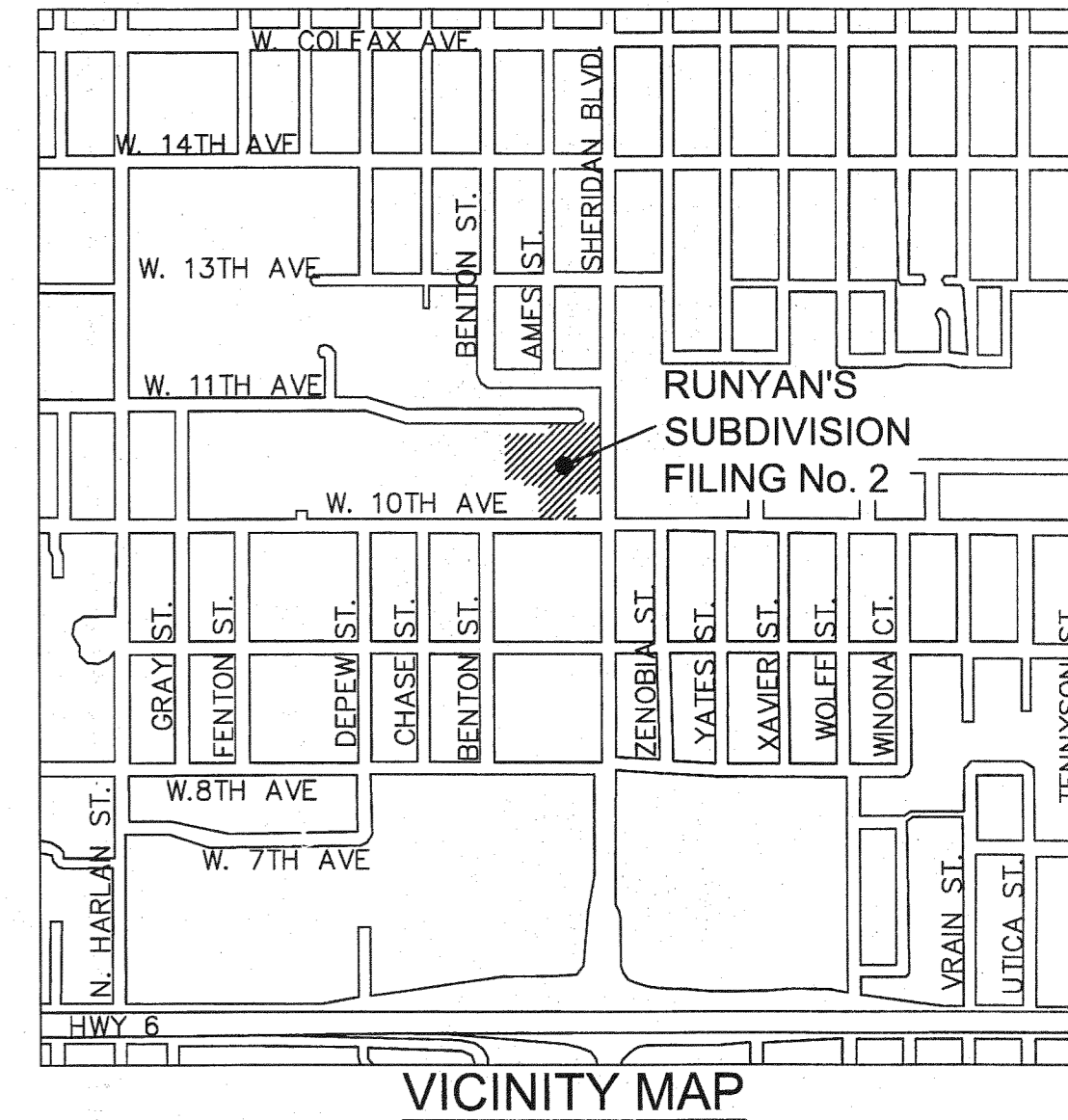


RUNYAN'S SUBDIVISION FILING No. 2
A PORTION OF RUNYAN'S SUBDIVISION, VACATED AMES STREET AND UNPLATTED LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6th P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO



LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT RTD ASSET ACQUISITION AUTHORITY, INC., A COLORADO NONPROFIT CORPORATION AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS AND LOTS, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 1, ALL OF LOT 2 THROUGH LOT 13, INCLUSIVE, RUNYAN'S SUBDIVISION, AS RECORDED IN BOOK 16 AT PAGE 63 OF THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE, TOGETHER WITH VACATED AMES STREET BETWEEN THE NORTH LINE OF SAID RUNYAN'S SUBDIVISION AND THE NORTH RIGHT-OF-WAY LINE OF WEST 10th AVENUE ORDINANCE NO. 21, SERIES OF 2013, AND AN UNPLATTED PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALL SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, RUNYAN'S SUBDIVISION, FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 39°20'47" EAST A DISTANCE OF 635.92 FEET; THENCE SOUTH 00°03'21" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°28'21" EAST, PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, SAID NORTH LINE ALSO BEING THE NORTH LINE OF RUNYAN'S SUBDIVISION, A DISTANCE OF 145.62 FEET TO THE CENTERLINE OF SAID VACATED AMES STREET;

THENCE NORTH 00°03'21" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 50.00 FEET TO SAID NORTH LINE OF RUNYAN'S SUBDIVISION;

THENCE NORTH 89°28'21" EAST, ALONG SAID NORTH LINE OF RUNYAN'S SUBDIVISION, A DISTANCE OF 193.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SHERIDAN BOULEVARD AS DEDICATED BY RESOLUTION No. CR11-0062, SERIES OF 2012, RECORDED AT RECEPTION No. 2012016167 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:
1. SOUTH 00°02'34" EAST A DISTANCE OF 14.28 FEET;
2. NORTH 88°01'31" EAST A DISTANCE OF 2.24 FEET;
3. SOUTH 01°58'29" EAST A DISTANCE OF 193.19 FEET;
4. SOUTH 00°02'34" EAST A DISTANCE OF 138.15 FEET TO THE SOUTH LINE OF SAID LOT 13;

THENCE SOUTH 89°28'21" WEST, ALONG SAID SOUTH LINE OF LOT 13, A DISTANCE OF 100.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13 AND THE EAST LINE OF SAID LOT 9;

THENCE SOUTH 00°03'21" EAST, ALONG SAID EAST LINE OF LOT 9, A DISTANCE OF 124.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 AND SAID NORTH RIGHT-OF-WAY LINE OF WEST 10th AVENUE;

THENCE SOUTH 89°28'00" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 176.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE NORTH 00°03'21" WEST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 170.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE SOUTH LINE OF SAID LOT 4;

THENCE SOUTH 89°28'00" WEST, ALONG SAID SOUTH LINE OF LOT 4, A DISTANCE OF 71.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 00°03'21" WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 29.48 FEET;

THENCE SOUTH 89°28'14" WEST, PARALLEL WITH AND 45.52 FEET SOUTH OF THE SOUTH LINE OF SAID LOT 3 EXTENDED WESTERLY, A DISTANCE OF 94.00 FEET;

THENCE NORTH 00°03'21" WEST, PARALLEL WITH AND 94.00 FEET WESTERLY OF THE WEST LINE OF SAID RUNYAN'S SUBDIVISION, A DISTANCE OF 220.52 FEET TO SAID SOUTH LINE OF LOT 1 EXTENDED WESTERLY;

THENCE NORTH 89°28'21" EAST, ALONG SAID SOUTH LINE OF LOT 1 EXTENDED WESTERLY, A DISTANCE OF 94.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 151,623 SQUARE FEET (3.480 ACRES) MORE OR LESS.

