



Department of Public Works
Engineering Regulatory & Analytics
201 W. Colfax Avenue, Dept. 507
Denver, CO 80202
720-865-3001
www.denvergov.org/survey

REQUEST FOR ORDINANCE TO RELINQUISH EASEMENT

TO: Caroline Martin, City Attorney's Office

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

PROJECT NO: 2016-RELINQ-0000016

DATE: October 17, 2016

SUBJECT: Request for an Ordinance to relinquish a portion of certain easements established in Section A, Article 9 of the Vacating Ordinance No. 750, Series of 1997; as well as a portion of certain easements established in the Deed of Easement document with recordation number 990015442. Located at 1000 Chopper Circle.

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

This office has investigated the request of David Kuntz, dated July 19, 2016 on behalf of Kroenke Sports and Entertainment, LLC for the relinquishment of said easements.

This matter has been checked by this office and has been coordinated with Asset Management; Comcast; the City Councilperson; CPD: Planning Services; Historic Preservation/Landmark; Denver Water; Denver Fire Department; City Forestry; Parks and Recreation; Engineering, Regulatory, and Analytics Transportation and Wastewater; Public Works: Construction Engineering; Public Works – Policy and Planning; Metro Wastewater Reclamation District; Survey; CenturyLink; and Xcel Energy, all of whom have returned our questionnaires indicating their agreement.

As a result of the investigations, it has been determined that there is no objection to relinquishing the subject easement.

Therefore, you are requested to initiate Council action to relinquish the easements in the following described area(s):

INSERT PARCEL DESCRIPTION 2016-RELINQ-0000016-001 HERE
INSERT PARCEL DESCRIPTION 2016-RELINQ-0000016-002 HERE

A map of the area and a copy of the document creating the easement are attached.

RJD:cs

cc:

City Councilperson & Aides
City Council Staff – Shelley Smith
Department of Law – Brent Eisen
Department of Law – Shaun Sullivan
Public Works, Manager's Office – Alba Castro
Public Works, Legislative Services – Angela Casias
Public Works, Survey – Paul Rogalla

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 17, 2016

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.**)

Request for an Ordinance to relinquish a portion of certain easements established in Section A, Article 9 of the Vacating Ordinance No. 750, Series of 1997; as well as a portion of certain easements established in the Deed of Easement document with recordation number 990015442. Located at 1000 Chopper Circle.

3. **Requesting Agency:** Public Works – Right of Way Services – Engineering, Regulatory, and Analytics

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

- **Name:** Chaunda Sinn
- **Phone:** 720-865-3036
- **Email:** chaunda.sinn@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 an Ordinance to relinquish a portion of certain easements established in Section A, Article 9 of the Vacating Ordinance No. 750, Series of 1997; as well as a portion of certain easements established in the Deed of Easement document with recordation number 990015442. Located at 1000 Chopper Circle.

****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:** Pepsi Center at 12th St and Chopper Cir
- d. **Affected Council District:** District 9, Councilman Brooks
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

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

None

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

EASEMENT RELINQUISHMENT EXECUTIVE SUMMARY

Project Title: 2016-RELINQ-0000016 Pepsi Center at 12th and Chopper

Owner name: Kroenke Sports and Entertainment, LLC

Description of Proposed Project: Request for an Ordinance to relinquish a portion of certain easements established in Section A, Article 9 of the Vacating Ordinance No. 750, Series of 1997; as well as a portion of certain easements established in the Deed of Easement document with recordation number 990015442. Located at 1000 Chopper Circle.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: A proposed building addition will cover a portion of the current easement and therefore it is requested to relinquish that portion of the easement.

Background: There is an agreement between the customer and the City and County of Denver that the current sanitary line will be rerouted.

Location Map:



EXHIBIT "A"

Master Project No. 2016PM0000068
 PW-DES-WW Project No. 2016-SSPR-0000096

EASEMENT DESCRIPTION

A PORTION OF THAT SEWER EASEMENT RETAINED IN ORDINANCE 750 OF 1997 AND RECORDED AT RECEPTION NO. 9700150821 IN THE CITY AND COUNTY OF DENVER RECORDS LYING SOUTHEAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET AND NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHOPPER COURT OVER AND ACROSS A PORTION OF THAT PROPERTY SHOWN ON AND DESCRIBED IN THAT ALTA / ACSM LAND TITLE SURVEY DEPOSITED IN THE COUNTY SURVEYOR'S LAND SURVEY / RIGHT-OF-WAY SURVEYS ON JUNE 9, 2000, IN BOOK 37 AT PAGES 106-114, RECEPTION NUMBER L004692; LOCATED IN THE NORTH HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 12TH STREET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHOPPER CIRCLE AS MONUMENTED BY A 3/4 INCH BRASS TAG STAMPED PLS 24949 AND CONSIDERING THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF SAID CHOPPER CIRCLE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AS MONUMENTED BY A 3/4 INCH BRASS TAG STAMPED PLS 24949 TO BEAR NORTH 44°53'56" EAST, A DISTANCE OF 226.75 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE NORTH 73°01'25" WEST A DISTANCE OF 328.29 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET AND THE POINT OF BEGINNING.

