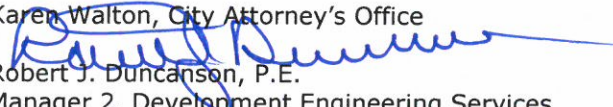




201 W Colfax Ave, Dept. 507  
Denver, CO 80202  
p: 720.865.2782  
e: Denver.ROW@denvergov.org  
www.denvergov.org/PWPRS

## REQUEST FOR RESOLUTION FOR MAJOR ENCUMBRANCE PERMIT

**TO:** Karen Walton, City Attorney's Office

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

**ROW NO.:** 2012-0486-08

**DATE:** April 10, 2014

**SUBJECT:** Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to South Sloan's Lake Metropolitan District No. 1, their successors and assigns, to encroach into the right-of-way with stormwater detention facilities including one (1) equilibrium pipe, two (2) CDS manholes, and four (4) Porous Landscape Detention facilities at Raleigh St, Quitman St, and W 17<sup>th</sup> Ave.

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

This office has investigated the request from Jeff Killion of Parsons Brinckherhoff dated February 24, 2014, on behalf of EnviroFinance Group LLC and South Sloan's Lake Metropolitan District No. 1 for the granting of the above-subject permit.

This matter has been checked by this office and has been coordinated with Asset Management; Comcast Corporation; Commission For People With Disabilities; Councilperson Shepherd; CPD: Building & Construction Services, Planning Services, and Zoning & Development Review; Denver Water Board; Environmental Services; Fire Department; Metro Wastewater Reclamation District; Office of Emergency Management; Office of Telecommunications; Parks and Recreation; Public Works: City Engineer, DES Construction Engineering, DES Engineering, DES Survey, IPP Infrastructure Engineering, and Street Maintenance; Qwest Corporation; Regional Transportation District; and Xcel Energy, all of whom have returned our questionnaires indicating their agreement.

As a result of the investigations, it has been determined that there is no objection to the granting of the revocable permit.

Therefore, you are requested to initiate Council action for the granting of a revocable permit, subject to certain terms and conditions, to South Sloan's Lake Metropolitan District No. 1, their successors and assigns, to encroach with stormwater detention facilities including one (1) equilibrium pipe, two (2) CDS manholes, and four (4) Porous Landscape Detention facilities at Raleigh St, Quitman St, and W 17<sup>th</sup> Ave.

**INSERT PARCEL DESCRIPTION ROW 2012-0486-08-001 HERE**  
**INSERT PARCEL DESCRIPTION ROW 2012-0486-08-002 HERE**  
**INSERT PARCEL DESCRIPTION ROW 2012-0486-08-003 HERE**  
**INSERT PARCEL DESCRIPTION ROW 2012-0486-08-004 HERE**  
**INSERT PARCEL DESCRIPTION ROW 2012-0486-08-005 HERE**  
**INSERT PARCEL DESCRIPTION ROW 2012-0486-08-006 HERE**  
**INSERT PARCEL DESCRIPTION ROW 2012-0486-08-007 HERE**

## **STANDARD PROVISIONS**

The revocable permit ("Permit") granted by this resolution is expressly granted upon and subject to each and all of the following terms and conditions:

- (a) Permittee shall obtain a street occupancy permit from Public Works Permit Operations at 2000 West 3<sup>rd</sup> Avenue, 303.446.3759, and prior to commencing construction.
- (b) Permittee shall be responsible for obtaining all other permits and shall pay all costs that are necessary for installation and construction of items permitted herein.
- (c) If the Permittee intends to install any underground facilities in or near a public road, street, alley, right-of-way or utility easement, the Permittee shall join the Statewide Notification Association of Owners and Operators of Underground Facilities by contacting the Utility Notification Center of Colorado, 12600 West Colfax Ave, Suite B-310, Lakewood, Colorado, 80215 at 303.232.1991. Further, Permittee shall contact the Utility Notification Center at 1-800-922-1987 to locate underground facilities prior to commencing any work under this permit.
- (d) Permittee is fully responsible for any and all damages incurred to facilities of the Water Department and/or drainage facilities for water and sewage of the City and County of Denver due to activities authorized by the permit. Should the relocation or replacement of any drainage facilities for water and sewage of the City and County of Denver become necessary as determined by the Manager of Public Works, in the Manager's sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the sewer affected by the permitted structure. The extent of the affected portion to be replaced and relocated by Permittee shall be determined by the Manager of Public Works. Any and all replacement or repair of facilities of the Water Department and/or drainage facilities for water and sewage of the City and County of Denver attributed to the Permittee shall be made by the Water Department and/or the City and County of Denver at the sole expense of the Permittee. In the event Permittee's facilities are damaged or destroyed due to the Water Department's or the City and County of Denver's repair, replacement and/or operation of its facilities, repairs will be made by Permittee at its sole expense. Permittee agrees to defend, indemnify and save the City harmless and to repair or pay for the repair of any and all damages to said sanitary sewer, or those damages resulting from the failure of the sewer to properly function as a result of the permitted structure.
- (e) Permittee shall comply with all requirements of affected utility companies and pay for all costs of removal, relocation, replacement or rearrangement of utility company facilities. Existing telephone facilities shall not be utilized, obstructed or disturbed.
- (f) All construction in, under, on or over the Encroachment Area shall be accomplished in accordance with the Building Code of the City and County of Denver. Plans and Specifications governing the construction of the Encroachments shall be approved by the Manager of Public Works and the Director of the Building Inspection Division prior to construction. Upon completion, a reproducible

copy of the exact location and dimensions of the Encroachments shall be filed with the Manager of Public Works.

