



## REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

**TO:** Katherine Ehlers, City Attorney's Office

**FROM:** Glen D. Blackburn, P.E., Director, Right-of-Way Services

Signed by:  
  
DF13EBC85E48471...

**DATE:** October 1, 2025

**ROW #:** 2025-DEDICATION-0000155

**SCHEDULE #:** Adjacent to  
0003100113000, 0003100112000, and 0003100114000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as East 69<sup>th</sup> Drive, located near the intersection of North Argonne Street and East 69<sup>th</sup> Drive.

**SUMMARY:** Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as East 69<sup>th</sup> Drive. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "High Point Subdivision Filing No. 6."

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

Therefore, you are requested to initiate Council action to dedicate a parcel of land for Public Right-of-Way purposes as East 69<sup>th</sup> Drive. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000155-001) HERE.**

A map of the area to be dedicated is attached.

GB/KS/BV

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Stacie Gilmore District # 11  
Councilperson Aide, Daija Cortez  
Councilperson Aide, Meredith Gleitz  
Councilperson Aide, Verenice Galvan  
City Council Staff, Luke Palmisano  
Environmental Services, Andrew Ross  
DOTI, Manager's Office, Alba Castro  
DOTI, Director, Right-of-Way Services, Glen Blackburn  
DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn  
Department of Law, Martin Plate  
Department of Law, Brad Beck  
Department of Law, Katherine Ehlers  
Department of Law, Mar'quasa Maes  
DOTI Survey, Kathy Svecchovsky  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2025-DEDICATION-0000155

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave. | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-865-3002

**CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV**

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor’s Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor’s Legislative team with questions

Please mark one: ☐ Bill Request or ☒ Resolution Request

Date of Request: October 1, 2025

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☐ Yes ☒ No

1. Type of Request:

- ☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment
- ☒ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change
- ☐ Other:

2. Title: Dedicate a City-owned parcel of land as Public Right-of-Way as East 69th Drive, located near the intersection of North Argonne Street and East 69th Drive.

3. Requesting Agency: DOTI, Right-of-Way Services  
Agency Section: Survey

4. Contact Person:

|                                                                                              |                                                                                           |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert) | Contact person for council members or mayor-council                                       |
| Name: Barbara Valdez                                                                         | Name: Alaina McWhorter                                                                    |
| Email: <a href="mailto:Barbara.Valdez@denvergov.org">Barbara.Valdez@denvergov.org</a>        | Email: <a href="mailto:Alaina.McWhorter@denvergov.org">Alaina.McWhorter@denvergov.org</a> |

5. General description or background of proposed request. Attach executive summary if more space needed:  
High Point Subdivision Filing No. 6 created Public Right-of-Way within city-owned open space parcels. The developer was asked to dedicate a parcel of land as East 69<sup>th</sup> Drive.

6. City Attorney assigned to this request (if applicable):

7. City Council District: Stacie Gilmore District #11

8. **\*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet\*\***

To be completed by Mayor’s Legislative Team:

Resolution/Bill Number: \_\_\_\_\_ Date Entered: \_\_\_\_\_





## EXECUTIVE SUMMARY

**Project Title:** 2025-DEDICATION-0000155

**Description of Proposed Project:** High Point Subdivision Filing No. 6 created Public Right-of-Way within city-owned open space parcels. The developer was asked to dedicate a parcel of land as East 69th Drive.

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project:** The City and County of Denver was deeded this land to be dedicated as East 69<sup>th</sup> Drive.

**Has a Temp MEP been issued, and if so, what work is underway:** N/A

**What is the known duration of a MEP:** N/A

**Will land be dedicated to the City if the vacation goes through:** N/A

**Will an easement be placed over a vacated area, and if so explain:** N/A

**Will an easement relinquishment be submitted at a later date:** N/A

**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as East 69<sup>th</sup> Drive, as part of the development project called, "High Point Subdivision Filing No. 6."

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave | Denver, CO 80215  
[www.denvergov.org/dot](http://www.denvergov.org/dot)  
Phone: 720-865-3002

**CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV**



# City and County of Denver



## Legend

- Streets
- Alleys
- County Boundary
- Parcels
- Parks
  - All Other Parks; Linear
  - Mountain Parks

600 0 300 600 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1:4,680

Map Generated 10/1/2025

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000155-001:**

**LEGAL DESCRIPTION – STREET PARCEL:**

A PORTION OF PARCELS OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF DECEMBER, 2021, AT RECEPTION NUMBERS 2021235925 AND 2021235926 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST 1/4 CORNER OF SAID SECTION 3 WHENCE THE NORTH 1/4 CORNER OF SAID SECTION 3 BEARS S89°54'36"E, A DISTANCE OF 2642.78 FEET, ON WHICH ALL BEARINGS HEREON ARE BASED;

THENCE S26°00'41"E, A DISTANCE OF 2224.85 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN THE CITY AND COUNTY OF DENVER RECORDER'S OFFICE AT RECEPTION NUMBER 2021235926, AND TO THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY LINE OF SAID DEED THE FOLLOWING TWO COURSES:

- 1) N00°47'02"E, A DISTANCE OF 65.94 FEET;
- 2) A DISTANCE OF 2.72 FEET ON A TANGENT CURVE TO THE LEFT WHICH HAS A RADIUS OF 150.00 FEET, A DELTA OF 01°02'20", A CHORD BEARING N00°15'52"E AND A CHORD LENGTH OF 2.72 FEET;

THENCE S89°46'05"E, A DISTANCE OF 516.30 FEET TO AN EASTERLY LINE OF SAID DEED;

THENCE ON THE EASTERLY LINE OF SAID DEED THE FOLLOWING TWO COURSES:

- 1) A DISTANCE OF 2.23 FEET ON A NON-TANGENT CURVE TO THE RIGHT WHICH HAS A RADIUS OF 400.00 FEET, A DELTA OF 00°19'08", A CHORD BEARING S04°32'56"W AND A CHORD LENGTH OF 2.23 FEET;
- 2) A DISTANCE OF 66.13 FEET ON A REVERSE CURVE TO THE LEFT WHICH HAS A RADIUS OF 235.00 FEET, A DELTA OF 16°07'21", A CHORD WHICH BEARS S03°21'10"E AND A CHORD LENGTH OF 65.91 FEET;

THENCE N89°46'05"W, A DISTANCE OF 480.07 FEET;

THENCE S00°55'07"W, A DISTANCE OF 0.18 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID DEED;

THENCE ALONG SAID WESTERLY LINE OF SAID DEED, S89°34'00"W, A DISTANCE OF 40.82 FEET TO THE POINT OF BEGINNING;

CONTAINING 35,168 SQUARE FEET OR 0.81 ACRES, MORE OR LESS.

12/28/2021 02:40 PM  
City & County of Denver

R \$0.00  
WD

2021235925  
Page: 1 of 12  
D \$0.00

After recording, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202  
**Project Description: 2021-Dedication-0000067**  
**Asset Mgmt No.: 21-197**

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 28<sup>th</sup> day of Dec, 2021, by **ACM HIGH POINT VI C LLC**, a Delaware limited liability company, whose address is 4100 E. Mississippi Avenue, Suite 500, Glendale, CO 80246 ("Grantor") to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on **Exhibit A** attached hereto and incorporated herein (the "Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor, subject to all matters listed on **Exhibit B**, attached hereto and incorporated herein.

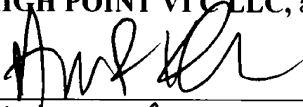
No separate bill of sale with respect to improvements on the Property will be executed.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

**GRANTOR:**

**ACM HIGH POINT VI C LLC**, a Delaware limited liability company

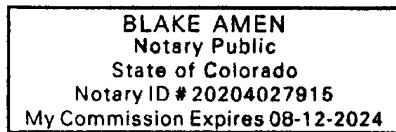
By:   
Name: Andrew R Klein  
Title: Authorized Signatory

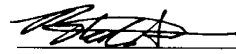
STATE OF Colorado )  
 ) ss.  
COUNTY OF Adams )

The foregoing instrument was acknowledged before me this 22 day of December 2021 by  
Andrew Klein.

Witness my hand and official seal.

My commission expires: 8/12/24



  
Notary Public

**Exhibit A**  
**The Property**  
**[See attached]**

2018-PROJMSR-0000266-SURVAPP

EXHIBIT A  
SHEET 1 OF 5

LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3, THENCE ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, N89°54'36"W A DISTANCE OF 1403.30 FEET TO THE POINT OF BEGINNING; THENCE S06°52'57"W A DISTANCE OF 62.99 FEET TO A POINT OF CURVATURE; THENCE 126.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 48°24'46", A RADIUS OF 150.00 FEET AND A CHORD THAT BEARS S31°05'20"W A DISTANCE OF 123.01 FEET TO A POINT OF REVERSE CURVATURE; THENCE 62.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 71°35'32", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS S19°29'57"W A DISTANCE OF 58.49 FEET; THENCE S16°17'49"E A DISTANCE OF 42.34 FEET TO A POINT OF CURVATURE; THENCE 196.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°00'00", A RADIUS OF 250.00 FEET AND A CHORD THAT BEARS S06°12'11"W A DISTANCE OF 191.34 FEET; THENCE S28°42'11"W A DISTANCE OF 258.31 TO A POINT OF CURVATURE; THENCE 216.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°06'33", A RADIUS OF 275.00 FEET AND A CHORD THAT BEARS S06°08'55"W A DISTANCE OF 210.96 FEET; THENCE S16°24'21"E A DISTANCE OF 195.66 FEET TO A POINT OF CURVATURE; THENCE 136.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°39'56", A RADIUS OF 500.00 FEET AND A CHORD THAT BEARS S08°34'23"E A DISTANCE OF 136.28 FEET; THENCE S00°44'25"E A DISTANCE OF 235.61 FEET TO A POINT OF CURVATURE; THENCE 200.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 57°18'36", A RADIUS OF 200.00 FEET AND A CHORD THAT BEARS S29°23'42"E A DISTANCE OF 191.81 FEET; THENCE S58°03'00"E A DISTANCE OF 89.62 FEET TO A POINT OF CURVATURE; THENCE 377.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77°09'57", A RADIUS OF 280.00 FEET AND A CHORD THAT BEARS S19°28'02"E A DISTANCE OF 349.24 FEET; THENCE S19°06'56"W A DISTANCE OF 165.05 FEET TO A POINT OF CURVATURE; THENCE 315.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 75°21'48", A RADIUS OF 240.00 FEET AND A CHORD THAT BEARS S18°33'57"E A DISTANCE OF 293.41 FEET TO A POINT OF REVERSE CURVATURE; THENCE 166.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 82°42'17", A RADIUS OF 115.00 FEET AND A CHORD THAT BEARS S14°53'43"E A DISTANCE OF 151.96 FEET TO A POINT OF REVERSE CURVATURE; THENCE 104.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 79°35'50", A RADIUS OF 75.00 FEET AND A CHORD THAT BEARS S13°20'29"E A DISTANCE OF 96.01 FEET; THENCE S53°08'24"E A DISTANCE OF 70.71 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HIGH POINT BOULEVARD, RECORDED OCTOBER 7, 2019 AT RECEPTION NUMBER 2019138651; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE S36°51'36"W A DISTANCE OF 98.14 FEET; THENCE N49°18'20"W A DISTANCE OF 96.70 FEET TO A POINT OF CURVATURE; THENCE 133.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42°22'24", A RADIUS OF 180.00 FEET AND A CHORD THAT BEARS N28°07'08"W A DISTANCE OF 130.11 FEET; THENCE N06°55'56"W A DISTANCE OF 32.39 FEET TO A POINT OF CURVATURE; THENCE 52.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30°00'00", A RADIUS OF 100.00 FEET AND A CHORD THAT BEARS N21°55'56"W A DISTANCE OF 51.76 FEET; THENCE N36°55'56"W A DISTANCE OF 148.09 FEET TO A POINT OF CURVATURE; THENCE 115.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53°05'03", A RADIUS OF 125.00 FEET AND A CHORD THAT BEARS N10°23'25"W A DISTANCE OF 111.71 FEET TO A POINT OF REVERSE CURVATURE; THENCE 70.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°28'32", A

2018-PROJMSTR-0000266-SURVAPP

EXHIBIT A  
SHEET 2 OF 5

LAND DESCRIPTION CONT.