THENCE ALONG THE NORTHEASTERLY LINE OF VACATED 11TH STREET, SOUTH 30°16'12" EAST, A DISTANCE OF 334.69 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHOPPER CIRCLE AS DESCRIBED IN ORDINANCE 109 OF 1998 AND RECORDED AT RECEPTION NO. 9800030569; THENCE SOUTHERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 598.14 FEET AND A CENTRAL ANGLE OF 09°50'00", AN ARC DISTANCE OF 102.65 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 21°00'58" WEST, A DISTANCE OF 102.53 FEET) TO THE SOUTHWESTERLY LINE OF VACATED 11TH STREET; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 30°16'12" WEST, A DISTANCE OF 399.08 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 59°55'00" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 29,200 SQUARE FEET OR 0.670 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THE ATTACHED EASEMENT DESCRIPTION WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALAN WARNER, PLS 28668

FOR AND ON BEHALF OF

FARNSWORTH GROUP, INC.

awarner | P:\4 DIGIT\3531 - Pepsi Center\3531.2016 ASBUILT\DWG\EASEMENTS\3531 - ESMT-SAN VACATE-ORD.dwg | 7/20/2016 7:19 AM |



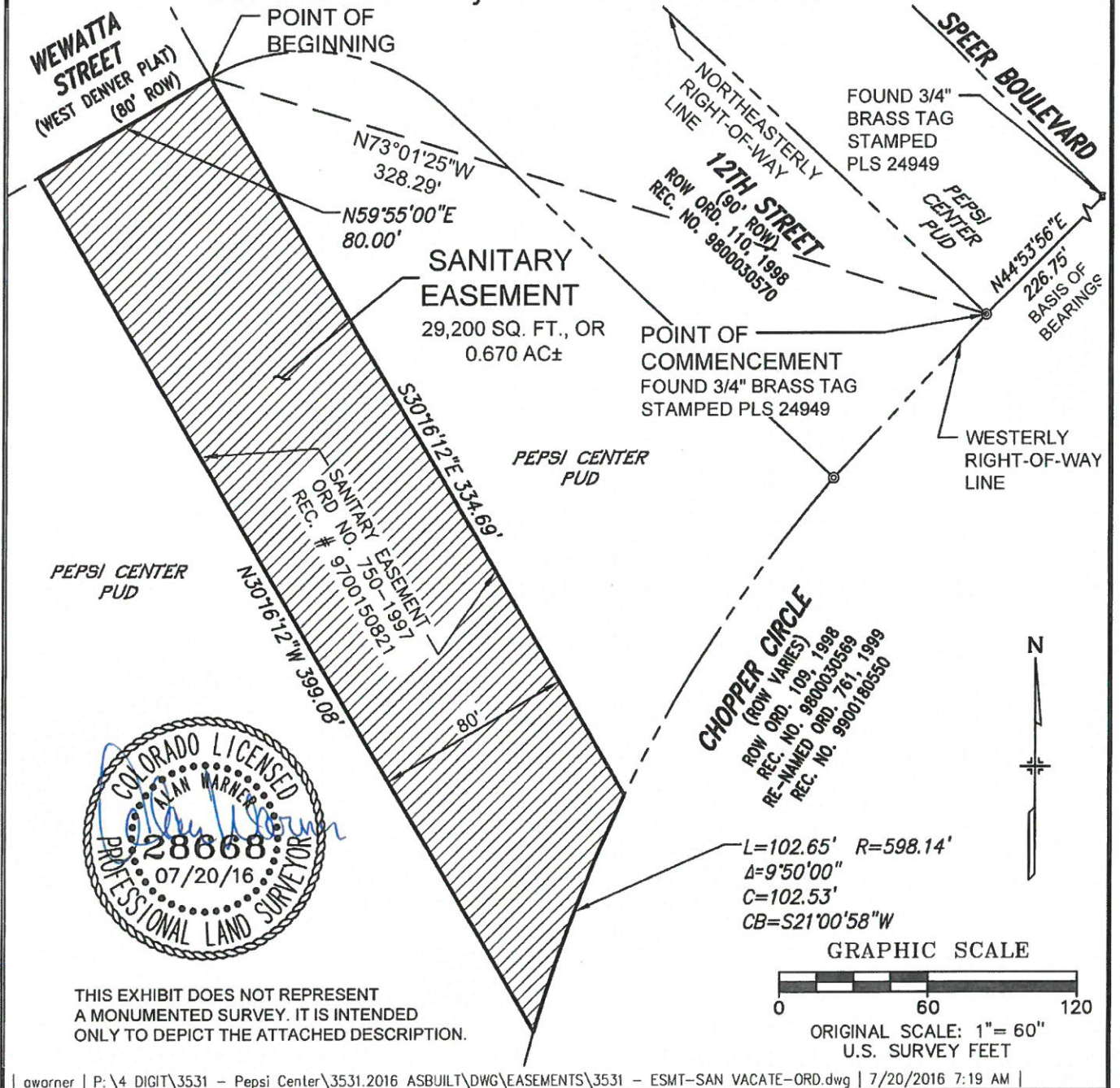
Farnsworth
 GROUP
 5613 DTC PARKWAY, SUITE 1100
 GREENWOOD VILLAGE, COLORADO 80111
 (303) 692-8838 / info@f-w.com

SAINTARY EASEMENT RELINQUISHMENT
 PEPSI CENTER
 NW 1/4 SECTION 33, T3S, R68W,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

Project No: 3531
 Drawn by: JAN
 Approved: AGW
 Date: 07/19/16
 Revised: 07/20/16

ILLUSTRATION FOR
EXHIBIT "A"

Master Project No. 2016PM0000068
PW-DES-WW Project No. 2016-SSPR-0000096



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SAINTARY EASEMENT RELINQUISHMENT
PEPSI CENTER
NW 1/4 SECTION 33, T3S, R68W,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

Project No: 3531
Drawn by: JAN
Approved: AGW
Date: 07/19/16
Revised: 07/20/16

EXHIBIT "B"

EASEMENT DESCRIPTION

A PORTION OF THAT EASEMENT DESCRIBED AT RECEPTION NO. 990154402 IN THE CITY AND COUNTY OF DENVER RECORDS OVER AND ACROSS A PORTION OF THE NORTH HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 12TH STREET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHOPPER CIRCLE AS MONUMENTED BY A 3/4 INCH BRASS TAG STAMPED PLS 24949 AND CONSIDERING THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF SAID CHOPPER CIRCLE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AS MONUMENTED BY A 3/4 INCH BRASS TAG STAMPED PLS 24949 TO BEAR NORTH 44°53'56" EAST, A DISTANCE OF 226.75 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE NORTH 69°20'56" WEST A DISTANCE OF 300.93 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 12TH STREET AND THE POINT OF BEGINNING.