- (g) The sidewalk and street/alley over the Encroachment Area shall be capable of withstanding an HS-20 loading in accordance with the latest AASHTO Specifications. The installations within the Encroachment Area shall be constructed so that the paved section of the street/alley can be widened without requiring additional structural modifications. The sidewalk shall be constructed so that it can be removed and replaced without affecting structures within the Encroachment Area.
- (h) Permittee shall pay all costs of construction and maintenance of the Encroachment. Upon revocation of the permit or upon abandonment, Permittee shall pay all costs of removing the Encroachment from the Encroachment Area, and return the Encroachment Area to its original condition under the supervision of the City Engineer.
- (i) Permittee shall remove and replace any and all street/alley paving, sidewalks, and curb and gutter, both inside the Encroachment Area and in the rights-of-way adjacent thereto, that become broken, damaged or unsightly during the course of construction. In the future, Permittee shall also remove, replace or repair any street/alley paving, sidewalks, and curb and gutter that become broken or damaged when, in the opinion of the City Engineer, the damage has been caused by the activity of the Permittee within the Encroachment Area. All repair work shall be accomplished without cost to the City and under the supervision of the City Engineer.
- (j) The City reserves the right to make an inspection of the Encroachments contained within the Encroachment Area. An annual fee, subject to change, of \$200.00 shall be assessed.
- (k) This revocable permit shall not operate or be construed to abridge, limit or restrict the City and County of Denver in exercising its right to make full use of the Encroachment Area and adjacent rights-of-way as public thoroughfares nor shall it operate to restrict the utility companies in exercising their rights to construct, remove, operate and maintain their facilities within the Encroachment Area and adjacent rights-of-way.
- (l) During the existence of the Encroachments and this permit, Permittee, its successors and assigns, at its expense, and without cost to the City and County of Denver, shall procure and maintain a single limit comprehensive general liability insurance policy with a limit of not less than \$500,000.00. All coverage's are to be arranged on an occurrence basis and include coverage for those hazards normally identified as X.C.U. during construction. The insurance coverage required herein constitutes a minimum requirement and such enumeration shall in no way be deemed to limit or lessen the liability of the Permittee, its successors or assigns, under the terms of this permit. All insurance coverage required herein shall be written in a form and by a company or companies approved by the Risk Manager of the City and County of Denver and authorized to do business in the State of Colorado. A certified copy of all such insurance policies shall be filed with the Manager of Public Works, and each such policy shall contain a statement therein or



endorsement thereon that it will not be canceled or materially changed without written notice, by registered mail, to the Manager of Public Works at least thirty (30) days prior to the effective date of the cancellation or material change. All such insurance policies shall be specifically endorsed to include all liability assumed by the Permittee hereunder and shall name the City and County of Denver as an additional insured.

- (m) Permittee shall comply with the provisions of Article IV (Prohibition of Discrimination in Employment, Housing and Commercial Space, Public Accommodations, Educational Institutions and Health and Welfare Services) of Chapter 28 (Human Rights) of the Revised Municipal Code of the City and County of Denver. The failure to comply with any such provision shall be a proper basis for revocation of this permit.
- (n) The right to revoke this permit is expressly reserved to the City and County of Denver.
- (o) Permittee shall agree to indemnify and always save the City and County of Denver harmless from all costs, claims or damages arising, either directly or indirectly, out of the rights and privileges granted by this permit.

**SPECIAL CONDITIONS FOR THIS PERMIT**

- (p) insert special conditions if any

A map of the area is attached hereto.

RJD: acp

cc: Asset Management, Steve Wirth  
City Council Office, Gretchen Williams  
Councilperson Shepherd and Aides  
Department of Law, Karen Aviles  
Department of Law, Brent Eisen  
Department of Law, Shaun Sullivan  
Department of Law, Karen Walton  
Public Works, Alba Castro  
Public Works, Nancy Kuhn  
Project File #

Property Owner:  
South Sloan's Lake  
Metropolitan District No. 1  
Attn: Bob Blodgett  
8390 E Crescent Parkway  
Suite 500  
Greenwood Village, CO 80111-2811  
Phone: 303-779-4525  
Fax: 303-773-2050  
Email: [bob.blodgett@claconnect.com](mailto:bob.blodgett@claconnect.com)

Agent:  
Jeff Killion, PE  
Lead Engineer  
Parsons Brinckerhoff  
555 17th Street, Suite 500  
Denver, CO 80202

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Nancy Kuhn at  
Nancy.kuhn@denvergov.org by **NOON on Monday.**

*\*All fields must be completed.\*  
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: April 10, 2014

Please mark one:  Bill Request or  Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes  No

If yes, please explain:

2. **Title:** *(Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)*

Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to South Sloan’s Lake Metropolitan District No. 1, their successors and assigns, to encroach into the right-of-way with stormwater detention facilities including one (1) equilibrium pipe, two (2) CDS manholes, and four (4) Porous Landscape Detention facilities at Raleigh St, Quitman St, and W 17<sup>th</sup> Ave.

