

DENVER GATEWAY CENTER FILING NO. 6

BEING A RESUBDIVISION OF LOT 2, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5
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 LMC DENVER GATEWAY I HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LMC DENVER GATEWAY II HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, AND SERVSFIRST BANK, AN ALABAMA BANKING CORPORATION, AS HOLDER OF DEED OF TRUST, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS AND LOTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

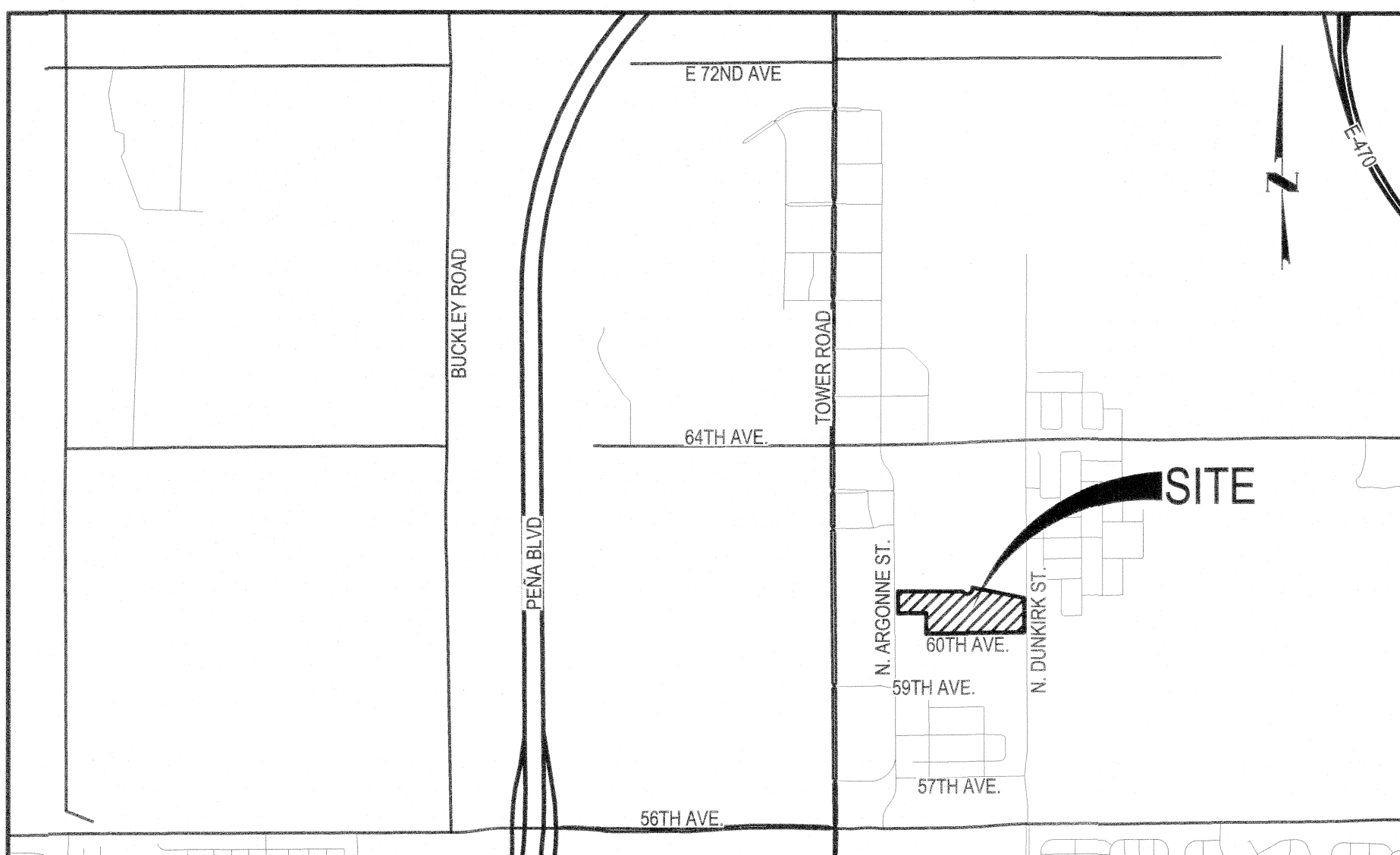
LOT 2, BLOCK 1, DENVER GATEWAY CENTER FILING NO. 5, RECORDED NOVEMBER 4, 2019 AT RECEPTION NO. 2019153485, SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;
THENCE ALONG THE PERIMETER OF SAID LOT 2 THE FOLLOWING ELEVEN (11) COURSES:

- 1) NORTH 89°51'52" EAST, A DISTANCE OF 792.11 FEET;
- 2) SOUTH 88°29'13" EAST, A DISTANCE OF 81.88 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 3) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 24.08 FEET, SAID CURVE HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 49°16'44", AND A CHORD WHICH BEARS SOUTH 63°53'09" EAST A CHORD DISTANCE OF 23.35 FEET TO A POINT OF REVERSE CURVATURE;
- 4) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 194.02 FEET, SAID CURVE HAVING A RADIUS OF 74.00 FEET, A CENTRAL ANGLE OF 150°13'17", AND A CHORD WHICH BEARS NORTH 65°38'34" EAST A CHORD DISTANCE OF 143.03 FEET;
- 5) SOUTH 78°52'26" EAST, A DISTANCE OF 722.93 FEET;
- 6) SOUTH 00°03'23" EAST, A DISTANCE OF 464.16 FEET;
- 7) SOUTH 26°23'03" WEST, A DISTANCE OF 11.40 FEET;
- 8) SOUTH 89°19'07" WEST, A DISTANCE OF 1,343.74 FEET;
- 9) NORTH 00°07'44" WEST, A DISTANCE OF 283.01 FEET;
- 10) SOUTH 89°19'07" WEST, A DISTANCE OF 365.02 FEET;
- 11) NORTH 00°07'44" WEST, A DISTANCE OF 303.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 871,604 SQUARE FEET OR 20.01 ACRES, MORE OR LESS;

UNDER THE NAME AND STYLE OF DENVER GATEWAY CENTER FILING NO. 6, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, UTILITY EASEMENT, 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.



VICINITY MAP
SCALE: 1" = 2000'

HOLDER OF DEED OF TRUST:

SERVSFIRST BANK, AN ALABAMA BANKING CORPORATION

BY: Daniel S. Harrington
ITS SENIOR VICE PRESIDENT

NOTARY CERTIFICATE

STATE OF TN)
COUNTY OF Davidson)

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY

OF June, 2020, BY DANIEL S. HARRINGTON AS SENIOR VICE PRESIDENT OF SERVSFIRST BANK, AN ALABAMA BANKING CORPORATION
MY COMMISSION EXPIRES: 9/7/21

WITNESS MY HAND AND OFFICIAL SEAL.

[SEAL]

OWNERS:

LMC DENVER GATEWAY I HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY;

BY: LENNAR MF HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER;

BY: LENNAR MULTIFAMILY COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER;

BY: [Signature] VICE PRESIDENT

LMC DENVER GATEWAY II HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY;

BY: LENNAR MF HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER;

BY: LENNAR MULTIFAMILY COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER;

BY: [Signature] VICE PRESIDENT

NOTARY CERTIFICATE

STATE OF Colorado)
COUNTY OF Denver)

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY

OF June, 2020, BY Christopher Gillies AS vice president OF LMC DENVER GATEWAY I HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: 05/23/2022

WITNESS MY HAND AND OFFICIAL SEAL.

[SEAL]

STATE OF Colorado)
COUNTY OF Denver)

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY

OF June, 2020, BY Christopher Gillies AS vice president OF LMC DENVER GATEWAY II HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: 05/23/2022

WITNESS MY HAND AND OFFICIAL SEAL.

[SEAL]

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.