THENCE ALONG THE EASTERLY LINES OF SAID EASEMENT THE FOLLOWING THREE (3) COURSES:

1. SOUTH 60°03'11" WEST, A DISTANCE OF 11.53 FEET;
2. SOUTHERLY ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°11'57", AN ARC DISTANCE OF 55.10 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 14°57'12" WEST, A DISTANCE OF 49.58 FEET);
3. SOUTH 30°08'46" EAST, A DISTANCE OF 155.79 FEET;

THENCE SOUTH 43°07'30" WEST, A DISTANCE OF 66.20 FEET TO THE WESTERLY LINE OF SAID EASEMENT;

THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID EASEMENT THE FOLLOWING FOUR (4) COURSES:

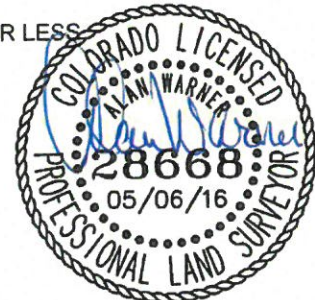
1. NORTH 29°56'29" WEST, A DISTANCE OF 165.19 FEET;
2. NORTHERLY ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 33°16'05", AN ARC DISTANCE OF 55.16 FEET (THE CHORD OF SAID CURVE BEARS NORTH 13°18'26" WEST, A DISTANCE OF 54.39 FEET);
3. NORTH 59°55'00" EAST, A DISTANCE OF 60.53 FEET;
4. EASTERLY ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 78.62 FEET AND A CENTRAL ANGLE OF 24°57'40", AN ARC DISTANCE OF 34.25 FEET (THE CHORD OF SAID CURVE BEARS NORTH 72°23'50" EAST, A DISTANCE OF 33.98 FEET) TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 13,348 SQUARE FEET OR 0.306 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THE ATTACHED EASEMENT DESCRIPTION WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.



jneel | P:\4 DIGIT\3531 - Pepsi Center\3531.2016 ASBUILT\DWG\EASEMENTS\3531 - ESMT-SAN VACATE.dwg | 5/4/2016 1:55 PM |

Farnsworth
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(303) 692-8838 / info@f-w.com

SANITARY EASEMENT

PEPSI CENTER
NW 1/4 SECTION 33, T3S, R68W,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

Project No: 3531
Drawn by: JAN
Approved: AGW
Date: 05/06/16
Revised:

BY AUTHORITY

ORDINANCE NO. 750

COUNCIL BILL NO. 737

SERIES OF 1997

COMMITTEE OF REFERENCE:

9700150821 1997/11/07 14:00:50 1/ 9 ORD
DENVER COUNTY CLERK AND RECORDER .00 .00 ALW

A BILL

FOR AN ORDINANCE VACATING CERTAIN PARTS OF THE SYSTEM OF THOROUGHFARES OF THE MUNICIPALITY, SUBJECT TO CERTAIN RESERVATIONS: I.E., VACATING VARIOUS PLATTED RIGHTS-OF-WAY NEAR 5TH STREET AND WYNKOOP STREET.

WHEREAS, the Manager of Public Works of the City and County of Denver has found and determined that the public use, convenience and necessity no longer require those certain platted rights-of-way in the system of thoroughfares of the municipality hereinafter described and, subject to approval by ordinance, has vacated the same with the reservations hereinafter set forth;

NOW, THEREFORE,
BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That the action of the Manager of Public Works in vacating the following described platted rights-of-way in the City and County of Denver and State of Colorado, to wit:

8000000000

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF WYNKOOP STREET, **WEST DENVER**, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL THAT PART OF WYNKOOP STREET LYING BETWEEN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 5TH STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF WYNKOOP STREET, **WEST DENVER**, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL THAT PART OF WYNKOOP STREET LYING BETWEEN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 8TH STREET.

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF WYNKOOP STREET, **WEST DENVER**, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL THAT PART OF WYNKOOP STREET LYING BETWEEN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 8TH STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 9TH STREET.

PARCEL 4

A PARCEL OF LAND BEING A PORTION OF WYNKOOP STREET, **WEST DENVER**, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL THAT PART OF WYNKOOP STREET LYING BETWEEN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 9TH STREET AND THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY DEED LINE OF THAT PARCEL OF LAND DESCRIBED AS PARCEL 5C, RECORDED 09-28-93 UNDER RECEPTION NUMBER R-93-0132204 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF DENVER.

PARCEL 6

A PARCEL OF LAND BEING A PORTION OF 5TH STREET, **WEST DENVER**, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

9702629

ALL THAT PART OF 5TH STREET ADJACENT TO THE NORTHWESTERLY 192.00 FEET OF BLOCK 259.

PARCEL 7

A PARCEL OF LAND BEING A PORTION OF 6TH STREET, WEST DENVER, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL THAT PART OF 6TH STREET LYING BETWEEN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WYNKOOP STREET.

