



**TO:** Denver City Council, Land Use, Transportation and Infrastructure Committee  
**FROM:** Theresa Lucero, Senior City Planner  
**DATE:** May 10, 2018  
**RE:** Official Map Amendment #2016I-00113  
Rezoning from M-RH-3 and OS-B to M-RX-5

### Staff Report and Recommendation

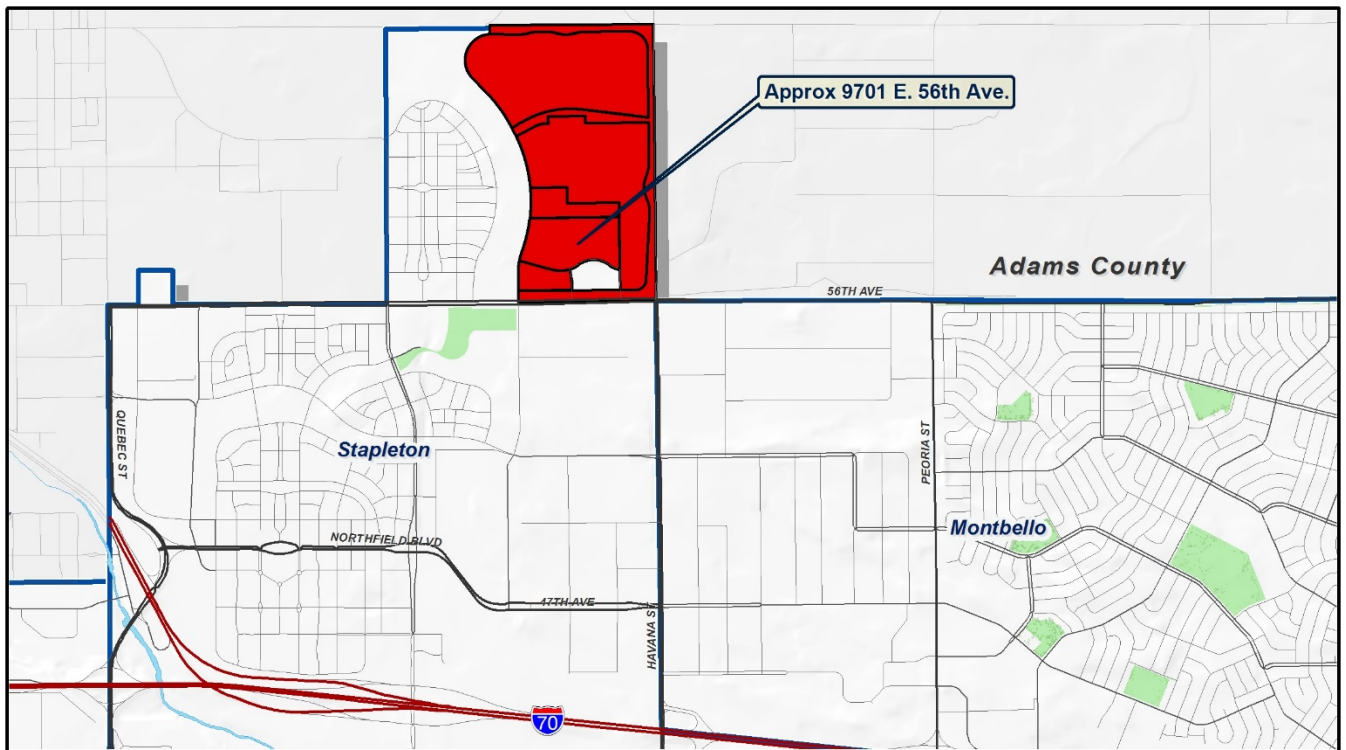
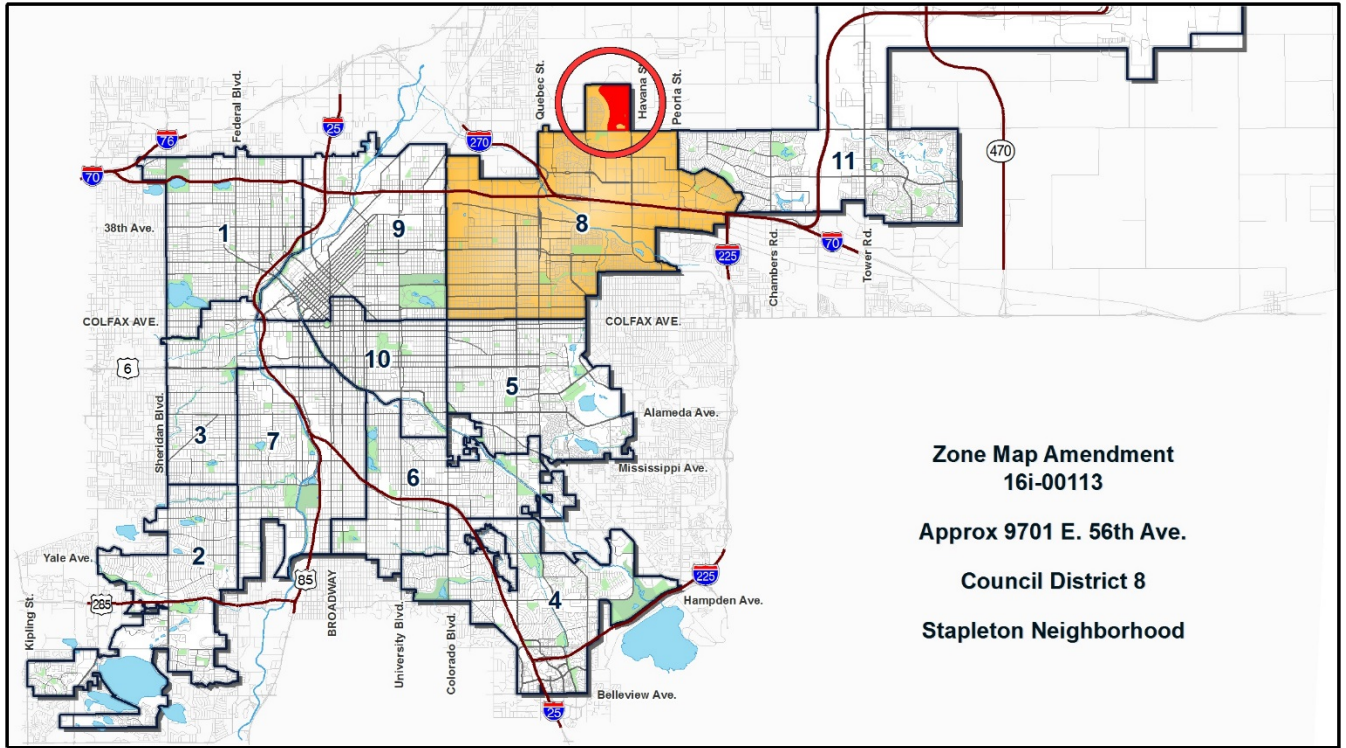
Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for application #2016I-00113.

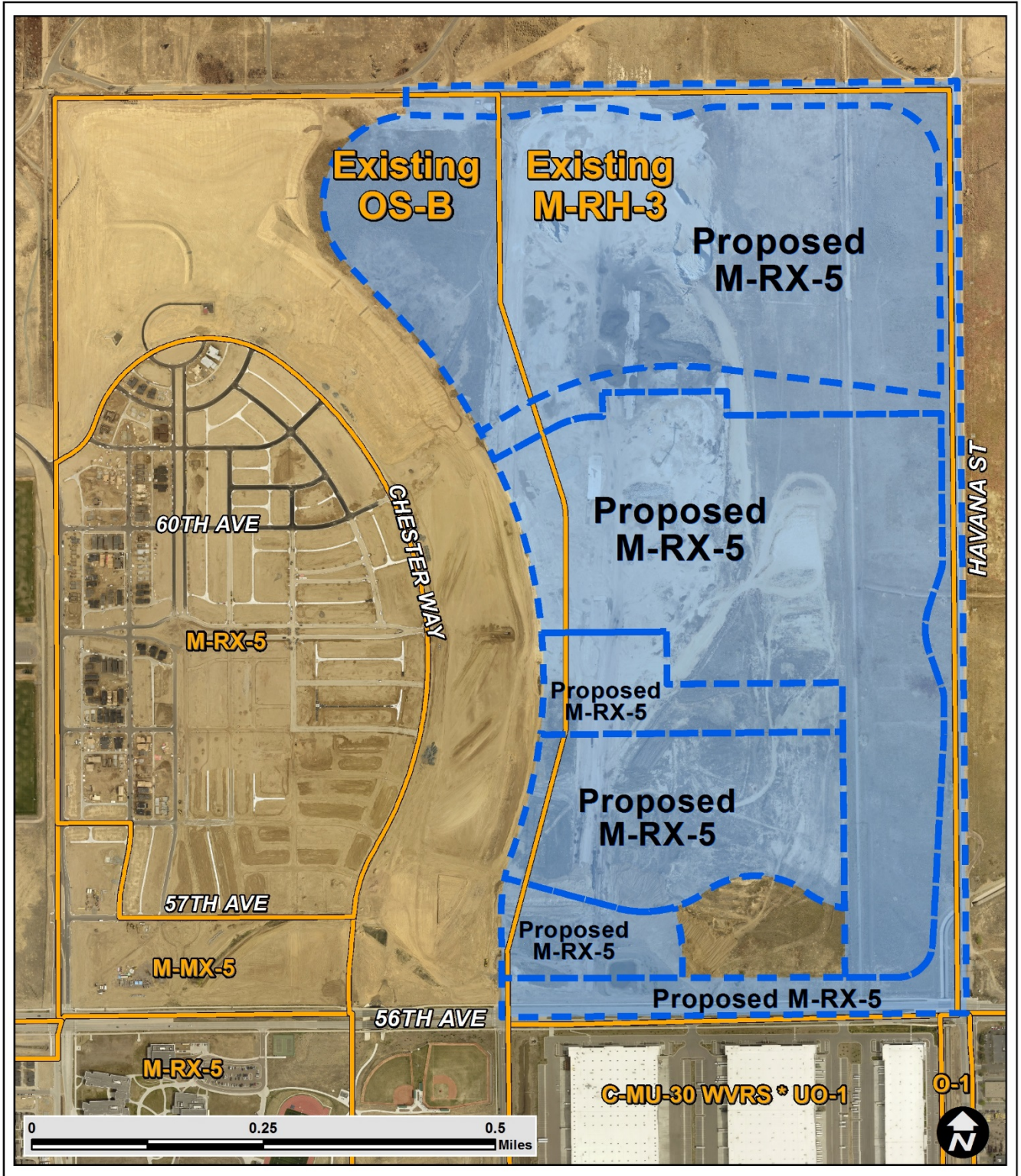
### Request for Rezoning

Address:	Approximately 9701 East 56 <sup>th</sup> Avenue
Neighborhood/Council District:	Stapleton Statistical Neighborhood / City Council District 8
RNOs:	Stapleton Master Community Association; Stapleton United Neighbors; Far Northeast Neighbors; Montebello 20/20; Northern Corridor Coalition; Opportunity Corridor Coalition of United Residents; Inter-Neighborhood Cooperation (INC)
Area of Property:	14,455,921 SF, 331.86 acres
Current Zoning:	M-RH-3 AND OS-B
Proposed Zoning:	M-RX-5
Property Owner(s):	Park Creek Metropolitan District
Owner Representative:	Bruce O'Donnell

### Summary of Rezoning Request

- The subject property is vacant and is located at the northwest corner of Havana Street and 56<sup>th</sup> Avenue. The Rocky Mountain Arsenal is adjacent to the property on the north and east, and Stapleton Filing 49 subdivision is adjacent to the property on the west.
- The applicant proposes to rezone the property for redevelopment.
- The proposed M-RX-5 zone district stands for **M**aster Planned Context, **R**esidential **M**ixed Use with a **5**-story height limit (42 to 70 feet). The M-RX-5 zone district is a residential zone district intended to promote development of new neighborhoods with zoning standards that support all residential densities and a mixture of residential, civic and commercial land uses. In this district the Urban House, Duplex and General primary building forms are allowed. Single and two-unit building forms are often located on small lots and all building forms have relatively shallow setbacks and high building coverage. Multi-unit forms may be built directly at the sidewalk edge and General building forms may be located on corner sites. Buildings are oriented either to a street, to an internal courtyard, or to an open space area. Further details of the zone district can be found in Article 9 of the Denver Zoning Code (DZC).





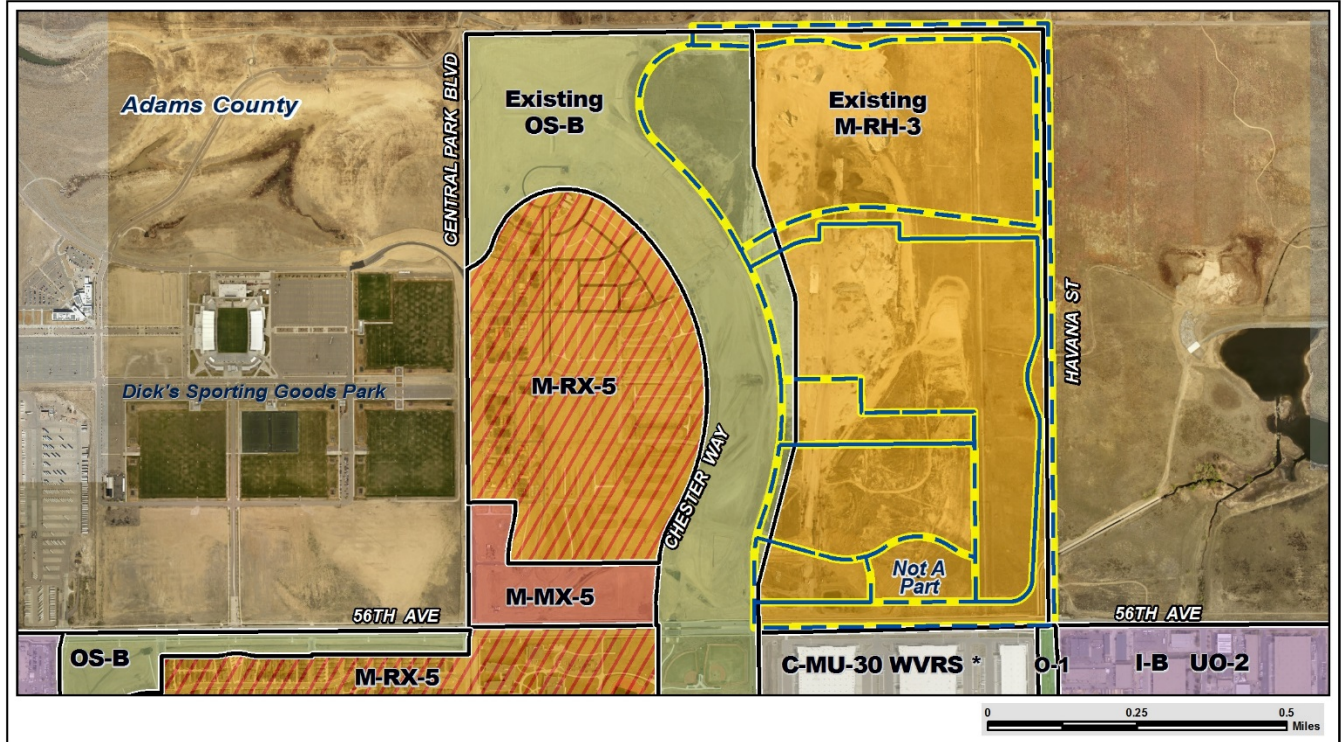
**Existing Context**

The property is located on the northeast edge of the Stapleton neighborhood, north of 56<sup>th</sup> Avenue and west of Havana Street. The property is across 56<sup>th</sup> Avenue and northeast of Northfield High School and Athletic Complex. Five blocks west of the subject property, across Central Park Boulevard, is Commerce City and Dick’s Sporting Goods Park. Directly north and east of the subject property is the Rocky Mountain Arsenal National Wildlife Refuge, which is in Adams County. Directly south across 56<sup>th</sup> Avenue are various industrial land uses. Within Filing 49, west of the subject property, the block pattern is a mix of a grid and modified grid pattern with varied lot sizes tied to residential, commercial or open space land uses.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	M-RH-3 & OS-B	Vacant	N/A	No existing Lots, Blocks or Streets.
North	Adams County – Agricultural Zoning	Wildlife Refuge	N/A	
South	C-MU-30 w/waivers & UO-1	Industrial	2-story General Building Form	
East	Adams County – Agricultural Zoning	Wildlife Refuge	N/A	
West	OS-B, M-RX-5 & M-MX-5	Vacant and under development	N/A	

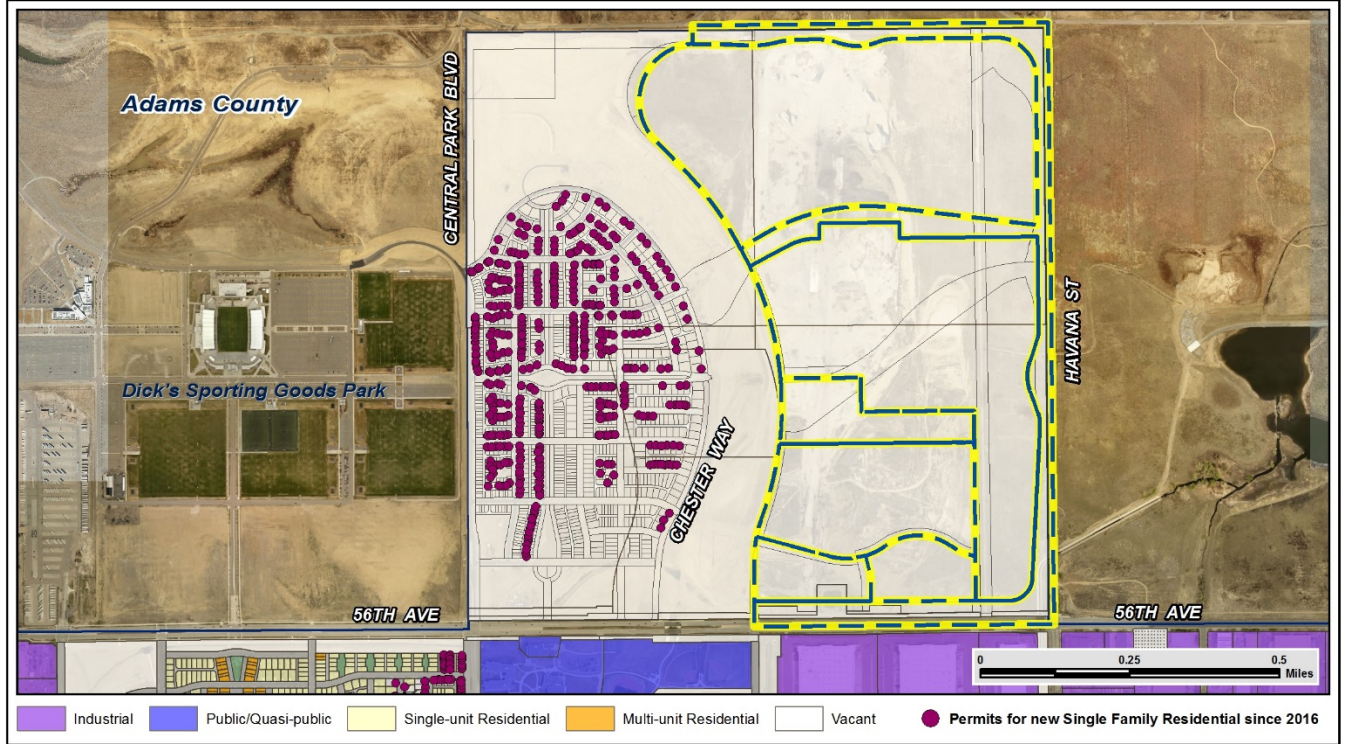
### Existing Zoning



Existing Zoning

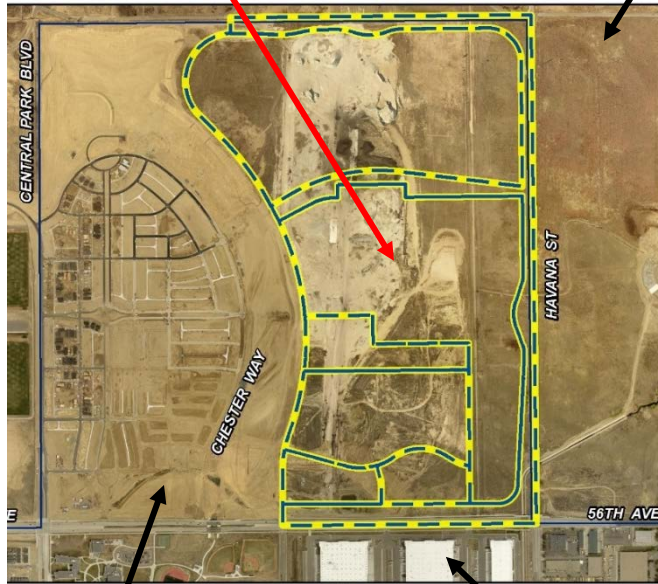
The existing zoning of the subject property is M-RH-3 and OS-B, or **M**aster Planned Context, **R**ow **H**ouse, with a 3-story height limit, and **O**pen **S**pace Recreation District, or privately owned and operated open space. The M-RH-3 district allows residential and civic land uses. The scale of structures is 2.5 to 3-stories, or a maximum height of 42 to 55 feet. The building forms allowed are Urban House, Duplex, Garden Court and Row House. For additional details of the M-RH-3 and OS-B zone districts, see Article 9.

### 1. Existing Land Use Map



Existing Land Use

## 2. Existing Building Form and Scale



### **Summary of City Agency Referral Comments**

As part of the DZC review process, the rezoning application is referred to potentially affected City agencies and departments for comment. A summary of agency referral responses follows:

**Asset Management:** Approved – No Comments.

**Public Works – City Surveyor:** Approved.

**Development Services – Project Coordination:** Approved – No Comments.

**Development Services – Wastewater:** Approved with the following comments. Public Works DES Wastewater approves this Zone Map Amendment. The applicant should note that this approval is for zoning change only, and development of this site may require additional engineering, drainage/sanitary studies, storm/sanitary sewer construction plans, etc. The extent of the required design and improvements will be determined during the development review process.