UNDER THE NAME AND STYLE OF RUNYAN'S SUBDIVISION FILING No. 2 AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

NOTES:

- 1. WESTCOOR LAND TITLE INSURANCE COMPANY OWNERS POLICY OF TITLE INSURANCE No. 05546A2013, EFFECTIVE DATE OF JANUARY 28, 2013 WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES.
2. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. SEC 18-4-608. 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 MONTH, OR BOTH, U.S.C. § 1858 (2009).
4. THE WORD 'CERTIFY' OR 'CERTIFICATION' AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE, NOR A WARRANTY, EXPRESS OR IMPLIED.
5. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING SOUTH 00°03'21" EAST. THE NORTH 1/16 CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IS MONUMENTED BY A 3-1/4" ALUMINUM CAP IN RANGE BOX, STAMPED: COLORADO DEPT OF TRANSPORTATION N 1/16 S1-S6 2005 PLS 34579 AND THE EAST 1/4 CORNER OF SAID NORTHEAST QUARTER OF SECTION 1 IS MONUMENTED BY A 3-1/4" ALUMINUM CAP IN RANGE BOX, STAMPED: 1/4 S1-S6 2005 PLS 28286.
6. THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
7. AN ACCESS EASEMENT FOR EMERGENCY VEHICLES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL, AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
8. ANY WATER EASEMENTS THAT MAY HAVE TO BE GRANTED TO DENVER WATER WILL BE GRANTED BY SEPARATE DOCUMENT.

SUMMARY:

Table with columns: SQ. FT.±, AC±. Rows include Lot 1, Block 1; Lot 1, Block 2; Dedicated Sheridan Boulevard Right-of-Way; Dedicated West 10th Avenue Right-of-Way; Dedicated Ames Street Right-of-Way; TOTAL.

OWNER:

RTD ASSET ACQUISITION AUTHORITY, INCORPORATED A COLORADO NONPROFIT CORPORATION

By: Terry L. Howter

PRINT NAME: Terry L. Howter

TITLE: SECRETARY/TREASURER

APPROVED AS TO LEGAL FORM

Lori L. Graham

LORI L. GRAHAM ASSOCIATE GENERAL COUNSEL

NOTARY CERTIFICATE

STATE OF COLORADO

CITY AND COUNTY OF DENVER

THE ABOVE AND FOREGOING INSTRUMENT OF RUNYAN'S SUBDIVISION FILING No. 2 WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF April, 2013, BY TERRY L. HOWTER, SECRETARY/TREASURER FOR RTD ASSET ACQUISITION AUTHORITY, INCORPORATED, A COLORADO NONPROFIT CORPORATION, OWNER.

MY COMMISSION EXPIRES: 3/30/2015

WITNESS MY HAND AND OFFICIAL SEAL.



Robert L. Howter NOTARY PUBLIC

LEASE PURCHASE INTEREST:

REGIONAL TRANSPORTATION DISTRICT

By: Pranya Sirestha

PRINT NAME: PRANYA SIRESTHA

TITLE: Sr. Manager, Program Management

NOTARY CERTIFICATE

STATE OF COLORADO

CITY AND COUNTY OF DENVER

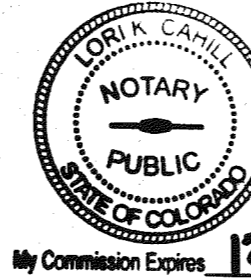
THE ABOVE AND FOREGOING INSTRUMENT OF RUNYAN'S SUBDIVISION FILING No. 2 WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF April, 2013, BY Pranya Sirestha FOR THE REGIONAL TRANSPORTATION DISTRICT, LEASE PURCHASE INTEREST.

MY COMMISSION EXPIRES: 12-7-14

WITNESS MY HAND AND OFFICIAL SEAL.