3. **Requesting Agency:** Public Works Engineering Regulatory & Analytics

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

- **Name:** Adam Perkins
- **Phone:** 720.865.3036
- **Email:** adam.perkins@denvergov.org

5. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)*

- **Name:** Nancy Kuhn
- **Phone:** 720-865-8720
- **Email:** nancy.kuhn@denvergov.org

6. **General description of proposed ordinance including contract scope of work if applicable:**

Request for a Resolution granting a revocable permit to South Sloan’s Lake Metropolitan District No. 1 to encroach into the right-of-way with stormwater detention facilities including one (1) equilibrium pipe, two (2) CDS manholes, and four (4) Porous Landscape Detention facilities at Raleigh St, Quitman St, and W 17<sup>th</sup> Ave.

**\*\*Please complete the following fields:** *(Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)*

- a. **Contract Control Number:** N/A
- b. **Duration:** Permanent
- c. **Location:** Raleigh St, Quitman St, and W 17th Ave.
- d. **Affected Council District:** D1: Shepherd
- e. **Benefits:** N/A
- f. **Costs:** N/A

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

None.

*To be completed by Mayor’s Legislative Team:*

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title: 2012-0486-08 South Sloan's Lake**

**Description of Proposed Project: Request for a Resolution granting a revocable permit to South Sloan's Lake Metropolitan District No. 1 to encroach into the right-of-way with stormwater detention facilities including one (1) equilibrium pipe, two (2) CDS manholes, and four (4) Porous Landscape Detention facilities at Raleigh St, Quitman St, and W 17th Ave.**

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project: To provide stormwater detention and water quality.**

**Has a Temp MEP been issued, and if so, what work is underway: No.**

**What is the known duration of an MEP: Permanent**

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

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

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

**Additional information: This MEP is for proposed ROW. The Plat must be approved before this resolution can be approved by City Council.**



LAND DESCRIPTION  
MAJOR ENCUMBRANCE PERMIT – PARCEL A

A PARCEL OF LAND LYING WITHIN THE PUBLIC RIGHT-OF-WAY OF RALEIGH ST. AS PLATTED BY SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

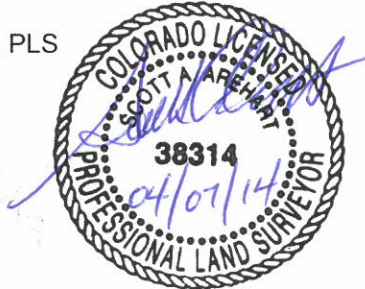
COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1; THENCE S00°18'32"E A DISTANCE OF 66.59 FEET ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 1 AND THE WESTERLY RIGHT-OF-WAY LINE OF RALEIGH ST. TO THE POINT OF BEGINNING;  
THENCE N89°40'41" E A DISTANCE OF 67.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 2, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1 AND THE EASTERLY RIGHT-OF-WAY LINE RALEIGH ST.;  
THENCE S00°18'32"E A DISTANCE OF 5.00 FEET ALONG SAID EASTERLY AND WESTERLY LINE;  
THENCE S89°40'41"W A DISTANCE OF 67.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1, BLOCK 1 AND THE WESTERLY LINE OF SAID RALEIGH ST.;  
THENCE ALONG THE SAID EASTERLY AND WESTERLY LINE, N00°18'32"W A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.008 ACRES OR 335 SQ. FT. MORE OR LESS