**Public Review Process**

	<b>Date</b>
CPD informational notice of receipt of the rezoning application to all affected members of City Council and registered neighborhood organizations:	<b>01/25/17</b>
CPD written notice of the April 5, 2017, Planning Board public hearing sent to all affected members of City Council and registered neighborhood organizations:	<b>03/20/2017</b>
CPD notice of withdrawal from the April 5, 2017, Planning Board agenda sent to all affected City Councilmembers and registered neighborhood organizations, and postponement at the applicant's request:	<b>03/28/2017</b>
CPD informational notice of receipt of the REVISED rezoning application to all affected members of City Council and registered neighborhood organizations:	<b>11/16/17</b>
CPD informational notice of receipt of the REVISED rezoning application to all affected members of City Council and registered neighborhood organizations:	<b>01/12/18</b>
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council and registered neighborhood organizations:	<b>04/03/18</b>
Planning Board public hearing. The Board unanimously (8-0) recommended approval.:	<b>04/18/18</b>
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	<b>05/01/18</b>

Land Use, Transportation and Infrastructure Committee of the City Council:	<b>05/15/18</b>
Property legally posted for a period of 21 days and CPD written notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	<b>06/17/18</b>
City Council Public Hearing:	<b>07/09/18</b>

**Registered Neighborhood Organizations (RNOs)**

- To date, CPD has received no comment letter from a Registered Neighborhood Organization.

**Other Public Comment**

To date, no other public comments have been received.

**Criteria for Review / Staff Evaluation**

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

**DZC Section 12.4.10.7**

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

**DZC Section 12.4.10.8**

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

**1. Consistency with Adopted Plans**

The following adopted plans apply to this property:

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)
- Stapleton Development Plan (1995)

**Denver Comprehensive Plan 2000**

The proposal is consistent with many Denver Comprehensive Plan strategies, including:

- **Environmental Sustainability Strategy 4-A** – “*Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work.*” (p. 41).
- **Land Use Strategy 3-B** – “*Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses*” (p. 60).

- **Mobility Strategy 4-E** – “**Continue to promote mixed-use development**, which enables people to live near work, retail and services” (p. 78).
- **Legacies Strategy 3-A** – “**Identify areas in which increased density and new uses are desirable and can be accommodated**” (p. 99).
- **Legacies Objective 11** – “**Strengthen Denver’s system of “green” connections: trails, bicycle routes, parkways, greenways and watercourses**” (p. 103).
- **Housing Strategy 2-F** – “**Explore opportunities for housing in all proposed development and redevelopment projects, including commercial and retail projects**” (p. 114).

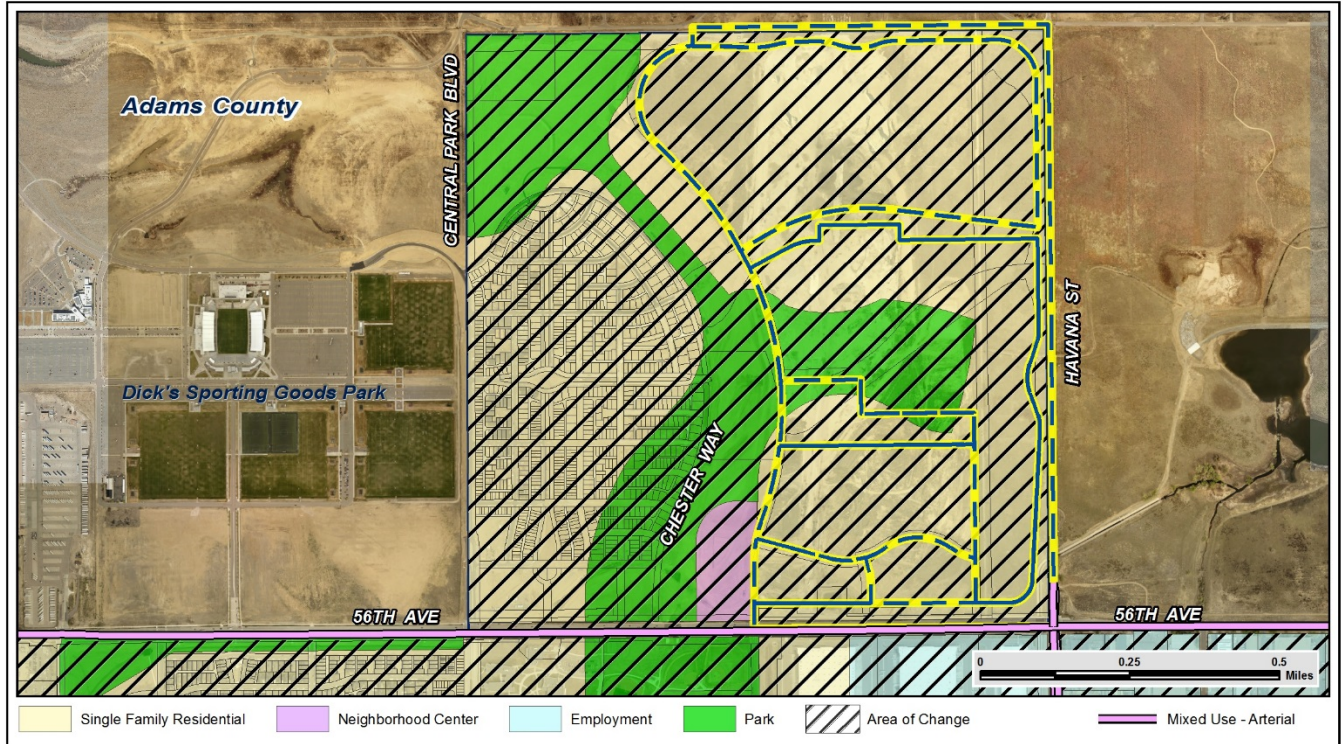
The proposed map amendment will contribute to the redevelopment of the former Stapleton Airport with a new neighborhood. The proposed residential mixed-use land uses contribute to the mixture of land uses in the new development. The proposed M-RX-5 zone district allows a wide variety of residential, civic, and commercial lands uses. The rezoning is consistent with these Plan recommendations of sustainable development, quality infill development with a variety of amenities, a mixture of land uses, allowing for green connections and opportunities for new housing in all proposed development.

### **Blueprint Denver (2002)**

The Blueprint Denver future land use designation for the subject property is Single Family Residential and Park and the property is in an Area of Change.

### **Future Land Use**

Blueprint Denver describes Single Family Residential as “*Neighborhoods of single family houses*” ...where “*densities are fewer than 10 units per acre...and the employment base is significantly smaller than the housing base*” (p. 42). “*A neighborhood is an area that consists primarily of residential land uses. A city should contain neighborhoods that offer a variety of housing types, as well as complementary land-use types such as stores, parks, and schools that provide the basic needs of nearby residents*” (p. 41). On the Blueprint Denver Map the location of the subject property is northwest of the intersection of 56<sup>th</sup> Avenue and Havana Street. The subject property is directly north of existing industrial development south of 56<sup>th</sup> Avenue. The proposed M-RX-5 zone district conforms to the Blueprint Denver Single Family Residential and Park land use concept because the zone district will allow a mix of residential uses with complementary commercial and civic land uses to serve the new Stapleton residential development.



2002 Blueprint Denver Future Land Use Map

**Area of Change / Area of Stability**

*“The purpose of Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips” (p. 127). “One of Denver’s unique characteristics is the presence of these large vacant development sites. These sites were created when the Air Force Base at Lowry and the former Stapleton Airport closed and also when land was annexed for the new Denver Airport, creating the Gateway District. These sites offer the potential to create new neighborhoods that embody the best characteristics of Denver’s traditional residential areas. The Blueprint Denver scenario calls for a level of local retail, services and jobs to support the needs of residents who will occupy future housing on these sites. Such a development pattern ensures that residents can find goods, services and employment close to home and may help reduce the number and length of trips taken” (p. 22). Strategies for Stapleton, Gateway and Lowry Areas of Change include:*

- Coordinated master planning
- Urban character
- Pedestrian and transit supportive design and development standards
- Mixed land uses – retail and employment near residential neighborhoods
- Diversity of housing type, size and cost
- Multi-modal streets
- Street grid/connectivity
- Extension of Denver’s urban legacies
- Adequate parks and open spaces

The rezoning of the subject property will enable the continued redevelopment of the former Stapleton Airport into a new residential mixed-use neighborhood which provides the envisioned jobs, housing, services and open spaces. The subject property has a Single Family Residential and Parks land use concept and Area of Change designation on the Blueprint Map. The M-RX-5 zone district will allow the property to continue to be used in the same mixed-use manner as the earlier Stapleton development. Staff believes that the M-RX-5 zone conforms to the long-established Stapleton land use concept of residential paired with neighborhood serving non-residential uses.

### **Street Classifications**

The Blueprint Denver future street classifications identified 56th Avenue as a Mixed-Use Arterial and no other internal streets have been constructed. Havana Street at 56<sup>th</sup> Avenue is a Mixed-Use Arterial, but it transitions to an Undesignated Local street for most of its length adjacent to the subject property. The requested mixed-use zone district is appropriate along a designated Mixed Use Arterial street.

### **Stapleton Development Plan (1995)**

The applicable neighborhood plan for the property is the Stapleton Development Plan, which was adopted in March 1995. On the Development Plan map the subject property is in District VIII. The District is bounded by the Rocky Mountain Arsenal on the north and east, 56<sup>th</sup> Avenue on the south, and Central Park Boulevard on the west. Key elements of the Development Plan for this area are:

- a predominance of *“residential land uses with opportunities for corporate and institutional land uses,*
- *a district center in the middle,*
- *transportation, including 56<sup>th</sup> Avenue as a limited access parkway with landscaped median through the site,*
- *significant restoration of sand hills character of parks and open space,*
- *special sites for institutional or corporate use, and*
- *joint planning with Commerce City and the National Wildlife refuge” (p. 5-64).*

The proposed M-RX-5 zone district is consistent with this Plan vision and will provide the regulatory basis for the mixture of residential and neighborhood-serving land uses envisioned in the Plan.

**DISTRICT VIII**  
*"Prairie Park Neighborhood"*

RESIDENTIAL/  
EMPLOYMENT ENCLAVE

MODERATE  
DENSITY

REFUGE AND  
PRAIRIE PARK

SENSITIVE  
ENVIRONMENT



District VIII - Stapleton  
Development Plan Map

## 2. Uniformity of District Regulations and Restrictions

The proposed rezoning to M-RX-5 will result in the uniform application of zone district building form, use and design regulations.

## 3. Public Health, Safety and General Welfare

By implementing the adopted Plans for the redevelopment of the Stapleton area, the proposed official map amendment furthers the public health, safety, and general welfare of the City.

## 4. Justifying Circumstance

The application identifies the changing condition of the redevelopment of the Stapleton area as the Justifying Circumstance under DZC Section 12.4.10.8, "The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area." The ongoing redevelopment of the former Stapleton Airport, the completion of major regional infrastructure improvements, and the

continuing development of additional residential dwelling units are cited by the applicant as the justifying circumstance. Staff concurs that these are appropriate justifying circumstances for the proposed rezoning.

#### **5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements**

A Denver Zoning Code review criterion is that the proposed official map amendment should be consistent with the descriptions of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district. The Master Planned Context is intended for developing areas that will develop or redevelop in phases over an extended period into entirely new residential and mixed-use neighborhoods covering multiple blocks. Examples of areas in Denver that may be appropriately zoned within the Master Planned Context are the Stapleton and Gateway neighborhoods. Development may consist of single-unit, two-unit and multi-unit residential uses, mixed use centers embedded in residential areas, larger town centers, high density transit-oriented developments, as well as commercial office and mixed-use industrial employment centers. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial streets but may be located at or between intersections of local streets. Office, research and industrial parks are primarily located near arterials and major highways.

The Master Planned Context consists of a variety of block shapes and patterns, often dependent upon the intended land use. In all cases, there is a high degree of vehicle and pedestrian connection through this context. In residential neighborhoods and town centers, blocks are sized to promote circulation and include detached sidewalks, tree lawns and/or streetscape elements, street and surface parking. Commercial development in town centers and transit-oriented developments is typically built up to the street on at least one side of the block with buildings on other sides of the block sometimes having parking located between the building and the street. Commercial development in office, research or industrial parks may be set back from the street with parking or landscape areas between the building and the street.

The intent of zone districts in the Master Planned Context is to provide flexibility for master planned development of large sites to respond to market opportunities over time. The zoning regulations support phased mixed-use development and allow a wide variety of land uses and building forms. Building heights in Master Planned Context zone districts range from 1-12 stories.

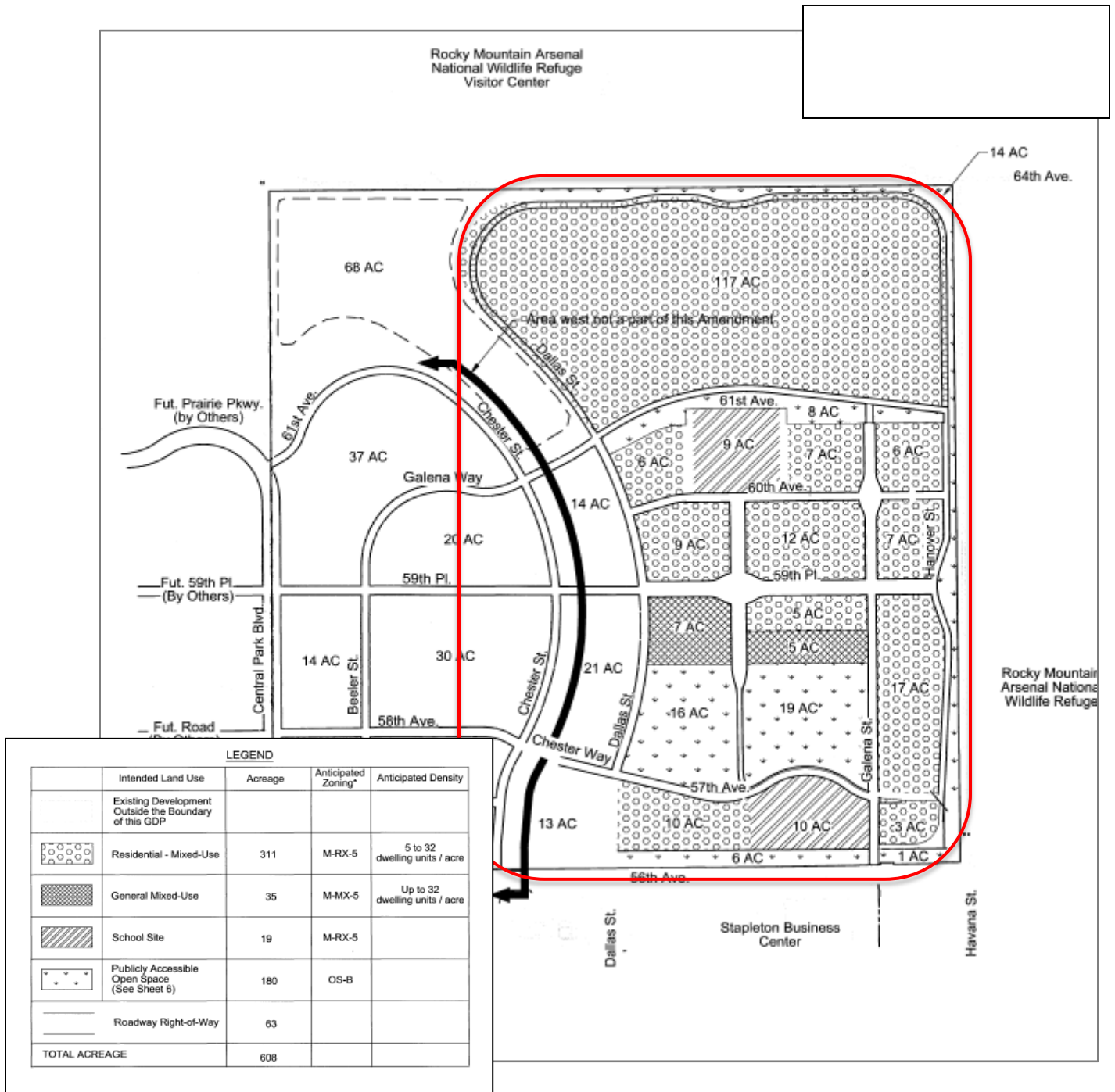
The purpose and intent of the M-RX-5 zone district is to promote development of new town centers and mixed-use neighborhoods up to 5 stories in height. Single and two-unit building forms are often located on small lots and all building forms have relatively shallow setbacks and high building coverage. Multi-unit forms may be built directly at the sidewalk edge and general building forms may be located on corner sites. Buildings are oriented either to a street, to an internal courtyard, or to an open space area. The district is intended to promote a mixture of land uses with buildings often built to the sidewalk edge to support a pedestrian-oriented pattern, and an active street level.

The subject property is located on a mixed-use arterial and is across the street from an establishing neighborhood. It is also located in a master-planned area. The M-RX-5 zone district will allow the range of land uses needed to continue development within the subject property. Staff finds the proposed the M-RX-5 zone district is consistent with the existing adjacent residential and commercial land uses, and with the intent of the Master Planned Context and the M-RX-5 zone district.

## **6. Stapleton Section 10 General Development Plan, First Minor Deviation (2017)**

According to Denver Zoning Code Section 12.4.12.15.B, the “City Council may approval an official map amendment (rezoning) application for property located within an approved GDP area, taking into consideration the approved GDP.” This site is located within the Stapleton Section 10 General Development Plan (GDP). The first Stapleton Section 10 GDP was approved in 2014. The Stapleton Section 10 General Development Plan, First Minor Deviation was approved in 2017, and the GDP encompasses 608 acres. The GDP Minor Deviation development concept is based on the Stapleton Development Plan and *“calls for creation of a comprehensive community through the integration of housing, employment and recreation. The 608-acre Section 10 land plan is shaped by an open space system that connects walkable neighborhoods to North Stapleton, Victory Crossing regional retail [a Commerce City mixed-use complex] Dick’s Sporting Goods Park, and the Rocky Mountain Arsenal National Wildlife Refuge. In keeping with Denver tradition, the Section 10 plan is rich with parks and open space and continues the development patterns established south of 56<sup>th</sup> Avenue”* (GDP Sheet 3).





Land Use Plan, Stapleton Section 10 GDP, First Minor Deviation

Rezoning Application #2016I-00113  
Approx. 9701 East 56<sup>th</sup> Avenue  
May 10, 2018  
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The subject property contains every proposed land use listed in the GDP, including Residential Mixed Use, General Mixed Use, School and Publicly Accessible Open Space. The proposed M-RX-5 zone district would allow both residential land uses, and the neighborhood-serving commercial land uses envisioned to serve Stapleton residents as further development occurs.

### **Attachments**

1. Application
2. Approved Legal Descriptions

## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Park Creek MD & FC Stapleton II LLC	Representative Name	Bruce O'Donnell / STARBOARD Realty
Address	7351 E. 29th Ave.	Address	770 Sherman St. #108
City, State, Zip	Denver, CO 80238	City, State, Zip	Denver, CO 80203
Telephone	303-382-1800	Telephone	720-441-3310
Email	forresthancock@forestcity.net	Email	bodonnell@starboardrealtygroup.com
<p><b>*If More Than One Property Owner:</b>            All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	Approximately 9701 E. 56th Ave.		
Assessor's Parcel Numbers:	See List of Parcel Numbers in Attached Exhibit E		
Area in Acres or Square Feet:	332 Acres		
Current Zone District(s):	M-RH-3 and OS-B		
PROPOSAL			
Proposed Zone District:	M-RX-5		
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.  Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
	<input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.
	<input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. <input type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area. <input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.  Please provide an attachment describing the justifying circumstance.
	<input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.  Please provide an attachment describing how the above criterion is met.
	<p><b>REQUIRED ATTACHMENTS</b></p> <p>Please ensure the following required attachments are submitted with this application:</p> <input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input type="checkbox"/> Proof of Ownership Document(s) <input type="checkbox"/> Review Criteria
<p><b>ADDITIONAL ATTACHMENTS</b></p> <p>Please identify any additional attachments provided with this application:</p> <input type="checkbox"/> Written Authorization to Represent Property Owner(s)	
<p>Please list any additional attachments:</p>   	

**PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION**

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
City & County of Denver	Approximately 9701 E. 56th Ave Denver, CO 80239	52%				
FC Stapleton II LLC	Approximately 9701 E. 56th Ave Denver, CO 80239	46%	<i>[Signature]</i> v.p.	10/30/17	D	YES
Park Creek Metropolitan District	Approximately 9701 E. 56th Ave Denver, CO 80239	2%	<i>[Signature]</i> Secretary	10/30/17	D	YES

Last updated: February 4, 2015

 Return completed form to [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

## **List of Exhibits**

- Exhibit A:** Property Legal Descriptions and Map Exhibits
- Exhibit B:** Description of Consistency with Adopted City Plans (DRMC 12.4.10.13 (A, B & C))
- Exhibit C:** Description of Justifying Circumstances and Neighborhood Context (DRMC 12.4.10.14 (A&B))
- Exhibit D:** Letters of Authorization for STARBOARD Realty Group, LLC to act as Representative
- Exhibit E:** Proof of Ownership, Assessors Record
- Exhibit F:** Request for and Justification of Reduced Fee