RADIUS OF 100.00 FEET AND A CHORD THAT BEARS N04°05'09"W A DISTANCE OF 69.18 FEET TO A POINT OF REVERSE CURVATURE; THENCE 172.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 61°43'24", A RADIUS OF 160.00 FEET AND A CHORD THAT BEARS N06°32'17"E A DISTANCE OF 164.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE 401.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 100°08'03", A RADIUS OF 230.00 FEET AND A CHORD THAT BEARS N12°40'02"W A DISTANCE OF 352.73 FEET; THENCE N62°44'04"W A DISTANCE OF 85.45 FEET TO A POINT OF CURVATURE; THENCE 99.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 57°07'36", A RADIUS OF 100.00 FEET AND A CHORD THAT BEARS N34°10'16"W A DISTANCE OF 95.63 FEET; THENCE N05°36'28"W A DISTANCE OF 177.93 FEET; THENCE N00°19'00"W A DISTANCE OF 22.84 FEET; THENCE N28°55'59"E A DISTANCE OF 35.32 FEET; THENCE N10°07'32"W A DISTANCE OF 91.62 FEET; THENCE N03°27'43"W A DISTANCE OF 59.02 FEET; THENCE N15°14'54"W A DISTANCE OF 197.61 FEET; THENCE N24°18'56"W A DISTANCE OF 48.82 FEET; THENCE N09°09'07"W A DISTANCE OF 150.28 FEET; THENCE N00°49'56"E A DISTANCE OF 152.03 FEET; THENCE N89°54'36"W A DISTANCE OF 33.75 FEET; THENCE N30°49'55"E A DISTANCE OF 47.04 FEET ; THENCE N00°28'08"E A DISTANCE OF 50.63 FEET; THENCE N36°28'16"E A DISTANCE OF 271.01 FEET; THENCE N03°06'41"E A DISTANCE OF 190.60 FEET; THENCE N16°36'56"E A DISTANCE OF 200.43 FEET TO A POINT ON THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 3; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER, S89°54'36"E A DISTANCE OF 137.16 FEET TO THE POINT OF BEGINNING.

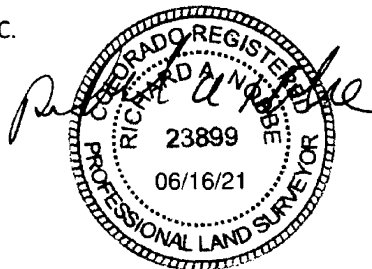
SAID PARCEL CONTAINS 8.198 ACRES, (357,126 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR N89°32'04"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #27278 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #36580 AT THE CENTER QUARTER CORNER.

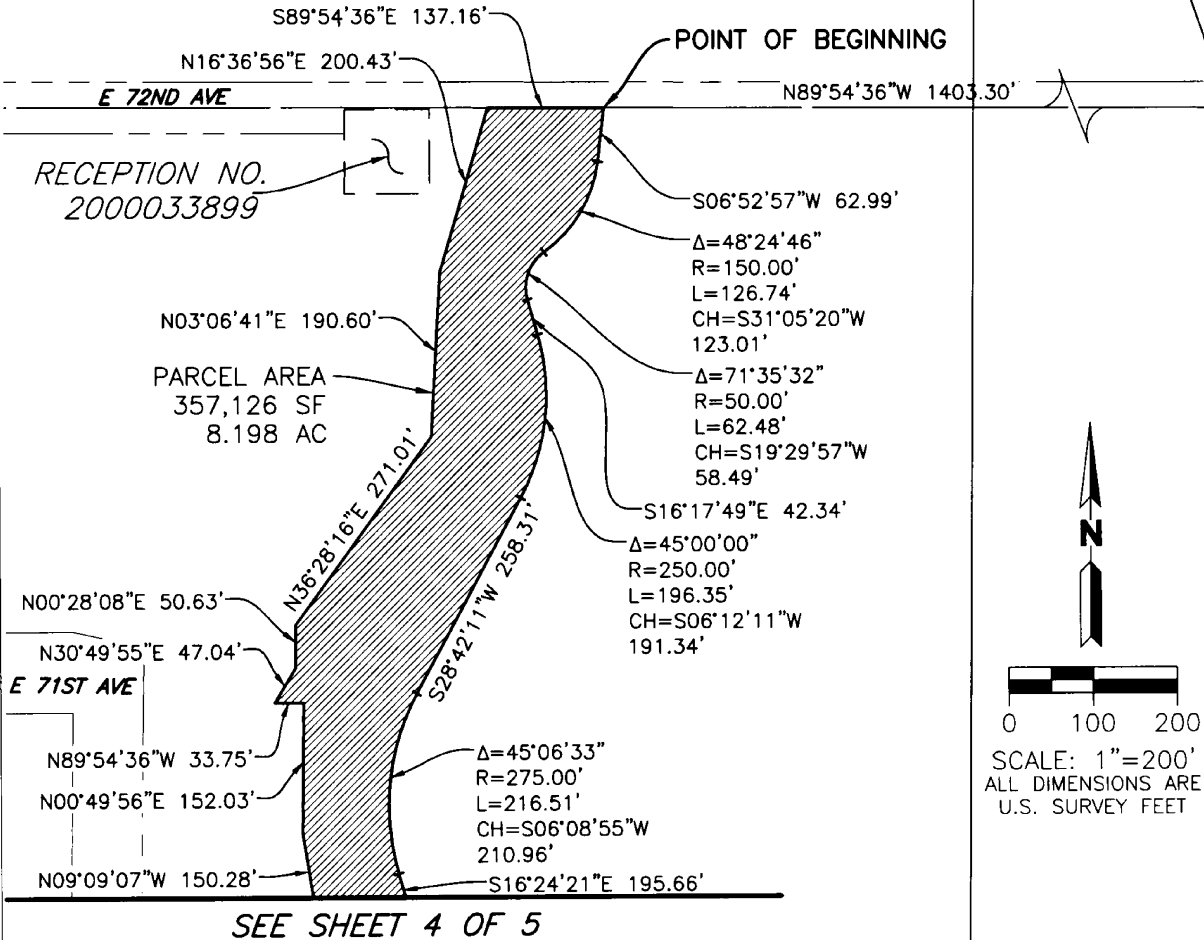
PREPARED BY DENNIS PETER  
REVIEWED BY RICHARD A. NOBBE, PLS  
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO  
JUNE 15, 2021



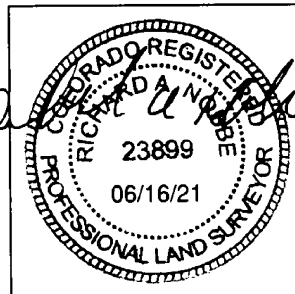
2018-PROJMSTR-0000266-SURVAPP

EXHIBIT A  
SHEET 3 OF 5

POINT OF COMMENCEMENT  
N 1/4 CORNER SEC.3,  
T3S, R66W, 6TH P.M.  
FOUND 3 1/4" ALUM. CAP  
LS #25379



THIS EXHIBIT DOES NOT  
REPRESENT A MONUMENTED LAND  
SURVEY. IT IS ONLY TO DEPICT  
THE ATTACHED DESCRIPTION.



JUNE 15, 2021

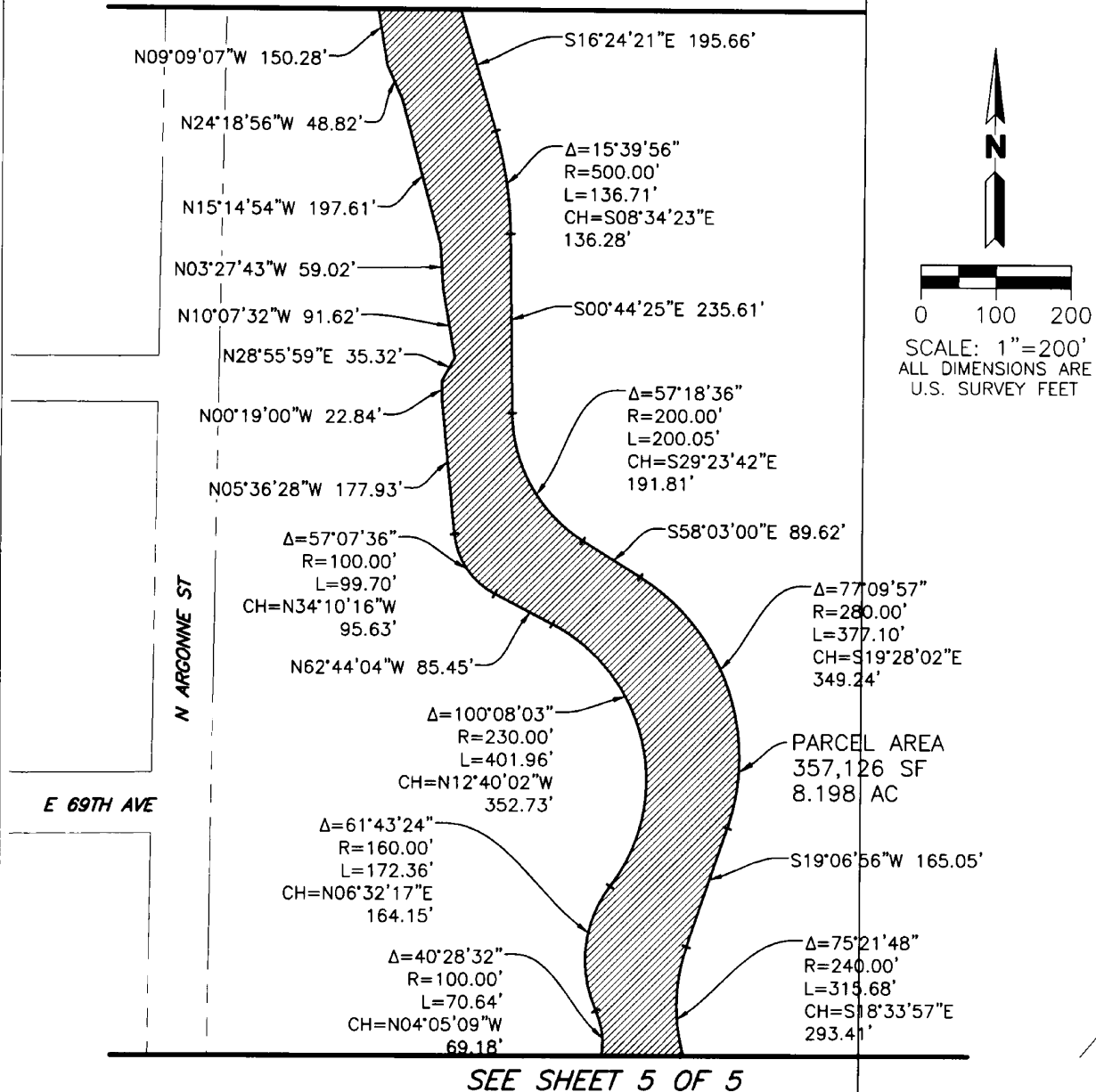
**MARTIN/MARTIN**  
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