PARCEL 8

A PARCEL OF LAND BEING A PORTION OF 6TH STREET, WEST DENVER, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL THAT PART OF 6TH STREET LYING BETWEEN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WYNKOOP STREET AND THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY DEED LINE OF THAT PARCEL OF LAND CONVEYED TO THE COLORADO DEPARTMENT OF HIGHWAYS IN DEED RECORDED OCTOBER 28, 1988 AS RECEPTION NUMBERS 326320 AND 326321, EXCEPT THAT PORTION OF THE SOUTHWESTERLY ONE-HALF OF SAID 6TH STREET LYING BETWEEN THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF WAZEE STREET AND THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF WAZEE STREET.

PARCEL 9

A PARCEL OF LAND BEING A PORTION OF 10TH STREET, WEST DENVER, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL THAT PART OF 10TH STREET ADJACENT TO LOTS 7 THROUGH 10, BLOCK 34, AND ALSO ADJACENT TO LOTS 3 THROUGH 6, BLOCK 37.

PARCEL 10

A PARCEL OF LAND BEING A PORTION OF 10TH STREET, WEST DENVER, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL THAT PART OF 10TH STREET LYING BETWEEN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WYNKOOP STREET.

PARCEL 11

A PARCEL OF LAND BEING A PORTION OF 11TH STREET, **WEST DENVER**, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL THAT PART OF 11TH STREET LYING BETWEEN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WYNKOOP STREET.

PARCEL 12

A PARCEL OF LAND BEING A PORTION OF 11TH STREET, **WEST DENVER**, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL THAT PART OF 11TH STREET LYING BETWEEN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WYNKOOP STREET AND THE SOUTHWESTERLY EXTENSION OF A LINE PARALLEL WITH AND 60.00 FEET NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF LOT 10, BLOCK 7.

PARCEL 13

A PARCEL OF LAND BEING A PORTION OF 12TH STREET, **WEST DENVER**, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL THAT PART OF 12TH STREET LYING BETWEEN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WYNKOOP STREET.

PARCEL 14

A PARCEL OF LAND BEING A PORTION OF **WEST DENVER**, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE ALLEY IN BLOCK 36, **WEST DENVER**.

PARCEL 15

A PARCEL OF LAND BEING A PORTION OF **WEST DENVER**, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE ALLEY IN BLOCK 37, **WEST DENVER**.

PARCEL 16

A PARCEL OF LAND BEING A PORTION OF **WEST DENVER**, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE ALLEY IN BLOCK 253, **WEST DENVER**.

PARCEL 17

A PARCEL OF LAND BEING A PORTION OF **WEST DENVER**, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE ALLEY IN BLOCK 254, **WEST DENVER**.

PARCEL 18

A PARCEL OF LAND BEING A PORTION OF **WEST DENVER**, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE NORTHWESTERLY 214.57 FEET OF THE ALLEY IN BLOCK 259, **WEST DENVER**.

PARCEL 19

A PARCEL OF LAND BEING A PORTION OF THE ALLEY IN BLOCK 7, **WEST DENVER**, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 6, SAID BLOCK 7; THENCE S 30° 08' 42" E, ALONG THE SOUTHWESTERLY LINE OF LOTS 6, 5 4, AND 3, BLOCK 7, 204.80 FEET TO THE SOUTHEASTERLY LINE OF THAT PORTION OF THE ALLEY IN BLOCK 7 VACATED BY ORDINANCE 169, SERIES OF 1979, AND RECORDED IN BOOK 1910 AT PAGE 254 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, AND THE POINT OF BEGINNING; THENCE CONTINUING S 30° 08' 42" E, ALONG THE SOUTHWESTERLY LINE OF LOT 3, 0.12 FEET TO THE NORTHWESTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEED RECORDED ON MAY 4, 1979 IN BOOK 1905 AT PAGE 582 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER; THENCE S 59° 53' 54" W, ALONG SAID NORTHWESTERLY LINE, 16.50 FEET TO THE NORTHEASTERLY LINE OF LOT 10, BLOCK 7; THENCE N 30° 08' 42" W, ALONG THE NORTHEASTERLY LINE OF SAID LOT 10, 0.12 FEET TO THE SOUTHEASTERLY LINE OF THAT PORTION OF THE ALLEY IN BLOCK 7 VACATED BY ORDINANCE 169, SERIES OF 1979, AND RECORDED IN BOOK 1910 AT PAGE 254 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER; THENCE N 59° 53' 46 E, ALONG SAID SOUTHEASTERLY LINE, 16.50 FEET TO THE POINT OF BEGINNING.

9702632

THE ABOVE PARCEL CONTAINS 2 SQUARE FEET, MORE OR LESS.

PARCEL 20

A PARCEL OF LAND BEING A PORTION OF 12TH STREET, WEST DENVER, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 7, BLOCK 4, WEST DENVER; THENCE S 30° 12' 04" E, ALONG THE SOUTHWESTERLY LINE OF LOTS 7, 8, 9, AND 10, BLOCK 4, 204.80 FEET TO THE SOUTHEASTERLY LINE OF THAT PORTION OF 12TH STREET VACATED BY ORDINANCE 169, SERIES OF 1979, AND RECORDED IN BOOK 1910 AT PAGE 254 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, AND THE POINT OF BEGINNING; THENCE CONTINUING S 30° 12' 04" E, ALONG THE SOUTHWESTERLY LINE OF LOT 10, 0.13 FEET TO THE NORTHWESTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEED RECORDED ON MAY 4, 1979 IN BOOK 1905 AT PAGE 582 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER; THENCE S 59° 53' 54" W, ALONG SAID NORTHWESTERLY LINE, 80.00 FEET TO THE NORTHEASTERLY LINE OF LOT 3, BLOCK 7, WEST DENVER; THENCE N 30° 12' 04" W, ALONG THE NORTHEASTERLY LINE OF SAID LOT 3, 0.13 FEET TO THE SOUTHEASTERLY LINE OF THAT PORTION OF 12TH STREET VACATED BY ORDINANCE 169, SERIES OF 1979, AND RECORDED IN BOOK 1910 AT PAGE 254 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER; THENCE N 59° 53' 46" E, ALONG SAID SOUTHEASTERLY LINE, 80.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 10 SQUARE FEET, MORE OR LESS.