[Signature] CITY ENGINEER
DATE: 6/30/2020

APPROVED BY THE EXECUTIVE DIRECTOR OF DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:

[Signature] EXECUTIVE DIRECTOR OF DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE
DATE: 6/24/2020

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature] EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
DATE: 6.25.2020

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

[Signature] EXECUTIVE DIRECTOR OF PARKS AND RECREATION
DATE: 6/30/20

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. _____ OF THE SERIES OF _____

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____ A.D., 2020.

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

BY _____
DEPUTY CLERK AND RECORDER

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 22nd DAY OF June, A.D., 2020, AT 5:30 O'CLOCK, P.M.,

FREE AND CLEAR OF ENCUMBRANCES EXCEPT THOSE AS SHOWN AND LISTED HEREIN

[Signature]
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

[Signature]
ASSISTANT CITY ATTORNEY

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 THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

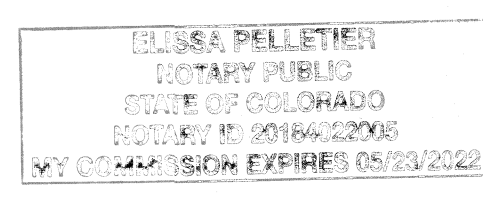
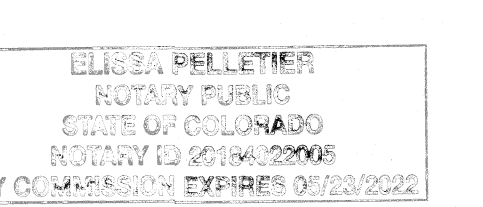
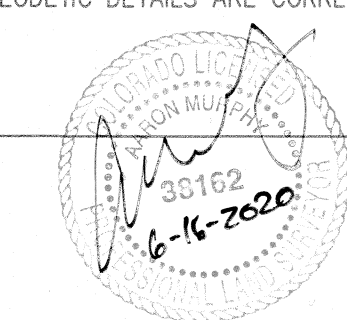
CLERK & RECORDER'S CERTIFICATE:

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., _____ 2020,
AND DULY RECORDED UNDER RECEPTION NO. _____

CLERK AND RECORDER
BY _____ DEPUTY

FEE _____



NOTES:

1. THIS SURVEY 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 TITLE COMMITMENT NO. 20000310486-REVISION NO. 2, ISSUED BY STEWART TITLE GUARANTY COMPANY AND HAVING AN EFFECTIVE DATE OF MAY 27, 2020 AT 5:30 P.M.
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, AS MONUMENTED AT THE CENTER 1/4 CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "CALVADA SURV PLS 29412", AND THE NORTH QUARTER CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "CALVADA SURV PLS 29412".
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 871,604 SQUARE FEET OR 20.01 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:
 - UNITED STATES PATENT - BOOK A24 PAGE 193 - ARAPAHOE COUNTY RECORDS;
 - GAS CONTRACT - BOOK 395 PAGE 201, GENERAL RELEASE - BOOK 642 PAGE 590, AND QUIT CLAIM DELIMITATION - BOOK 3384 PAGE 525;
 - INTERGOVERNMENTAL AGREEMENT ON ANNEXATION AND BOUNDARIES - BOOK 3639 PAGE 318 - ADAMS COUNTY RECORDS;
 - TOWER ROAD SEWER LINE AGREEMENT - REC. NO. R-92-0029382, RECORDED MARCH 26, 1992;
 - LETTER FROM DENVER WATER - REC. NO. 9700095836;
 - INCLUSION IN THE GATEWAY REGIONAL METROPOLITAN DISTRICT - REC. NOS 9800071386, 9800141049, AND 9800154977;
 - ORDINANCES REGARDING ZONING AMENDMENTS - REC. NOS 2000026688 AND 2000031268;
 - AVIGATION EASEMENT REC. NO. 2000016830;
 - OIL AND GAS MINERAL DEEDS - REC. NOS 2015078667, 2016019901, 2017017774, 2017025303 AND 2018118934;
 - RELINQUISHMENT OF SURFACE RIGHTS AND NON-DISTURBANCE AGREEMENTS - REC. NOS 2018135000, 2018135001, 2018135004, 2018135005, 2018135011, 2018135012, 2018135013, 2018135015, 2018135017, 2018135018, 2018135023 AND 2018135044;
 - PAID-UP OIL AND GAS LEASES - REC. NOS 2017039267, 2017039268, 2017039269, 2017043565, 2017043566, 2017043567, 2017043568, 2017046716, 2017046717, 2017052231, 2017052232 AND 2017071001;
 - AMENDMENTS AND RATIFICATIONS OF OIL AND GAS LEASES - REC. NOS 2017127158, 2017127159, 2017127160, 2017127161, 2017127162, 2017127163, 2017127164, 2017127165, 2017127166, 2017127167, 2017127168 AND 2017127169;
 - EXTENSION OF OIL AND GAS LEASES REC. NOS 2020025588, 2020025589, 2020025590, AND 2020034986;
 - INCLUSION OF THE SUBJECT PROPERTY IN THE DENVER GATEWAY CENTER METRO DISTRICT - REC. NO. 2018052867;
 - RESOLUTION 1063, SERIES OF 2019 - REC. NO. 2019152437;
 - MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE STANDARD AT DENVER GATEWAY - RECEPTION NO. 2019163328;
 - RESTRICTIVE COVENANT - REC. NO. 2019164846;
 - DEED OF TRUST - REC. NO. 2019164847 - ASSIGNMENT OF RENTS AND LEASES - REC. NO. 2019164848;
 - UCC FINANCING STATEMENT - REC. NO. 2019164849;
 - RESTRICTIVE COVENANT - REC. NO. 2019181563.
9. DENVER GATEWAY CENTER FILING NO. 6 HAS 2 LOTS, 2 BLOCKS AND 1 STREET.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: P:\180631\SURVEY\PLAT 180631.DWG LAYOUT COVER
DATE: 6/16/2020 11:00 AM
DRAWN BY: TCM/GRB/SSC
PROJECT NUMBER: 180631