2018-PROJMSTR-0000266-SURVAPP

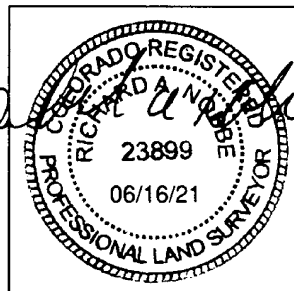
EXHIBIT A  
SHEET 4 OF 5

SEE SHEET 3 OF 5



SEE SHEET 5 OF 5

THIS EXHIBIT DOES NOT  
REPRESENT A MONUMENTED LAND  
SURVEY. IT IS ONLY TO DEPICT  
THE ATTACHED DESCRIPTION.



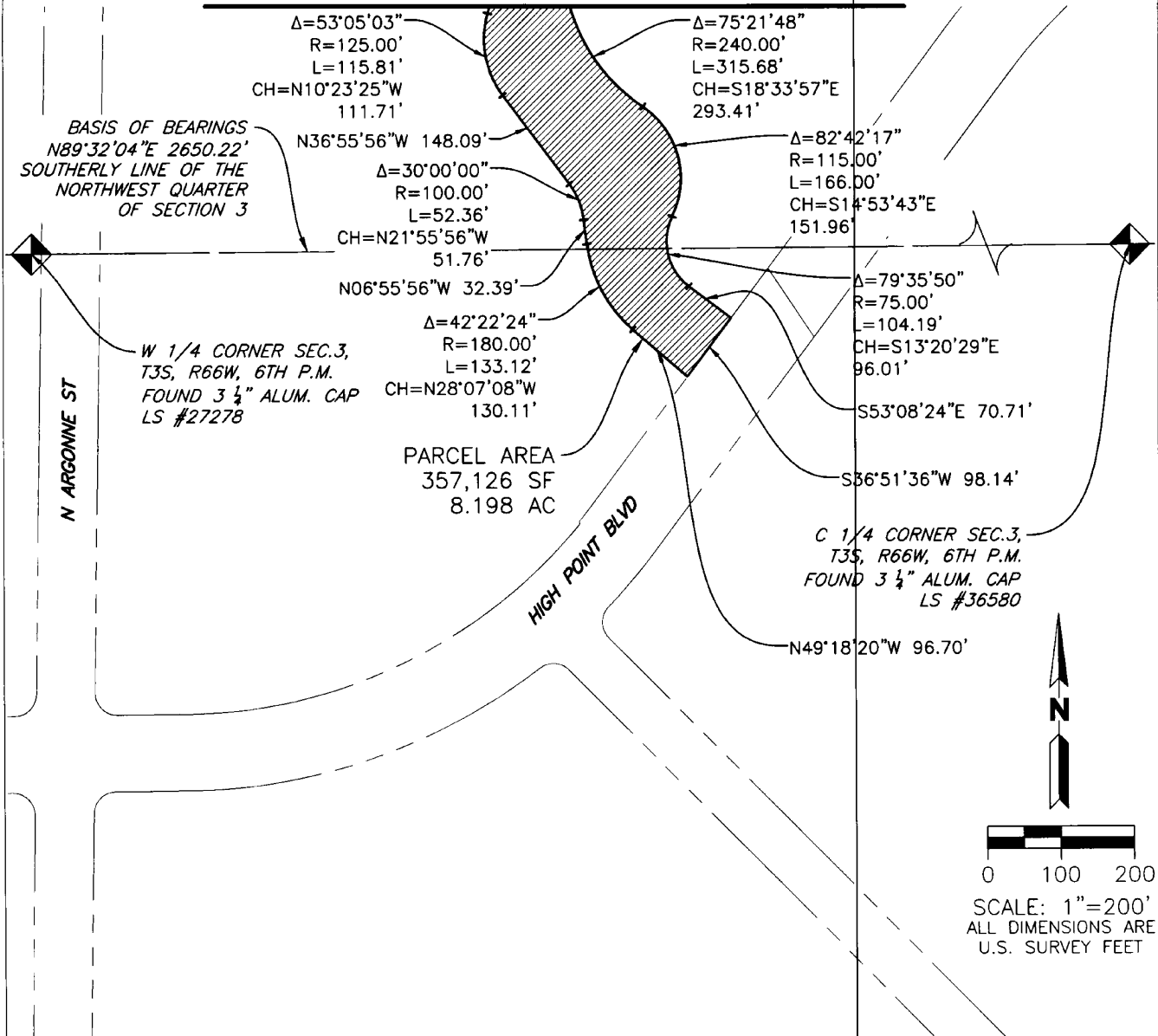
JUNE 15, 2021

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

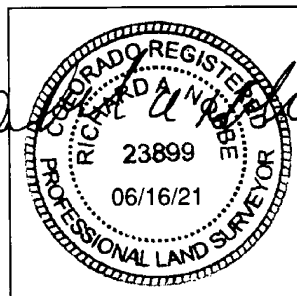
2018-PROJMSTR-0000266-SURVAPP

EXHIBIT A  
SHEET 5 OF 5

SEE SHEET 4 OF 5



THIS EXHIBIT DOES NOT  
REPRESENT A MONUMENTED LAND  
SURVEY. IT IS ONLY TO DEPICT  
THE ATTACHED DESCRIPTION.



JUNE 15, 2021

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

## Exhibit B

(Exceptions listed on Title Commitment number 21-0007, effective October 22, 2021)

9. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 30, 2005 AT RECEPTION NO. 2005165621.
10. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JANUARY 17, 2006 AT RECEPTION NO. 2006010581; FIRST AMENDMENT RECORDED JANUARY 15, 2008 AT RECEPTION NO. 2008005302; SECOND AMENDMENT RECORDED FEBRUARY 26, 2010 AT RECEPTION NO. 2010022814.  
  
ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED MAY 12, 2006 AT RECEPTION NO. 2006074494.  
  
ASSIGNMENT OF DECLARANT'S RIGHTS UNDER MASTER DECLARATION FOR HIGH POINT RECORDED JULY 21, 2017 AT RECEPTION NO. 2017095538.  
  
PARTIAL ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS UNDER MASTER DECLARATION FOR HIGH POINT RECORDED DECEMBER 31, 2020 AT RECEPTION NO. 2020221052.
11. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANT RECORDED SEPTEMBER 30, 2005 AT RECEPTION NO. 2005165620.
12. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT FOR TOWER ROAD SEWER LINE RECORDED MARCH 26, 1992 AT RECEPTION NO. R-9382.
13. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT BY AND BETWEEN VAN SCHAACK HOLDINGS, LTD. AND THE DENVER WATER DEPARTMENT RECORDED NOVEMBER 25, 1997 AT RECEPTION NO. 9700159345.
14. TERMS, CONDITIONS AND PROVISIONS OF AIR RIGHTS COVENANT AND AVIGATION EASEMENT RECORDED FEBRUARY 03, 2000 AT RECEPTION NO. 2000016828.

15. TERMS, CONDITIONS AND PROVISIONS OF AIR RIGHTS COVENANT AND AVIGATION EASEMENT RECORDED FEBRUARY 03, 2000 AT RECEPTION NO. 2000016832.

16. TERMS, CONDITIONS AND PROVISIONS OF ZONING ORDINANCE #139, SERIES OF 2000 RECORDED FEBRUARY 25, 2000 AT RECEPTION NO. 2000026687.

17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN JOINT DEVELOPMENT AGREEMENT RECORDED JULY 14, 2005 AT RECEPTION NO. 2005118018.

18. TERMS, CONDITIONS AND PROVISIONS OF ZONING ORDINANCE #679, SERIES OF 2005 RECORDED SEPTEMBER 23, 2005 AT RECEPTION NO. 2005161170.

NOTE: RECORDING OF WAIVERS OF CERTAIN RIGHT AND/OR RESONABLE CONDITIONS IN ACCORDANCE WITH ARTICLE IX OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER (ZONING CHAPTER) RECORDED OCTOBER 12, 2005 AT RECEPTION NO. 2005173072 AND 2005173073.

19. TERMS, CONDITIONS AND PROVISIONS OF GRANT OF AVIGATION EASEMENT RECORDED SEPTEMBER 30, 2005 AT RECEPTION NO. 2005165618.

20. TERMS, CONDITIONS AND PROVISIONS OF PLAIN LANGUAGE NOTICE-PROXIMITY TO AIRPORT RECORDED SEPTEMBER 30, 2005 AT RECEPTION NO. 2005165619.

21. TERMS, CONDITIONS AND PROVISIONS OF HIGHPOINTE AT DIA GENERAL DEVELOPMENT PLAN RECORDED OCTOBER 06, 2005 AT RECEPTION NO. 2005169315, AND AMENDMENT NO. 1 RECORDED OCTOBER 25, 2010 AT RECEPTION NO. 2010122260.