PARCEL 21

A PARCEL OF LAND BEING A PORTION OF THE ALLEY IN BLOCK 4, WEST DENVER, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 6, SAID BLOCK 4; THENCE S 30° 13' 31" E, ALONG THE SOUTHWESTERLY LINE OF LOTS 6, 5 4, AND 3, BLOCK 4, 204.80 FEET TO THE SOUTHEASTERLY LINE OF THAT PORTION OF THE ALLEY IN BLOCK 4 VACATED BY ORDINANCE 169, SERIES OF 1979, AND RECORDED IN BOOK 1910 AT PAGE 254 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, AND THE POINT OF BEGINNING; THENCE CONTINUING S 30° 13' 31" E, ALONG THE SOUTHWESTERLY LINE OF LOT 3, 0.14 FEET TO THE NORTHWESTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEED RECORDED ON MAY 4, 1979 IN BOOK 1905 AT PAGE 582 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER; THENCE S 59° 53' 54" W, ALONG SAID NORTHWESTERLY LINE, 16.50 FEET TO THE NORTHEASTERLY LINE OF LOT 10, BLOCK 4; THENCE N 30° 13' 31" W, ALONG THE NORTHEASTERLY LINE OF SAID LOT 10, 0.14 FEET TO THE SOUTHEASTERLY LINE OF THAT PORTION OF THE ALLEY IN BLOCK 4 VACATED BY ORDINANCE 169, SERIES OF 1979, AND RECORDED IN BOOK 1910 AT PAGE 254 IN THE RECORDS OF THE CITY AND

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COUNTY OF DENVER; THENCE N 59° 53' 46 E, ALONG SAID SOUTHEASTERLY LINE, 16.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 2 SQUARE FEET, MORE OR LESS.

PARCEL 22

A PARCEL OF LAND BEING A PORTION OF THE ALLEY IN BLOCK 7, WEST DENVER, A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 12, SAID BLOCK 7; THENCE N 30° 08' 42" W, ALONG THE NORTHEASTERLY LINE OF LOTS 12, 11, AND 10, BLOCK 7, 162.40 FEET TO THE NORTHWESTERLY LINE OF THAT PORTION OF THE ALLEY IN BLOCK 7 VACATED BY ORDINANCE 169, SERIES OF 1979, AND RECORDED IN BOOK 1910 AT PAGE 254 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, AND THE POINT OF BEGINNING; THENCE CONTINUING N 30° 08' 42" W, ALONG THE NORTHEASTERLY LINE OF LOT 10, 0.06 FEET TO THE SOUTHEASTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEED RECORDED ON MAY 4, 1979 IN BOOK 1905 AT PAGE 582 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER; THENCE N 59° 53' 54" E, ALONG SAID SOUTHEASTERLY LINE, 16.50 FEET TO THE SOUTHWESTERLY LINE OF LOT 3, BLOCK 7; THENCE S 30° 08' 42" E, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, 0.06 FEET TO THE NORTHWESTERLY LINE OF THAT PORTION OF THE ALLEY IN BLOCK 7 VACATED BY ORDINANCE 169, SERIES OF 1979, AND RECORDED IN BOOK 1910 AT PAGE 254 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER; THENCE S 59° 53' 57" W, ALONG SAID NORTHWESTERLY LINE, 16.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 1 SQUARE FOOT, MORE OR LESS.

BASIS OF BEARING IS THE WEST LINE OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS DEFINED BY A 3 1/4" ALUMINUM CAP AND MONUMENT STAMPED LS 13155 AT THE SOUTHWEST CORNER OF SAID SECTION 33, AND BY A 2" BRASS DISK IN DRIVE PAN STAMPED LS 28668 AT THE NORTHWEST CORNER OF SAID SECTION 33, BEARING N 00° 00' 00" E (ASSUMED).

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1 be and the same is hereby approved and the described platted rights-of-way are hereby vacated
2 and declared vacated; PROVIDED, HOWEVER, said vacation shall be subject to the following
3 reservations:

4 A. That easements be and are hereby retained to protect the following utilities in the
5 following described areas:

1. Existing electric facilities in Wynkoop Street between 6th Street and 7th Street and between 11th Street and Speer Boulevard.
2. Existing electric facilities in alley southeast of Wynkoop Street between 5th Street and 6th Street.
3. Existing electric and gas facilities in 6th Street between Wynkoop Street and Wazee Street.
4. Existing electric facilities in alley southeast of Wynkoop Street between 6th Street and 7th Street.
5. Existing electric and gas facilities in alley southeast of Wynkoop Street between 9th Street and 10th Street.
6. Existing electric facilities in alley northwest of Wynkoop Street between 9th Street and 10th Street.
7. Existing electric facilities in 11th Street northwest and southeast of Wynkoop Street.
8. An unobstructed full width sewer easement be retained for the entire length and width of the portion of 6th Street between the northwesterly right-of-way line of Wazee Street, and the southeasterly right-of-way line of Wazee Street;
9. An unobstructed full width sewer easement be retained for the entire length and width of the portion of 11th Street between the southeasterly right-of-way line of Wewatta Street, and the northwesterly line of the east - west alley in Block 7, West Denver;
10. An unobstructed full width sewer easement be retained for the entire length and width of the alley in Block 36, West Denver;
11. An unobstructed full width sewer easement be retained for that portion of the alley in Block 37, West Denver, being vacated herein.