PREPARED BY:

HKS HARRIS KOCHER SMITH

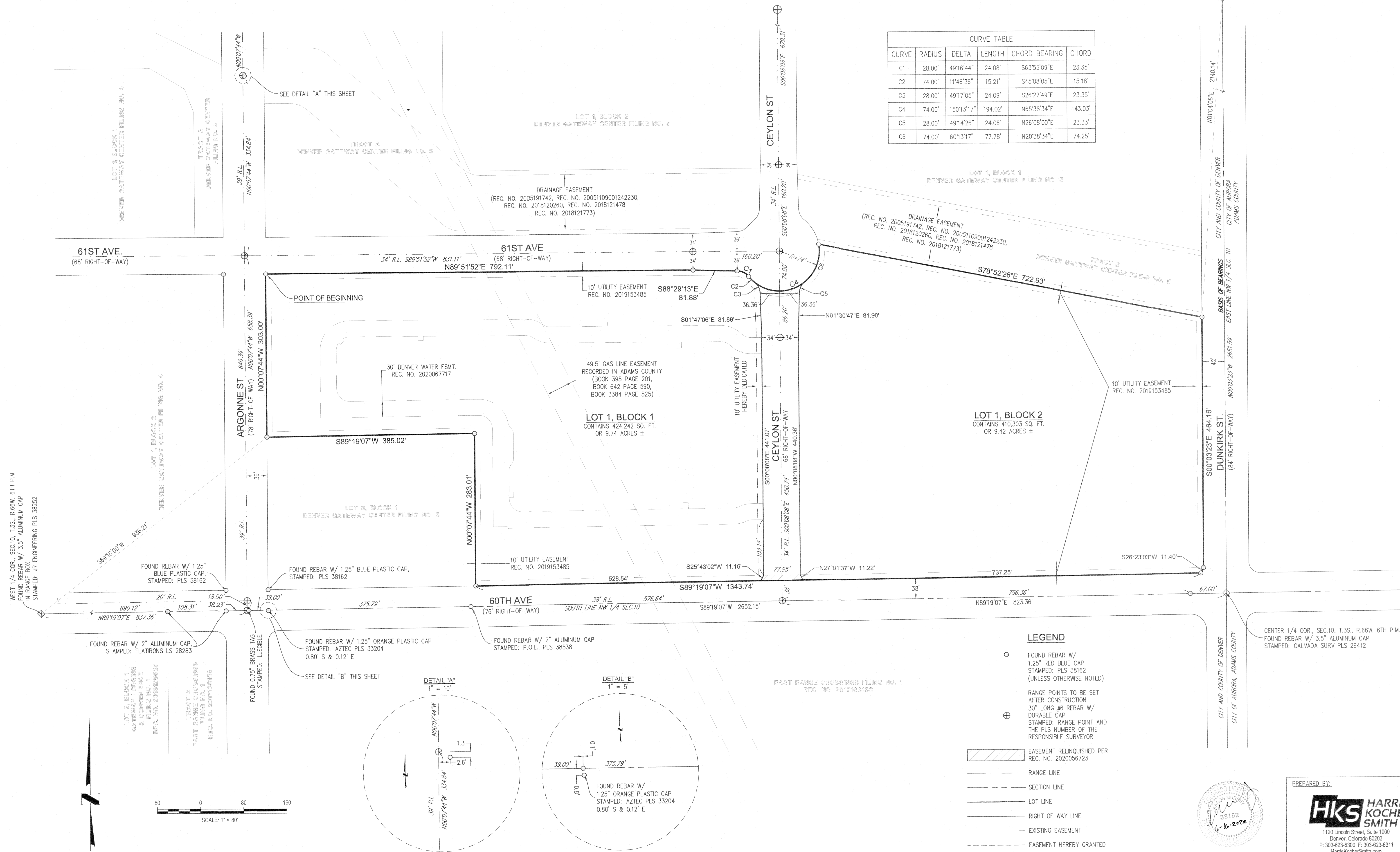
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