22. LARGE PLANNED COMMUNITY AFFIDAVIT RECORDED MAY 24, 2006 AT RECEPTION NO. 2006082276.

23. ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 26, 2006 AT RECEPTION NO. 2006099360, INSTRUMENT RECORDED NOVEMBER 17, 2009 AT RECEPTION NO. 2009150705 AND INSTRUMENT RECORDED APRIL 21, 2016 AT RECEPTION NO. 2016052381 AND INSTRUMENT RECORDED SEPTEMBER 22, 2017 AT RECEPTION NO. 2017125537 AND INSTRUMENT RECORDED APRIL 4, 2018 AT RECEPTION NO. 2018039127 AND INCLUSION OF SUBJECT PROPERTY IN THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 AS EVIDENCED BY INSTRUMENT RECORDED JUNE 26, 2006 AT RECEPTION NO. 2006099361 AND RECORDED APRIL 3, 2018 AT RECEPTION NO. 2018038635.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 REGARDING THE IMPOSITION OF FACILITIES FEES RECORDED DECEMBER 9, 2008 AT RECEPTION NO. 2008165980.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 REGARDING THE IMPOSITION OF A MAINTENANCE FEE RECORDED DECEMBER 9, 2008 AT RECEPTION NO. 2008165981.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 REGARDING THE IMPOSITION OF REGIONAL DEVELOPMENT FEE RECORDED DECEMBER 9, 2008 AT RECEPTION NO. 2008165982.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14 REGARDING THE IMPOSITION OF REGIONAL DEVELOPMENT FEE RECORDED DECEMBER 9, 2008 AT RECEPTION NO. 2008165983.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14 REGARDING THE IMPOSITION OF FACILITIES FEES RECORDED JANUARY 8, 2009 AT RECEPTION NO. 2009002228.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 REGARDING THE IMPOSITION OF REGIONAL DEVELOPMENT FEE RECORDED JUNE 22, 2018 AT RECEPTION NO. 2018077389.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14 REGARDING THE IMPOSITION OF REGIONAL DEVELOPMENT FEE RECORDED JUNE 22, 2018 AT RECEPTION NO. 2018077370.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 REGARDING THE IMPOSITION OF REGIONAL DEVELOPMENT FEE RECORDED APRIL 2, 2019 AT RECEPTION NO. 2019037822.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14 REGARDING THE IMPOSITION OF REGIONAL DEVELOPMENT FEE RECORDED APRIL 2, 2019 AT RECEPTION NO. 2019037823.

NOTICES CONCERNING DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT, COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14 RECORDED JANUARY 30, 2007 AT RECEPTION NO. 2007014752, JANUARY 28, 2008 AT RECEPTION NO. 2008010991, JANUARY 30, 2009 AT RECEPTION NO. 2009010834, JANUARY 26, 2010 AT RECEPTION NO. 2010009208, JANUARY 25, 2011 AT RECEPTION NO. 2011009274, JANUARY 26, 2012 AT RECEPTION NO. 2012009809 AND JANUARY 29, 2013 AT RECEPTION NO. 2013013305 AND JANUARY 26, 2018 AT RECEPTION NO. 2018010183.

NOTE: ORDER OF EXCLUSION FROM THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14 RECORDED NOVEMBER 17, 2009 AT RECEPTION NO. 2009150706 AND AMENDED EXCLUSION RECORDED APRIL 3, 2018 AT RECEPTION NO. 2018038799. ORDERS FOR INCLUSION RECORDED APRIL 21, 2016 AT RECEPTION NO. 2016052381 AND JUNE 22, 2016 AT RECEPTION NO. 2016081410.

24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF DRAINAGE AGREEMENT ASSIGNMENT AND ASSUMPTION OF DRAINAGE AGREEMENT, AND CONSENT TO ASSIGNMENT RECORDED JULY 21, 2017 AT RECEPTION NO. 2017095539.
25. MINERAL DEED RECORDED JULY 21, 2017 AT RECEPTION NO. 2017095540.
28. MINERAL DEED RECORDED JULY 21, 2017 AT RECEPTION NO. 2017095543.

30. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED OCTOBER 19, 2017 AT RECEPTION NO. 2017137572.
31. MINERAL DEED RECORDED NOVEMBER 16, 2017 AT RECEPTION NO. 2017150626.
32. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF COVENANTS CONCERNING PAYMENT IN LIEU OF TAXES RECORDED APRIL 11, 2018 AT RECEPTION NO. 2018042250.
34. TERMS, CONDITIONS AND PROVISIONS OF THE RESERVATIONS AND EASEMENTS AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 31, 2020 AT RECEPTION NO. 2020221051.
35. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY DATED DECEMBER 14, 2020 AND LAST REVISED DECEMBER 23, 2020, PREPARED BY MARTIN/MARTIN CONSULTING ENGINEERS, JOB NO. 20.1274.C.86  
  
SAID DOCUMENT STORED AS OUR IMAGE 1274  
  
A. ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO THE DIRT ROAD TRAVERSING SUBJECT PROPERTY.  
B. FENCE LINES ALONG THE EXTERIOR BOUNDARIES OF THE SUBJECT PROPERTY DO NOT COINCIDE WITH SAID BOUNDARIES.
36. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN EASEMENT AGREEMENT RECORDED MARCH 3, 2021 AT RECEPTION NO. 2021039549.
37. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN EASEMENT AGREEMENT RECORDED MARCH 3, 2021 AT RECEPTION NO. 2021039551.
38. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED FEBRUARY 12, 2021 AT RECEPTION NO. 2021027880.



12/28/2021 02:40 PM  
City & County of Denver

R \$0.00

WD

2021235926

Page: 1 of 18

D \$0.00

After recording, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202  
**Project Description: 2021-Dedication-0000078**  
**Asset Mgmt No.: 21-179**

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 22<sup>nd</sup> day of Dec, 2021, by **ACM HIGH POINT VI C LLC**, a Delaware limited liability company, whose address is 4100 E. Mississippi Avenue, Suite 500, Glendale, CO 80246 ("Grantor") to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on **Exhibit A** attached hereto and incorporated herein (the "Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor, subject to all matters listed on **Exhibit B**, attached hereto and incorporated herein.

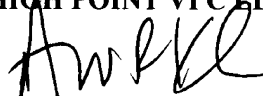
No separate bill of sale with respect to improvements on the Property will be executed.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

**GRANTOR:**

**ACM HIGH POINT VI C LLC**, a Delaware limited liability company

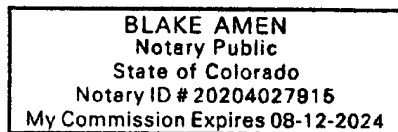
By:   
Name: Andrew Klein  
Title: Authorized Signatory

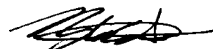
STATE OF Colorado )  
 ) ss.  
COUNTY OF Arapahoe )

The foregoing instrument was acknowledged before me this 22 day of Dec 2021 by  
Andrew Klein.

Witness my hand and official seal.

My commission expires: 8/12/24



  
Notary Public

**Exhibit A**  
**The Property**  
**[See attached]**

2018-PROJMASTER-0000266-SURVAPP

EXHIBIT A  
SHEET 1 OF 11

LAND DESCRIPTION

PARCEL 1

A PARCEL OF LAND LOCATED IN THE WEST HALF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3, THENCE ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, N89°32'04"E A DISTANCE OF 1152.99 FEET TO THE POINT OF BEGINNING; THENCE N00°55'01"E A DISTANCE OF 199.49 FEET; THENCE S89°04'49"W A DISTANCE OF 10.00 FEET; THENCE N00°55'11"E A DISTANCE OF 182.38 FEET TO A POINT OF CURVATURE; THENCE 114.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 91°21'07", A RADIUS OF 72.00 FEET AND A CHORD THAT BEARS N44°45'23"W A DISTANCE OF 103.02 FEET; THENCE S89°34'04"W A DISTANCE OF 17.71 FEET TO A POINT OF CURVATURE; THENCE 11.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 91°21'07", A RADIUS OF 7.00 FEET AND A CHORD THAT BEARS N44°45'23"W A DISTANCE OF 10.02 FEET; THENCE N00°55'11"E A DISTANCE OF 159.16 FEET; THENCE S89°34'04"W A DISTANCE OF 40.82 FEET; THENCE N00°47'06"E A DISTANCE OF 65.94 FEET TO A POINT OF CURVATURE; THENCE 147.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 56°31'46", A RADIUS OF 150.00 FEET AND A CHORD THAT BEARS N27°28'47"W A DISTANCE OF 142.06 FEET; THENCE N55°44'40"W A DISTANCE OF 27.50 FEET TO A POINT OF CURVATURE; THENCE 246.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 56°31'38", A RADIUS OF 250.00 FEET AND A CHORD THAT BEARS N27°28'51"W A DISTANCE OF 236.76 FEET; THENCE N00°46'58"E A DISTANCE OF 145.12 FEET; THENCE S89°48'49"W A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N00°46'58"E A DISTANCE OF 193.71 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PROPERTY RECORDED AT RECEPTION NO. 2009001505; THENCE ALONG THE SOUTHERLY LINE OF SAID PROPERTY RECORDED AT RECEPTION NO. 2009001505 THE FOLLOWING TEN (10) CONSECUTIVE COURSES: 1) 151.98 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 70°13'20", A RADIUS OF 124.00 FEET AND A CHORD THAT BEARS S61°19'20"E A DISTANCE OF 142.64 FEET TO A POINT OF REVERSE CURVATURE; 2) 58.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 59°08'05", A RADIUS OF 57.00 FEET AND A CHORD THAT BEARS S66°51'57"E A DISTANCE OF 56.25 FEET; 3) 508°32'02"E A DISTANCE OF 20.78 FEET; 4) THENCE S37°17'55"E A DISTANCE OF 28.47 FEET TO A POINT OF CURVATURE; 5) 11.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°36'36", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS S25°59'37"E A DISTANCE OF 11.76 FEET; 6) N52°42'05"E A DISTANCE OF 10.61 FEET; 7) 7.28 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°25'17", A RADIUS OF 40.00 FEET AND A CHORD THAT BEARS S15°19'45"E A DISTANCE OF 7.27 FEET; 8) S10°07'06"E A DISTANCE OF 34.38 FEET; 9) S35°58'53"E A DISTANCE OF 27.53 FEET; 10) N77°40'30"E A DISTANCE OF 62.07 FEET; THENCE S05°36'28"E A DISTANCE OF 177.93 FEET TO A POINT OF CURVATURE; THENCE 99.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 57°07'36", A RADIUS OF 100.00 FEET AND A CHORD THAT BEARS S34°10'16"E A DISTANCE OF 95.63 FEET; THENCE S62°44'04"E A DISTANCE OF 85.45 FEET TO A POINT OF CURVATURE; THENCE 401.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 100°08'03", A RADIUS OF 230.00 FEET AND A CHORD THAT BEARS S12°40'02"E A DISTANCE OF 352.73 FEET TO A POINT OF REVERSE CURVATURE; THENCE 172.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 61°43'24", A RADIUS OF 160.00 FEET AND A CHORD THAT BEARS S06°32'17"W A DISTANCE OF 164.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE 70.64 FEET ALONG THE ARC

2018-PROJMSTR-0000266-SURVAPP

EXHIBIT A  
SHEET 2 OF 11

PARCEL 1 CONT.

OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40°28'32", A RADIUS OF 100.00 FEET AND A CHORD THAT BEARS S04°05'09"E A DISTANCE OF 69.18 FEET TO A POINT OF REVERSE CURVATURE; THENCE 115.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53°05'03", A RADIUS OF 125.00 FEET AND A CHORD THAT BEARS S10°23'25"E A DISTANCE OF 111.71 FEET; THENCE S36°55'56"E A DISTANCE OF 148.09 FEET TO A POINT OF CURVATURE ; THENCE 52.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30°00'00", A RADIUS OF 100.00 FEET AND A CHORD THAT BEARS S21°55'56"E A DISTANCE OF 51.76 FEET; THENCE S06°55'56"E A DISTANCE OF 32.39 FEET TO A POINT OF CURVATURE ; THENCE 133.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42°22'24", A RADIUS OF 180.00 FEET AND A CHORD THAT BEARS S28°07'08"E A DISTANCE OF 130.11 FEET; THENCE S49°18'20"E A DISTANCE OF 96.70 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HIGH POINT BOULEVARD; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES; 1) S36°51'36"W A DISTANCE OF 213.12 FEET TO A POINT OF CURVATURE; 2) THENCE 28.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°21'35", A RADIUS OF 691.00 FEET AND A CHORD THAT BEARS S38°02'23"W A DISTANCE OF 28.46 FEET; THENCE N00°49'41"E A DISTANCE OF 259.13 FEET; THENCE N44°04'45"W A DISTANCE OF 116.68 FEET; THENCE S89°32'04"W A DISTANCE OF 119.31 FEET; THENCE N00°56'22"E A DISTANCE OF 19.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6.565 ACRES, (285,956 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR N89°32'04"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #27278 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #36580 AT THE CENTER QUARTER CORNER.

TOGETHER WITH

PARCEL 2

A PARCEL OF LAND LOCATED IN THE WEST HALF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3, THENCE ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, N89°54'36"W A DISTANCE OF 1282.45 FEET TO THE POINT OF BEGINNING; THENCE S06°52'57"W A DISTANCE OF 77.29 FEET TO A POINT OF CURVATURE; THENCE 151.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°09'25", A RADIUS OF 270.00 FEET AND A CHORD THAT BEARS S22°57'39"W A DISTANCE OF 149.55 FEET TO A POINT OF REVERSE CURVATURE; THENCE 44.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 51°05'26", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS S13°29'39"W A DISTANCE OF 43.12 FEET TO A POINT OF REVERSE CURVATURE; THENCE 263.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40°45'16", A RADIUS OF 370.00 FEET AND A CHORD THAT BEARS S08°19'34"W A DISTANCE OF 257.67 FEET; THENCE S28°42'11"W A DISTANCE OF 258.32 FEET TO A POINT OF CURVATURE; THENCE 122.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°06'33", A RADIUS OF 155.00 FEET AND A CHORD THAT BEARS S06°08'55"W A DISTANCE OF 118.90 FEET; THENCE S16°24'21"E A DISTANCE OF 195.66 FEET TO A POINT OF CURVATURE; THENCE 169.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°39'56",

2018-PROJMSR-0000266-SURVAPP

EXHIBIT A  
SHEET 3 OF 11

PARCEL 2 CONT.

A RADIUS OF 620.00 FEET AND A CHORD THAT BEARS S08°34'23"E A DISTANCE OF 168.99 FEET; THENCE S00°44'25"E A DISTANCE OF 235.61 FEET TO A POINT OF CURVATURE; THENCE 80.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 57°18'36", A RADIUS OF 80.00 FEET AND A CHORD THAT BEARS S29°23'42"E A DISTANCE OF 76.73 FEET; THENCE S58°03'00"E A DISTANCE OF 89.62 FEET TO A POINT OF CURVATURE; THENCE 438.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 62°45'30", A RADIUS OF 400.00 FEET AND A CHORD THAT BEARS S26°40'15"E A DISTANCE OF 416.56 FEET TO A POINT OF REVERSE CURVATURE; THENCE 554.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 135°08'16", A RADIUS OF 235.00 FEET AND A CHORD THAT BEARS S62°51'38"E A DISTANCE OF 434.44 FEET TO A POINT OF REVERSE CURVATURE; THENCE 20.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°20'51", A RADIUS OF 876.00 FEET AND A CHORD THAT BEARS N50°14'39"E A DISTANCE OF 20.60 FEET; THENCE S39°04'55"E A DISTANCE OF 77.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HIGH POINT BOULEVARD; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES; 1) 196.04 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°03'29", A RADIUS OF 799.00 FEET AND A CHORD THAT BEARS S43°53'20"W A DISTANCE OF 195.55 FEET; 2) S36°51'36"W A DISTANCE OF 487.37 FEET; THENCE N53°08'24"W A DISTANCE OF 70.71 FEET TO A POINT OF CURVATURE; THENCE 104.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 79°35'50", A RADIUS OF 75.00 FEET AND A CHORD THAT BEARS N13°20'29"W A DISTANCE OF 96.01 FEET TO A POINT OF REVERSE CURVATURE; THENCE 166.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 82°42'17", A RADIUS OF 115.00 FEET AND A CHORD THAT BEARS N14°53'43"W A DISTANCE OF 151.96 FEET TO A POINT OF REVERSE CURVATURE; THENCE 315.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 75°21'48", A RADIUS OF 240.00 FEET AND A CHORD THAT BEARS N18°33'57"W A DISTANCE OF 293.41 FEET; THENCE N19°06'56"E A DISTANCE OF 165.05 FEET TO A POINT OF CURVATURE; THENCE 377.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 77°09'57", A RADIUS OF 280.00 FEET AND A CHORD THAT BEARS N19°28'02"W A DISTANCE OF 349.24 FEET; THENCE N58°03'00"W A DISTANCE OF 89.62 FEET TO A POINT OF CURVATURE; THENCE 200.05 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 57°18'36", A RADIUS OF 200.00 FEET AND A CHORD THAT BEARS N29°23'42"W A DISTANCE OF 191.81 FEET; THENCE N00°44'25"W A DISTANCE OF 235.61 FEET TO A POINT OF CURVATURE; THENCE 136.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°39'56", A RADIUS OF 500.00 FEET AND A CHORD THAT BEARS N08°34'23"W A DISTANCE OF 136.28 FEET; THENCE N16°24'21"W A DISTANCE OF 195.66 FEET TO A POINT OF CURVATURE; THENCE 216.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°06'33", A RADIUS OF 275.00 FEET AND A CHORD THAT BEARS N06°08'55"E A DISTANCE OF 210.96 FEET; THENCE N28°42'11"E A DISTANCE OF 258.32 FEET TO A POINT OF CURVATURE; THENCE 196.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°00'00", A RADIUS OF 250.00 FEET AND A CHORD THAT BEARS N06°12'11"E A DISTANCE OF 191.34 FEET; THENCE N16°17'49"W A DISTANCE OF 42.34 FEET TO A POINT OF CURVATURE; THENCE 62.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 71°35'32", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS N19°29'57"E A DISTANCE OF 58.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE 126.74 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48°24'46", A RADIUS OF 150.00 FEET AND A CHORD THAT BEARS N31°05'20"E A DISTANCE OF 123.01 FEET; THENCE N06°52'57"E A DISTANCE OF 62.99 FEET TO A POINT ON THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 3; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER, S89°54'36"E A DISTANCE OF 120.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 11.115 ACRES, (484,171 SQUARE FEET), MORE OR LESS.

2018-PROJMSSTR-0000266-SURVAPP

EXHIBIT A  
SHEET 4 OF 11

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR N89°32'04"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #27278 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #36580 AT THE CENTER QUARTER CORNER.

TOGETHER WITH

PARCEL 3

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3, THENCE ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, N89°54'36"W A DISTANCE OF 1540.45 FEET TO THE POINT OF BEGINNING; THENCE S16°36'56"W A DISTANCE OF 200.43 FEET; THENCE S03°06'41"W A DISTANCE OF 190.60 FEET; THENCE S36°28'16"W A DISTANCE OF 271.01 FEET; THENCE S00°28'08"W A DISTANCE OF 50.63 FEET; THENCE S89°57'12"W A DISTANCE OF 181.39 FEET; THENCE N00°46'58"E A DISTANCE OF 43.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PROPERTY RECORDED AT RECEPTION NO. 2017063013; THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID PROPERTY RECORDED AT RECEPTION NO. 2017063013 THE FOLLOWING FOUR (4) CONSECUTIVE COURSES: 1) N89°57'12"E A DISTANCE OF 81.15 FEET; 2) N00°28'08"E A DISTANCE OF 7.00 FEET; 3) N36°28'16"E A DISTANCE OF 307.06 FEET; 4) N03°06'41"E A DISTANCE OF 254.69 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PROPERTY RECORDED AT RECEPTION NO. 2000033899; THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID PROPERTY RECORDED AT RECEPTION NO. 2000033899 THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) S89°54'36"E A DISTANCE OF 63.24 FEET; 2) N00°05'24"E A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 3; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER, S89°54'36"E A DISTANCE OF 69.02 FEET TO THE POINT OF BEGINNING.

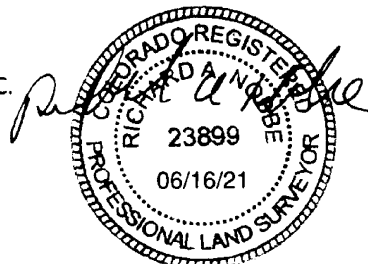
SAID PARCEL CONTAINS 1.368 ACRES, (59,606 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE IN U.S. SURVEY FEET.