**EXHIBIT A**  
**Property Legal Descriptions and Map**  
**Exhibits**

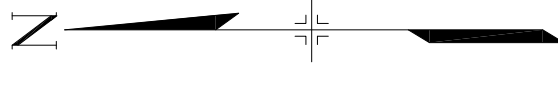
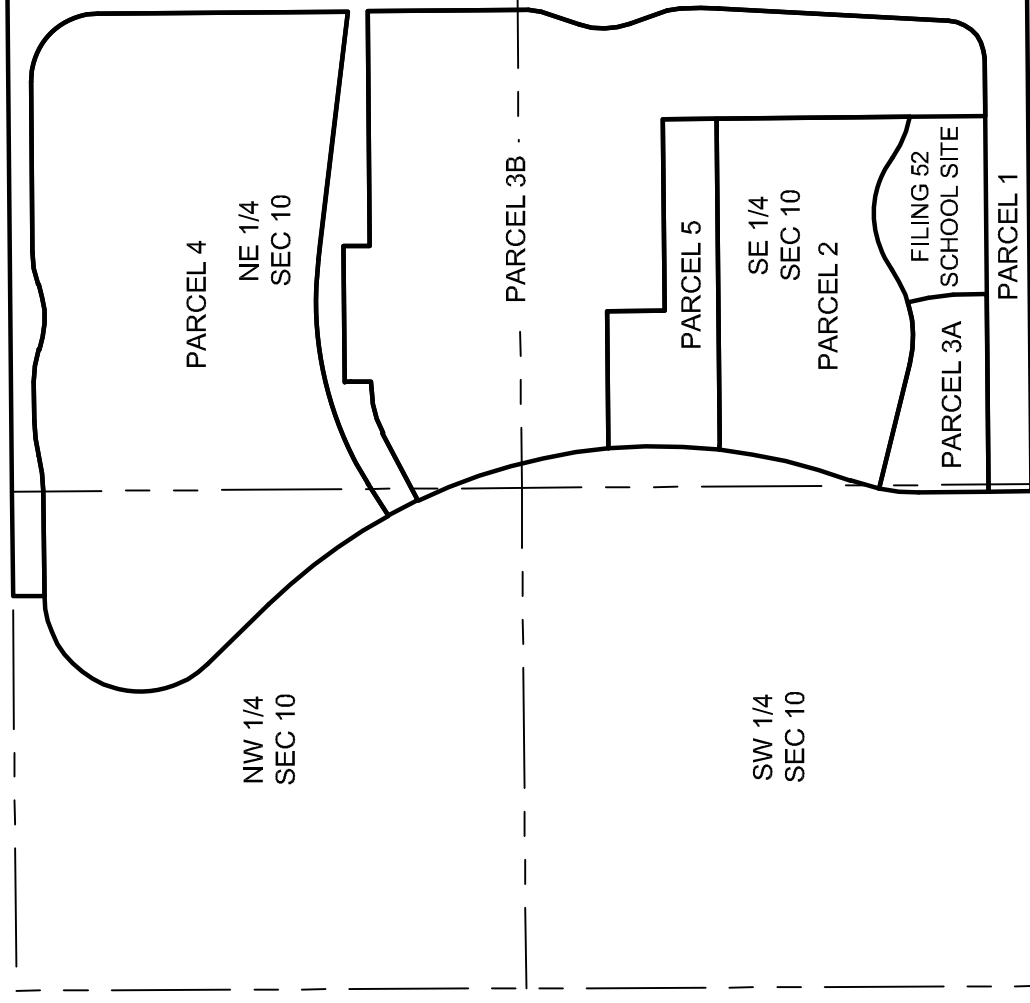
# STAPLETON PROPOSED ZONING EXHIBIT

SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

**PARCEL LEGEND:**

- PARCEL 1:  
PROPOSED ZONING - TOS  
AREA - 2,194,979 SF (50.38979 AC)
- PARCEL 2:  
PROPOSED ZONING - TOS  
AREA - 1,673,985 SF (38.42941 AC)
- PARCEL 3A:  
PROPOSED ZONING - M-RX-5  
AREA - 465,211 SF (10.67978 AC)
- PARCEL 3B:  
PROPOSED ZONING - M-RX-5  
AREA - 4,344,395 SF (99.73360 AC)
- PARCEL 4:  
PROPOSED ZONING - M-RX-5  
AREA - 5,087,002 SF (116.78149 AC)
- PARCEL 5:  
PROPOSED ZONING - M-MX-5  
AREA - 690,349 SF (15.84824 AC)

FILING 52 SCHOOL SITE:  
NOT INCLUDED IN PROPOSED ZONING



PREPARED BY:



**STAPLETON PROPOSED ZONING EXHIBIT**

SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

DRAWN BY: JAM  
CHECKED BY: JAM

SCALE: 1" = 1000'

DATE ISSUED: SEPT. 19, 2017



## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

**BEGIN** AT THE NORTH END OF SAID EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10;

THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2,654.84 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 10;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 222.47 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 2,255.33 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE NORTHEASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 86°26'16" AN ARC DISTANCE OF 301.73 FEET;

THENCE NORTH 03°00'35" EAST A DISTANCE OF 1,196.89 FEET TO A 1,500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°33'43" AN ARC DISTANCE OF 93.25 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 108.37 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'57" AN ARC DISTANCE OF 66.20 FEET;

THENCE NORTH 19°31'05" WEST A DISTANCE OF 211.15 FEET TO A 400.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 37°55'53" AN ARC DISTANCE OF 264.81 FEET;

THENCE NORTH 18°24'48" EAST A DISTANCE OF 211.16 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'56" AN ARC DISTANCE OF 66.20 FEET;

SECTION 10 LEGAL DESCRIPTION CONTINUED

THENCE NORTH 00°33'09" WEST A CISTANCE OF 837.30 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 1,220.27 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 137.00 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 708.90 FEET TO A 500.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 86°00'05" WEST;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°26'47" AN ARC DISTANCE OF 30.07 FEET;

THENCE SOUTH 00°33'08" EAST A DIXTANCE OF 106.94 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 39.69 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 27°26'32" AN ARC DISTANCE OF 239.48 FEET;

THENCE SOUTH 62°00'20" WEST A DISTANCE OF 393.43 FEET;

THENCE NORTH 27°13'07" WEST A DISTANCE OF 175.67 FEET;

THENCE NORTH 58°04'30" EAST A DISTANCE OF 196.45 FEET TO A 1,800.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°48'25" AN ARC DISTANCE OF 1,219.16 FEET;

THENCE SOUTH 83°07'05" EAST A DISTANCE OF 1,299.60 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 1,306.14 FEET TO A 350.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE NORTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 549.78 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 885.08 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41" AN ARC DISTANCE OF 173.03 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;

THENCE WESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 39°39'22" AN ARC DISTANCE OF 346.07 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;

THENCE WESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41" AN ARC DISTANCE OF 173.03 FEET;

SECTION 10 LEGAL DESCRIPTION CONTINUED

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 200.47 FEET TO A 750.00 FOOT RADIUS TANGENT CURVE, WHOSE CENTER BEARS SOUTHERLY;

THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°13'34" AN ARC DISTANCE OF 186.22 FEET TO A 750.00 FOOT RADIUS REVERSE CURVE;

THENCE WESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 14°13'34" AN ARC DISTANCE OF 186.22 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 545.67 FEET;

THENCE NORTH 00°30'47" WEST A DISTANCE OF 164.69 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 10;

THENCE NORTH 89°29'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 546.00 FEET TO THE NORTH ONE QUARTER CORNER OF SAID SECTION 10;

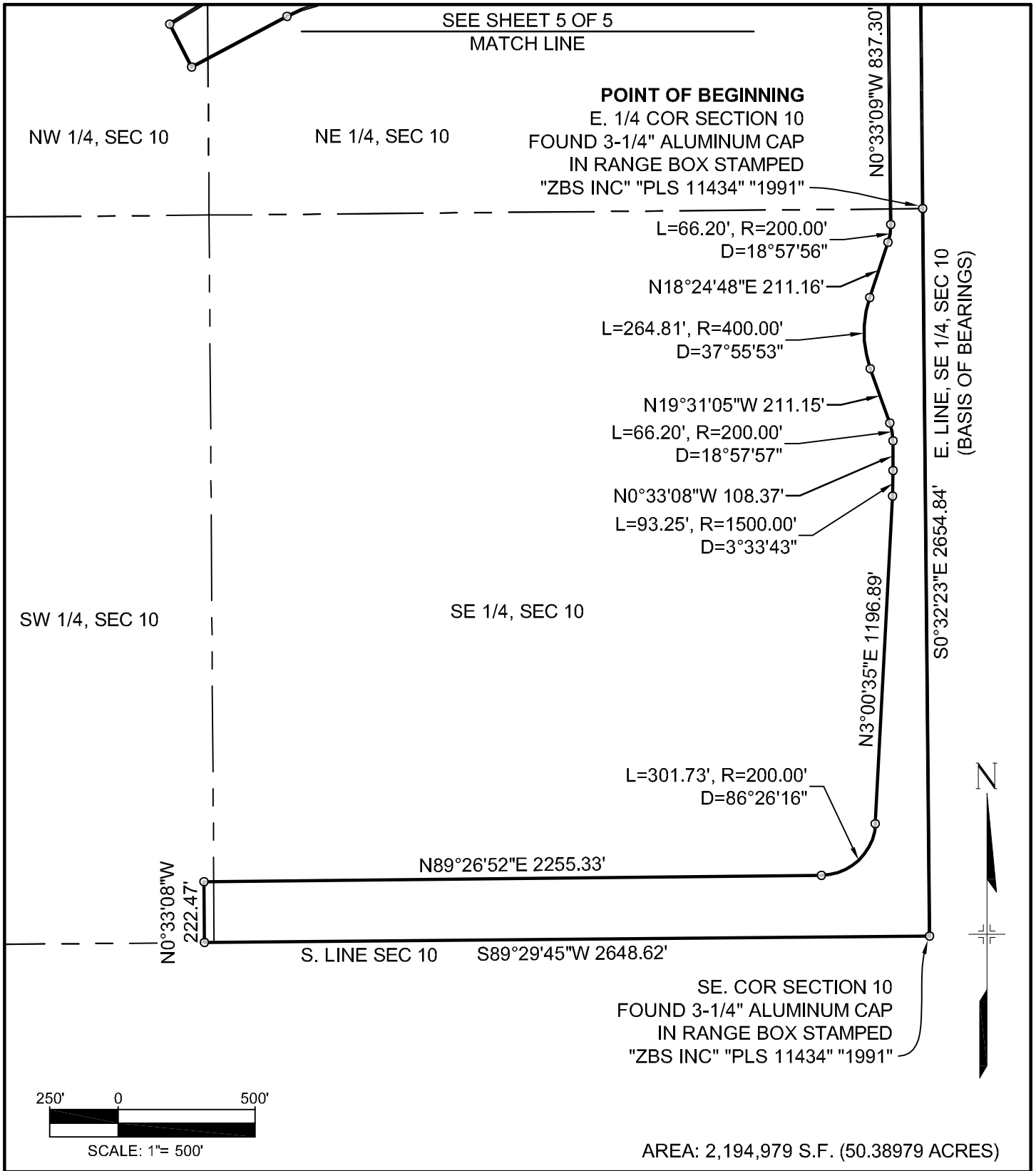
THENCE NORTH 89°28'41" EAST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 10, A DISTANCE OF 2,599.14 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00°33'08" EAST, ALONG THE EAST LINE OF SAID NORTHEAST ONE QUARTER, A DISTANCE OF 2,654.89 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 2,194,979 SQUARE FEET, OR 50.38979 ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

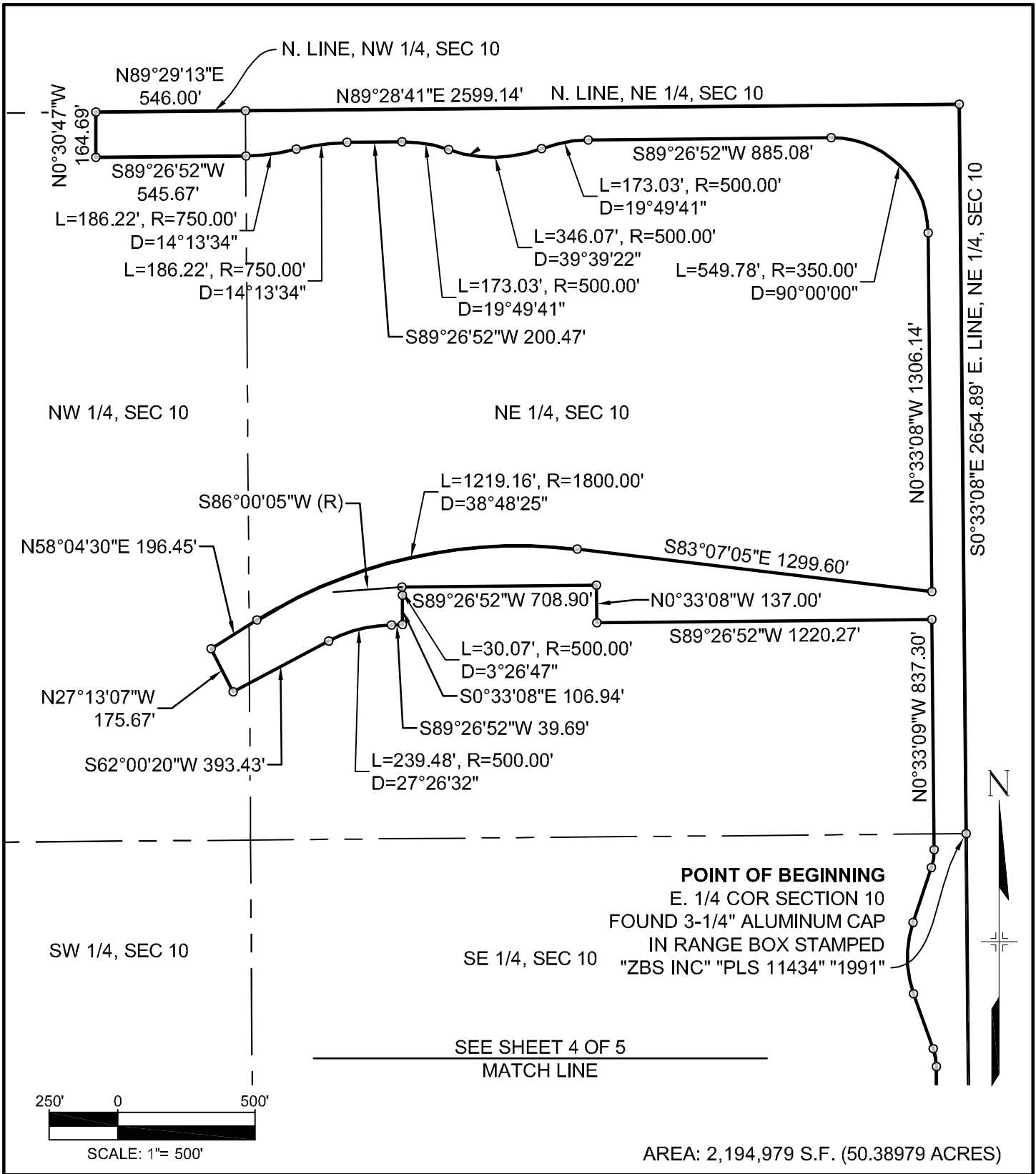


JEFFREY A. MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200 – DENVER, COLORADO 80202



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LEGAL DESCRIPTION		
EXHIBIT A		
CHECKED BY: JAM	DATE: SEPT. 11, 2017 JN: 16.006.235	4 OF 5



1601 Blake Street, Suite 200  
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LEGAL DESCRIPTION

EXHIBIT A

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## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

**COMMENCE** AT THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 00°32'23" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 2,654.84 FEET, TO A THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 586.12 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 11°56'03" AN ARC DISTANCE OF 208.29 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTHERLY, ALONG THE PREVIOUSLY DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 08°53'42" AN ARC DISTANCE OF 155.24 FEET TO A 2,900.00 FOOT RADIUS REVERSE CURVE;

THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 13°56'18" AN ARC DISTANCE OF 705.48 FEET;

THENCE SOUTH 83°39'42" EAST A DISTANCE OF 34.00 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 1,688.29 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 1,005.66 FEET TO A 500.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 09°23'19" EAST;

THENCE NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 26°40'29" AN ARC DISTANCE OF 232.78 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;

THENCE WESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 71°22'55" AN ARC DISTANCE OF 622.92 FEET TO A 600.00 FOOT RADIUS REVERSE CURVE;

THENCE SOUTHWESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 49°05'18" AN ARC DISTANCE OF 514.05 FEET;

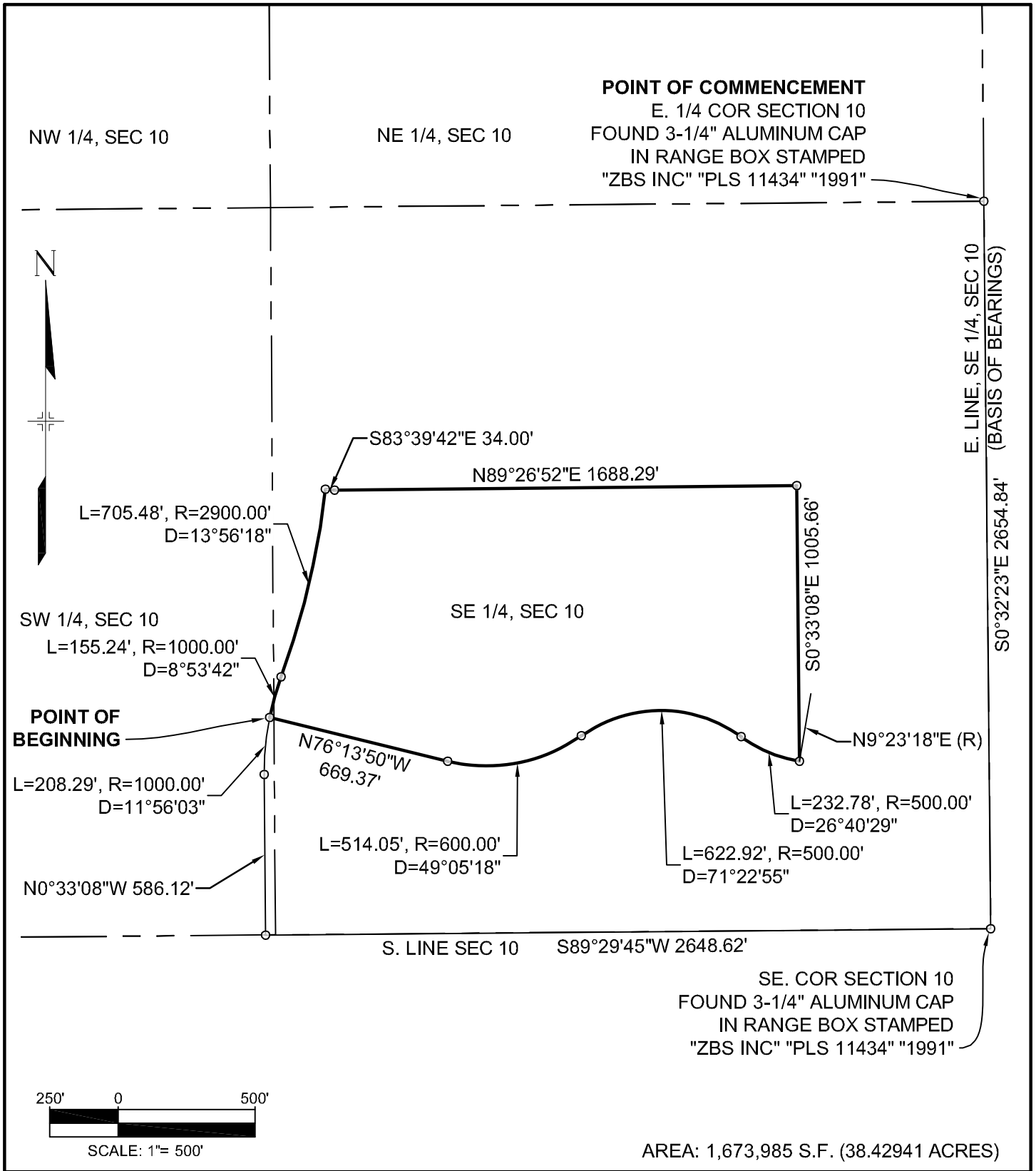
SECTION 10 LEGAL DESCRIPTION CONTINUED

THENCE NORTH 76°13'50" WEST A DISTANCE OF 669.37 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 1,673,985 SQUARE FEET, OR 38.42941 ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.



