

DENVER GATEWAY CENTER FILING NO. 4

SITUATED IN THE NORTHWEST 1/4 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

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BBF GATEWAY, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND DENVER GATEWAY CENTER JV, A COLORADO GENERAL PARTNERSHIP, AS OWNERS, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO RIGHT-OF-WAY, BLOCKS AND A TRACT AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE PARCEL DESCRIBED BY THE DEED RECORDED UNDER RECEPTION NO. 9500027860 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 10; THENCE NORTH 89°19'07" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 70.00 FEET TO THE EAST LINE OF TOWER ROAD AND THE POINT OF BEGINNING;

THENCE NORTH 00°11'26" WEST ALONG SAID EAST LINE OF TOWER ROAD, A DISTANCE OF 1,188.98 FEET TO THE SOUTH LINE OF DENVER GATEWAY CENTER FILING NO. 2 RECORDED UNDER RECEPTION NO. 9700113371;

THENCE NORTH 89°15'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 356.57 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED AT RECEPTION NO. 2016037817;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 65°58'07" EAST, A DISTANCE OF 274.95 FEET;
- 2) SOUTH 63°50'17" EAST, A DISTANCE OF 182.60 FEET;
- 3) NORTH 00°17'59" WEST, A DISTANCE OF 507.74 FEET TO THE SOUTH LINE OF SAID DENVER GATEWAY FILING NO. 2;

THENCE NORTH 89°48'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 37.99 FEET;

THENCE SOUTH 00°07'44" EAST, A DISTANCE OF 1,499.37 FEET TO THE NORTHWEST CORNER OF PARCEL 3 AS DESCRIBED BY THE DEED RECORDED UNDER RECEPTION NO. 2014114299, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10;

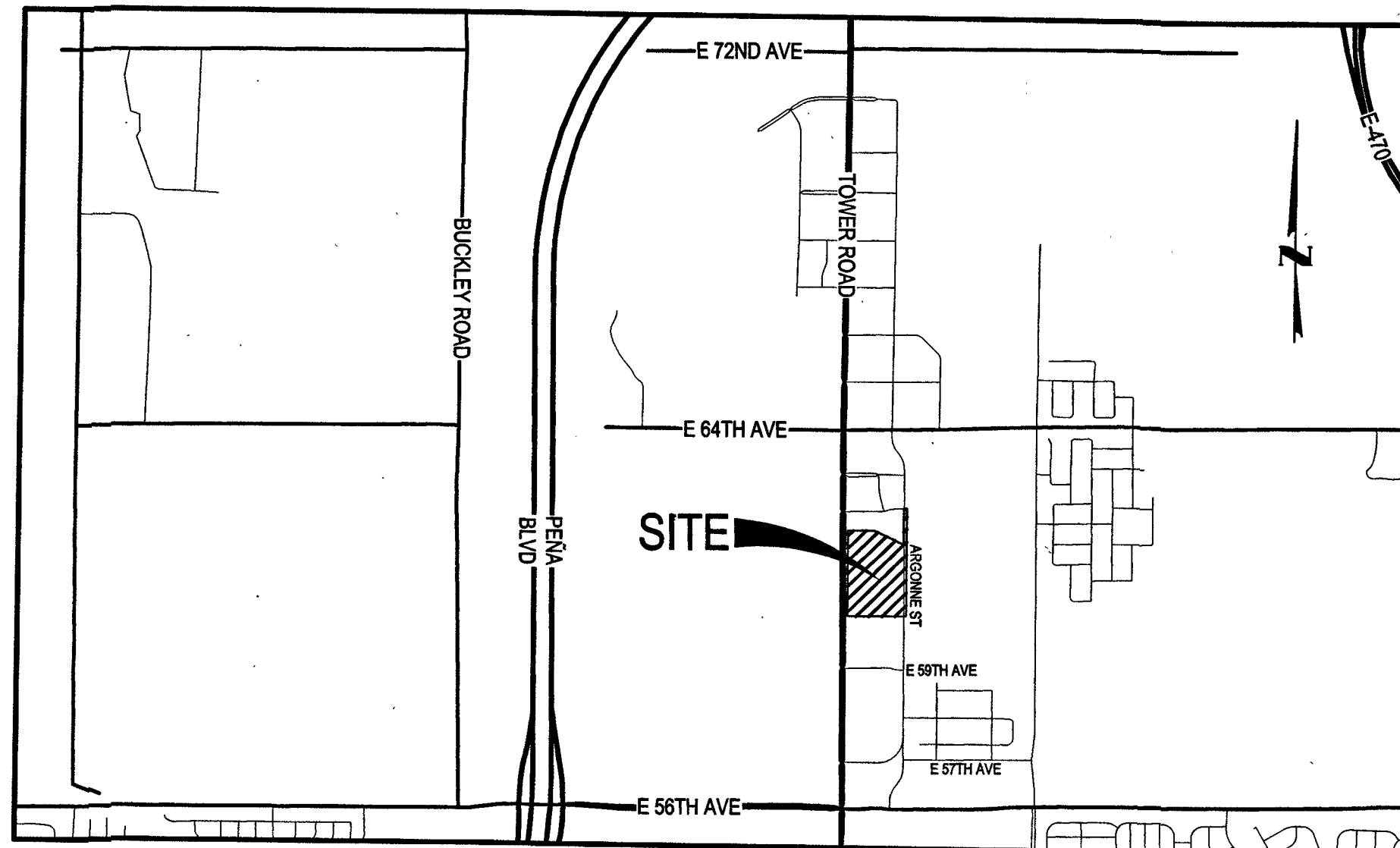
THENCE SOUTH 89°19'07" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 806.36 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 931,417 SQUARE FEET OR 21.38 ACRES, MORE OR LESS;