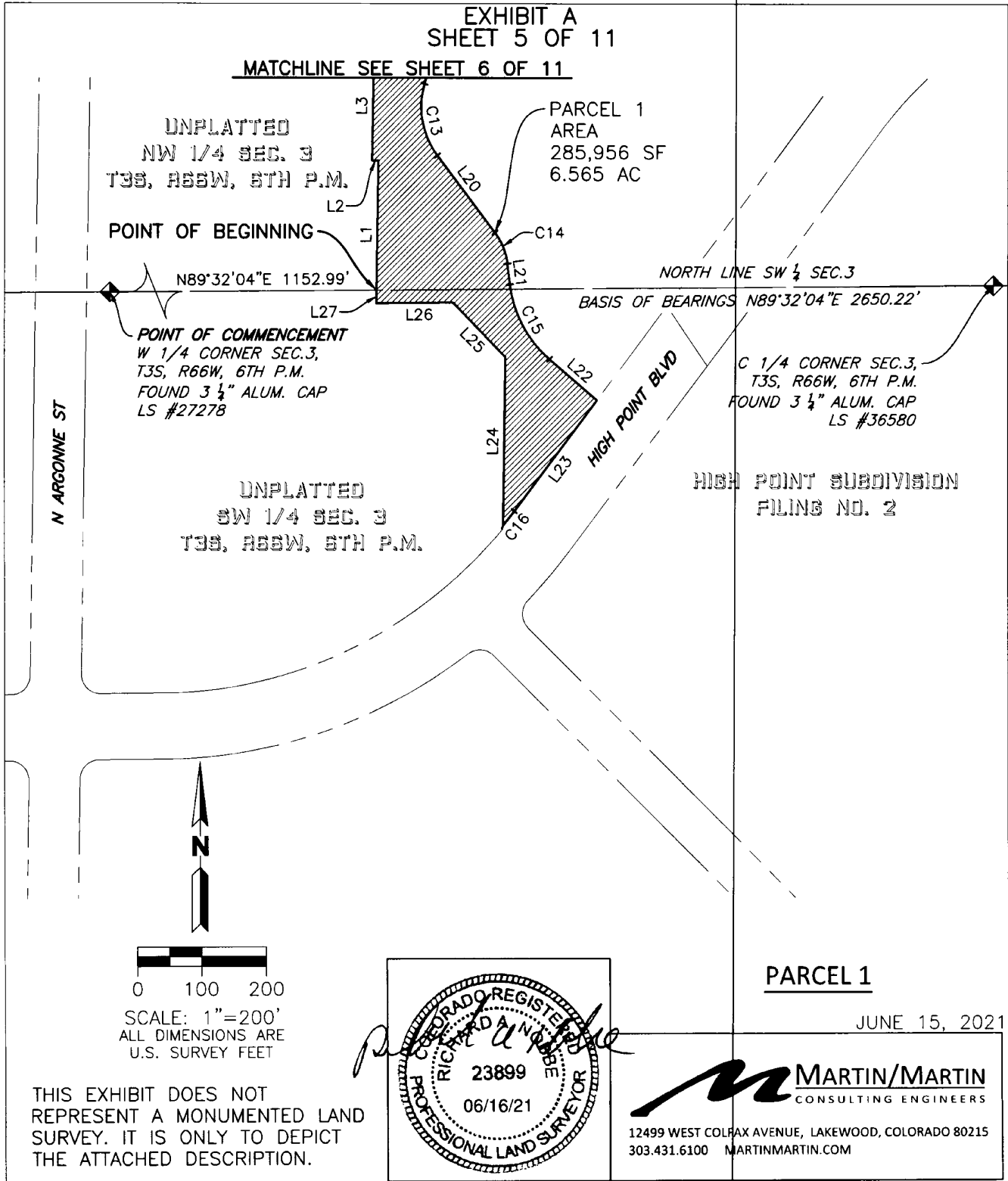
BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR N89°32'04"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #27278 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #36580 AT THE CENTER QUARTER CORNER.

PREPARED BY DENNIS PETER  
REVIEWED BY RICHARD A. NOBBE, PLS  
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
JUNE 15, 2021



2018-PROJMSTR-0000266-SURVAPP

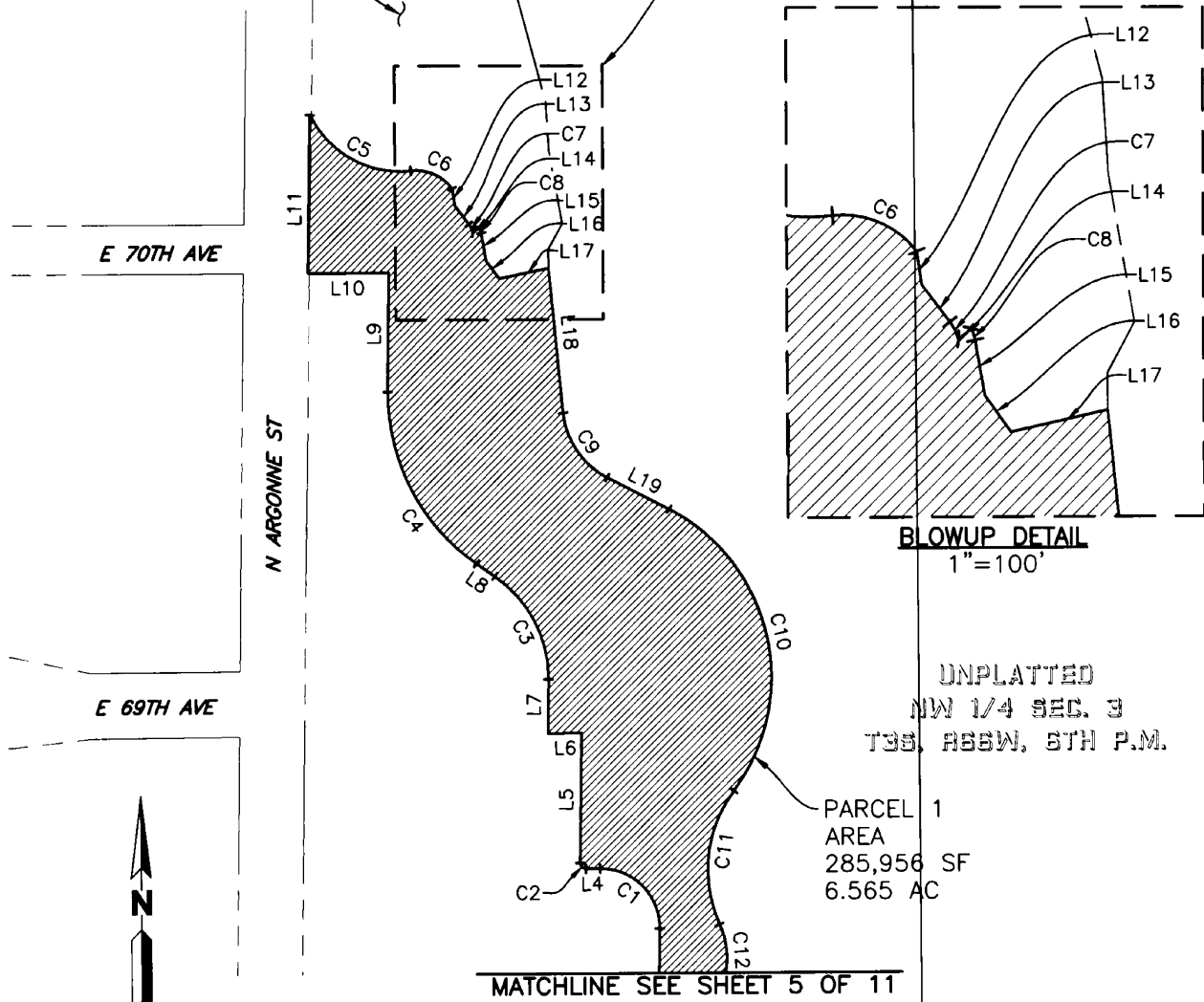


2018-PROJMSTR-0000266-SURVAPP

EXHIBIT A  
SHEET 6 OF 11

RECEPTION NO.  
2009001505

SEE BLOW UP  
DETAIL THIS SHEET



E 70TH AVE

N ARGONNE ST

E 69TH AVE



0 100 200

SCALE: 1"=200'  
ALL DIMENSIONS ARE  
U.S. SURVEY FEET

THIS EXHIBIT DOES NOT  
REPRESENT A MONUMENTED LAND  
SURVEY. IT IS ONLY TO DEPICT  
THE ATTACHED DESCRIPTION.

MATCHLINE SEE SHEET 5 OF 11

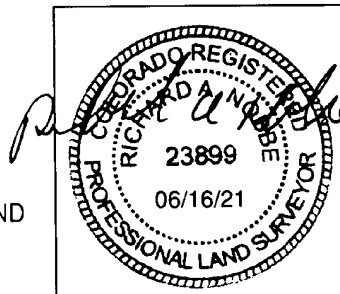
BLOWUP DETAIL  
1"=100'

UNPLATTED  
NW 1/4 SEC. 3  
T38S, R66W, 6TH P.M.

PARCEL 1  
AREA  
285,956 SF  
6.565 AC

PARCEL 1

JUNE 15, 2021



**MARTIN/MARTIN**  
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

2018-PROJMSTR-0000266-SURVAPP

EXHIBIT A  
SHEET 7 OF 11

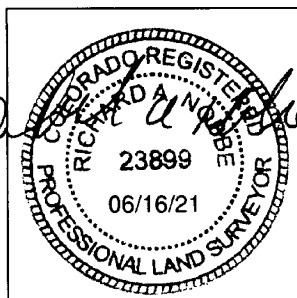
| LINE TABLE |             |         |
|------------|-------------|---------|
| NUMBER     | DIRECTION   | LENGTH  |
| L1         | N00°55'01"E | 199.49' |
| L2         | S89°04'49"W | 10.00'  |
| L3         | N00°55'11"E | 182.38' |
| L4         | S89°34'04"W | 17.71'  |
| L5         | N00°55'11"E | 159.16' |
| L6         | S89°34'04"W | 40.82'  |
| L7         | N00°47'06"E | 65.94'  |
| L8         | N55°44'40"W | 27.50'  |
| L9         | N00°46'58"E | 145.12' |
| L10        | S89°48'49"W | 100.00' |
| L11        | N00°46'58"E | 193.71' |
| L12        | S08°32'02"E | 20.78'  |
| L13        | S37°17'55"E | 28.47'  |
| L14        | N52°42'05"E | 10.61'  |

| LINE TABLE |             |         |
|------------|-------------|---------|
| NUMBER     | DIRECTION   | LENGTH  |
| L15        | S10°07'06"E | 34.38'  |
| L16        | S35°58'53"E | 27.53'  |
| L17        | N77°40'30"E | 62.07'  |
| L18        | S05°36'28"E | 177.93' |
| L19        | S62°44'04"E | 85.45'  |
| L20        | S36°55'56"E | 148.09' |
| L21        | S06°55'56"E | 32.39'  |
| L22        | S49°18'20"E | 96.70'  |
| L23        | S36°51'36"W | 213.12' |
| L24        | N00°49'41"E | 259.13' |
| L25        | N44°04'45"W | 116.68' |
| L26        | S89°32'04"W | 119.31' |
| L27        | N00°56'22"E | 19.96'  |

PARCEL 1

JUNE 15, 2021

THIS EXHIBIT DOES NOT  
REPRESENT A MONUMENTED LAND  
SURVEY. IT IS ONLY TO DEPICT  
THE ATTACHED DESCRIPTION.