DENVER GATEWAY CENTER FILING NO. 6

BEING A RESUBDIVISION OF LOT 2, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5
 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, T.3S., R.66W. 6TH
 FOUND REBAR W/ 3.5" ALUMINUM CAP
 STAMPED: CALVADA SURV PLS 29412

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	28.00'	49°16'44"	24.08'	S63°53'09"E	23.35'
C2	74.00'	11°46'36"	15.21'	S45°08'05"E	15.18'
C3	28.00'	49°17'05"	24.09'	S26°22'49"E	23.35'
C4	74.00'	15°01'31.7"	194.02'	N65°38'34"E	143.03'
C5	28.00'	49°14'26"	24.06'	N26°08'00"E	23.33'
C6	74.00'	6°01'31.7"	77.78'	N20°38'34"E	74.25'

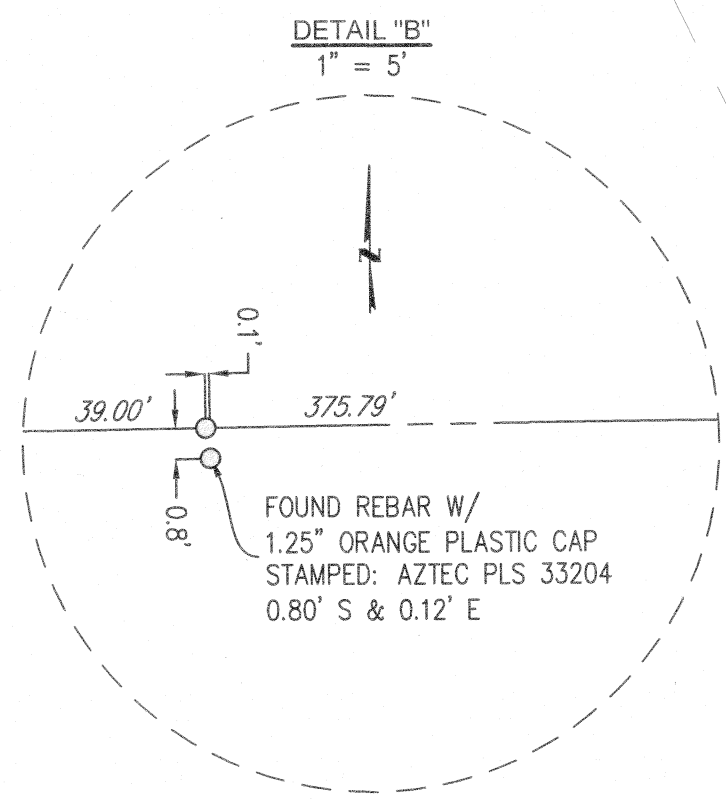
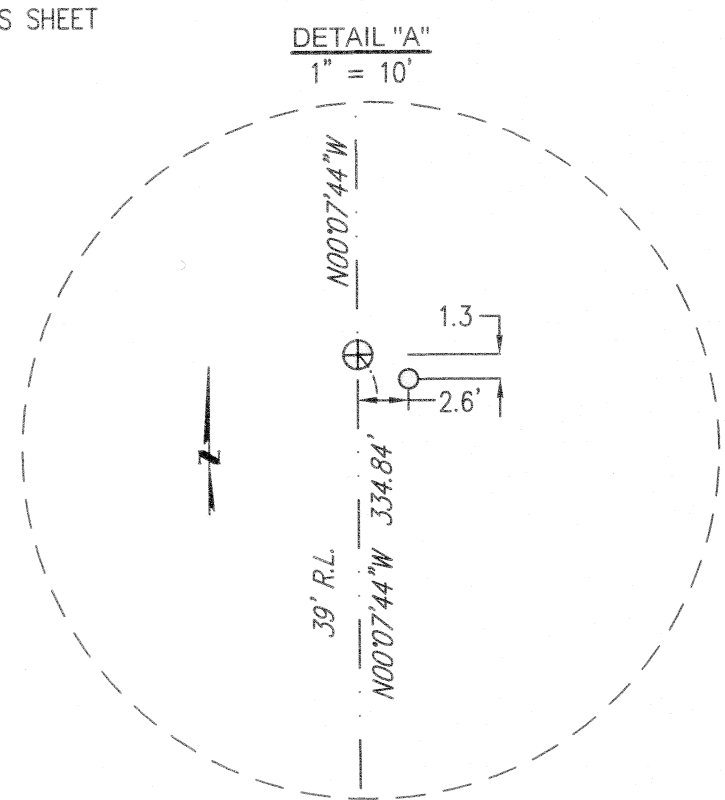
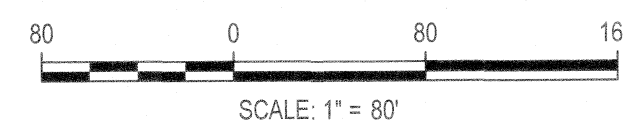


WEST 1/4 COR. SEC.10, T.3S., R.66W. 6TH P.M.
 FOUND REBAR W/ 3.5" ALUMINUM CAP
 IN RANGE BOX
 STAMPED: J.R. ENGINEERING PLS 38252

CENTER 1/4 COR., SEC.10, T.3S., R.66W. 6TH P.M.
 FOUND REBAR W/ 3.5" ALUMINUM CAP
 STAMPED: CALVADA SURV PLS 29412

LEGEND

- FOUND REBAR W/ 1.25" RED BLUE CAP STAMPED: PLS 38162 (UNLESS OTHERWISE NOTED)
- ⊕ RANGE POINTS TO BE SET AFTER CONSTRUCTION 30" LONG #6 REBAR W/ DURABLE CAP STAMPED: RANGE POINT AND THE PLS NUMBER OF THE RESPONSIBLE SURVEYOR
- ▨ EASEMENT RELINQUISHED PER REC. NO. 2020056723
- RANGE LINE
- - - SECTION LINE
- LOT LINE
- - - RIGHT OF WAY LINE
- - - EXISTING EASEMENT
- - - EASEMENT HEREBY GRANTED



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH



PREPARED BY:
HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303-623-6300 F: 303-623-6311
 HarrisKocherSmith.com