BASIS OF BEARINGS

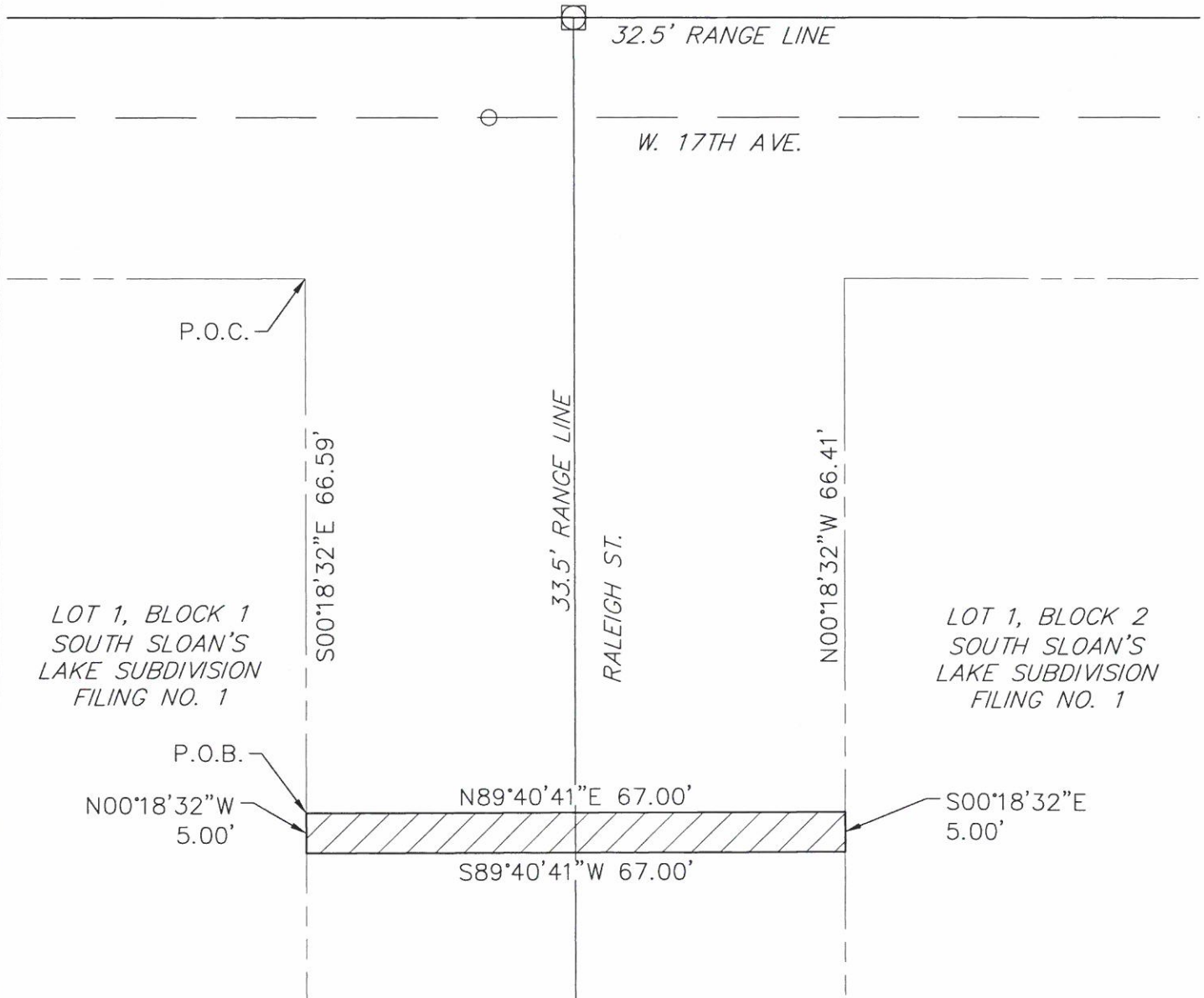
BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP PLS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

PREPARED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 W. COLFAX AVE.  
LAKEWOOD, CO. 80215  
(303) 431-6100  
March 27, 2014  
Rev. April 3, 2014



# EXHIBIT A MAJOR ENCUMBRANCE PERMIT PARCEL A

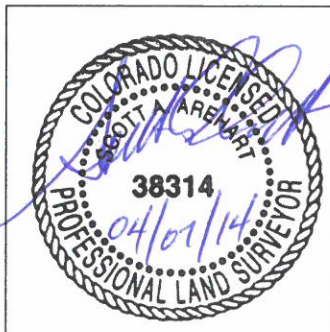
2 OF 2



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 SCALE: 1"=20'  
 ALL DIMENSIONS ARE  
 U.S. SURVEY FEET



REV. APRIL 03, 2014  
MARCH 27, 2014

**M MARTIN/MARTIN**  
 CONSULTING ENGINEERS

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

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



LAND DESCRIPTION  
MAJOR ENCUMBRANCE PERMIT – PARCEL B

A PARCEL OF LAND LYING WITHIN THE PUBLIC RIGHT-OF-WAY OF RALEIGH ST. AS PLATTED BY SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1; THENCE S00°18'32"E A DISTANCE OF 19.22 FEET ALONG THE WESTERLY LINE OF SAID LOT 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF RALEIGH ST. TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG THE SAID WESTERLY AND EASTERLY LINE S00°18'32"E 8.00 FEET;  
THENCE S89°41'28"W A DISTANCE OF 7.19 FEET;  
THENCE N00°18'32"W A DISTANCE OF 8.00 FEET;  
THENCE N89°41'28"E A DISTANCE OF 7.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.001 ACRES OR 58 SQ. FT. MORE OR LESS

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP PLS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

PREPARED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 W. COLFAX AVE.  
LAKEWOOD, CO. 80215  
(303) 431-6100  
March 27, 2014  
Rev. April 3, 2014