JEFFREY A. MILLER, PLS 38467  
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**LEGAL DESCRIPTION**

**EXHIBIT A**

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### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

**COMMENCE** AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE A DISTANCE OF 2,654.84 FEET, TO A THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 586.12 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 20°49'44" AN ARC DISTANCE OF 363.53 FEET TO A 2,900.00 FOOT RADIUS REVERSE CURVE;

THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 49°13'51" AN ARC DISTANCE OF 2,491.80 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTHWESTERLY, ALONG THE PREVIOUSLY DESCRIBED REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 15°21'28" AN ARC DISTANCE OF 777.32 FEET;

THENCE NORTH 44°18'43" WEST A DISTANCE OF 443.25 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 133°45'35" AN ARC DISTANCE OF 1,167.27 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 545.67 FEET TO A 750.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°13'34" AN ARC DISTANCE OF 186.22 FEET TO A 750.00 FOOT RADIUS REVERSE CURVE;

THENCE EASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 14°13'34" AN ARC DISTANCE OF 186.22 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 200.47 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41" AN ARC DISTANCE OF 173.03 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;

SECTION 10 LEGAL DESCRIPTION CONTINUED

THENCE EASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 39°39'22" AN ARC DISTANCE OF 346.07 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;

THENCE EASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41" AN ARC DISTANCE OF 173.03 FEET'

THENCE NORTH 89°26'52" EAST A DISTANCE OF 885.08 FEET TO A 350.00 FOOT RADIUS TANGENT CURVE, WHOSE CENTER BEARS SOUTHERLY;

THENCE SOUTHEASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 549.78 FEET;

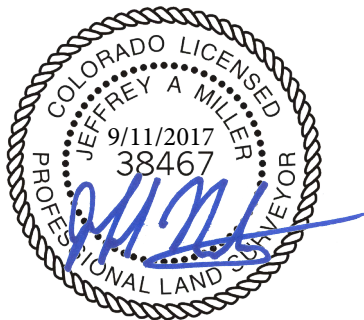
THENCE SOUTH 00°33'08" EAST A DISTANCE OF 1,306.14 FEET;

THENCE NORTH 83°07'05" WEST A DISTANCE OF 1,299.60 FEET TO A 1,800.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

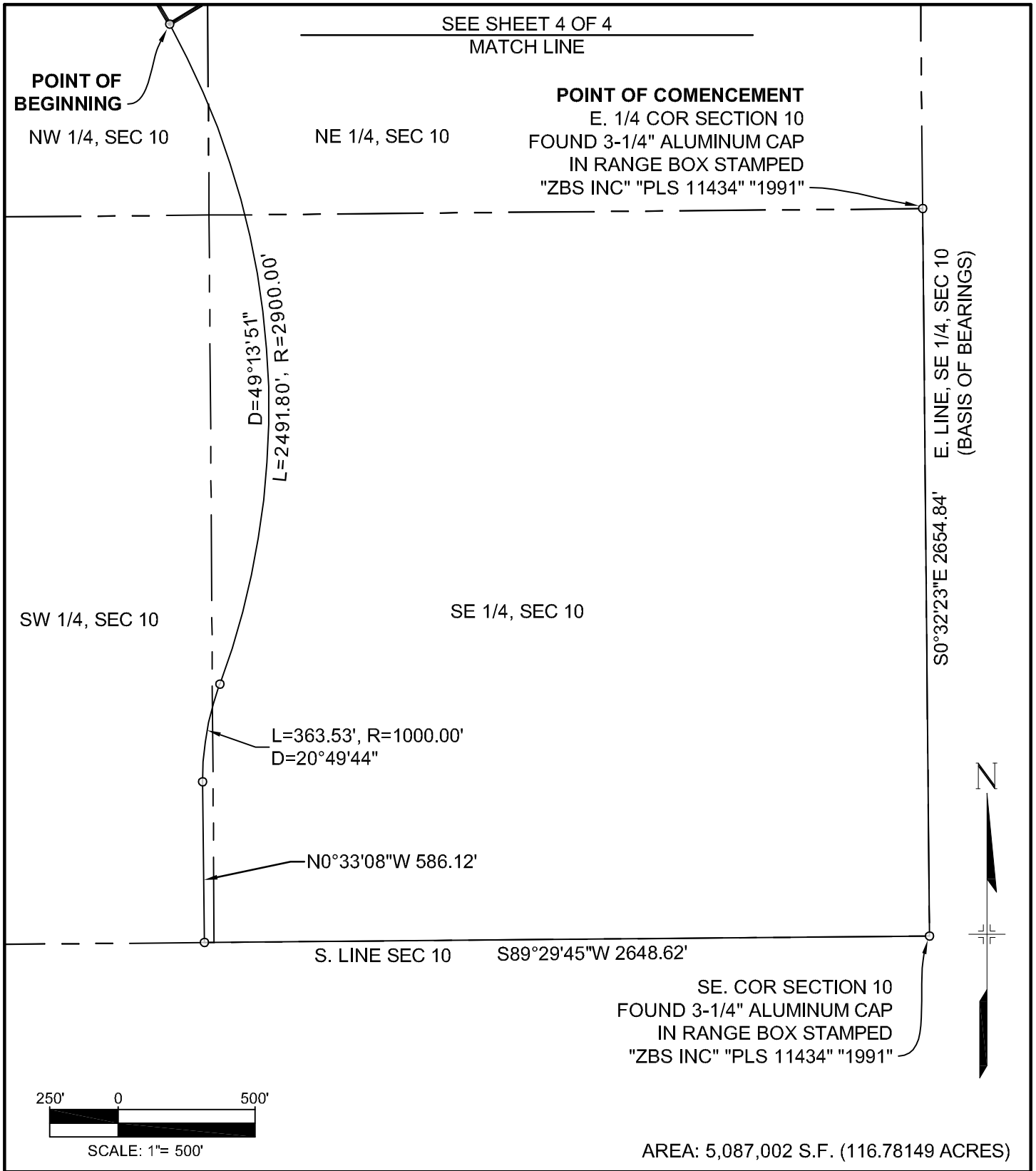
THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°48'25" AN ARC DISTANCE OF 1,219.16 FEET;

THENC SOUTH 58°04'30" WEST A DISTANCE OF 196.45 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 5,087,002 SQUARE FEET, OR 116.78149 ACRES AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.



JEFFREY A MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200 – DENVER, COLORADO 80202

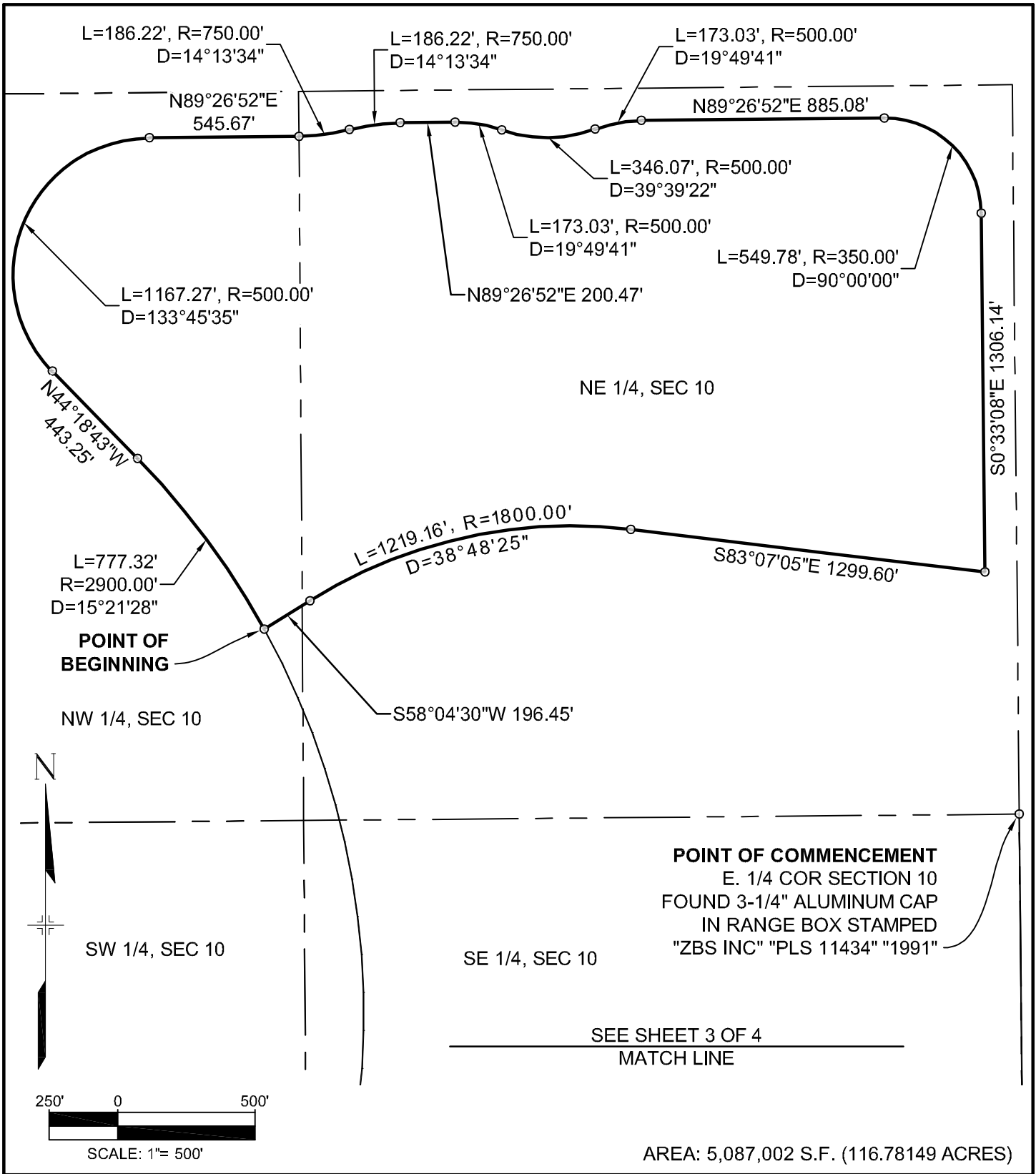


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**LEGAL DESCRIPTION**

**EXHIBIT A**

CHECKED BY: JAM	DATE: SEPT. 11, 2017 JN: 16.006.235	3 OF 4
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LEGAL DESCRIPTION

EXHIBIT A

CHECKED BY: JAM	DATE: SEPT. 11, 2017	4 OF 4
	JN: 16.006.235	

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

**COMMENCE** AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE A DISTANCE OF 2,654.84 FEET, TO A THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 586.12 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 20°49'44" AN ARC DISTANCE OF 363.53 FEET TO A 2,900.00 FOOT RADIUS REVERSE CURVE;

THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 13°56'18" AN ARC DISTANCE OF 705.48 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTHERLY, ALONG THE PREVIOUSLY DESCRIBED REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 11°23'59" AN ARC DISTANCE OF 577.00 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 712.03 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 300.00 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 998.05 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 280.00 FEET;

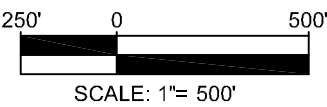
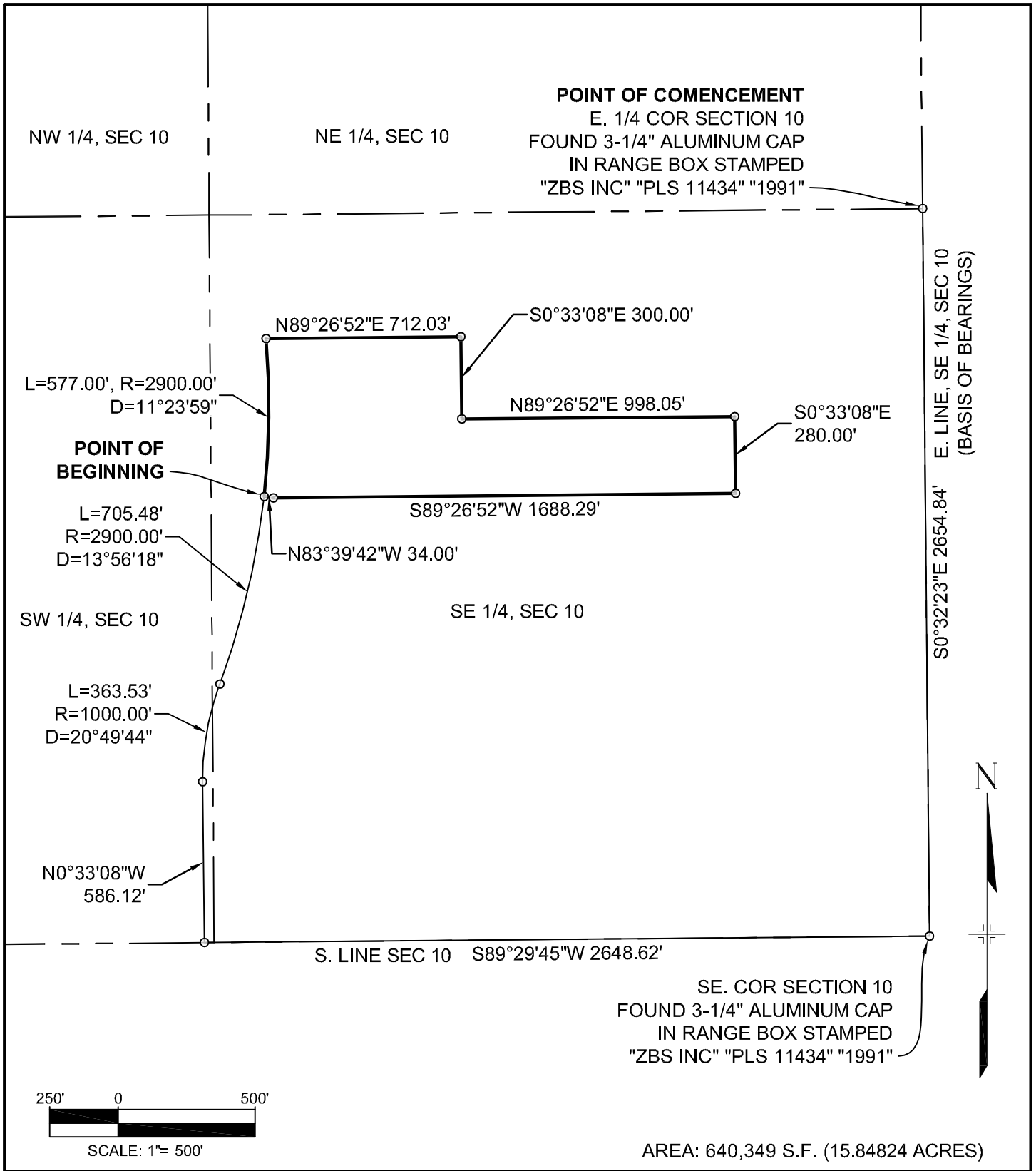
THENCE SOUTH 89°26'52" WEST A DISTANCE OF 1,688.29 FEET;

THENCE NORTH 89°39'42" WEST A DISTANCE OF 34.00 FEET TO THE **POINT OF BEGINNING**.


THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 690,349 SQUARE FEET, OR 15.84824 ACRES AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

JEFFREY A MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200 – DENVER, COLORADO 80202





AREA: 640,349 S.F. (15.84824 ACRES)

 <p>1601 Blake Street, Suite 200 Denver, CO 80202 Phone 303-572-0200 Fax 303-572-0202</p>	<b>LEGAL DESCRIPTION</b>		
	<b>EXHIBIT A</b>		
	CHECKED BY: JAM	DATE: SEPT. 11, 2017 JN: 16.006.235	2 OF 2

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

**COMMENCE** AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE A DISTANCE OF 2,654.84 FEET, TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 222.47 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°33'08" A DISTANCE OF 363.65 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 11°56'03" AN ARC DISTANCE OF 208.29 FEET;

THENCE SOUTH 76°13'50" EAST A DISTANCE OF 669.37 FEET TO A 600.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 30°55'20" AN ARC DISTANCE OF 323.82 FEET;

THENCE SOUTH 13°09'10" EAST A DISTANCE OF 107.89 FEET TO A 600.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE SOUTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 12°36'01" AN ARC DISTANCE OF 131.95 FEET;

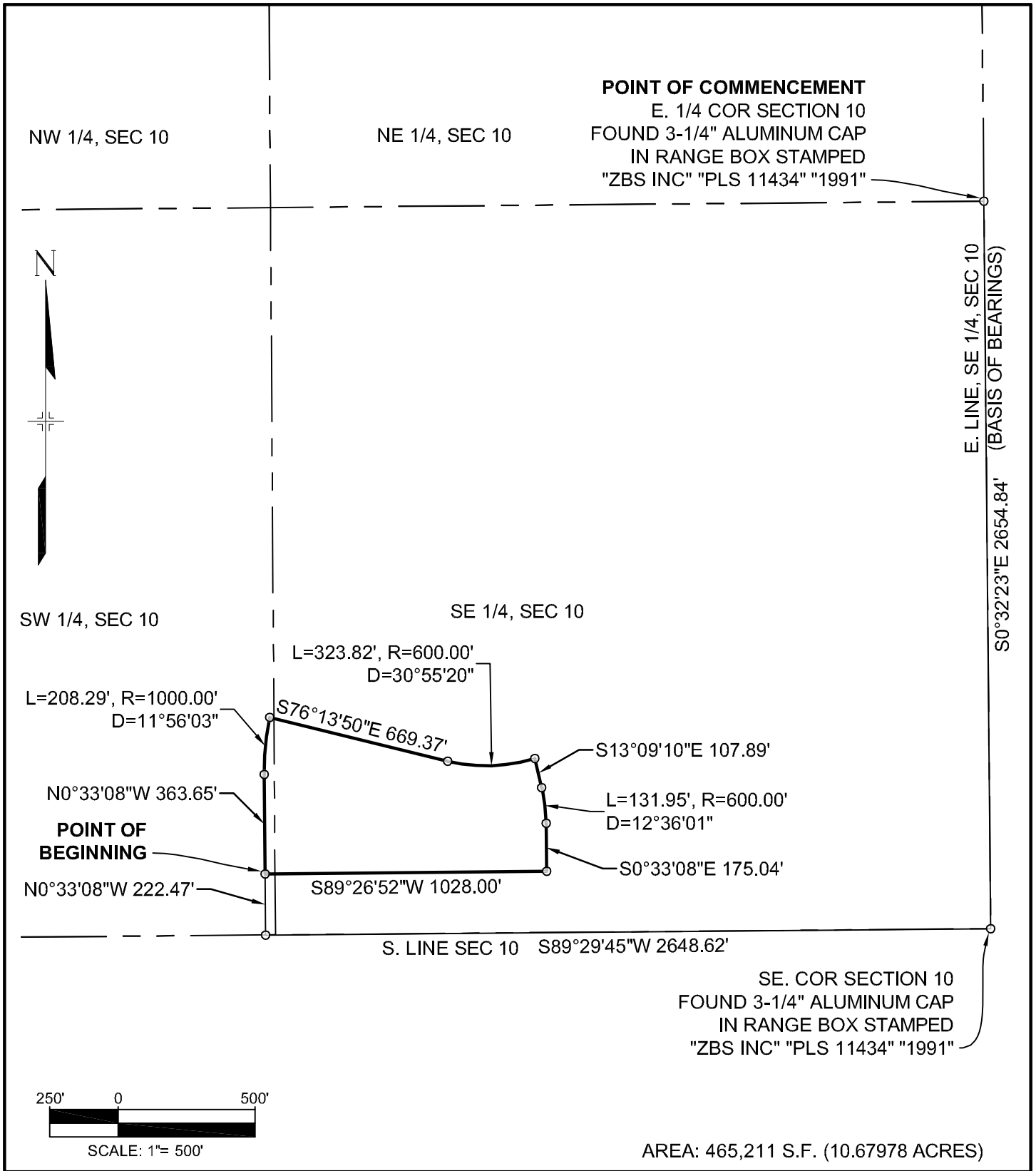
THENCE SOUTH 00°33'08" EAST A DISTANCE OF 175.04 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 1,028.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 465,211 SQUARE FEET, OR 10.67978 ACRES AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

JEFFREY A MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200 – DENVER, COLORADO 80202





**Matrix**  
**DESIGN GROUP**  
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EXHIBIT A		
CHECKED BY: JAM	DATE: SEPT. 19, 2017 JN: 16.006.235	2 OF 2



## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

**COMMENCE** AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE A DISTANCE OF 2,654.84 FEET, TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 222.47 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 1,954.33 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°18'44" WEST A DISTANCE OF 392.74 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 1,285.66 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 998.05 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 300.00 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 712.03 FEET TO A 2,900.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 84°56'19" WEST;

THENCE NORTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 20°25'18" AN ARC DISTANCE OF 1,033.63 FEET;

THENCE NORTH 62°00'20" EAST A DISTANCE OF 393.43 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 27°26'32" AN ARC DISTANCE OF 239.48 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 39.69 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 106.94 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°26'47" AN ARC DISTANCE OF 30.07 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 708.90 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 137.00 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 1,220.27 FEET;

THENCE SOUTH 00°33'09" EAST A DISTANCE OF 837.30 FEET TO A 200.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 89°26'52" WEST;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'56" AN ARC DISTANCE OF 66.20 FEET;

THENCE SOUTH 18°24'48" WEST A DISTANCE OF 211.16 FEET TO A 400.00 FOOT TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE SOUTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 37°55'53" AN ARC DISTANCE OF 264.81 FEET;

THENCE SOUTH 19°31'05" EAST A DISTANCE OF 211.15 FEET TO A 251.82 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 72°26'46" WEST;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 15°02'15" AN ARC DISTANCE OF 66.09 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 108.37 FEET TO A 1,500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE SOUTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°33'43" AN ARC DISTANCE OF 93.25 FEET;

THENCE SOUTH 03°00'35" WEST A DISTANCE OF 1,196.89 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

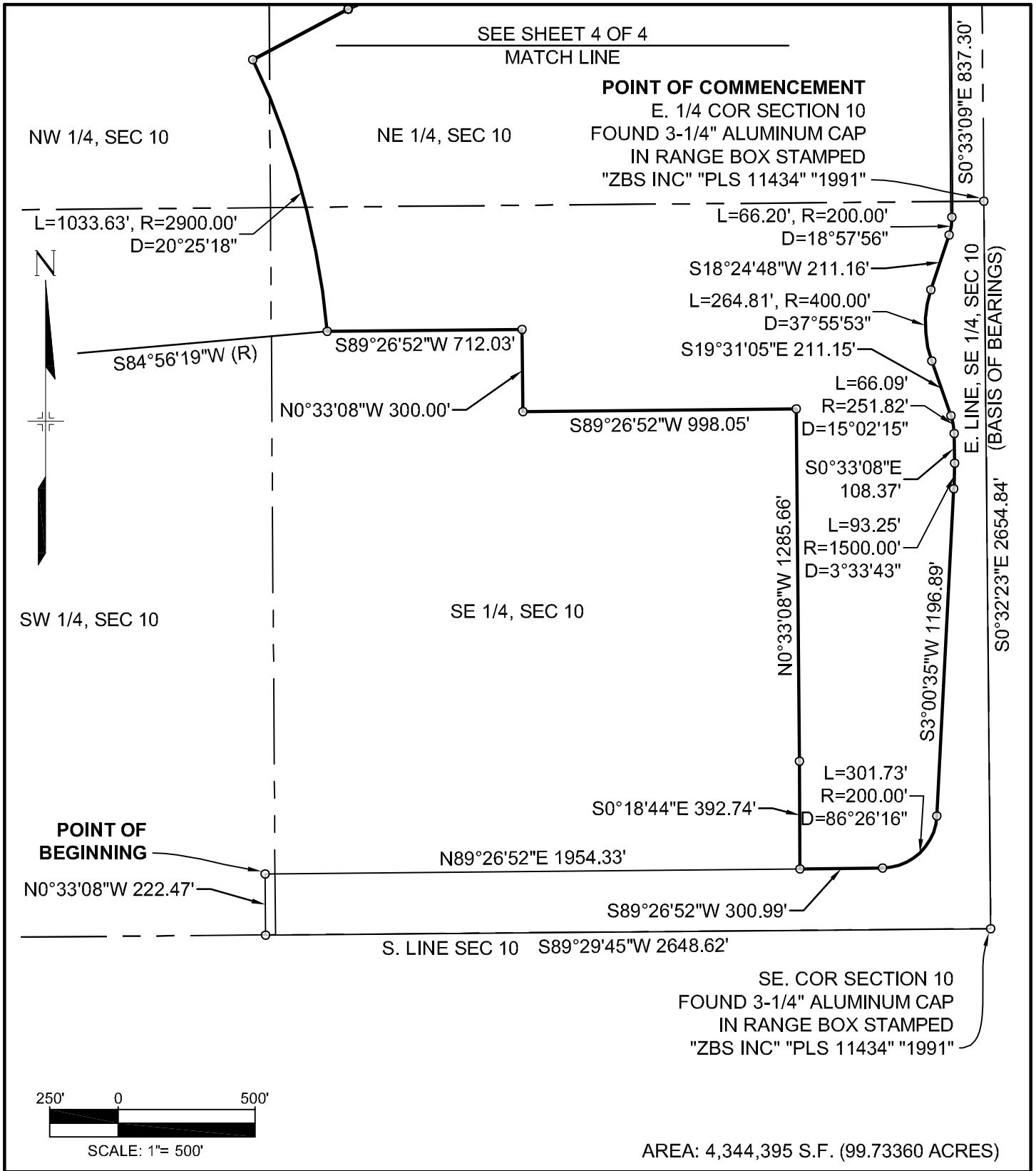
THENCE SOUTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 86°26'16" AN ARC DISTANCE OF 301.73 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 300.99 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 4,344,395 SQUARE FEET, OR 99.73360 ACRES AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