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1 B. In addition, that easements be and are hereby retained to protect the following
 2 utilities which include sewer lines, power lines, gas line, cable television lines, drainage facilities
 3 for sewage of the City and County of Denver. In addition a full width easement be and is hereby
 4 retained for utility purpose, and no trees, fences, structures or retaining walls are allowed within
 5 the easement limits and access for utility purposes will not be denied or restricted for any reason,
 6 and a hard surface access be and is hereby required to all sewer manholes for maintenance
 7 trucks (H2O Loading) within the sewer easements for the Wastewater Management Division of the
 8 Department of Public Works. Also, a permanent "surface" easement for transportation purposes
 9 on that portion of 5th Street and that portion of Wynkoop Street lying southwesterly of the
 10 northeasterly line of 5th Street, both of which are herein vacated, be and the same is hereby
 11 reserved.

12 PASSED BY THE COUNCIL November 3 1997

13 Cathy Reynolds - PRESIDENT

14 APPROVED: Wally Swartz - MAYOR Nov 4 1997

15 ATTEST: Brenna B. ... - CLERK AND RECORDER,
 16 EX-OFFICIO CLERK OF THE
 17 CITY AND COUNTY OF DENVER

18 PUBLISHED IN THE ROCKY MTN NEWS Oct 24, 1997 Nov. 7, 1997

19 _____

20 The Manager of Public Works has made the findings and determinations as set forth
 21 in the above and foregoing draft or form of a proposed bill for an ordinance, and
 22 subject to approval by ordinance, has vacated and does hereby vacate those platted
 23 rights-of-ways subject to certain reservations and requests the Council of the City
 24 and County of Denver to approve such vacation subject to certain reservations, by
 25 the enactment of an appropriate ordinance. The Manager of Public Works approves
 26 said draft or form of a proposed bill for an ordinance and recommends the
 27 introduction and passage thereof.

28 PREPARED BY: ROBERT M. KELLY, ASSISTANT CITY ATTORNEY 10/20/97

29 REVIEWED BY: Karen G. ... - ^{Asst} CITY ATTORNEY 10/20 1997

30 SPONSORED BY COUNCIL MEMBER(S) _____



9702636

73-09

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That (Print Name) The Denver Nuggets Limited Partnership
(Address) 901 Auraria Parkway
Denver, Colorado 80204

APPROVED FOR RECORDING
ASSET MGMT. *[Signature]*

of the County of Denver, State of Colorado, a limited partnership duly organized and existing under the laws of the State of Delaware, hereinafter sometimes referred to as "Grantor", for and in consideration of One Dollar (\$1.00), receipt of which is acknowledged, and in further consideration of the City's agreement to vacate or otherwise terminate the easement recorded January 3, 1935 in Book 4860 at Page 261, and the prospective benefits to be derived by reason of the locating, establishing and constructing drainage facilities for storm water under the supervision of and for the City and County of Denver, and other good and valuable considerations in hand paid, do hereby grant, convey and release to the CITY AND COUNTY OF DENVER, a municipal corporation of the State of Colorado, its successors and assigns, sometimes hereinafter referred to as the "City" or "Grantee", a non-exclusive and perpetual easement and right-of-way for drainage facilities for storm water across lands owned by Grantor, and situated in the City and County of Denver, State of Colorado.

Grantor hereby grants to Grantee the perpetual right to enter, re-enter and use the hereinafter described easement to locate, construct, inspect, operate, maintain, repair, remove, replace, relocate and reconstruct drainage facilities for storm water, including underground and surface facilities and appurtenances thereto, into, within, over, upon, across, through and under the parcel of land for which the easement and right-of-way is hereby granted, and said parcel of land is more particularly described as follows to wit:

A parcel of land described in Exhibit A attached hereto, which by reference is expressly incorporated herein, said parcel hereinafter called the "Easement Parcel."

AS TO FORM
[Signature]
City Attorney's Office

Grantor hereby warrants that Grantor has full right and lawful authority to make the grant herein contained and that Grantor has fee simple title to the land over which said easement is granted.

The interest granted to the City herein shall specifically include any after acquired rights of Grantor in the subject property, to the extent of the specified easement rights herein stated.

The buildings and other facilities to be constructed on Grantor's land shall be served by the facilities to be constructed within the Easement Parcel, subject to Grantor obtaining the usual approvals and permits issued by Grantee.

In the event the property described in this easement is lawfully dedicated as a public right-of-way, Grantee's interest in the lawfully dedicated property shall thereby be terminated and Grantee hereby consents to such dedication.

PEPSI CENTER
SANITARY SEWER _____ Project No. _____ WMD No. 1157.22-SE

If ingress to and egress from the Easement Parcel from and to a public road or highway is not available, Grantor grants to Grantee the right of ingress to and egress from said Easement Parcel over and across the land owned by Grantor by means of roads and lanes thereon, if such exist, and as such may be modified from time to time, otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor; provided that such right of ingress and egress shall not extend to any portion of said land which is isolated from the Easement Parcel by any public road or highway now crossing or hereafter crossing said land; and provided further, that if any portion of said land is or shall be subdivided and dedicated roads or highways on such portion shall extend to the Easement Parcel, the right of ingress and egress on that portion shall be confined to such dedicated roads and highways.