**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

2018-PROJMSTR-0000266-SURVAPP

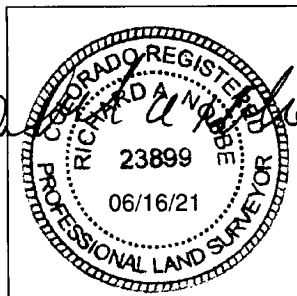
EXHIBIT A  
SHEET 8 OF 11

| CURVE TABLE |             |         |            |                 |              |
|-------------|-------------|---------|------------|-----------------|--------------|
| NUMBER      | DELTA ANGLE | RADIUS  | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1          | 91°21'07"   | 72.00'  | 114.80'    | N44°45'23"W     | 103.02'      |
| C2          | 91°21'07"   | 7.00'   | 11.16'     | N44°45'23"W     | 10.02'       |
| C3          | 56°31'46"   | 150.00' | 147.99'    | N27°28'47"W     | 142.06'      |
| C4          | 56°31'38"   | 250.00' | 246.65'    | N27°28'51"W     | 236.76'      |
| C5          | 70°13'20"   | 124.00' | 151.98'    | S61°19'20"E     | 142.64'      |
| C6          | 59°08'05"   | 57.00'  | 58.83'     | S66°51'57"E     | 56.25'       |
| C7          | 22°36'36"   | 30.00'  | 11.84'     | S25°59'37"E     | 11.76'       |
| C8          | 10°25'17"   | 40.00'  | 7.28'      | S15°19'45"E     | 7.27'        |
| C9          | 57°07'36"   | 100.00' | 99.70'     | S34°10'16"E     | 95.63'       |
| C10         | 100°08'03"  | 230.00' | 401.96'    | S12°40'02"E     | 352.73'      |
| C11         | 61°43'24"   | 160.00' | 172.36'    | S06°32'17"W     | 164.15'      |
| C12         | 40°28'32"   | 100.00' | 70.64'     | S04°05'09"E     | 69.18'       |
| C13         | 53°05'03"   | 125.00' | 115.81'    | S10°23'25"E     | 111.71'      |
| C14         | 30°00'00"   | 100.00' | 52.36'     | S21°55'56"E     | 51.76'       |
| C15         | 42°22'24"   | 180.00' | 133.12'    | S28°07'08"E     | 130.11'      |
| C16         | 2°21'35"    | 691.00' | 28.46'     | S38°02'23"W     | 28.46'       |

PARCEL 1

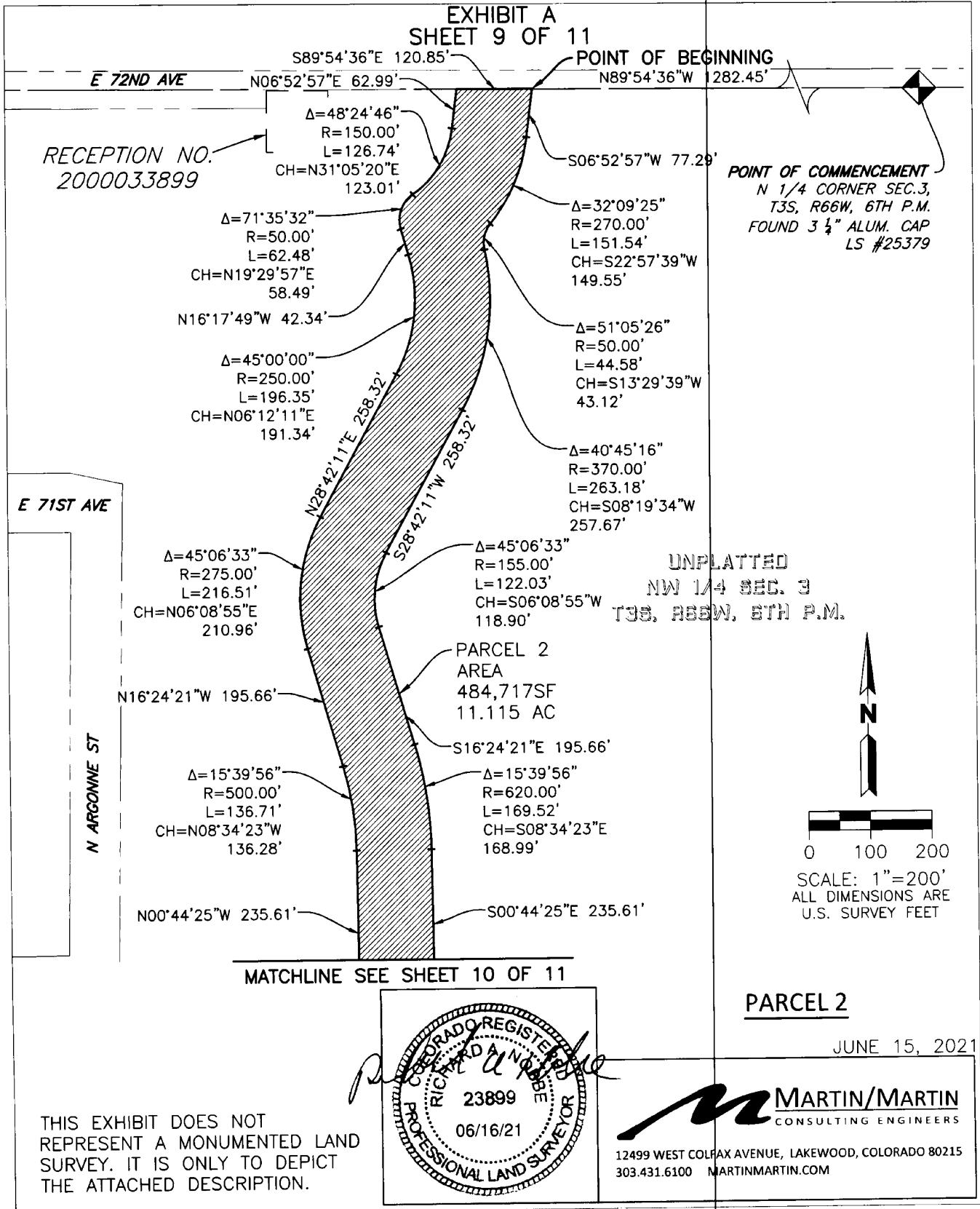
JUNE 15, 2021

THIS EXHIBIT DOES NOT  
REPRESENT A MONUMENTED LAND  
SURVEY. IT IS ONLY TO DEPICT  
THE ATTACHED DESCRIPTION.



**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLIFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

2018-PROJMSTR-0000266-SURVAPP



2018-PROJMSTR-0000266-SURVAPP

EXHIBIT A  
SHEET 10 OF 11

MATCHLINE SEE SHEET 9 OF 11

$\Delta=57^{\circ}18'36''$   
R=200.00'  
L=200.05'  
CH=N29°23'42"W  
191.81'

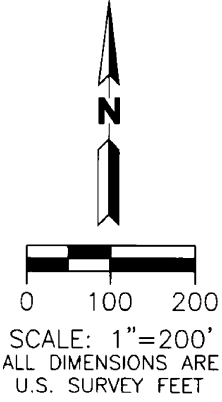
$\Delta=57^{\circ}18'36''$   
R=80.00'  
L=80.02'  
CH=S29°23'42"E  
76.73'

N58°03'00"W 89.62'

S58°03'00"E 89.62'

$\Delta=77^{\circ}09'57''$   
R=280.00'  
L=377.10'  
CH=N19°28'02"W  
349.24'

$\Delta=62^{\circ}45'30''$   
R=400.00'  
L=438.14'  
CH=S26°40'15"E  
416.56'



N19°06'56"E 165.05'

**PARCEL 2**  
AREA  
484,717SF  
11.115 AC

$\Delta=75^{\circ}21'48''$   
R=240.00'  
L=315.68'  
CH=N18°33'57"W  
293.41'

$\Delta=135^{\circ}08'16''$   
R=235.00'  
L=554.27'  
CH=S62°51'38"E  
434.44'

$\Delta=1^{\circ}20'51''$   
R=876.00'  
L=20.60'  
CH=N50°14'39"E  
20.60'

S39°04'55"E 77.00'

$\Delta=14^{\circ}03'29''$   
R=799.00'  
L=196.04'  
CH=S43°53'20"W  
195.55'

W 1/4 CORNER SEC.3,  
T3S, R66W, 6TH P.M.  
FOUND 3 1/4" ALUM. CAP  
LS #27278

$\Delta=82^{\circ}42'17''$   
R=115.00'  
L=166.00'  
CH=N14°53'43"W  
151.96'

C 1/4 CORNER SEC.3,  
T3S, R66W, 6TH P.M.  
FOUND 3 1/4" ALUM. CAP  
LS #36580

NORTH LINE SW 1/4 SEC.3  
BASIS OF BEARINGS N89°32'04"E 2650.22'

UNPLATTED  
SW 1/4 SEC. 3  
T3S, R66W, 6TH P.M.

$\Delta=79^{\circ}35'50''$   
R=75.00'  
L=104.19'  
CH=N13°20'29"W  
96.01'

N53°08'24"W 70.71'