UNDER THE NAME AND STYLE OF DENVER GATEWAY CENTER FILING NO. 4, 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, AND ALSO DEDICATE TO THE CITY AND COUNTY OF DENVER OR APPLICABLE PUBLIC UTILITIES (AS APPLICABLE) THE UTILITY EASEMENTS AND CABLE TELEVISION EASEMENTS SHOWN HEREON. ALL DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE DENVER GATEWAY CENTER METRO DISTRICT, AND SUCH DRAINAGE EASEMENTS SHALL BE MAINTAINED BY SUCH DISTRICT PURSUANT TO THE TERMS OF A SEPARATE RECORDED INSTRUMENT.

NOTES:

1. THIS SURVEY/PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. ABC70557768.1-3 ISSUED BY LAND TITLE GUARANTEE COMPANY COMPANY AND HAVING AN EFFECTIVE DATE OF OCTOBER 03, 2018 AT 5:00:00. THE SURVEYED PARCEL DESCRIBED ABOVE IS A PORTION OF THAT PARCEL DESCRIBED IN THE REFERENCED TITLE INSURANCE COMMITMENT.
2. NOTICE: 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: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. ASSUMED TO BEAR SOUTH 00°03'23" EAST, MONUMENTED AS SHOWN.
4. SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 0800460117H, DATED NOVEMBER 20, 2013. ZONE X IS DEFINED AS AREAS OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
5. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
6. THE SURVEYED PROPERTY CONTAINS 931,417 SQUARE FEET OR 21.38 ACRES, MORE OR LESS.
7. RIGHT OF ACCESS FOR EMERGENCY SERVICES ON AND ACROSS ALL PLATTED PROPERTY FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES IS HEREBY GRANTED.
8. THE FOLLOWING DOCUMENTS REPORTED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN NOTE 1 AFFECT THE SURVEYED PROPERTY BUT ARE EITHER BLANKET IN NATURE OR DO NOT CONTAIN DESCRIPTIONS AND WERE NOT PLOTTED: U.S. PATENT - BOOK A24 PAGE 193; RELEASE OF RIGHTS FOR RIGHT OF WAY - BOOK 642 PAGE 590; DELIMITATION OF RIGHT OF WAY - BOOK 3384 PAGE 525; PERMIT TO MAKE ROAD CUT - BOOK 638 PAGE 46; EASEMENT - BOOK 1716 PAGE 345; INTERGOVERNMENTAL AGREEMENT - BOOK 3639 PAGE 318; AGREEMENT - REC. NO. 29382; RESTRICTIVE COVENANTS - REC. NO. 9600025444; DECLARANT'S RIGHTS - REC. NO. 2017129059; LETTER FROM DENVER WATER - REC. NO. 9700095836; ASSESSMENT - REC. NOS. 9800141049 AND 9800154977; AIR RIGHTS COVENANT AND AVIGATION