[SEAL]

Sarah Cottell NOTARY PUBLIC



My Commission Expires 12-7-14

DEED OF TRUST HOLDER:

UMB BANK, N.A., AS TRUSTEE

By: Kenneth B. Buckius

PRINT NAME: KENNETH B. BUCKIUS

TITLE: SVP

NOTARY CERTIFICATE

STATE OF COLORADO

CITY AND COUNTY OF DENVER

THE ABOVE AND FOREGOING INSTRUMENT OF RUNYAN'S SUBDIVISION FILING No. 2 WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF April, 2013, BY KENNETH B. BUCKIUS FOR UMB BANK, N.A., DEED OF TRUST HOLDER.

MY COMMISSION EXPIRES: 12/11/2013

WITNESS MY HAND AND OFFICIAL SEAL.

[SEAL]

Sloven W. Broiland NOTARY PUBLIC STATE OF COLORADO

Sloven W. Broiland NOTARY PUBLIC

My Commission expires Dec. 17, 2013

CITY ATTORNEY'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THAT THE TITLE TO THE STREETS, AVENUES AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATOR THIS 7th DAY OF April, A.D., 2013.

Douglas J. Friedman ATTORNEY FOR THE CITY AND COUNTY OF DENVER

Pat A. Will BY:

SURVEYOR'S CERTIFICATE:

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

Robert J. Everveen 3-29-13

ROBERT J. EVERVEEN, COLORADO PLS No. 37889 FOR AND ON BEHALF OF HCL ENGINEERING & SURVEYING, LLC 9570 KINGSTON COURT, SUITE 310 ENGLEWOOD, COLORADO 80112 303.773.1605 WWW.HCLENGINEERING.COM



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.

Sanjay B. Shinn 4-4-13 CITY ENGINEER DATE

D. M. Guejjo 4/4/13 APPROVED BY THE MANAGER OF PUBLIC WORKS MANAGER OF PUBLIC WORKS DATE

Nody New 3 April 2013 APPROVED BY THE MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT DATE

Dawn Damron 4-4-13 APPROVED BY THE MANAGER OF PARKS AND RECREATION MANAGER OF PARKS AND RECREATION DATE

CITY COUNCIL CERTIFICATE:

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION No. OF THE SERIES OF WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS DAY OF A.D., 2013.

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

BY: DEPUTY CLERK AND RECORDER

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO

CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK M. ON THIS DAY OF A.D., 2013 AT RECEPTION No.

COUNTY CLERK AND RECORDER

BY: DEPUTY COUNTY CLERK AND RECORDER

FEE:

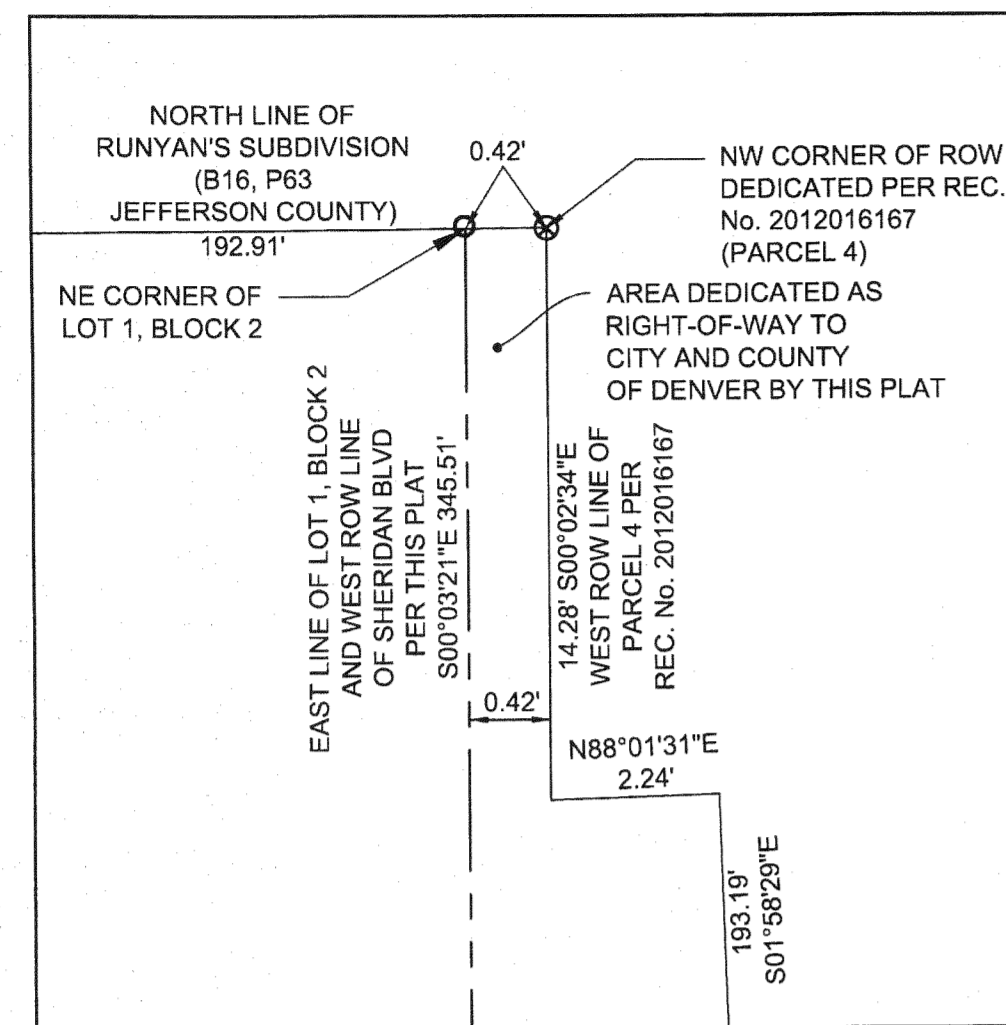
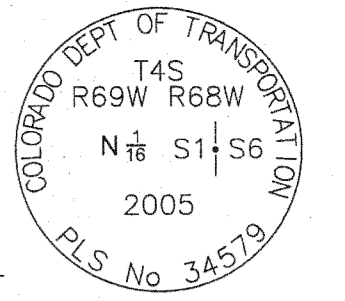
Table with columns: DRAWN, CHECKED, DATE, JOB No. Values: RJE, RJE, 03.29.13, 113225.10

HCL Engineering & Surveying, LLC logo and contact information: 9570 KINGSTON COURT, SUITE 310 ENGLEWOOD, CO. 80112 PHONE: (303) 773-1605 FAX: (303) 773-3297

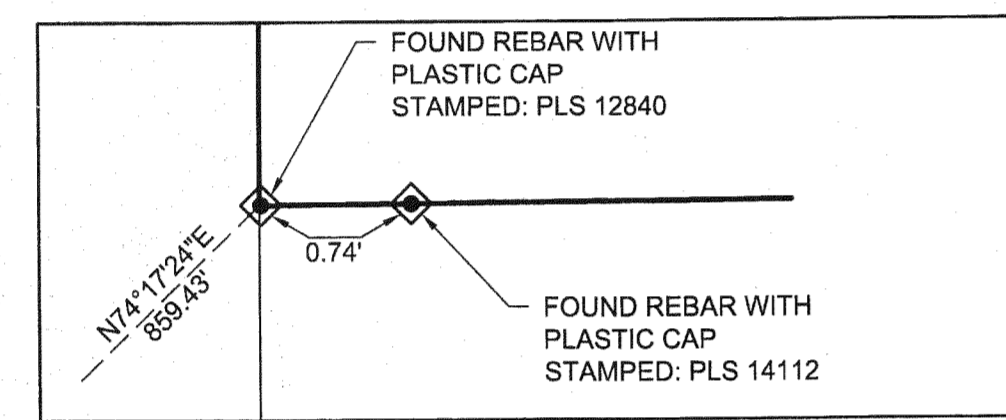
RUNYAN'S SUBDIVISION FILING No. 2

A PORTION OF RUNYAN'S SUBDIVISION, VACATED AMES STREET AND UNPLATTED LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6th P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO

NORTH 1/16 CORNER, SEC. 1, T4S, R69W, 6th P.M.
 FOUND 3-1/2" ALUMINUM CAP IN RANGE BOX, STAMPED AS SHOWN
 COLORADO STATE PLANE
 CENTRAL ZONE (NAD 83/92)
 N=1693543.70
 E=3125648.71



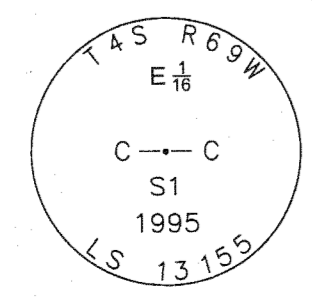
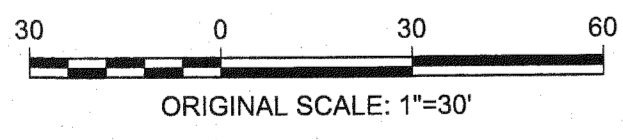
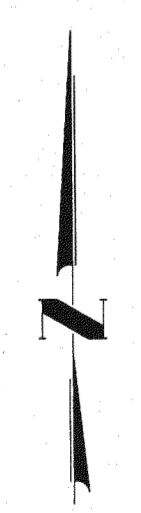
DETAIL A
(NOT TO SCALE)



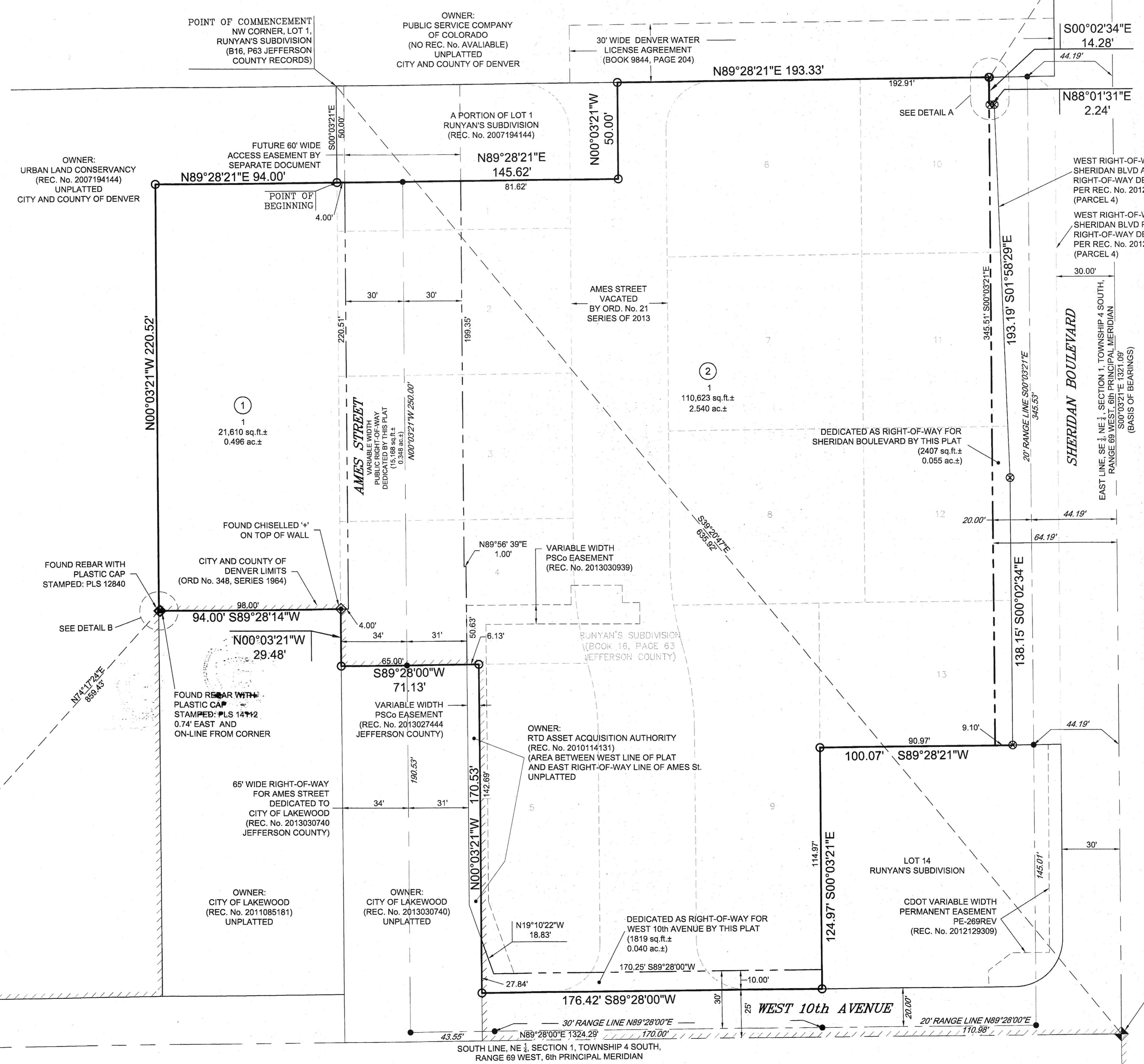
DETAIL B
(NOT TO SCALE)