Grantor further grants to Grantee the right from time to time to trim and to cut down and clear away any and all trees now or hereafter on the Easement Parcel and to trim and to cut down and clear away any trees on either side of the Easement Parcel which now or hereafter in the opinion of Grantee may be a hazard to the said facilities, or appurtenances thereto, or may interfere with the exercise of Grantee's rights hereunder; provided, however, that all trees which Grantee is hereby authorized to cut and remove, if valuable for timber or wood, shall continue to be the property of Grantor, but all tops, lops, brush and refuse wood shall be burned or removed by Grantee.


RESERVING, however, to the undersigned and its successors in interest and assigns the right to use and enjoy the above-described premises. PROVIDING such use and enjoyment shall not interfere with the installation, construction, maintenance, repair, inspection, and operation of said facilities installed or permitted to be installed by the City and County of Denver, and PROVIDING FURTHER that Grantor shall not erect or place any building, tree or other obstruction on the above-described easement and right-of-way and the City shall not be liable for their removal if they are so placed. Paving and landscaping, other than trees, are permitted on the Easement Parcel.

Signed and delivered this 21st day of July, A.D., 1999.

Grantor:

THE DENVER NUGGETS LIMITED
PARTNERSHIP, a Delaware limited
partnership

By: ASCENT SPORTS, INC., a
Delaware corporation, General
Partner

By: 
Arthur M. Aaron
Vice President

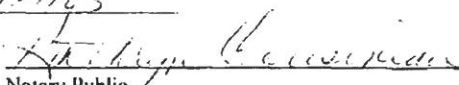
STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 21st day of July, A.D., 1999, by Arthur M. Aaron as Vice President of Ascent Sports, Inc., a Delaware corporation, as general partner of The Denver Nuggets Limited Partnership, a Delaware limited partnership.

Witness my hand and official seal.

My commission expires: 2/21/03




Notary Public

PARCEL DESCRIPTION

A PARCEL OF LAND OF VARIABLE WIDTH LOCATED IN BLOCK 6 AND BLOCK 35, WEST DENVER AND IN A PORTION OF VACATED 11TH STREET AND IN A PORTION OF VACATED WYNKOOP STREET AS DEFINED BY VACATION ORDINANCE NO. 750, SERIES OF 1997, RECORDED ON NOVEMBER 07, 1997, UNDER RECEPTION NO. 9700150821, ADJACENT TO SAID BLOCKS, SITUATED IN THE NORTH HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID BLOCK 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 35° 40' 58" W, 4303.17 FEET, SAID CORNER BEING THE POINT OF CURVE FOR THE SOUTHWESTERLY LINE OF A PORTION OF THAT PARCEL OF LAND AS IDENTIFIED AS TRACT "F" IN THAT SPECIAL WARRANTY DEED RECORDED ON DECEMBER 24, 1997, UNDER RECEPTION NO. 9700174332; THENCE, ALONG SAID SOUTHWESTERLY LINE, ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 78.62 FEET, A CHORD BEARING N 72° 23' 50" E, A CENTRAL ANGLE OF 24° 57' 40" AND AN ARC DISTANCE OF 34.25 FEET; THENCE S 60° 03' 11" W, 11.53 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90° 11' 57" AND AN ARC DISTANCE OF 55.10 FEET TO A POINT OF TANGENT; THENCE S 30° 08' 46" E, ALONG SAID TANGENT, 302.20 FEET TO THE NORTHWESTERLY LINE OF A PORTION OF THE ABOVE REFERENCED PARCEL OF LAND IDENTIFIED AS TRACT "F", SAID NORTHWESTERLY LINE BEING A NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 598.14 FEET, A CHORD BEARING OF S 20° 07' 46" W, A CENTRAL ANGLE OF 08° 17' 45" AND AN ARC DISTANCE OF 86.60 FEET; THENCE, DEPARTING SAID NORTHWESTERLY LINE, N 29° 56' 29" W, 127.69 FEET; THENCE N 60° 03' 31" E, 2.50 FEET; THENCE N 29° 56' 29" W, 220.17 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 33° 16' 05" AND AN ARC DISTANCE OF 55.16 FEET TO THE NORTHWESTERLY LINE OF VACATED 11TH STREET AS DEFINED BY VACATION ORDINANCE NO. 750, SERIES OF 1997, RECORDED ON NOVEMBER 07, 1997, UNDER RECEPTION NO. 9700150821; THENCE N 59° 55' 00" E, ALONG THE NORTHWESTERLY LINE OF SAID VACATED 11TH STREET, 60.53 FEET TO THE POINT OF BEGINNING.



THE ABOVE DESCRIBED PARCEL CONTAINS 23,981 SQUARE FEET (0.551 ACRE), MORE OR LESS.