EASEMENTS - REC. NO. 2000016830; ORDINANCES - REC. NOS. 2000026679, 2000026682, 2000026688, AND 2000031288; GAS MINERAL DEEDS - REC. NOS. 2015078687, 2016019901, 2018118934, 2017017774, AND 2017025303; OIL AND GAS LEASES - REC. NOS. 2017039267, 2017039268, 2017039269, 2017043565, 2017043566, 2017043567, 2017043568, 2017048716, 2017048717, 2017052231, 2017052232, 2017071001, 2017127158, 2017127159, 2017127160, 2017127161, 2017127162, 2017127163, 2017127164, 2017127165, 2017127166, 2017127167, 2017127168 AND 2017127169; TEMPORARY RIGHT OF WAY EASEMENT AGREEMENT - REC. NO. 2017129060; OPTION AGREEMENT - REC. NO. 2017129061; PROMISSORY NOTE - REC. NO. 9500027861; ORDER OF INCLUSION - REC. NO. 2018052867.
9. DENVER GATEWAY CENTER FILING NO. 4 HAS 2 LOTS, 2 BLOCKS AND 1 TRACT. TRACT A IS TO BE USED FOR DRAINAGE AND UTILITY PURPOSES, AND WILL BE OWNED AND MAINTAINED BY THE DENVER GATEWAY CENTER METROPOLITAN DISTRICT. DRAINAGE EASEMENTS TO BE OWNED AND MAINTAINED BY THE DENVER GATEWAY CENTER METROPOLITAN DISTRICT.
10. MINIMUM TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ABUTTING ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH COMMERCIAL/ INDUSTRIAL LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF DENVER 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 GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, 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.



OWNER:

DENVER GATEWAY CENTER JV,
A COLORADO GENERAL PARTNERSHIP

BY: Russell N. Watterson
RUSSELL N. WATTERSON
GENERAL PARTNER

NOTARY CERTIFICATE

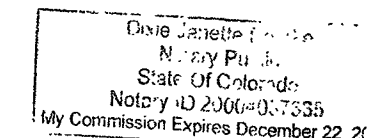
STATE OF Colorado }
COUNTY OF Denver } §

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF November, 2018, BY RUSSELL N. WATTERSON AS GENERAL PARTNER OF DENVER GATEWAY CENTER JV, A COLORADO GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 12-22-2020

Dixie Jane Rourke
NOTARY PUBLIC



OWNER:

BBF GATEWAY, LLC
A LIMITED LIABILITY COMPANY

BY: GP BBF GATEWAY, LLC
ITS MANAGER

BY: FAIR CAPITAL, LLC
A COLORADO LIMITED LIABILITY COMPANY
ITS MANAGER

BY: John G. Fair
JOHN G. FAIR
TITLE MANAGER

NOTARY CERTIFICATE

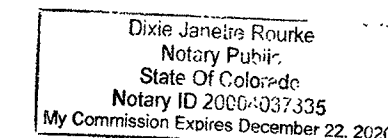
STATE OF Colorado }
COUNTY OF Denver } §