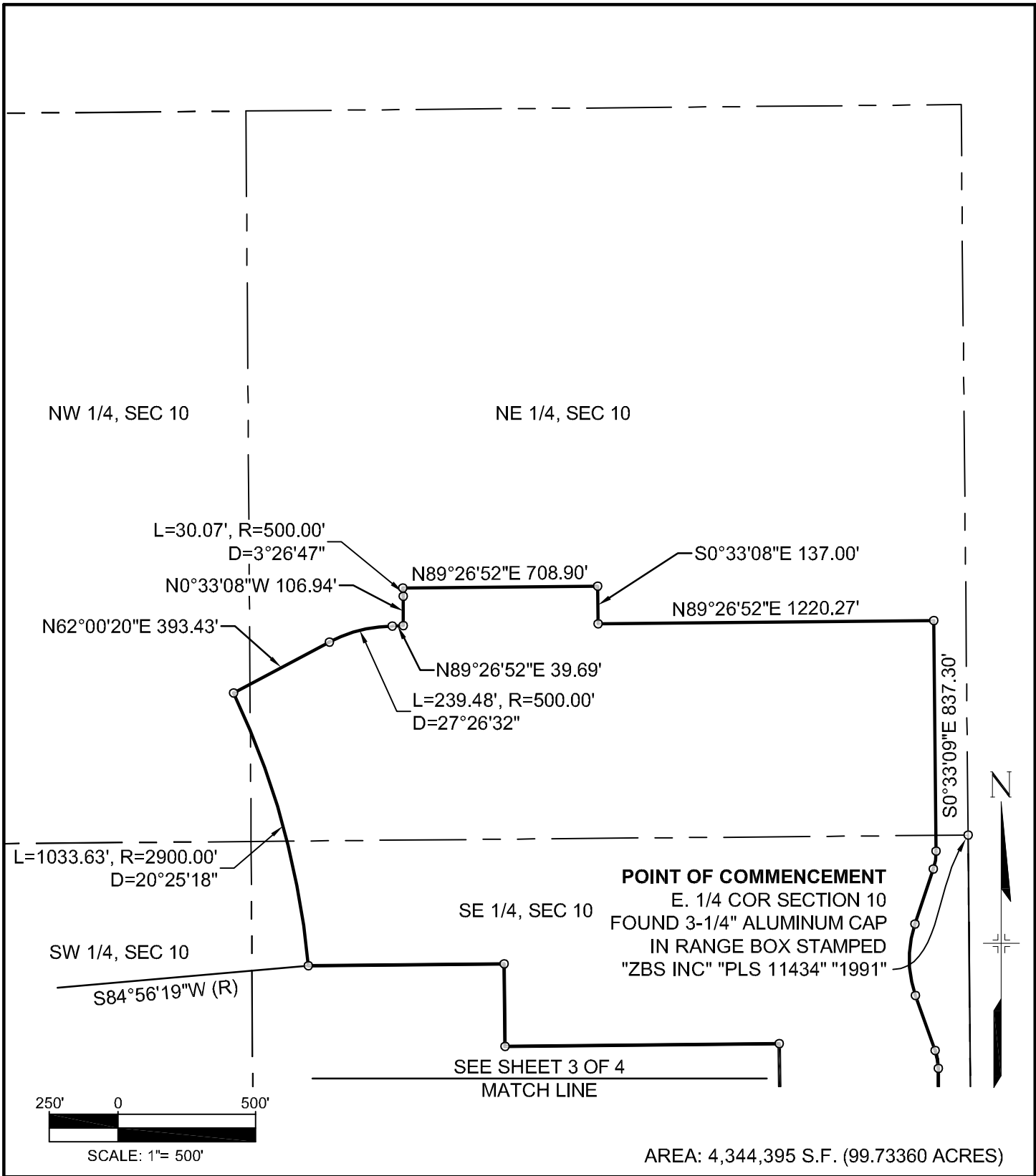


JEFFREY A MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200 – DENVER, COLORADO 80202



1601 Blake Street, Suite 200  
Denver, CO 80202  
Phone 303-572-0200  
Fax 303-572-0202

LEGAL DESCRIPTION		
EXHIBIT A		
CHECKED BY: JAM	DATE: SEPT. 19, 2017 JN: 16.006.235	3 OF 4



1601 Blake Street, Suite 200  
Denver, CO 80202  
Phone 303-572-0200  
Fax 303-572-0202

LEGAL DESCRIPTION

EXHIBIT A

CHECKED BY: JAM	DATE: SEPT. 19, 2017 JN: 16.006.235	4 OF 4
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**EXHIBIT B**  
**Description of Consistency with Adopted City Plans**

**REVIEW CRITERIA** - The proposed map amendment is consistent with the following three adopted plans:

1. Denver Comprehensive Plan 2000
2. Blueprint Denver (2002)
3. Stapleton Development Plan (1995)
4. Stapleton Section 10 General Development Plan (2014)

**Statement of Consistency with Adopted City Plans:**

1. The proposed map amendment is consistent with many objectives of ***Denver Comprehensive Plan 2000*** including:

From and Use Strategy 1-B: “Ensure that the *Citywide Land Use and Transportation Plan* reinforces the city’s character by building on a legacy of high-quality urban design and stable, attractive neighborhoods; encouraging preservation of historic buildings, districts and landscapes; and maintaining the integrity of the street grid, parks, parkways and open space system.”

From Land Use Strategy 3-B: “Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.” As well as: “Support retention and expansion of businesses in industries historically important to Denver, including small business, health care, manufacturing, and federal and state government.”

***Mobility Strategy 4-E:*** “Continue to promote mixed-use development, which enables people to live near work, retail and services.”

***Legacies Strategy 3-A:*** “Identify areas in which increased density and new uses are desirable and can be accommodated.”

The proposed map amendment will also contribute to preserving and enhance the individuality, diversity and livability of Denver’s neighborhoods by fostering the following Plan objectives:

***Congruency of land use and zoning:*** “...a built environment with greater overall urban design integrity, stronger connections among urban centers, and a richer and more diverse mix of uses within geographically proximate areas.”

***Compact development:*** “...improved neighborhood cohesion, reduced urban sprawl and residents more directly connected to services and amenities within their immediate living environment.”

2. The proposed map amendment is consistent with many objectives of **Blueprint Denver** including:

The **Blueprint Denver** future land use designation for the subject property is Single Family Residential. The Property is also located in an Area of Change.

**Blueprint Denver** describes Single-Family Residential neighborhoods “that consist primarily of residential land uses” and states that “There are several different types of residential areas and neighborhoods often have more than one type of land use within them.” And: “A city should contain neighborhoods that offer a variety of housing types, as well as complementary land-use types such as stores, parks and schools that provide the basic needs of nearby residents.”

**Blueprint Denver** also states that “Areas of Change are areas where growth will be beneficial and can best improve access to jobs, housing and services with fewer auto trips.”

The **Blueprint Denver** Plan Strategy: Direct Growth to Areas of Change – the Property is in a **Blueprint Denver** identified Area of Change and also meets the following **Blueprint Denver** Areas of Change criteria, goals and objectives:

- Certain features of the Property characterize an Area of Change, such as:
  - The Property is largely underutilized land
  - The Property is in an area undergoing positive change that is expected to continue
- The Property is adjacent to areas with special opportunities such as where major public or private investments are planned, including the new major roadways and school sites. Denver International Airport and Established service and employment centers in and around Stapleton.
- The Property also provides opportunities for the following **Blueprint Denver** Strategies including:
  - Infill and redevelop vacant and underused properties
  - Compatibility between new and existing development
  - Balanced mix of uses
  - Economic activity—business retention, expansion and creation
  - Housing, including affordable housing

New M-RX-5 zoning for the Property will allow these **Blueprint Denver** goals to be implemented.

**Blueprint Denver** also is relevant to the Property and positively informs the rezoning request at follows:

**“Mixed-Use Zoning:** Mixed-use zoning provides a mixture of uses to enable residents to shop and work in the same area. Mixed-use zoning allows or encourages residential use with commercial use, such as moderate sized offices or retail. The uses can be either mixed in the same building or in separate buildings near each other.”

New M-RX-5 zoning for the Property will allow this **Blueprint Denver** goal to be implemented.

The rezoning of the subject property will enable the continued redevelopment of the former Stapleton Airport into a vibrant new residential mixed use neighborhood proximate to jobs, services and multimodal transportation corridors.

3. The proposed map amendment is consistent with many objectives of the **Stapleton Development Plan** including:

The applicable neighborhood plan for the property is the **Stapleton Development Plan**, which was adopted in March, 1995. On the Development Plan map the Property is in District VIII. Key elements of the Development Plan for this area are a mix of residential and employment land uses, a commercial center, transportation improvements, integrated parks and school sites. The Plan anticipated that District 8 would develop at medium to high densities including 1,900 housing units.

The proposed M-RX-5 zone districts are consistent with this Plan vision and will help to provide the regulatory framework for implementation of these Plan goals and objectives.

4. The proposed map amendment is consistent with and helps to implement the approved **Stapleton Section 10 General Development Plan**. Specifically, Sheet 4 of the GDP, the Proposed Land Use Sheet identifies future land uses as follows:

Residential Mixed Use: The GDP anticipates rezoning Parcel 2 identified in this application to M-RX-5

General Mixed Use: The GDP anticipates rezoning Parcel 1 identified in this application to M-RX-5

As such, the approved **Stapleton Section 10 General Development Plan** informs and provides specific plan direction for the exact rezonings contemplated in this application.

**REVIEW CRITERION DZC § 12.4.10.7.C - The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.**

Future development of the Property will result in uniformity of M-RX-5 district regulations and restrictions.

**REVIEW CRITERION-The proposed official map amendment furthers the public health, safety, and general welfare of the City.**

The proposed map amendment will further the public health, safety, and general welfare of the City by facilitating the improvement and development of the Property as desired by the City's adopted plans.



## EXHIBIT C

### Description of Justifying Circumstances and Neighborhood Context

#### **Justifying Circumstances - One of the following circumstances exists:**

1. The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.
2. The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.

#### **Statement of Justifying Circumstances:**

The 156 acre Stapleton Property to be rezoned to M-RX-5 is located in a part of Denver undergoing tremendous and positive transformation. The Stapleton master planned community is nearing its final phases, and this rezoning is needed to implement the last undeveloped section of Stapleton. The proposed map amendment is in response to these changing conditions in Stapleton and the surrounding area.

The Property consists of undeveloped land that can now be efficiently served by existing and under construction infrastructure. Rezoning will further the policy goals and multiple City plan directions of converting the Property to a vibrant mixed use community through private ownership once land is conveyed to ForestCity Stapleton from the City (DIA). As such, conditions are changing significantly, thereby providing the legal basis for this map amendment application and rezoning request.

This rezoning will be an implementation step of the policy, land use and transportation goals identified in the aforementioned Plans. Once rezoned, the Property can accommodate the urban densities and mix of uses prescribed in the plans. This rezoning is necessary for the following reasons:

1. Conformance with the 2014 Section 10 General Development Plan.
2. Updates to proposed parcel configurations and development program.
3. The ability to meet demand for additional uses and dwelling units on the Property.
4. Further implementation of Blueprint Denver and the Stapleton Development Plan.
5. Integration of a more thoughtful land use plan that integrates with the Stapleton master plan and the needs of the Stapleton community.

Mixed use development throughout Stapleton over the last 20 years has transformed the former airport into the nation's premier large scale mixed use urban infill community. The proposed Zone Districts provide the form based context to enable what the market, ForestCity and the community desire for the furtherance of the development of Stapleton that is consistent with the expectations of the City. Design elements imbedded in the zoning such as building height and orientation, and quality parking solutions will help create a quality community the City and its residents will be proud of.

## **Statement of Consistency with Neighborhood Context and General Purpose of Zone Districts:**

This map amendment application requests approval of the M-RX-5 Zone District for the Property. The “M” Zone Districts are appropriate because they are intended for use in master planned communities such as Stapleton. These Districts allow a variety of building forms to encourage a diverse and interesting built environment rather than bland monotony.

The Denver Zoning Code states that the General Purpose of the “M” Zone Districts is that the intent of Zone Districts within the Master Planned Context is to provide flexibility for master planned development of large sites to respond to evolving market opportunities over time. The Zone District regulations support phased mixed-use development and allow for a wide variety of uses and building forms. As development proceeds, the allowed uses and building forms are further defined to provide clarity and predictable development outcomes.

**M-RX-5** is a residential mixed-use district intended to promote development of new neighborhoods up to 5 stories high. Single and two unit buildings can be located on small lots with shallow setbacks. Buildings are often oriented towards the primary street.

The **General Intent** for this rezoning to M-RX-5 is:

1. To Implement the Denver Comprehensive Plan and its supplements.
2. To promote the furtherance of Denver’s character and form including access to open space and strong neighborhoods with tree lawns, detached sidewalks and a strong street grid.
3. Take advantage of proximity to transit.
4. Foster strong neighborhood character and community attributes by reinforcing the importance of the public realm through urban design including safe, attractive and convenient bicycle and pedestrian connectivity.
5. The Mixed Use Zone Districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of town house, row house, courtyard apartment, apartment, and shopfront building forms that clearly define and activate the public street edge.
6. The Mixed Use Zone Districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s neighborhoods.
7. The Mixed Use Zone District standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.

**EXHIBIT D**

**Letters of Authorization for STARBOARD Realty Group to act as Representative**

October 25, 2017

Mr. Bruce O'Donnell  
STARBOARD Realty Group, LLC  
770 Sherman St., Suite 108  
Denver, CO 80203  
[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)  
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent FC Stapleton II LLC for the purpose of submitting and processing the rezoning application for tracts of vacant land in Section 10, generally located at the northeast corner of E. 56<sup>th</sup> Avenue and Central Park Boulevard, at approximately 9701 E. 56<sup>th</sup> Ave. in Stapleton.

Sincerely,



Forrest Hancock  
Director of Development & Authorized Representative

## Park Creek Metropolitan District

7350 E. 29th Ave., Suite 300  
Denver, CO 80238

(303) 393-7700 main  
(303) 393-6805 fax

October 25, 2017

Mr. Bruce C. O'Donnell  
STARBOARD Realty Group, LLC  
770 Sherman St., Suite 108  
Denver, CO 80203  
[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)  
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent Park Creek Metropolitan District for the purpose of submitting and processing the rezoning application for tracts of vacant land in Stapleton Section 10, generally located at the northeast corner of E. 56<sup>th</sup> Avenue and Central Park Boulevard, at approximately 9701 E. 56<sup>th</sup> Ave. in Stapleton.

Sincerely,



Jim Chrisman  
Secretary PCMD

**EXHIBIT E**  
**Proof of Ownership, Assessors Record**

For Parcel ID Numbers:

0110101010000

0110404004000

0110404022000

0110101011000

0110404003000

0110404021000

0110404019000

0110202011000

0110101009000

0110404017000

0110404018000

0110404024000

0110404015000

0110101008000

0110404025000

0110404023000

0110404020000

0110404027000

0110404026000

0110404028000

0110404016000

0110404010000

0110404009000

0110202010000

0110303017000

0110404014000

0110303021000

0110303022000

# 9700 E 64TH AVE

<b>Owner</b>	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202-5330
<b>Schedule Number</b>	0110101010000
<b>Legal Description</b>	T3S R67W E/2 SEC 10 COM NE CORSEC 10 S0.3308E 50FT S89.2841W50FT S89.2841W 639.71FT TPOB S0.5845E 477.16FT DAF *
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	6,383,304	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land		\$16,434,700	\$4,766,060 \$0
Improvements		\$0	\$0
<b>Total</b>		<b>\$16,434,700</b>	<b>\$4,766,060</b>

Prior Year			
Actual	Assessed	Exempt	
Land		\$0	\$0 \$0
Improvements		\$0	\$0
<b>Total</b>		<b>\$0</b>	<b>\$0</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1 (Feb 28)</b>	<b>Installment 2 (Jun 15)</b>	<b>Full Payment (Due Apr 30)</b>

# 9701 E 56TH AVE MISC

<b>Owner</b>	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202-5330
<b>Schedule Number</b>	0110404004000
<b>Legal Description</b>	T3S R67W PTN SE/4 SEC 10 DAF "TK-13B" DIF RCP 2010075675 & "TK-13A" DIF RCP 2010075677
<b>Property Type</b>	
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	21,901	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$100 \$30 \$30
Improvements			\$0 \$0
<b>Total</b>			<b>\$100 \$30</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$100 \$30 \$30
Improvements			\$0 \$0
<b>Total</b>			<b>\$100 \$30</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1 (Feb 28)</b>	<b>Installment 2 (Jun 15)</b>	<b>Full Payment (Due Apr 30)</b>



# 9717 E 56TH AVE

<b>Owner</b>	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202-5330
<b>Schedule Number</b>	0110404022000
<b>Legal Description</b>	T3S R67W E/2 SEC 10 COM NE CORSEC 10 S 50FT W 50FT W 539.71FT S 5052.49FT S 107.24FT TPOB W 100FT S 30FT E 100FT N 30FT TPOB
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	3,000	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$0
	\$67,600	\$19,600	
Improvements	\$0	\$0	
<b>Total</b>	<b>\$67,600</b>	<b>\$19,600</b>	

Prior Year			
Actual	Assessed	Exempt	
Land			\$0
	\$0	\$0	
Improvements	\$0	\$0	
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 10100 E 64TH AVE

<b>Owner</b>	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202-5330
<b>Schedule Number</b>	0110101011000
<b>Legal Description</b>	T3S R67W E/2 SEC 10 COM NE CORSEC 10 S0.3308E 50FT S89.2841W50FT TPOB S0.3223E 2062.86FT DAF *
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	1,104,128	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$2,484,300      \$720,450      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$2,484,300      \$720,450</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$0      \$0      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$0      \$0</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 9701 E 56TH AVE MISC

<b>Owner</b>	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202-5330
<b>Schedule Number</b>	0110404003000
<b>Legal Description</b>	T3S R67W PTN SE/4 SEC 10 DAF "TK-13C" & "TK-13D" DIF RCP 2010075675 & "TK-13" DIF RCP 2010075677
<b>Property Type</b>	
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	133,095	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year				
	Actual	Assessed	Exempt	
Land				\$100 \$30 \$30
Improvements				\$0 \$0
<b>Total</b>				<b>\$100 \$30</b>

Prior Year				
	Actual	Assessed	Exempt	
Land				\$100 \$30 \$30
Improvements				\$0 \$0
<b>Total</b>				<b>\$100 \$30</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 9715 E 56TH AVE

<b>Owner</b>	FC STAPLETON II LLC 7351 E 29TH AVE DENVER , CO 80238-2701
<b>Schedule Number</b>	0110404021000
<b>Legal Description</b>	T3S R67W E/2 SEC 10 COM NE CORSEC 10 S 50FT W 50FT W 539.71FT S 5052.49FT TPOB S 107.24FT W 100FT N 107.16FT E 100FT TPOB ("PARCEL 5" 2017001516)
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	10,720	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$24,100      \$6,990      \$0
Improvements			\$0              \$0
<b>Total</b>			<b>\$24,100      \$6,990</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$0              \$0              \$0
Improvements			\$0              \$0
<b>Total</b>			<b>\$0              \$0</b>

**Real Estates Property Taxes for current tax year**

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Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)
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# 9711 E 56TH AVE

<b>Owner</b>	FC STAPLETON II LLC 7351 E 29TH AVE DENVER , CO 80238-2701
<b>Schedule Number</b>	0110404019000
<b>Legal Description</b>	S10 3S 67W COM S COR OF S10 THN86.1727E 1964.93FT TPOB N0.5845W 586.42 CV/R RAD 416FTDELTA 29.5245 CHORD N68.5235W DAF * ("PARCEL 1" 2017011170)
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	661,877	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$0
	\$1,489,200		\$431,870
Improvements	\$0		\$0
<b>Total</b>	<b>\$1,489,200</b>		<b>\$431,870</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$0
			\$0
Improvements			\$0
<b>Total</b>			<b>\$0</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 9255 E 64TH AVE MISC

<b>Owner</b>	FC STAPLETON II LLC 7350 E 29TH AVE DENVER , CO 80238
<b>Schedule Number</b>	0110202011000
<b>Legal Description</b>	S10 3S 67W PT N/2 S10 COM DAF NW/4 S10 TH S84E 1710.77FT TPB TH CV/R 255.12 E 654.36FT (REC# 2016132708 "PARCEL 3") DAF *
<b>Property Type</b>	VACANT LAND
<b>Tax District</b>	4251

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	53,824	<b>Zoned As:</b>	OS-B

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$0
Improvements			\$0
<b>Total</b>			<b>\$80,700</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$0
Improvements			\$0
<b>Total</b>			<b>\$80,700</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 10002 E 64TH AVE