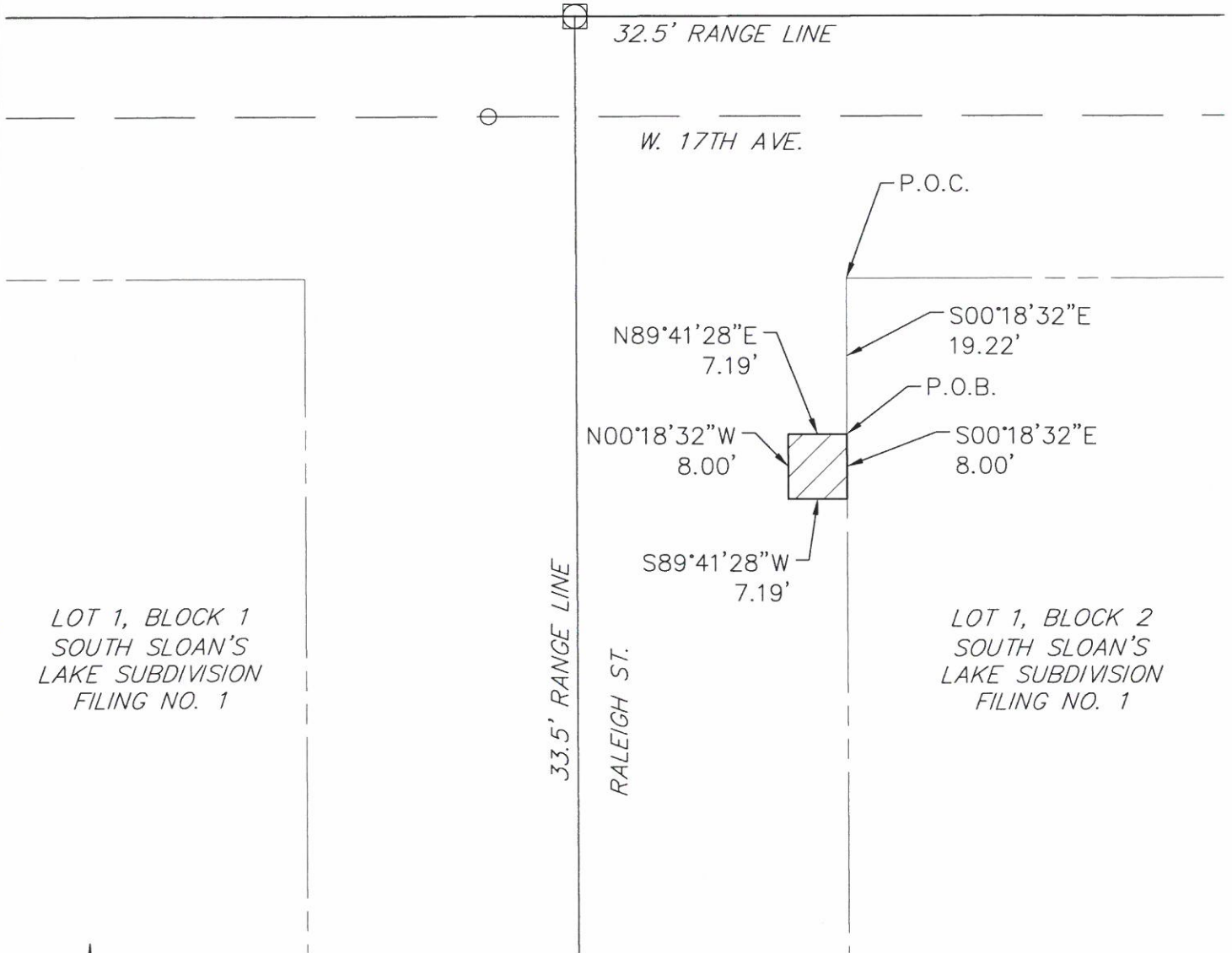


# EXHIBIT B

## MAJOR ENCUMBRANCE PERMIT

### PARCEL B

2 OF 2



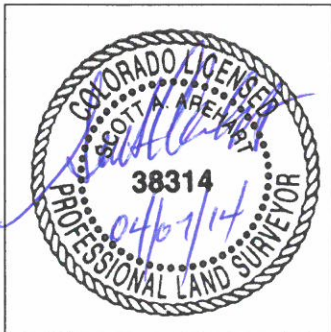
LOT 1, BLOCK 1  
SOUTH SLOAN'S  
LAKE SUBDIVISION  
FILING NO. 1

LOT 1, BLOCK 2  
SOUTH SLOAN'S  
LAKE SUBDIVISION  
FILING NO. 1

33.5' RANGE LINE  
RALEIGH ST.  
32.5' RANGE LINE



0 10 20  
SCALE: 1"=20'  
ALL DIMENSIONS ARE  
U.S. SURVEY FEET



REV. APRIL 03, 2014  
MARCH 27, 2014



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

LAND DESCRIPTION  
MAJOR ENCUMBRANCE PERMIT – PARCEL C

A PARCEL OF LAND LYING WITHIN THE PUBLIC RIGHT-OF-WAY OF QUITMAN ST. AS PLATTED BY SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 2, S00°18'32"E A DISTANCE OF 8.50 FEET;  
THENCE N89°49'41"E A DISTANCE OF 5.50 FEET TO THE POINT OF BEGINNING;  
THENCE N89°49'41"E A DISTANCE OF 11.50 FEET;  
THENCE S00°18'32"E A DISTANCE OF 33.70 FEET;  
THENCE 7.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 36°52'12", AND A CHORD WHICH BEARS S18°07'34"W A DISTANCE OF 7.59 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE 11.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 36°52'12", AND A CHORD WHICH BEARS S18°07'34"W A DISTANCE OF 11.38 FEET;  