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF November, 2018, BY JOHN G. FAIR, AS MANAGER OF FAIR CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGER OF GP BBF GATEWAY, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGER, OF BBF GATEWAY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 12-22-2020

Dixie Jane Rourke
NOTARY PUBLIC



TRACT ACCEPTANCE:

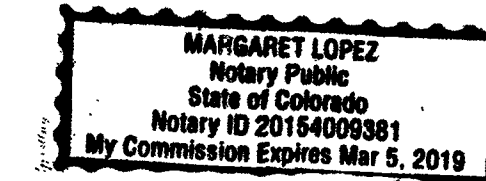
DENVER GATEWAY CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY: Jordan Swisher
PRINT NAME: Jordan Swisher
TITLE: ASSISTANT SECRETARY

ATTEST:
BY: Jordan Swisher
PRINT NAME: Jordan Swisher
TITLE: CITY SURVEYOR OFFICER

NOTARY CERTIFICATE

STATE OF Colorado }
COUNTY OF Denver } §



THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF October, 2018, BY Jordan Swisher AS

Assistant Secretary OF DENVER GATEWAY CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

MY COMMISSION EXPIRES: March 5, 2019
WITNESS MY HAND AND OFFICIAL SEAL.

Margaret Lopez
NOTARY PUBLIC

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 STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS

THIS 26th DAY OF December, A.D., 2018, AT 11:21 O'CLOCK, A.M.,

Kristen M. Bennett
ATTORNEY FOR THE CITY AND COUNTY OF DENVER
Bradley H. Beck
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.

Charles B. Brown 12-21-18
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

[Signature] 12/21/18
EXECUTIVE DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT:

[Signature] 12/14/18
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

[Signature] 12/20/18
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 _____ WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____ A.D., 2018.

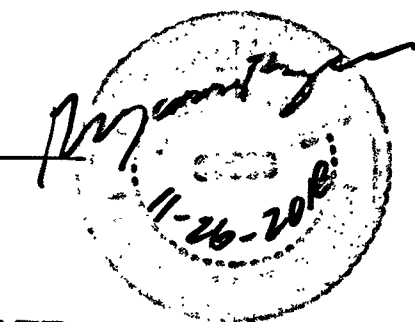
BY _____
DEPUTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATION:

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

DATE OF PLAT OR MAP: 11/26/2018

RYAN BRYSON, PLS 38538
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH



CLERK & 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 THE _____ DAY OF _____ 2018, AND DULY RECORDED IN BOOK _____ PAGE _____

RECEPTION NO. _____

CLERK AND RECORDER

BY _____ DEPUTY

FEE _____

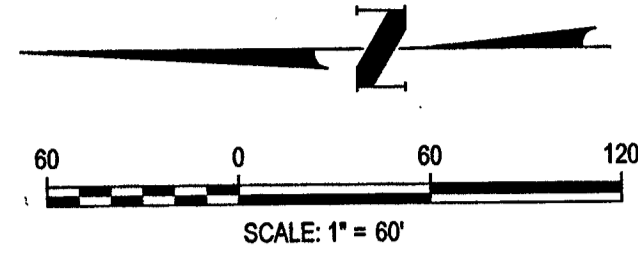


PROJECT NUMBER: 160111

DENVER GATEWAY CENTER FILING NO. 4

SITUATED IN THE NORTHWEST 1/4 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



NORTH 1/4 COR SEC 10
T3S, R66W, 6TH P.M.
FOUND 3 1/2" ALUMINUM CAP,
"CALVADA SURV PLS 29412"

CENTER 1/4 COR SEC 10
T3S, R66W, 6TH P.M.
FOUND 3 1/2" ALUMINUM CAP,
"CALVADA SURV PLS 29412"

BASIS OF BEARINGS EAST LINE NW 1/4 SEC 10 S00°03'23"E 2651.59'