<b>Owner</b>	FC STAPLETON II LLC 7351 E 29TH AVE DENVER , CO 80238-2701
<b>Schedule Number</b>	0110101009000
<b>Legal Description</b>	T3S R67W E/2 SEC 10 COM NE CORSEC 10 S0.3308E 50FT S89.2841W50FT S89.2841W 539.71FT S0.5845E 408.54FT TPOB DAF * ("PARCEL 2" 2017001514)
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	169,100	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$380,500      \$110,350      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$380,500      \$110,350</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$0      \$0      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$0      \$0</b>

**Real Estates Property Taxes for current tax year**

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Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)
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# 9707 E 56TH AVE

<b>Owner</b>	FC STAPLETON II LLC 7350 E 29TH AVE 200 DENVER , CO 80238-2721
<b>Schedule Number</b>	0110404017000
<b>Legal Description</b>	S10 T3S R67W COM S COR SEC 10 N67.4953E 557.84FT TPOB S89.2652W 519.53FT DAF * ("PARCEL 8" 2017011281)
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	24,707	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$0
	\$56,000		\$16,240
Improvements	\$0		\$0
<b>Total</b>	<b>\$56,000</b>		<b>\$16,240</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$0
	\$0		\$0
Improvements	\$0		\$0
<b>Total</b>	<b>\$0</b>		<b>\$0</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)



# 9709 E 56TH AVE

<b>Owner</b>	FC STAPLETON II LLC 7350 E 29TH AVE 200 DENVER , CO 80238-2721
<b>Schedule Number</b>	0110404018000
<b>Legal Description</b>	S10 T3S R67W COM S COR SEC 10 N76.4146E 931.04FT TPOB S0.3308E 19.63FT S43.2553E 19.10FT S0.3308E 47.14FT DAF * ("PARCEL 7" 2017011281)
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	10,916	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$24,600      \$7,130      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$24,600      \$7,130</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$0      \$0      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$0      \$0</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 9721 E 56TH AVE

<b>Owner</b>	FC STAPLETON II LLC 7351 E 29TH AVE DENVER , CO 80238-2701
<b>Schedule Number</b>	0110404024000
<b>Legal Description</b>	S10 3S 67W COM S COR OF S10 THN86.1727E 1964.93FT N0.5845W 586.42FT TPOB CV/R RAD 416 DELTA 29.5245 CHORD N68.5235W DAF * ("PARCEL 4" 2017011170)
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	2,593,562	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land		\$5,835,500	\$1,692,300 \$0
Improvements		\$0	\$0
<b>Total</b>		<b>\$5,835,500</b>	<b>\$1,692,300</b>

Prior Year			
Actual	Assessed	Exempt	
Land		\$0	\$0 \$0
Improvements		\$0	\$0
<b>Total</b>		<b>\$0</b>	<b>\$0</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1 (Feb 28)</b>	<b>Installment 2 (Jun 15)</b>	<b>Full Payment (Due Apr 30)</b>

# 9703 E 56TH AVE

<b>Owner</b>	FC STAPLETON II LLC 7351 E 29TH AVE DENVER , CO 80238-2701
<b>Schedule Number</b>	0110404015000
<b>Legal Description</b>	S10 3S 67W COM S COR OF S10 THN04.2337W 175.91FT TPOB N0.1525W 572.69FT S76.1350E 652.99FT DAF * ("PARCEL 3" 2017011170)
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	354,047	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$796,600      \$231,010      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$796,600      \$231,010</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$0      \$0      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$0      \$0</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1 (Feb 28)</b>	<b>Installment 2 (Jun 15)</b>	<b>Full Payment (Due Apr 30)</b>

# 10000 E 64TH AVE

<b>Owner</b>	FC STAPLETON II LLC 7351 E 29TH AVE DENVER , CO 80238-2701
<b>Schedule Number</b>	0110101008000
<b>Legal Description</b>	T3S R67W E/2 SEC 10 COM NE CORSEC 10 S 50FT W 50FT W 539.71FT TPOB S 408.54FT S54.5231W 120.83FT N 477.16FT E 100FT TPOB ("PARCEL 1" 2017001516)
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	44,283	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$0
	\$99,600		\$28,880
Improvements	\$0		\$0
<b>Total</b>	<b>\$99,600</b>		<b>\$28,880</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$0
	\$0		\$0
Improvements	\$0		\$0
<b>Total</b>	<b>\$0</b>		<b>\$0</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 9723 E 56TH AVE

<b>Owner</b>	FC STAPLETON II LLC 7351 E 29TH AVE DENVER , CO 80238-2701
<b>Schedule Number</b>	0110404025000
<b>Legal Description</b>	T3S R67W E/2 SEC 10 COM NE CORSEC 10 S 50FT W 50FT W 539.71FT S 2360.15FT TPOB S 2692.33FT W 100FT N 2622.88FT N54.3140E 121.33FT TPOB ("PARCEL 4" 2017001514)
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	265,755	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$597,900      \$173,390      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$597,900      \$173,390</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$0      \$0      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$0      \$0</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 9719 E 56TH AVE

<b>Owner</b>	FC STAPLETON II LLC 7350 E 29TH AVE 200 DENVER , CO 80238-2721
<b>Schedule Number</b>	0110404023000
<b>Legal Description</b>	S10 T3S R67W COM S COR SEC 10 N07.4245E 1772.86FT S85.5757E 32.11FT CV/L RAD 283FT DELTA 39.3023 CHORD N74.1651E DAF * ("PARCEL 9" 2017011281)
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	555,908	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land		\$1,250,800	\$362,730 \$0
Improvements		\$0	\$0
<b>Total</b>		<b>\$1,250,800</b>	<b>\$362,730</b>

Prior Year			
Actual	Assessed	Exempt	
Land		\$0	\$0 \$0
Improvements		\$0	\$0
<b>Total</b>		<b>\$0</b>	<b>\$0</b>

**Real Estates Property Taxes for current tax year**

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Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)
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# 9713 E 56TH AVE

<b>Owner</b>	FC STAPLETON II LLC 7350 E 29TH AVE 200 DENVER , CO 80238-2721
<b>Schedule Number</b>	0110404020000
<b>Legal Description</b>	S10 T3S R67W COM S COR SEC 10 N79.4307E 1033.45FT TPOB N0.3308W 24.55FT N89.2356E 873.24 FT S0.1844E 92.46 FT DAF * ("PARCEL 6" 2017011281)
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	66,033	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$148,600      \$43,090      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$148,600      \$43,090</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$0      \$0      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$0      \$0</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 9727 E 56TH AVE

<b>Owner</b>	FC STAPLETON II LLC 7350 E 29TH AVE 200 DENVER , CO 80238-2721
<b>Schedule Number</b>	0110404027000
<b>Legal Description</b>	S10 T3S R67W COM S COR SEC 10 N86.2456E 2064.83FT N0.5845W 96.28FT N0.5845W 2692.34FT TPOB N54.3140E 144.95FT DAF * ("PARCEL 10" 2017011281)
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	438,414	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$986,400      \$286,060      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$986,400      \$286,060</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$0      \$0      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$0      \$0</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)



# 9725 E 56TH AVE

<b>Owner</b>	FC STAPLETON II LLC 7351 E 29TH AVE DENVER , CO 80238-2701
<b>Schedule Number</b>	0110404026000
<b>Legal Description</b>	S10 3S 67W COM S COR OF S10 THN86.2456E 2064.83FT N0.5845W 96.28FT TPOB N0.5845W 2692.34FT N54.3140E 144.95FT DAF * ("PARCEL 5" 2017011170)
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	1,134,455	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$2,552,500      \$740,230      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$2,552,500      \$740,230</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$0      \$0      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$0      \$0</b>

**Real Estates Property Taxes for current tax year**

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Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)
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# 9729 E 56TH AVE

<b>Owner</b>	FC STAPLETON II LLC 7351 E 29TH AVE DENVER , CO 80238-2701
<b>Schedule Number</b>	0110404028000
<b>Legal Description</b>	T3S R67W E/2 SEC 10 COM NE CORSEC 10 S0.3308E 50FT S89.2841W50FT S89.2841W 539.71FT S0.5845E 2117.91FT TPOB DAF * ("PARCEL 3" 2017001516)
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	26,227	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$59,000      \$17,110      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$59,000      \$17,110</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$0      \$0      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$0      \$0</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 9705 E 56TH AVE

<b>Owner</b>	FC STAPLETON II LLC 7351 E 29TH AVE DENVER , CO 80238-2701
<b>Schedule Number</b>	0110404016000
<b>Legal Description</b>	S10 3S 67W COM S COR OF S10 THN52.1105E 1084.30FT TPOB CV/R RAD 558 DELTA 22.3537 CHORD N87.3138W DAF * ("PARCEL 2" 2017011170)
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

### Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	279,986	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

### Current Year

Actual	Assessed	Exempt
Land	\$630,000	\$182,700 \$0
Improvements	\$0	\$0
<b>Total</b>	<b>\$630,000</b>	<b>\$182,700</b>

### Prior Year

Actual	Assessed	Exempt
Land	\$0	\$0 \$0
Improvements	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>

### Real Estates Property Taxes for current tax year

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

**Installment 1**  
**(Feb 28)**

**Installment 2**  
**(Jun 15)**

**Full Payment**  
**(Due Apr 30)**

# 9985 E 56TH AVE

<b>Owner</b>	PARK CREEK METROPOLITAN 7350 E 29TH AVE 200 DENVER , CO 80238-2721
<b>Schedule Number</b>	0110404010000
<b>Legal Description</b>	S10 3S 67W PT S/2 S10 COM S/4 COR S10 TH E 781.43FT N 100.50FT TPOB TH N 25FT E 202.50FT N 50FT E 278.69FT S 73.38FT W 146.75FT W 334.23 FT TPOB
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	4251

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	25,843	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$58,200      \$16,880      \$16,880
Improvements			\$0      \$0
<b>Total</b>			<b>\$58,200      \$16,880</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$154,300      \$44,750      \$44,750
Improvements			\$0      \$0
<b>Total</b>			<b>\$154,300      \$44,750</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 9705 E 56TH AVE

<b>Owner</b>	PARK CREEK METROPOLITAN 7350 E 29TH AVE 200 DENVER , CO 80238-2721
<b>Schedule Number</b>	0110404009000
<b>Legal Description</b>	S10 3S 67W PT S/2 OF S10 COM S/4 COR S10 TH N 100.5FT TPOB TH N 14FT W 73.51FT N 61FT E 417.13FT S 50FT E 175.25FT S 25FT W 518.25FT TPOB
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	34,606	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$77,900      \$22,590      \$22,590
Improvements			\$0      \$0
<b>Total</b>			<b>\$77,900      \$22,590</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$203,400      \$58,990      \$58,990
Improvements			\$0      \$0
<b>Total</b>			<b>\$203,400      \$58,990</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 9700 E 64TH AVE

<b>Owner</b>	PARK CREEK METROPOLITAN 7350 E 29TH AVE 200 DENVER , CO 80238-2721
<b>Schedule Number</b>	0110202010000
<b>Legal Description</b>	S10 3S 67W NW/W S10 COM NW/4 S10 TH S84.0208E 1710.77FT TPOB TH CV/R 255.12FT E 654.36T (REC# 2016138349 "PARCEL 2C") DAF *
<b>Property Type</b>	VACANT LAND
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	207,430	<b>Zoned As:</b>	OS-B

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$311,200      \$90,250      \$90,250
Improvements			\$0      \$0
<b>Total</b>			<b>\$311,200      \$90,250</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$311,200      \$90,250      \$90,250
Improvements			\$0      \$0
<b>Total</b>			<b>\$311,200      \$90,250</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 5606 CENTRAL PARK BLVD APPRX

<b>Owner</b>	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202-5330
<b>Schedule Number</b>	0110303017000
<b>Legal Description</b>	10/3/67 PT SW/4 DAF TK-9 TK-9C DIF RCP 2010075677 & TK-9A,TK-9B DIF RCP 2010075675 EXC DAF *
<b>Property Type</b>	
<b>Tax District</b>	4251

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	56,494	<b>Zoned As:</b>	OS-B

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year				
	Actual	Assessed	Exempt	
Land				\$100 \$30 \$30
Improvements				\$0 \$0
<b>Total</b>				<b>\$100 \$30</b>

Prior Year				
	Actual	Assessed	Exempt	
Land				\$100 \$30 \$30
Improvements				\$0 \$0
<b>Total</b>				<b>\$100 \$30</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 9701 E 56TH AVE

<b>Owner</b>	PARK CREEK METROPOLITAN DIST 7350 E 29TH AVE 200 DENVER , CO 80238-2721
<b>Schedule Number</b>	0110404014000
<b>Legal Description</b>	S10 T3S R67W COM S COR SEC 10 N23.1351W 190.27FT TPOB N 183.05FT CV/R RAD 1683.42FT DELTA 15.0907 CHORD N07.5401E S 622.17FT W 61.58FT TPOB ("PARCEL 7" 2017011233)
<b>Property Type</b>	RX ZONED VACANT LAND - (RES)
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	29,582	<b>Zoned As:</b>	M-RH-3

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$66,600      \$19,310      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$66,600      \$19,310</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$0      \$0      \$0
Improvements			\$0      \$0
<b>Total</b>			<b>\$0      \$0</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)



# 8901 E 56TH AVE VCNT

<b>Owner</b>	PARK CREEK METROPOLITAN 7350 E 29TH AVE 200 DENVER , CO 80238-2721
<b>Schedule Number</b>	0110303021000
<b>Legal Description</b>	PT T3S R67W S/2 SEC 10 DAF COM SW COR SEC 10 TH N 44.2705 E 2158.09FT TH W 658.60FT TPOB TH CV/R RAD 2116FT DELTA 05.1100 CHORD S 28.0911 W *
<b>Property Type</b>	VACANT LAND
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	843,523	<b>Zoned As:</b>	M-RX-5

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land		\$1,897,900	\$550,390
Improvements		\$0	\$0
<b>Total</b>		<b>\$1,897,900</b>	<b>\$550,390</b>

Prior Year			
Actual	Assessed	Exempt	
Land		\$1,021,000	\$296,090
Improvements		\$0	\$0
<b>Total</b>		<b>\$1,021,000</b>	<b>\$296,090</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 8901 E 56TH AVE

<b>Owner</b>	PARK CREEK METROPOLITAN 7350 E 29TH AVE 200 DENVER , CO 80238-2721
<b>Schedule Number</b>	0110303022000
<b>Legal Description</b>	PT T3S R67W S/2 SEC 10 DAF COM SW COR SEC 10 TH N 44.2705 E 2158.09FT TH W 594.10FT TPOB TH CV/L RAD 2116FT DELTA 17.5320 CHORD N 05.3527 E *
<b>Property Type</b>	VACANT LAND
<b>Tax District</b>	425G

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	604,327	<b>Zoned As:</b>	M-RX-5

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land		\$1,359,700	\$394,310
Improvements		\$0	\$0
<b>Total</b>		<b>\$1,359,700</b>	<b>\$394,310</b>

Prior Year			
Actual	Assessed	Exempt	
Land		\$732,000	\$212,280
Improvements		\$0	\$0
<b>Total</b>		<b>\$732,000</b>	<b>\$212,280</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

**EXHIBIT F**

**Request for and Justification of Reduced Fee**

Telephone 303-382-1800

7351 East 29th Avenue  
Denver, Colorado 80238

[www.StapletonDenver.com](http://www.StapletonDenver.com)  
Email [info@StapletonDenver.com](mailto:info@StapletonDenver.com)

September 14, 2016

Ms. Jill Jennings-Gollich  
Community Planning and Development  
201 W. Colfax Ave  
Dept. 205  
Denver, CO 80202

Dear Ms. Jennings-Gollich,

Forest City Stapleton has submitted the final rezoning application recently to rezone the remainder of developable land in Section 10 of the Stapleton Redevelopment Project. In the past Forest City Stapleton requested and was granted a waiver of fees from the City of Denver due to the public funding methods at Stapleton and the unique size and number of re-zonings that will occur as we continue to develop the property. In this same fashion we request that the waiver for reduced fees be continued and extended to our current re-zoning application and any future Stapleton re-zonings. I have included as an exhibit with this request the most recent approval by the City and County of Denver to grant our request in a letter from Evelyn Baker to myself on October 12, 2015.

I appreciate your consideration on this matter,

Best Regards,



Forrest Hancock  
Development Manager  
Forest City Stapleton



October 12, 2015

Forrest Hancock  
Development Manager  
Forest City Stapleton  
7351 East 29<sup>th</sup> Avenue  
Denver, CO 80238

**Re: Request for Fee Waiver/Reduction for Stapleton Map Amendment Application #2015|00079**

Dear Mr. Hancock,

I am writing to respond to your request for a waiver of the processing fee for Stapleton Map Amendment Application #2015|00079 at 56<sup>th</sup> street and Central Park Boulevard.

As you may know, CPD's fee waiver/reduction policy allows the Manager to waive or reduce fees when the administrative resources necessary to process a specific application will be less than the administrative resources the applicable fee presumes to recapture, on average.

Map amendment fees are based upon the total acreage of the land area proposed for rezoning. Map amendment fees are \$1,000 for the first acre, and \$500 for each additional acre, with a maximum fee amount of \$50,000. The property located at northeast corner of E. 56th Avenue and Central Park Blvd. is 155.91 ± acres, or for fee purposes 156 acres. Based upon this acreage, the required fee for the map amendment submittal is \$1,000 plus \$77,455 or the maximum fee of \$50,000.

Based on an estimate of the resources that this case will take to process, CPD staff has concluded that a reduction of \$47,500 is warranted. **The fee for this case will be \$2,500.**

If you have any additional questions, please don't hesitate to contact me.

Best,

Evelyn Baker  
Deputy Director, Community Planning and Development

**LEGAL DESCRIPTION  
(PARCEL 1)**

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

**BEGIN** AT THE NORTH END OF SAID EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10;

THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2,654.84 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 10;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 222.47 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 2,255.33 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE NORTHEASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 86°26'16" AN ARC DISTANCE OF 301.73 FEET;

THENCE NORTH 03°00'35" EAST A DISTANCE OF 1,196.89 FEET TO A 1,500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°33'43" AN ARC DISTANCE OF 93.25 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 108.37 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'57" AN ARC DISTANCE OF 66.20 FEET;

THENCE NORTH 19°31'05" WEST A DISTANCE OF 211.15 FEET TO A 400.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 37°55'53" AN ARC DISTANCE OF 264.81 FEET;

THENCE NORTH 18°24'48" EAST A DISTANCE OF 211.16 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'56" AN ARC DISTANCE OF 66.20 FEET;

SECTION 10 LEGAL DESCRIPTION CONTINUED – PARCEL 1

THENCE NORTH 00°33'09" WEST A DISTANCE OF 837.30 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 1,220.27 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 137.00 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 708.90 FEET TO A 500.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 86°00'05" WEST;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°26'47" AN ARC DISTANCE OF 30.07 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 106.94 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 39.69 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 27°26'32" AN ARC DISTANCE OF 239.48 FEET;

THENCE SOUTH 62°00'20" WEST A DISTANCE OF 393.43 FEET;

THENCE NORTH 27°13'07" WEST A DISTANCE OF 175.67 FEET;

THENCE NORTH 58°04'30" EAST A DISTANCE OF 196.45 FEET TO A 1,800.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°48'25" AN ARC DISTANCE OF 1,219.16 FEET;

THENCE SOUTH 83°07'05" EAST A DISTANCE OF 1,299.60 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 1,306.14 FEET TO A 350.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE NORTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 549.78 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 885.08 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41" AN ARC DISTANCE OF 173.03 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;

THENCE WESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 39°39'22" AN ARC DISTANCE OF 346.07 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;

THENCE WESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41" AN ARC DISTANCE OF 173.03 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 200.47 FEET TO A 750.00 FOOT RADIUS TANGENT CURVE, WHOSE CENTER BEARS SOUTHERLY;

SECTION 10 LEGAL DESCRIPTION CONTINUED – PARCEL 1

THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°13'34" AN ARC DISTANCE OF 186.22 FEET TO A 750.00 FOOT RADIUS REVERSE CURVE;

THENCE WESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 14°13'34" AN ARC DISTANCE OF 186.22 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 545.67 FEET;

THENCE NORTH 00°30'47" WEST A DISTANCE OF 164.69 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 10;

THENCE NORTH 89°29'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 546.00 FEET TO THE NORTH ONE QUARTER CORNER OF SAID SECTION 10;

THENCE NORTH 89°28'41" EAST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 10, A DISTANCE OF 2,599.14 FEET TO THE NORTHEAST CORNER THEREOF;

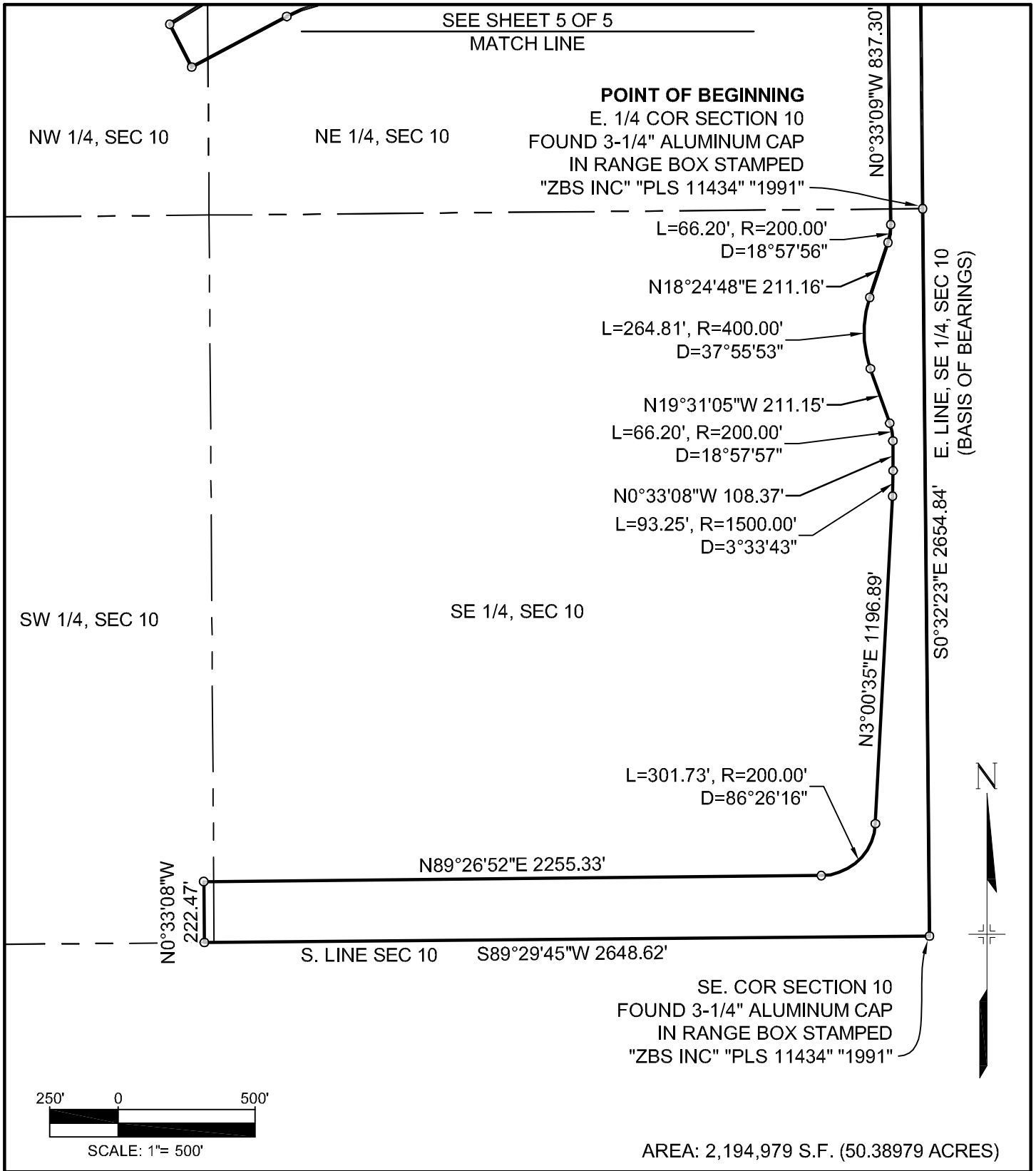
THENCE SOUTH 00°33'08" EAST, ALONG THE EAST LINE OF SAID NORTHEAST ONE QUARTER, A DISTANCE OF 2,654.89 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 2,194,979 SQUARE FEET, OR 50.38979 ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.