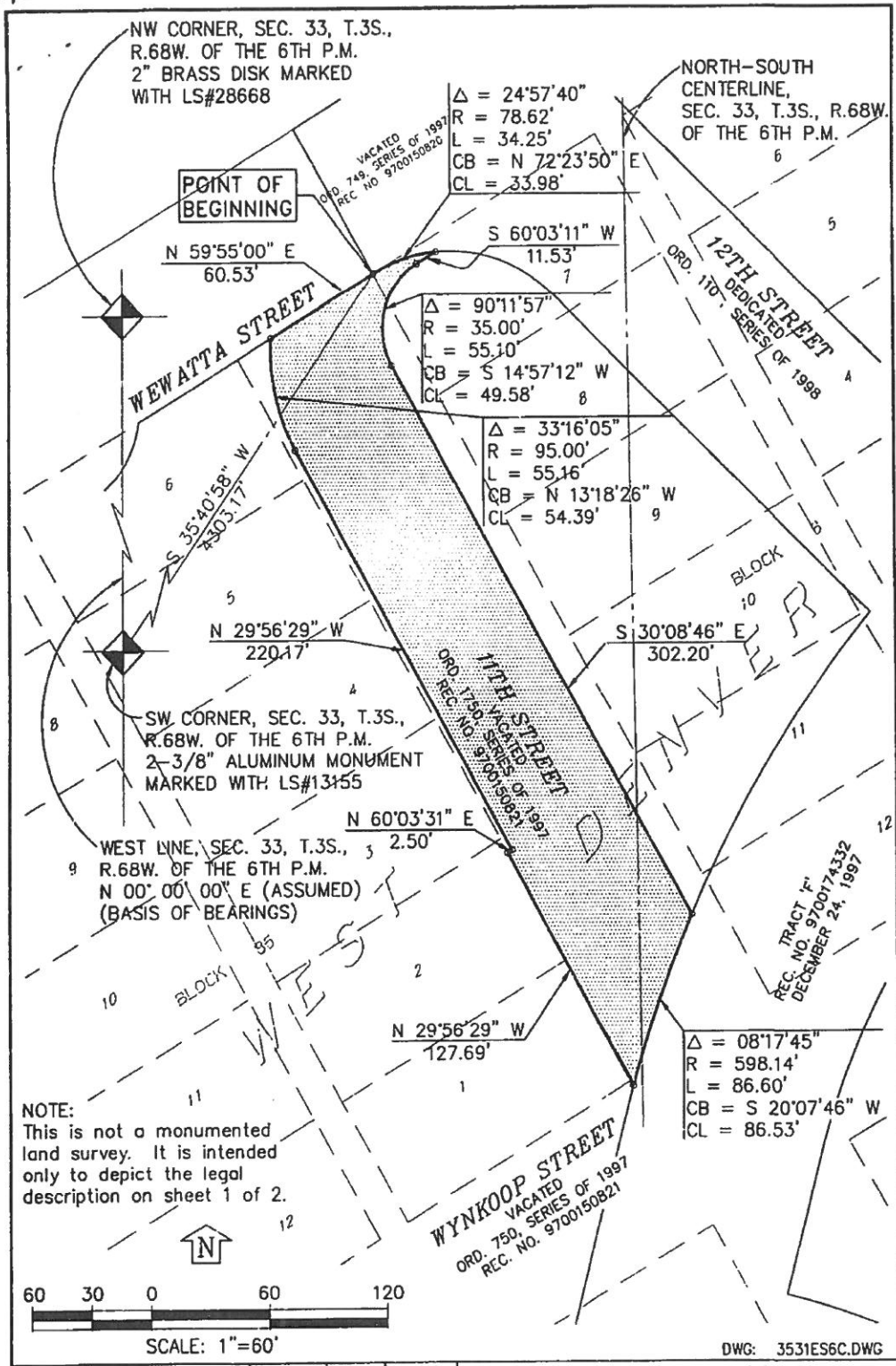
THE BASIS OF BEARINGS FOR THE ABOVE DESCRIBED PARCEL OF LAND IS THE WEST LINE OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED ON THE SOUTH END BY A 2--3/8" ALUMINUM MONUMENT MARKED WITH LS#13155 AND ON THE NORTH END BY A 2" BRASS DISK MARKED WITH LS#28668, WHICH BEARS N 00° 00' 00" E (ASSUMED) FROM MERRICK & CO.

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF STEVEN A. DYNES PLS NO.24949.

FOR AND ON BEHALF OF: BENCHMARK SURVEYING
a member of the Farnsworth Mfg Group
 2696 SOUTH COLORADO BLVD., SUITE 250
 DENVER, COLORADO 80222

DWG: 3531ES6C.DWG

				EXHIBIT: 'A'			
	REVISED	EJM	6/8/99		PREPARED BY: BENCHMARK SURVEYING <i>a member of the Farnsworth Mfg Group</i> 2696 SOUTH COLORADO BLVD., SUITE 250 DENVER, COLORADO 80222 (303) 692-8483		
	APPROVED				PROJECT: PEPSI CENTER SANITARY SEWER		
	CHECKED	SAD	6/8/99	LOCATION (RT-SU) R.68W., T3S., SECTION 33, N 1/2 (683-33.5)			
	DRAWN	JEL	12/29/97	JOB NO.	PROJECT NO.	RW FILE NO.	SHEET
	SURVEYED			3531.2		1157.22-SE	1 of 2
ACTION	BY	DATE					
CITY AND COUNTY OF DENVER, DEPARTMENT OF PUBLIC WORKS, WASTEWATER MANAGEMENT DIVISION							



REVISED	EJM	6/8/99
APPROVED		
CHECKED	SAD	6/8/99
DRAWN	JEL	12/29/97
SURVEYED		
ACTION	BY	DATE

EXHIBIT: 'A'			
PREPARED BY: BENCHMARK SURVEYING a member of the Farnsworth Wylie Group 2696 SOUTH COLORADO BLVD., SUITE 250 DENVER, COLORADO 80222 (303) 692-8483			
PROJECT: PEPSI CENTER SANITARY SEWER			
LOCATION (RT-50) R.68W., T.3S., SECTION 33, N 1/2 (683-33.5)			
JOB NO.	PROJECT NO.	R/W FILE NO.	SHEET
3531.2		1157.22-SE	2 of 2