UNPLATTED
DENVER GATEWAY CENTER JOINT VENTURE
REC NO 9500027860

UNPLATTED
DUNKIRK PLACE LLC
PARCEL 3
REC NO 2014114299
FOUND 0.75" BRASS TAG
ILLEGIBLE

UNPLATTED
DUNKIRK PLACE LLC
PARCEL 2
REC NO 2014114299
(REC NO 2002214133)

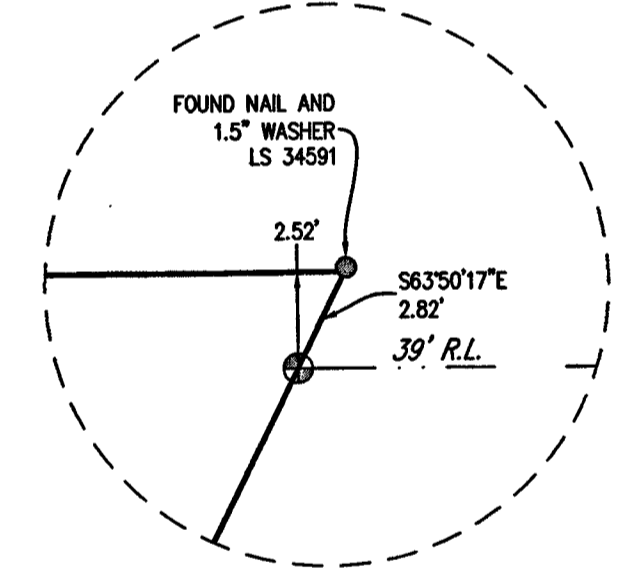
LEGEND

- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND 2" ALUMINUM CAP, "FLATIRONS LS 28283"
- SET #5 X 18" REBAR WITH 1.25" RED PLASTIC CAP, PLS 38538
- RANGE POINTS TO BE SET AFTER CONSTRUCTION
- 30" LONG #6 REBAR WITH A DURABLE CAP, STAMPED RANGE POINT AND THE PLS NUMBER OF THE RESPONSIBLE SURVEYOR