LEGEND

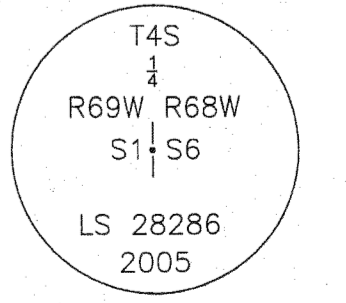
- ◆ FOUND MONUMENT AS NOTED
- SET #5 REBAR, 18" LONG WITH 1-1/2" BLUE PLASTIC CAP STAMPED: HCL PLS 37889
- SET #5 REBAR, 18" LONG WITH 1-1/4" ALUMINUM CAP IN RANGE BOX STAMPED: RP HCL PLS 37889
- ⊗ RIGHT-OF-WAY MONUMENT FOR SHERIDAN BLVD TO BE SET BY COLORADO DEPARTMENT OF TRANSPORTATION
- ◆ FOUND ALIQUOT CORNER (AS DESCRIBED)
- CITY AND COUNTY OF DENVER LIMITS (ORD. No. 348, SERIES 1964)



EAST 1/4 CORNER, SEC. 1, T4S, R69W, 6th P.M.
 FOUND 3-1/2" ALUMINUM CAP IN RANGE BOX, STAMPED AS SHOWN
 COLORADO STATE PLANE
 CENTRAL ZONE (NAD 83/92)
 N=1692210.64
 E=3124326.11



EAST 1/4 CORNER, SEC. 1, T4S, R69W, 6th P.M.
 FOUND 3-1/2" ALUMINUM CAP IN RANGE BOX, STAMPED AS SHOWN
 COLORADO STATE PLANE
 CENTRAL ZONE (NAD 83/92)
 N=1692222.96
 E=3125649.99



DRAWN	RJE
CHECKED	RJE
DATE	03.29.13
JOB No.	113225.10

HGL
 Engineering & Surveying, LLC

9570 KINGSTON COURT, SUITE 310
 ENGLEWOOD, CO. 80112

PHONE: (303) 773-1605
 FAX: (303) 773-3297