THENCE S00°18'32"E A DISTANCE OF 276.90 FEET;  
THENCE 11.58 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 17.99 FEET, A CENTRAL ANGLE OF 36°53'00", AND A CHORD WHICH BEARS S18°44' 38"E A DISTANCE OF 11.38 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE 7.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 36°53'00", AND A CHORD WHICH BEARS S18°44'38"E A DISTANCE OF 7.59 FEET;  
THENCE S00°18'08"E A DISTANCE OF 15.80 FEET;  
THENCE S89°47'53"W A DISTANCE OF 11.50 FEET;  
THENCE ALONG A LINE 5.50 FEET EAST OF AND PARALLEL WITH THE EASTERLY LINE OF BLOCK 2, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1, N00°18'32"W A DISTANCE OF 362.41 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.055 ACRES OR 2,390 SQ. FT. MORE OR LESS

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP PLS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

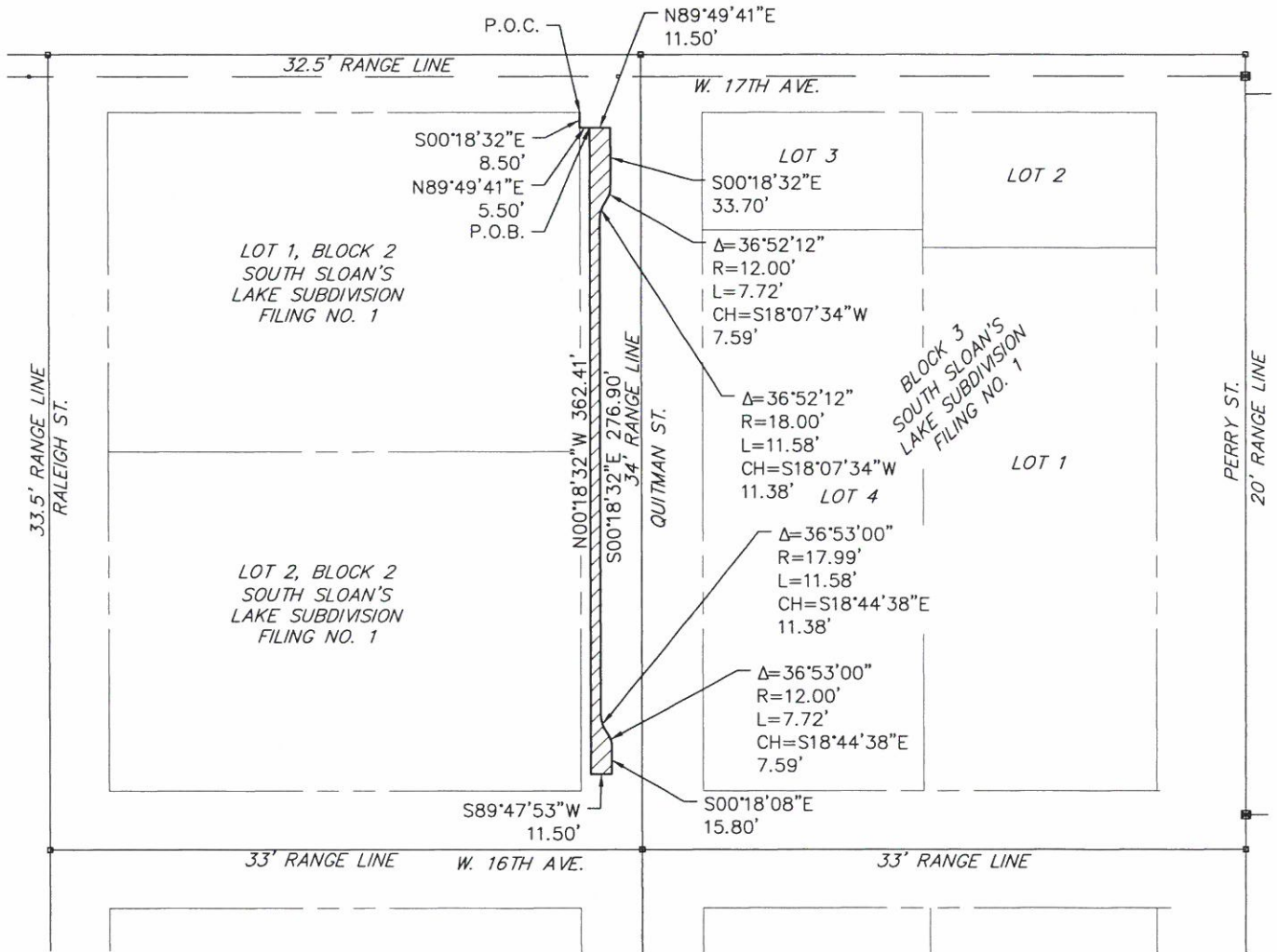
PREPARED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 W. COLFAX AVE.  
LAKEWOOD, CO. 80215  
(303) 431-6100  
March 27, 2014  
Rev. April 3, 2014