- SECTION LINE
- RANGE LINE
- RIGHT OF WAY LINE

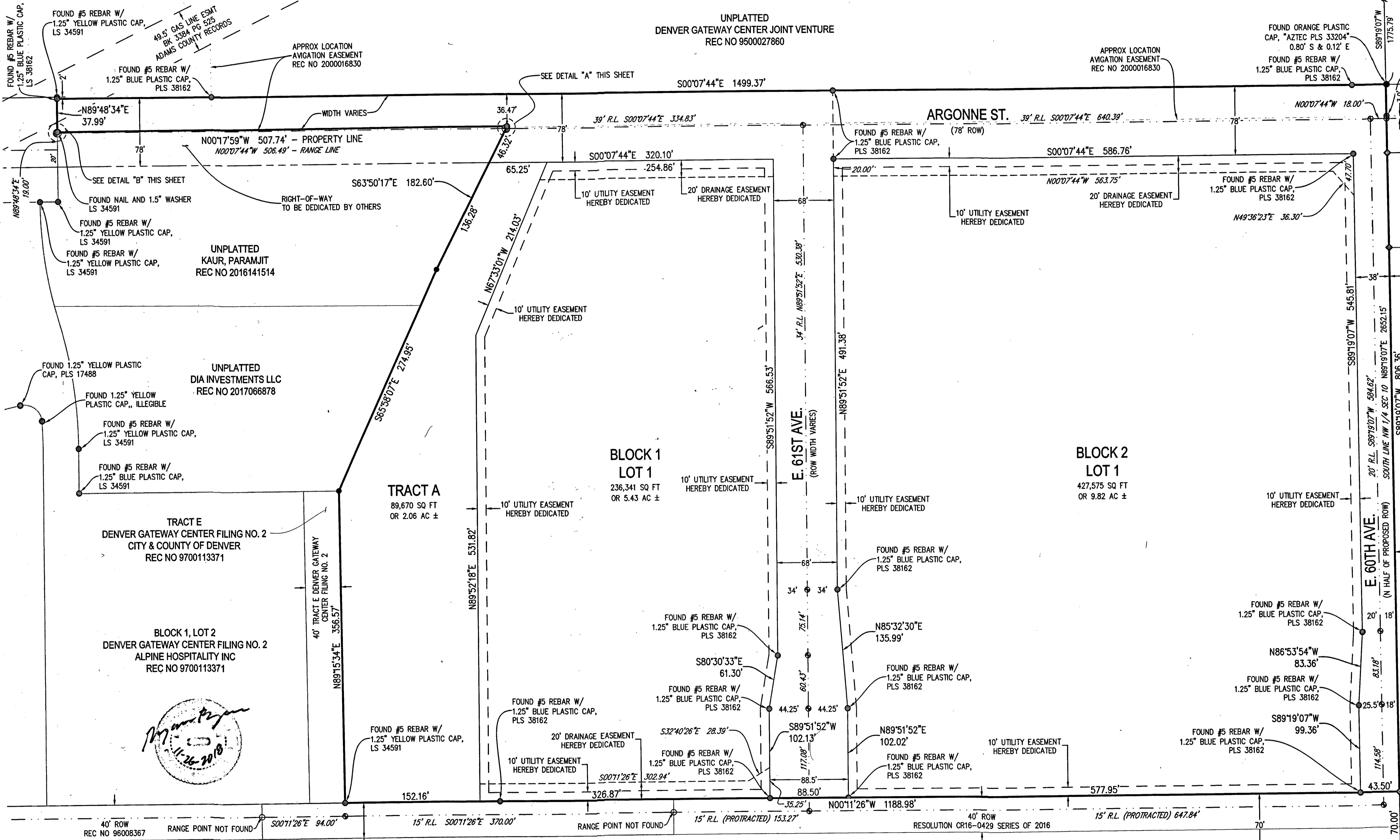
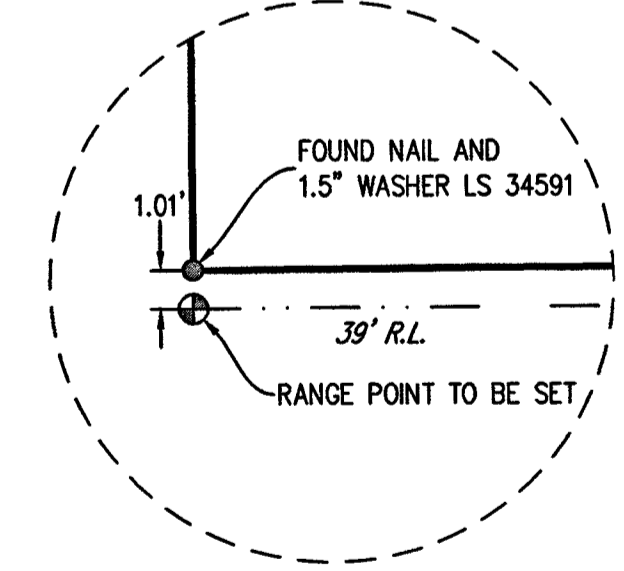
DETAIL "A"

1" = 5'



DETAIL "B"

1" = 5'



POINT OF BEGINNING

POINT OF COMMENCEMENT
WEST 1/4 COR SEC 10
T3S, R66W, 6TH P.M.
FOUND 3 1/2" ALUM. CAP.
IN RANGE BOX STAMPED:
JR ENGINEERING PLS 38252

BLOCK 1, LOT 2
GATEWAY LODGING & CONVENIENCE FILING NO. 1
REC NO 2016125625



HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

PROJECT NUMBER: 160111