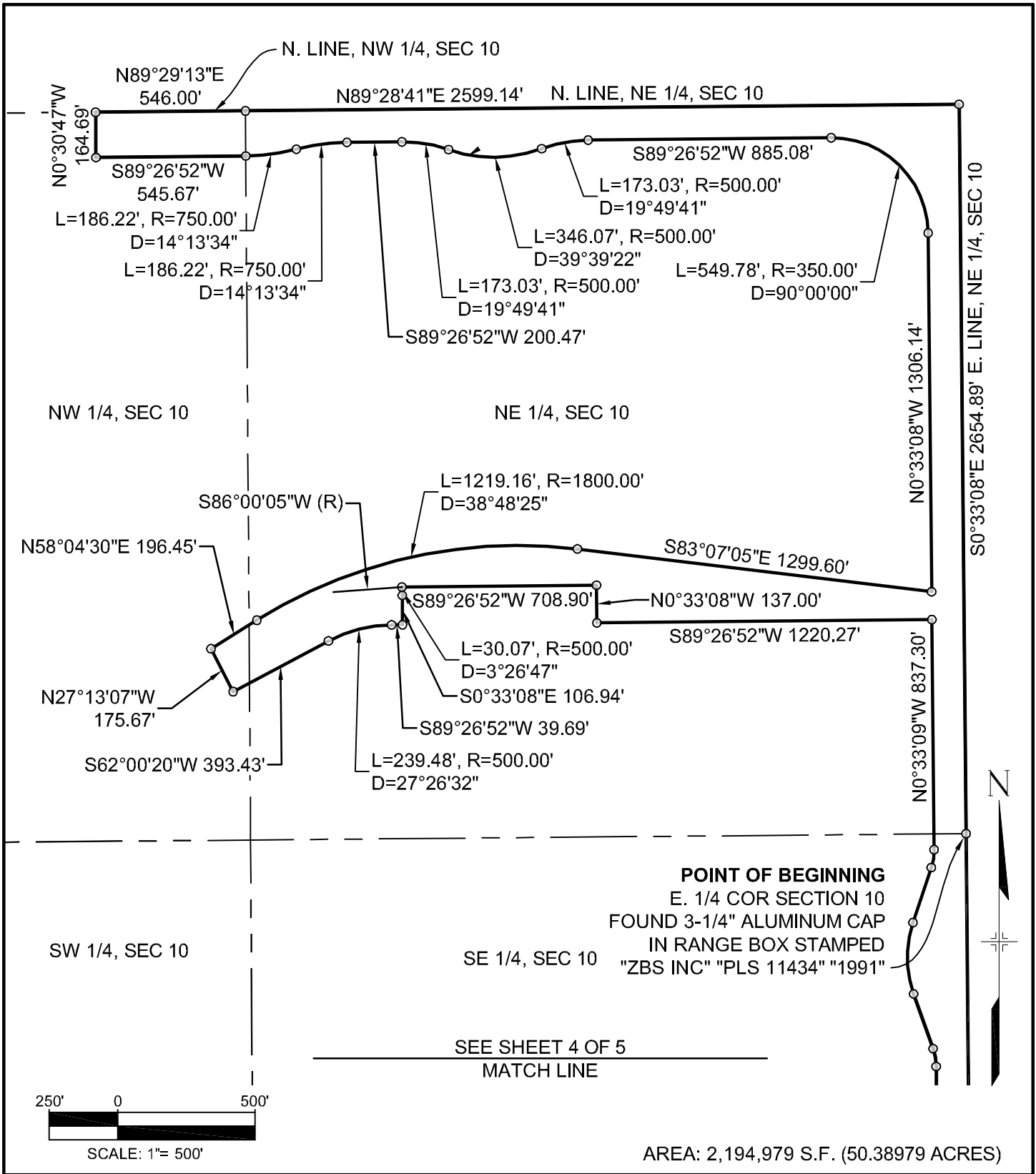
JEFFREY A. MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200 – DENVER, COLORADO 80202





1601 Blake Street, Suite 200  
Denver, CO 80202  
Phone 303-572-0200  
Fax 303-572-0202

<b>LEGAL DESCRIPTION</b>		
<b>PARCEL 1</b>		
<b>EXHIBIT A</b>		
CHECKED BY: JAM	DATE: SEPT. 11, 2017 JN: 16.006.235	4 OF 5



1601 Blake Street, Suite 200  
 Denver, CO 80202  
 Phone 303-572-0200  
 Fax 303-572-0202

LEGAL DESCRIPTION  
 PARCEL 1  
 EXHIBIT A

CHECKED BY: JAM	DATE: SEPT. 11, 2017 JN: 16.006.235	5 OF 5
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**LEGAL DESCRIPTION  
(PARCEL 2)**

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

**COMMENCE** AT THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 00°32'23" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 2,654.84 FEET, TO A THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 586.12 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 11°56'03" AN ARC DISTANCE OF 208.29 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTHERLY, ALONG THE PREVIOUSLY DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 08°53'42" AN ARC DISTANCE OF 155.24 FEET TO A 2,900.00 FOOT RADIUS REVERSE CURVE;

THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 13°56'18" AN ARC DISTANCE OF 705.48 FEET;

THENCE SOUTH 83°39'42" EAST A DISTANCE OF 34.00 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 1,688.29 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 1,005.66 FEET TO A 500.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 09°23'19" EAST;

THENCE NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 26°40'29" AN ARC DISTANCE OF 232.78 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;

THENCE WESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 71°22'55" AN ARC DISTANCE OF 622.92 FEET TO A 600.00 FOOT RADIUS REVERSE CURVE;

THENCE SOUTHWESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 49°05'18" AN ARC DISTANCE OF 514.05 FEET;

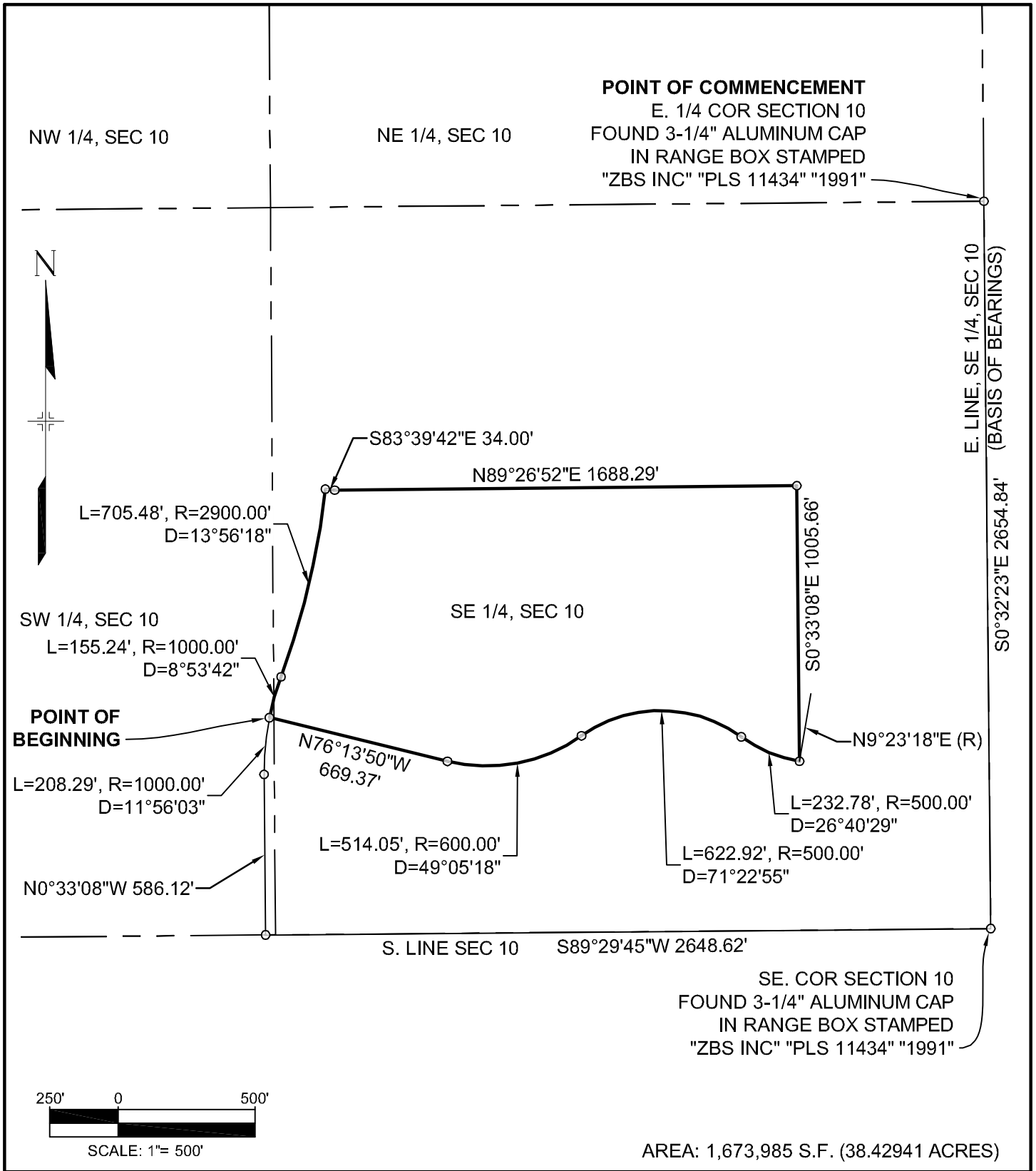
SECTION 10 LEGAL DESCRIPTION CONTINUED – PARCEL 2

THENCE NORTH 76°13'50" WEST A DISTANCE OF 669.37 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 1,673,985 SQUARE FEET, OR 38.42941 ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.



JEFFREY A. MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200 – DENVER, COLORADO 80202



**POINT OF COMMENCEMENT**  
 E. 1/4 COR SECTION 10  
 FOUND 3-1/4" ALUMINUM CAP  
 IN RANGE BOX STAMPED  
 "ZBS INC" "PLS 11434" "1991"

E. LINE, SE 1/4, SEC 10  
 (BASIS OF BEARINGS)  
 S0°32'23"E 2654.84'

NW 1/4, SEC 10

NE 1/4, SEC 10

SW 1/4, SEC 10

SE 1/4, SEC 10

**POINT OF BEGINNING**

L=208.29', R=1000.00'  
 D=11°56'03"

N0°33'08"W 586.12'

L=705.48', R=2900.00'  
 D=13°56'18"

L=155.24', R=1000.00'  
 D=8°53'42"

N76°13'50"W  
 669.37'

L=514.05', R=600.00'  
 D=49°05'18"

S83°39'42"E 34.00'

N89°26'52"E 1688.29'

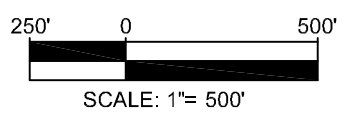
S0°33'08"E 1005.66'

N9°23'18"E (R)  
 L=232.78', R=500.00'  
 D=26°40'29"

L=622.92', R=500.00'  
 D=71°22'55"

S. LINE SEC 10 S89°29'45"W 2648.62'

SE. COR SECTION 10  
 FOUND 3-1/4" ALUMINUM CAP  
 IN RANGE BOX STAMPED  
 "ZBS INC" "PLS 11434" "1991"



AREA: 1,673,985 S.F. (38.42941 ACRES)



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 Phone 303-572-0200  
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<b>LEGAL DESCRIPTION</b>		
<b>PARCEL 2</b>		
<b>EXHIBIT A</b>		
CHECKED BY: JAM	DATE: SEPT. 11, 2017 JN: 16.006.235	3 OF 3

**LEGAL DESCRIPTION  
(PARCEL 3A)**

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

**COMMENCE** AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE A DISTANCE OF 2,654.84 FEET, TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 222.47 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°33'08" WEST A DISTANCE OF 363.65 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 11°56'03" AN ARC DISTANCE OF 208.29 FEET;

THENCE SOUTH 76°13'50" EAST A DISTANCE OF 669.37 FEET TO A 600.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 30°55'20" AN ARC DISTANCE OF 323.82 FEET;

THENCE SOUTH 13°09'10" EAST A DISTANCE OF 107.89 FEET TO A 600.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE SOUTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 12°36'01" AN ARC DISTANCE OF 131.95 FEET;

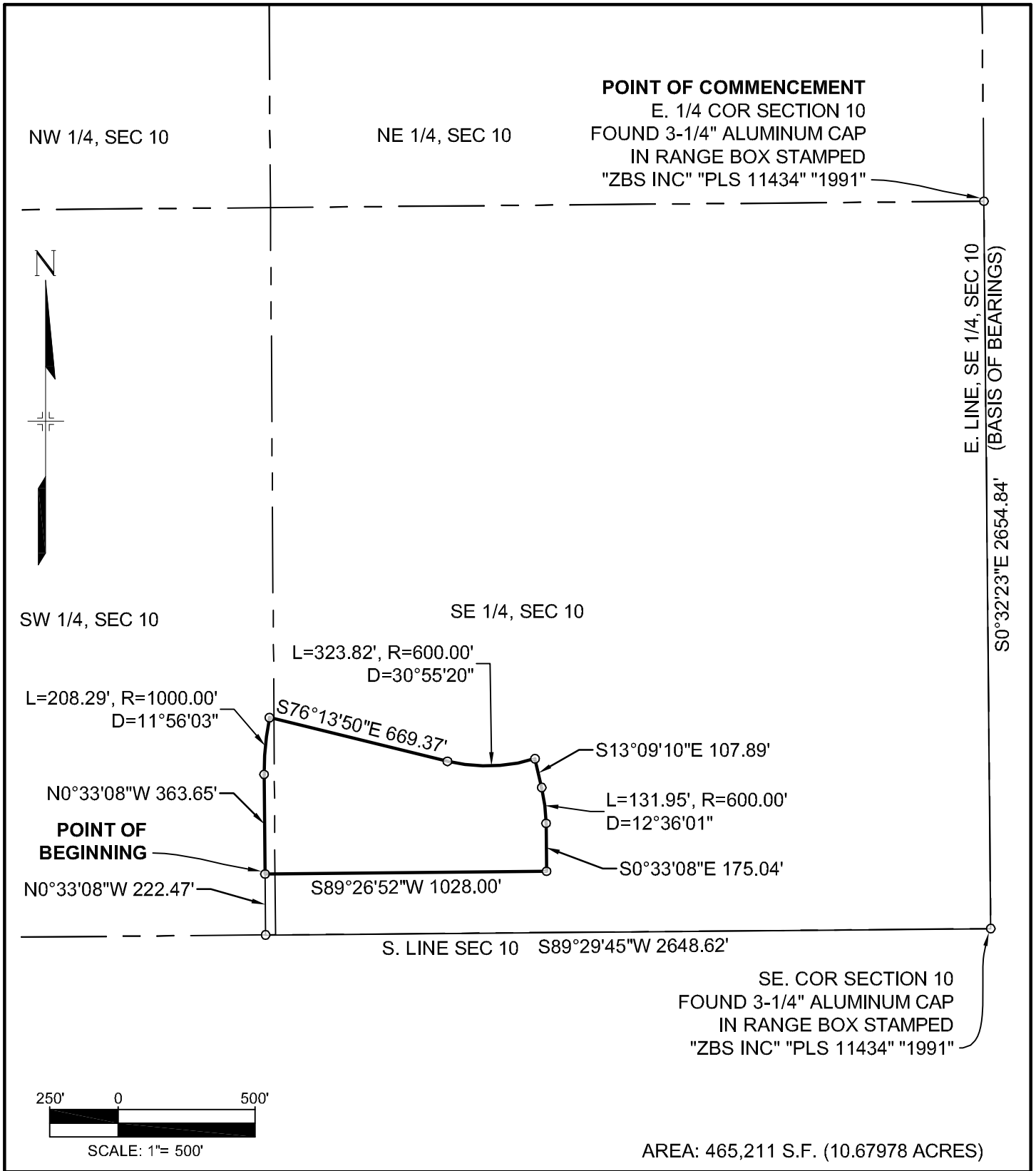
THENCE SOUTH 00°33'08" EAST A DISTANCE OF 175.04 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 1,028.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 465,211 SQUARE FEET, OR 10.67978 ACRES AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

JEFFREY A MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP  
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AREA: 465,211 S.F. (10.67978 ACRES)



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 Denver, CO 80202  
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 Fax 303-572-0202

<b>LEGAL DESCRIPTION</b>		
<b>PARCEL 3A</b>		
<b>EXHIBIT A</b>		
CHECKED BY: JAM	DATE: SEPT. 19, 2017 JN: 16.006.235	2 OF 2

**LEGAL DESCRIPTION  
(PARCEL 3B)**

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

**COMMENCE** AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE A DISTANCE OF 2,654.84 FEET, TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 222.47 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 1,954.33 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°18'44" WEST A DISTANCE OF 392.74 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 1,285.66 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 998.05 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 300.00 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 712.03 FEET TO A 2,900.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 84°56'19" WEST;

THENCE NORTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 20°25'18" AN ARC DISTANCE OF 1,033.63 FEET;

THENCE NORTH 62°00'20" EAST A DISTANCE OF 393.43 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 27°26'32" AN ARC DISTANCE OF 239.48 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 39.69 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 106.94 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°26'47" AN ARC DISTANCE OF 30.07 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 708.90 FEET;



SECTION 10 LEGAL DESCRIPTION CONTINUED – PARCEL 3B

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 137.00 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 1,220.27 FEET;

THENCE SOUTH 00°33'09" EAST A DISTANCE OF 837.30 FEET TO A 200.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 89°26'52" WEST;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'56" AN ARC DISTANCE OF 66.20 FEET;

THENCE SOUTH 18°24'48" WEST A DISTANCE OF 211.16 FEET TO A 400.00 FOOT TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE SOUTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 37°55'53" AN ARC DISTANCE OF 264.81 FEET;

THENCE SOUTH 19°31'05" EAST A DISTANCE OF 211.15 FEET TO A 251.82 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 72°26'46" WEST;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 15°02'15" AN ARC DISTANCE OF 66.09 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 108.37 FEET TO A 1,500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE SOUTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°33'43" AN ARC DISTANCE OF 93.25 FEET;

THENCE SOUTH 03°00'35" WEST A DISTANCE OF 1,196.89 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