# EXHIBIT C MAJOR ENCUMBRANCE PERMIT PARCEL C

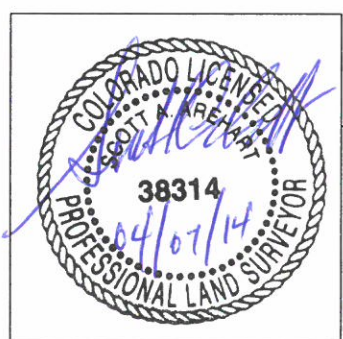
2 OF 2



DRAWING LOCATION: G:\SURVEY\23443-St. Anthony's Central\SURVEY\MEP Legals\MEP Exhibits.dwg



0 50 100  
SCALE: 1"=100'  
ALL DIMENSIONS ARE  
U.S. SURVEY FEET



REV. APRIL 03, 2013  
MARCH 27, 2014

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

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

LAND DESCRIPTION  
MAJOR ENCUMBRANCE PERMIT – PARCEL D

A PARCEL OF LAND LYING WITHIN THE PUBLIC RIGHT-OF-WAY OF QUITMAN ST. AS PLATTED BY SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 3, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1; THENCE ALONG THE WESTERLY LINE OF SAID LOT 3, BLOCK 3 AND THE WESTERLY RIGHT-OF-WAY LINE OF QUITMAN ST., S00°18'32"E A DISTANCE OF 8.34 FEET; THENCE S89°33'14"W A DISTANCE OF 5.50 FEET TO THE POINT OF BEGINNING;

THENCE ALONG A LINE 5.50 WEST OF AND PARALLEL WITH WESTERLY LINE OF BLOCK 3 AND THE EASTERLY LINE OF QUITMAN ST., S00°18'32"E A DISTANCE OF 362.52 FEET; THENCE S89°47'53"W A DISTANCE OF 11.50 FEET; THENCE N00°18'08"W A DISTANCE OF 15.86 FEET;

THENCE 7.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 36°51'23", AND A CHORD WHICH BEARS N18°07'34"E A DISTANCE OF 7.59 FEET;

THENCE 11.59 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 17.99 FEET, A CENTRAL ANGLE OF 36°54'05", AND A CHORD WHICH BEARS N18°07'34"E A DISTANCE OF 11.39 FEET;

THENCE N00°18'32"W A DISTANCE OF 276.90 FEET;

THENCE 11.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 36°52'12", AND A CHORD WHICH BEARS N18°44'38"W A DISTANCE OF 11.38 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 7.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 36°52'12", AND A CHORD WHICH BEARS N18°44'38"W A DISTANCE OF 7.59 FEET;

THENCE N00°18'32"W A DISTANCE OF 33.70 FEET;

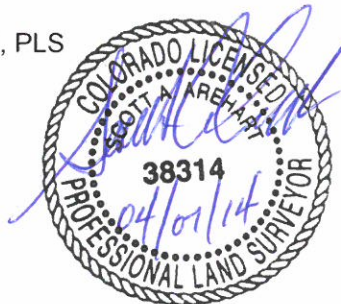
THENCE N89°33'14"E A DISTANCE OF 11.50 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.055 ACRES OR 2,391 SQ. FT. MORE OR LESS

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP PLS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