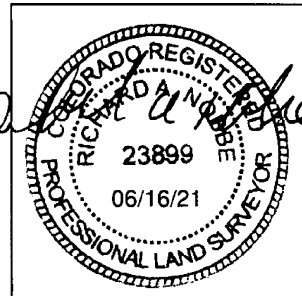
HIGH POINT BLVD

HIGH POINT SUBDIVISION  
FILING NO. 2

PARCEL 2

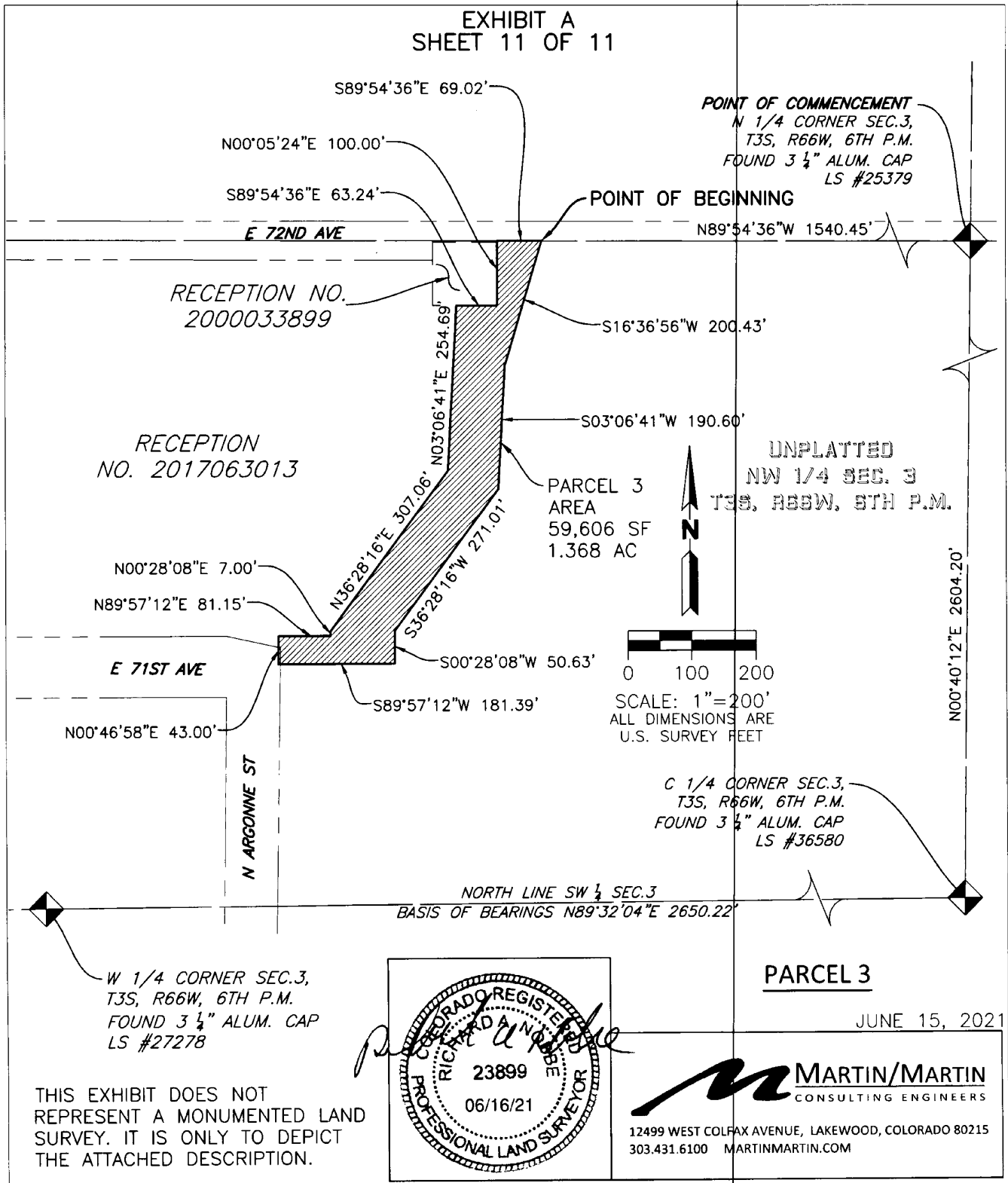
JUNE 15, 2021

THIS EXHIBIT DOES NOT  
REPRESENT A MONUMENTED LAND  
SURVEY. IT IS ONLY TO DEPICT  
THE ATTACHED DESCRIPTION.



**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

2018-PROJMSTR-0000266-SURVAPP



## Exhibit B

(Exceptions listed on Title Commitment number 21-0007, effective October 22, 2021)

9. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 30, 2005 AT RECEPTION NO. 2005165621.
10. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JANUARY 17, 2006 AT RECEPTION NO. 2006010581; FIRST AMENDMENT RECORDED JANUARY 15, 2008 AT RECEPTION NO. 2008005302; SECOND AMENDMENT RECORDED FEBRUARY 26, 2010 AT RECEPTION NO. 2010022814.  
  
ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED MAY 12, 2006 AT RECEPTION NO. 2006074494.  
  
ASSIGNMENT OF DECLARANT'S RIGHTS UNDER MASTER DECLARATION FOR HIGH POINT RECORDED JULY 21, 2017 AT RECEPTION NO. 2017095538.  
  
PARTIAL ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS UNDER MASTER DECLARATION FOR HIGH POINT RECORDED DECEMBER 31, 2020 AT RECEPTION NO. 2020221052.
11. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANT RECORDED SEPTEMBER 30, 2005 AT RECEPTION NO. 2005165620.
12. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT FOR TOWER ROAD SEWER LINE RECORDED MARCH 26, 1992 AT RECEPTION NO. R-9382.
13. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT BY AND BETWEEN VAN SCHAACK HOLDINGS, LTD. AND THE DENVER WATER DEPARTMENT RECORDED NOVEMBER 25, 1997 AT RECEPTION NO. 9700159345.
14. TERMS, CONDITIONS AND PROVISIONS OF AIR RIGHTS COVENANT AND AVIGATION EASEMENT RECORDED FEBRUARY 03, 2000 AT RECEPTION NO. 2000016828.

15. TERMS, CONDITIONS AND PROVISIONS OF AIR RIGHTS COVENANT AND AVIGATION EASEMENT RECORDED FEBRUARY 03, 2000 AT RECEPTION NO. 2000016832.
16. TERMS, CONDITIONS AND PROVISIONS OF ZONING ORDINANCE #139, SERIES OF 2000 RECORDED FEBRUARY 25, 2000 AT RECEPTION NO. 2000026687.
17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN JOINT DEVELOPMENT AGREEMENT RECORDED JULY 14, 2005 AT RECEPTION NO. 2005118018.
18. TERMS, CONDITIONS AND PROVISIONS OF ZONING ORDINANCE #679, SERIES OF 2005 RECORDED SEPTEMBER 23, 2005 AT RECEPTION NO. 2005161170.

NOTE: RECORDING OF WAIVERS OF CERTAIN RIGHT AND/OR RESONABLE CONDITIONS IN ACCORDANCE WITH ARTICLE IX OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER (ZONING CHAPTER) RECORDED OCTOBER 12, 2005 AT RECEPTION NO. 2005173072 AND 2005173073.

19. TERMS, CONDITIONS AND PROVISIONS OF GRANT OF AVIGATION EASEMENT RECORDED SEPTEMBER 30, 2005 AT RECEPTION NO. 2005165618.
20. TERMS, CONDITIONS AND PROVISIONS OF PLAIN LANGUAGE NOTICE-PROXIMITY TO AIRPORT RECORDED SEPTEMBER 30, 2005 AT RECEPTION NO. 2005165619.
21. TERMS, CONDITIONS AND PROVISIONS OF HIGHPOINTE AT DIA GENERAL DEVELOPMENT PLAN RECORDED OCTOBER 06, 2005 AT RECEPTION NO. 2005169315, AND AMENDMENT NO. 1 RECORDED OCTOBER 25, 2010 AT RECEPTION NO. 2010122260.
22. LARGE PLANNED COMMUNITY AFFIDAVIT RECORDED MAY 24, 2006 AT RECEPTION NO. 2006082276.
23. ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 26, 2006 AT RECEPTION NO. 2006099360, INSTRUMENT RECORDED NOVEMBER 17, 2009 AT RECEPTION NO. 2009150705 AND INSTRUMENT RECORDED APRIL 21, 2016 AT RECEPTION NO. 2016052381 AND INSTRUMENT RECORDED SEPTEMBER 22, 2017 AT RECEPTION NO. 2017125537 AND INSTRUMENT RECORDED APRIL 4, 2018 AT RECEPTION NO. 2018039127 AND INCLUSION OF SUBJECT PROPERTY IN THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 AS EVIDENCED BY INSTRUMENT RECORDED JUNE 26, 2006 AT RECEPTION NO. 2006099361 AND RECORDED APRIL 3, 2018 AT RECEPTION NO. 2018038635.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 REGARDING THE IMPOSITION OF FACILITIES FEES RECORDED DECEMBER 9, 2008 AT RECEPTION NO. 2008165980.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 REGARDING THE IMPOSITION OF A MAINTENANCE FEE RECORDED DECEMBER 9, 2008 AT RECEPTION NO. 2008165981.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 REGARDING THE IMPOSITION OF REGIONAL DEVELOPMENT FEE RECORDED DECEMBER 9, 2008 AT RECEPTION NO. 2008165982.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14 REGARDING THE IMPOSITION OF REGIONAL DEVELOPMENT FEE RECORDED DECEMBER 9, 2008 AT RECEPTION NO. 2008165983.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14 REGARDING THE IMPOSITION OF FACILITIES FEES RECORDED JANUARY 8, 2009 AT RECEPTION NO. 2009002228.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 REGARDING THE IMPOSITION OF REGIONAL DEVELOPMENT FEE RECORDED JUNE 22, 2018 AT RECEPTION NO. 2018077369.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14 REGARDING THE IMPOSITION OF REGIONAL DEVELOPMENT FEE RECORDED JUNE 22, 2018 AT RECEPTION NO. 2018077370.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 REGARDING THE IMPOSITION OF REGIONAL DEVELOPMENT FEE RECORDED APRIL 2, 2019 AT RECEPTION NO. 2019037822.

JOINT RESOLUTION OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14 REGARDING THE IMPOSITION OF REGIONAL DEVELOPMENT FEE RECORDED APRIL 2, 2019 AT RECEPTION NO. 2019037823.

NOTICES CONCERNING DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT, COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14 RECORDED JANUARY 30, 2007 AT RECEPTION NO. 2007014752, JANUARY 28, 2008 AT RECEPTION NO. 2008010991, JANUARY 30, 2009 AT RECEPTION NO. 2009010834, JANUARY 26, 2010 AT RECEPTION NO. 2010009208, JANUARY 25, 2011 AT RECEPTION NO. 2011009274, JANUARY 26, 2012 AT RECEPTION NO. 2012009809 AND JANUARY 29, 2013 AT RECEPTION NO. 2013013305 AND JANUARY 26, 2018 AT RECEPTION NO. 2018010183.

NOTE: ORDER OF EXCLUSION FROM THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14 RECORDED NOVEMBER 17, 2009 AT RECEPTION NO. 2009150706 AND AMENDED EXCLUSION RECORDED APRIL 3, 2018 AT RECEPTION NO. 2018038799. ORDERS FOR INCLUSION RECORDED APRIL 21, 2016 AT RECEPTION NO. 2016052381 AND JUNE 22, 2016 AT RECEPTION NO. 2016081410.

24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF DRAINAGE AGREEMENT ASSIGNMENT AND ASSUMPTION OF DRAINAGE AGREEMENT, AND CONSENT TO ASSIGNMENT RECORDED JULY 21, 2017 AT RECEPTION NO. 2017095539.
25. MINERAL DEED RECORDED JULY 21, 2017 AT RECEPTION NO. 2017095540.
28. MINERAL DEED RECORDED JULY 21, 2017 AT RECEPTION NO. 2017095543.

30. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED OCTOBER 19, 2017 AT RECEPTION NO. 2017137572.
31. MINERAL DEED RECORDED NOVEMBER 16, 2017 AT RECEPTION NO. 2017150626.
32. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF COVENANTS CONCERNING PAYMENT IN LIEU OF TAXES RECORDED APRIL 11, 2018 AT RECEPTION NO. 2018042250.
34. TERMS, CONDITIONS AND PROVISIONS OF THE RESERVATIONS AND EASEMENTS AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 31, 2020 AT RECEPTION NO. 2020221051.
35. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY DATED DECEMBER 14, 2020 AND LAST REVISED DECEMBER 23, 2020, PREPARED BY MARTIN/MARTIN CONSULTING ENGINEERS, JOB NO. 20.1274.C.86  
  
SAID DOCUMENT STORED AS OUR IMAGE 1274  
  
A. ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO THE DIRT ROAD TRAVERSING SUBJECT PROPERTY.  
B. FENCE LINES ALONG THE EXTERIOR BOUNDARIES OF THE SUBJECT PROPERTY DO NOT COINCIDE WITH SAID BOUNDARIES.
36. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN EASEMENT AGREEMENT RECORDED MARCH 3, 2021 AT RECEPTION NO. 2021039549.
37. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN EASEMENT AGREEMENT RECORDED MARCH 3, 2021 AT RECEPTION NO. 2021039551.
38. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED FEBRUARY 12, 2021 AT RECEPTION NO. 2021027880.