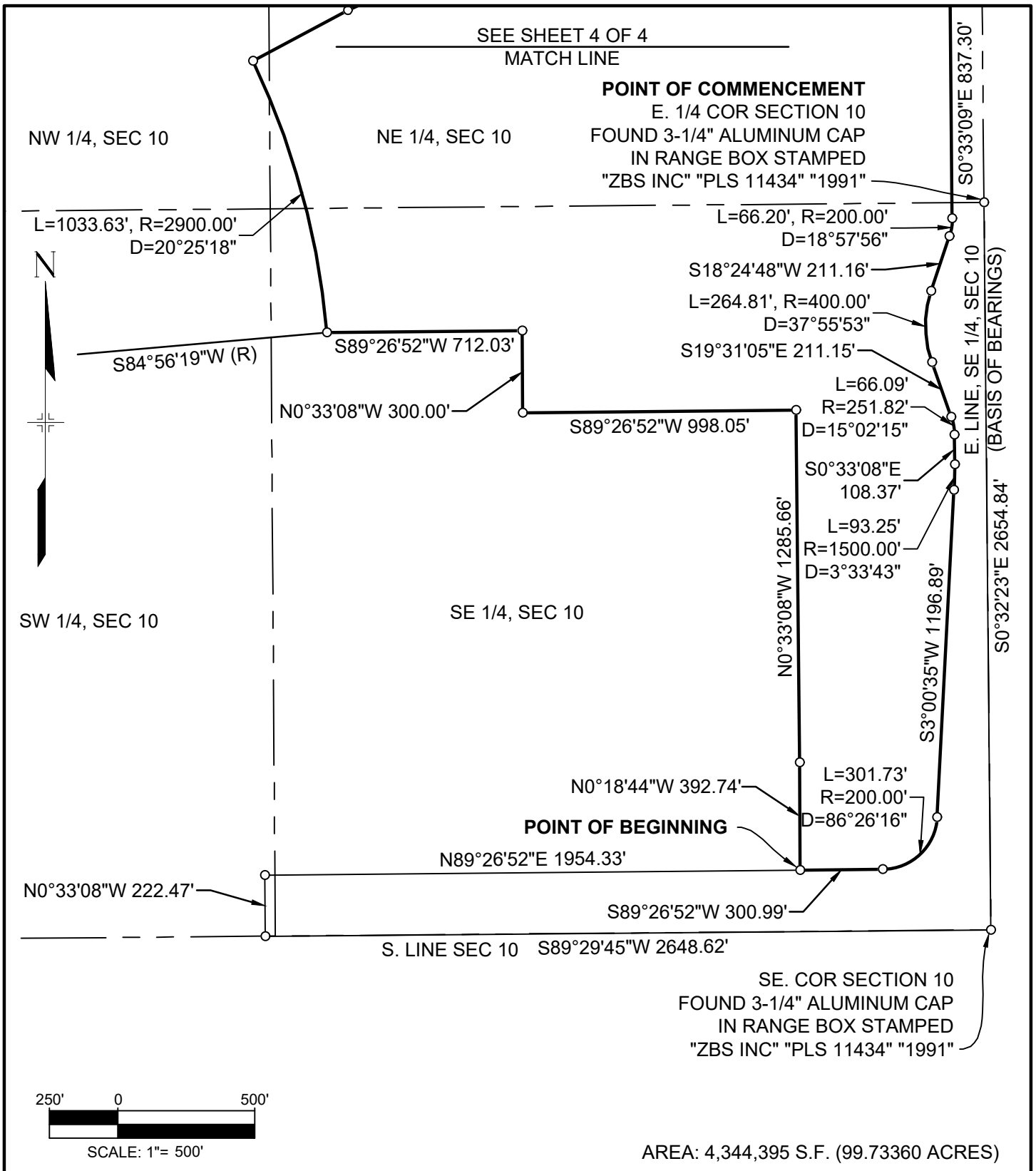
THENCE SOUTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 86°26'16" AN ARC DISTANCE OF 301.73 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 300.99 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 4,344,395 SQUARE FEET, OR 99.73360 ACRES AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

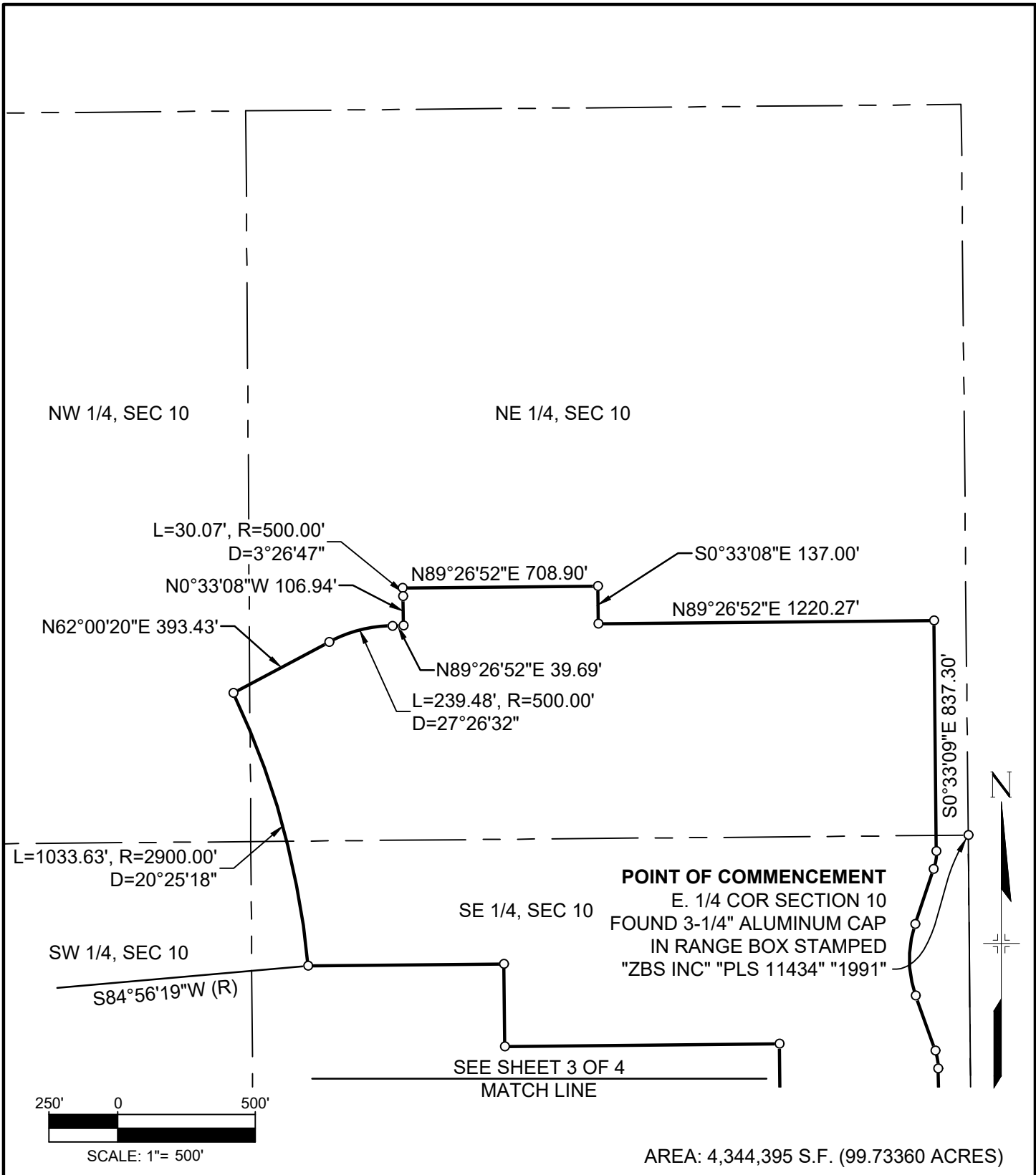


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<b>LEGAL DESCRIPTION</b>		
PARCEL 3B		
EXHIBIT A		
CHECKED BY: JAM	DATE: SEPT. 19, 2017 JN: 16.006.235	3 OF 4



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LEGAL DESCRIPTION  
 PARCEL 3B  
 EXHIBIT A

CHECKED BY: JAM	DATE: SEPT. 19, 2017 JN: 16.006.235	4 OF 4
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**LEGAL DESCRIPTION  
(PARCEL 4)**

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

**COMMENCE** AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE A DISTANCE OF 2,654.84 FEET, TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 586.12 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 20°49'44" AN ARC DISTANCE OF 363.53 FEET TO A 2,900.00 FOOT RADIUS REVERSE CURVE;

THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 49°13'51" AN ARC DISTANCE OF 2,491.80 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTHWESTERLY, ALONG THE PREVIOUSLY DESCRIBED REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 15°21'28" AN ARC DISTANCE OF 777.32 FEET;

THENCE NORTH 44°18'43" WEST A DISTANCE OF 443.25 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 133°45'35" AN ARC DISTANCE OF 1,167.27 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 545.67 FEET TO A 750.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°13'34" AN ARC DISTANCE OF 186.22 FEET TO A 750.00 FOOT RADIUS REVERSE CURVE;

THENCE EASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 14°13'34" AN ARC DISTANCE OF 186.22 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 200.47 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41" AN ARC DISTANCE OF 173.03 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;

SECTION 10 LEGAL DESCRIPTION CONTINUED – PARCEL 4

THENCE EASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 39°39'22" AN ARC DISTANCE OF 346.07 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;

THENCE EASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41" AN ARC DISTANCE OF 173.03 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 885.08 FEET TO A 350.00 FOOT RADIUS TANGENT CURVE, WHOSE CENTER BEARS SOUTHERLY;

THENCE SOUTHEASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 549.78 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 1,306.14 FEET;

THENCE NORTH 83°07'05" WEST A DISTANCE OF 1,299.60 FEET TO A 1,800.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

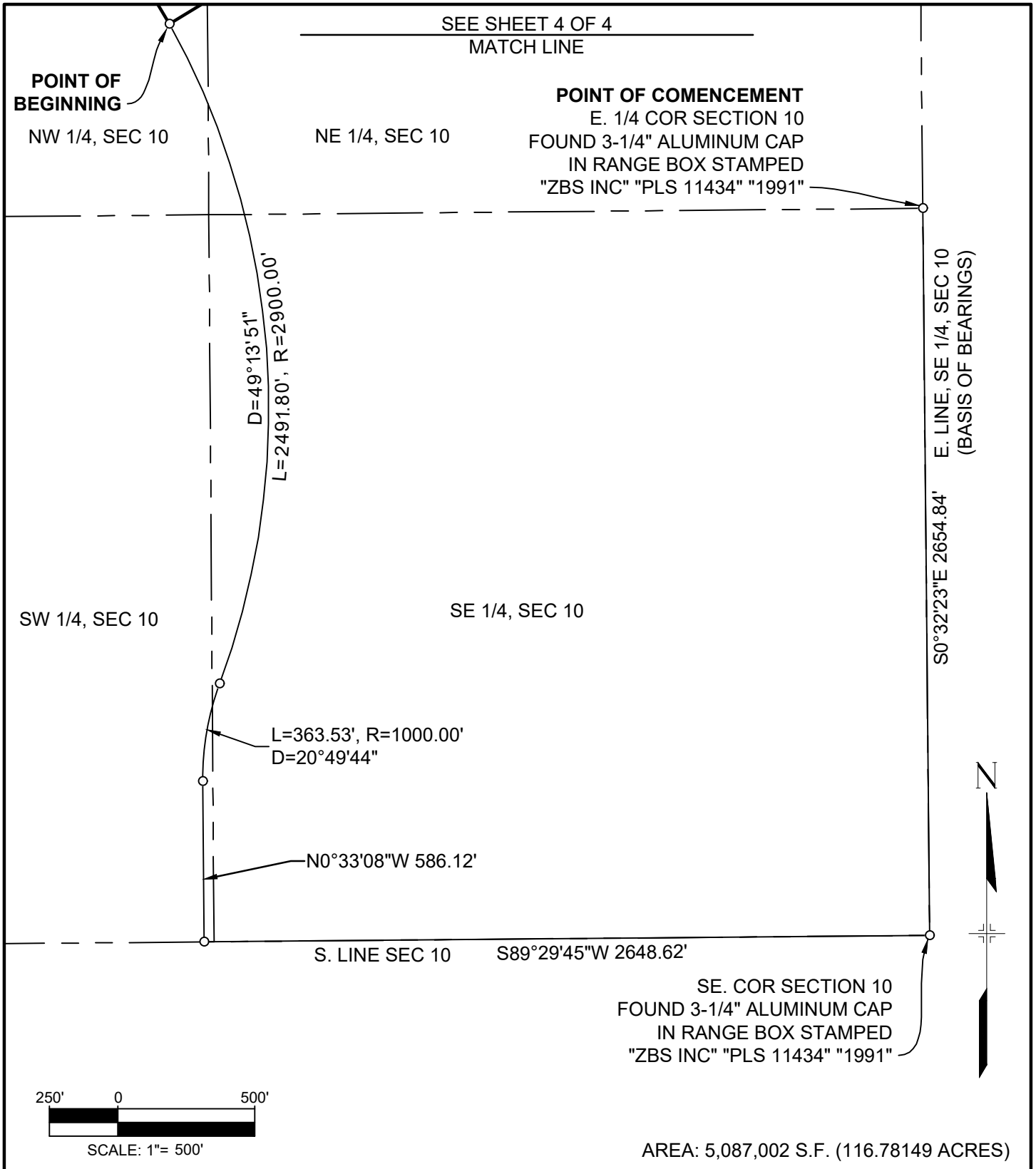
THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°48'25" AN ARC DISTANCE OF 1,219.16 FEET;

THENCE SOUTH 58°04'30" WEST A DISTANCE OF 196.45 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 5,087,002 SQUARE FEET, OR 116.78149 ACRES AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.



JEFFREY A MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP  
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SEE SHEET 4 OF 4  
MATCH LINE

**POINT OF BEGINNING**  
NW 1/4, SEC 10

NE 1/4, SEC 10

**POINT OF COMENCEMENT**  
E. 1/4 COR SECTION 10  
FOUND 3-1/4" ALUMINUM CAP  
IN RANGE BOX STAMPED  
"ZBS INC" "PLS 11434" "1991"

D=49°13'51"  
L=2491.80', R=2900.00'

E. LINE, SE 1/4, SEC 10  
(BASIS OF BEARINGS)

SW 1/4, SEC 10

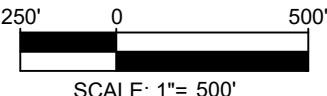
SE 1/4, SEC 10

L=363.53', R=1000.00'  
D=20°49'44"

N0°33'08"W 586.12'

S. LINE SEC 10 S89°29'45"W 2648.62'

SE. COR SECTION 10  
FOUND 3-1/4" ALUMINUM CAP  
IN RANGE BOX STAMPED  
"ZBS INC" "PLS 11434" "1991"



AREA: 5,087,002 S.F. (116.78149 ACRES)

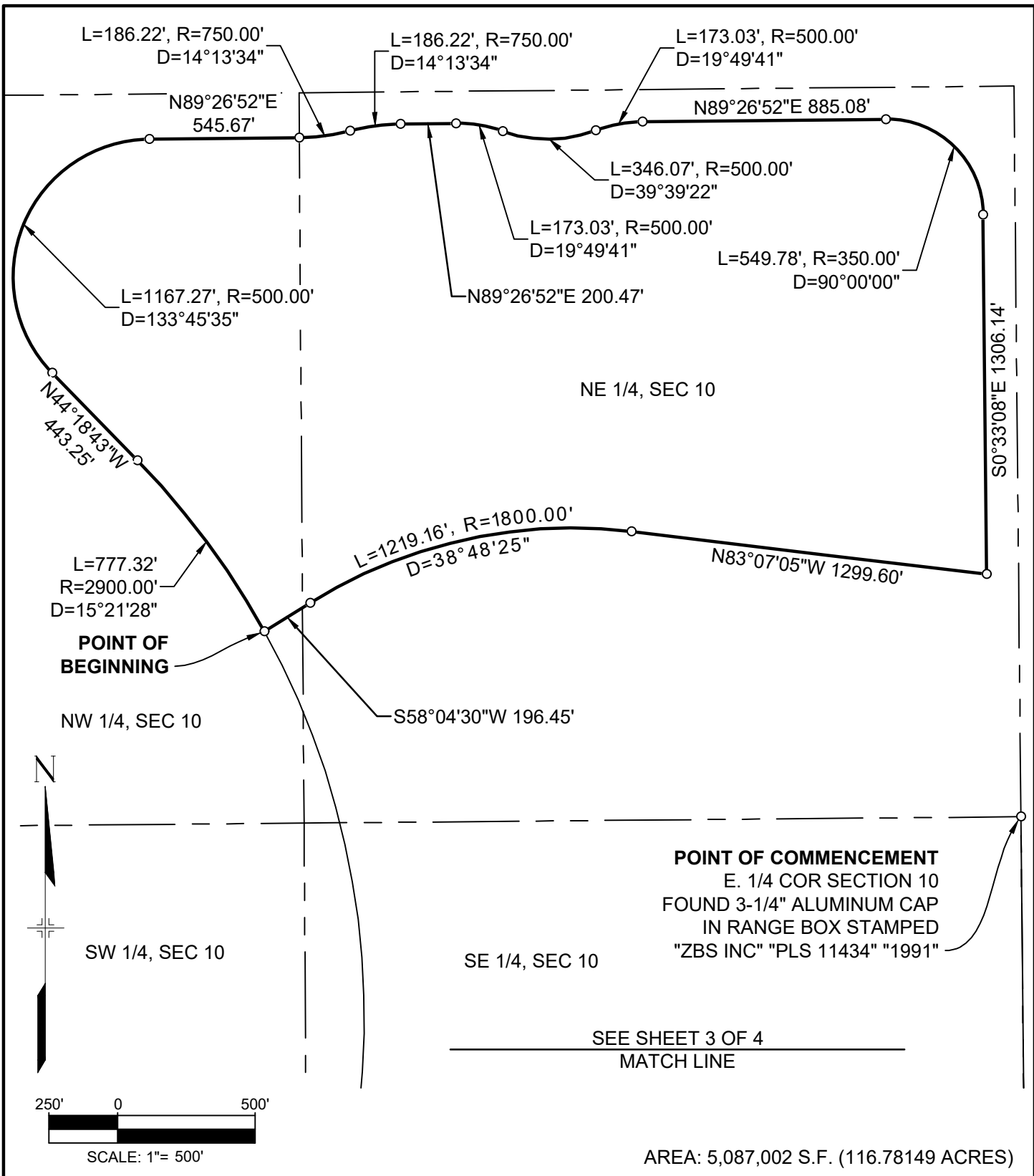


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LEGAL DESCRIPTION  
PARCEL 4

EXHIBIT A

CHECKED BY: JAM	DATE: SEPT. 11, 2017 JN: 16.006.235	3 OF 4
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**LEGAL DESCRIPTION**  
**PARCEL 4**

**EXHIBIT A**

CHECKED BY: JAM	DATE: SEPT. 11, 2017	4 OF 4
	JN: 16.006.235	

**LEGAL DESCRIPTION  
(PARCEL 5)**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

**COMMENCE** AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE A DISTANCE OF 2,654.84 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 586.12 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 20°49'44" AN ARC DISTANCE OF 363.53 FEET TO A 2,900.00 FOOT RADIUS REVERSE CURVE;

THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 13°56'18" AN ARC DISTANCE OF 705.48 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTHERLY, ALONG THE PREVIOUSLY DESCRIBED REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 11°23'59" AN ARC DISTANCE OF 577.00 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 712.03 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 300.00 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 998.05 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 280.00 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 1,688.29 FEET;

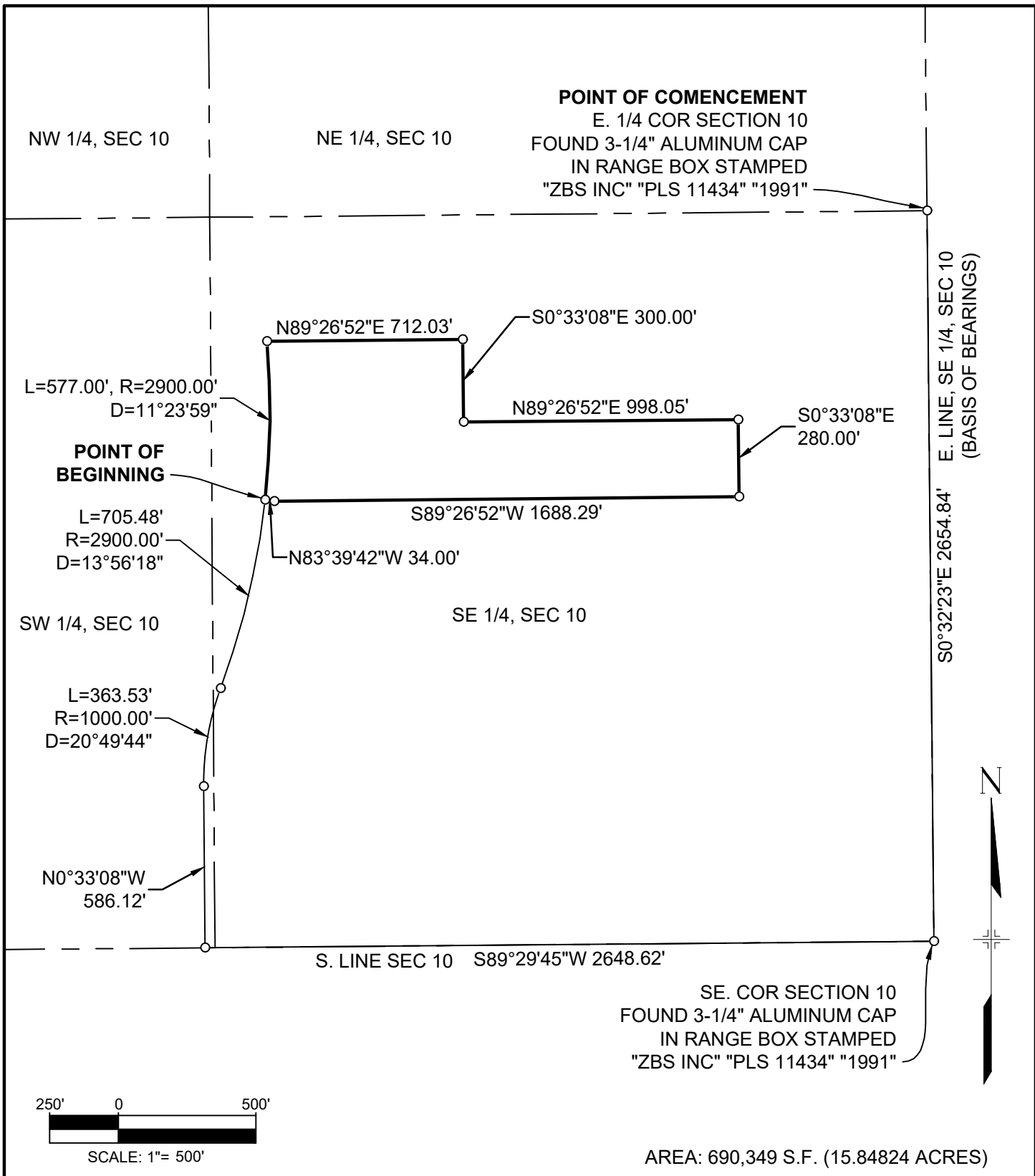
THENCE NORTH 83°39'42" WEST A DISTANCE OF 34.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 690,349 SQUARE FEET, OR 15.84824 ACRES AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

JEFFREY A MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP  
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LEGAL DESCRIPTION		
PARCEL 5		
EXHIBIT A		
CHECKED BY: JAM	DATE: SEPT. 11, 2017 JN: 16.006.235	2 OF 2