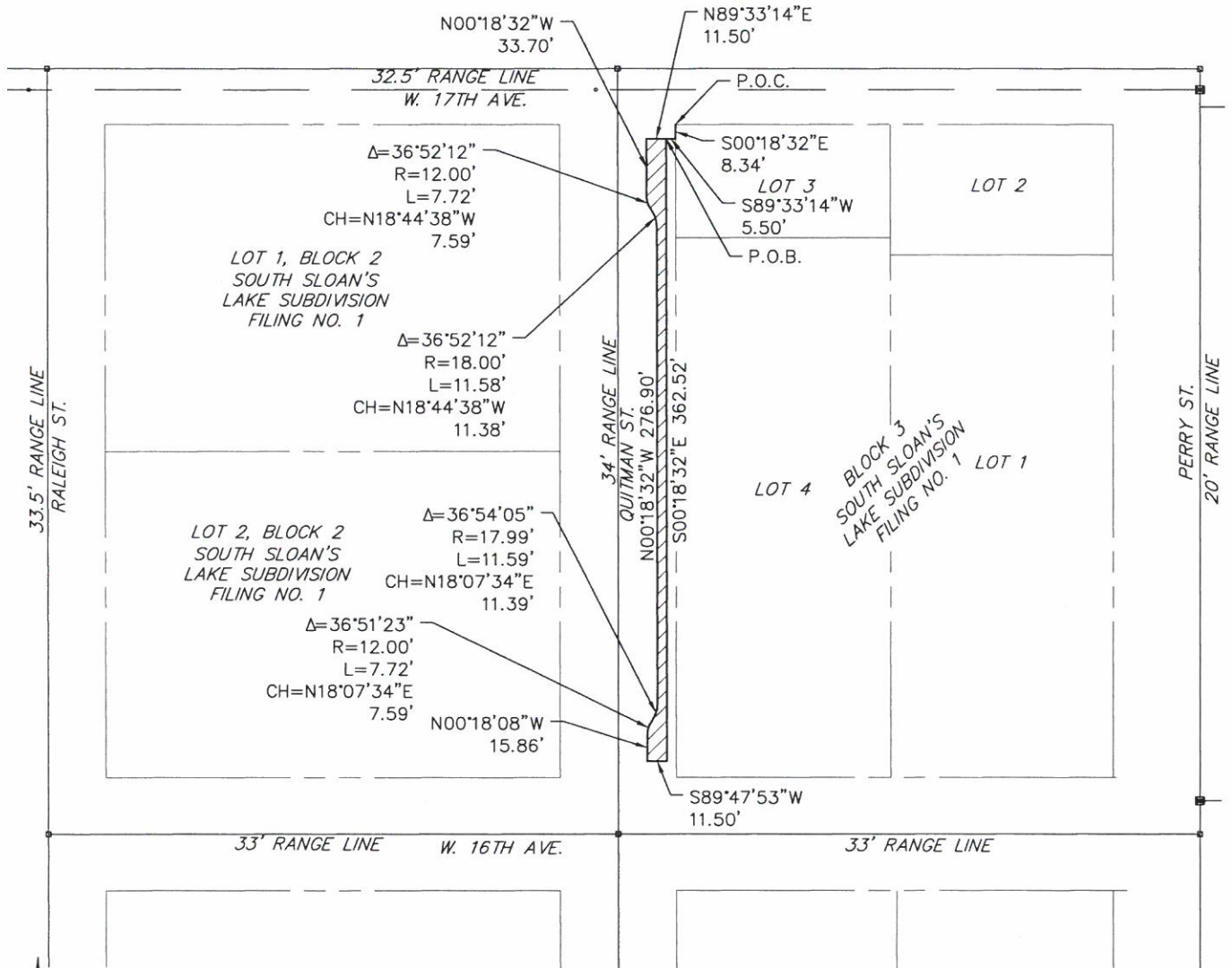
PREPARED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 W. COLFAX AVE.  
LAKEWOOD, CO. 80215  
(303) 431-6100  
March 27, 2014  
Rev. April 3, 2014



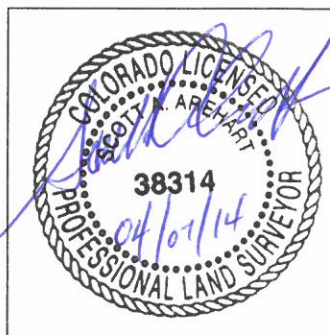


# EXHIBIT D MAJOR ENCUMBRANCE PERMIT PARCEL D

2 OF 2



0 50 100  
SCALE: 1"=100'  
ALL DIMENSIONS ARE  
U.S. SURVEY FEET



REV. APRIL 07, 2014  
MARCH 27, 2014

**MARTIN/MARTIN**  
CONSULTING ENGINEERS

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

DRAWING LOCATION: G:\SURVEY\23443-St. Anthony's Central\SURVEY\MEP\_Legal's\MEP\_Exhibits.dwg

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



LAND DESCRIPTION  
MAJOR ENCUMBRANCE PERMIT – PARCEL E

A PARCEL OF LAND LYING WITHIN THE PUBLIC RIGHT-OF-WAY OF QUITMAN ST. AS PLATTED BY SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1; THENCE N89°47'53"E A DISTANCE OF 5.50 FEET TO THE POINT OF BEGINNING;

THENCE ALONG A LINE 5.50 FEET EAST OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1, BLOCK 5, N00°18'32"W A DISTANCE OF 370.19 FEET;

THENCE N89°47'53"E A DISTANCE OF 11.50 FEET;

THENCE S00°18'32"E A DISTANCE OF 20.93 FEET;

THENCE 7.85 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 12.01 FEET, A CENTRAL ANGLE OF 37°25'39", AND A CHORD WHICH BEARS S18°25'08"W A DISTANCE OF 7.71 FEET;

THENCE 11.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 36°28'09", AND A CHORD WHICH BEARS S17°55'32"W A DISTANCE OF 11.26 FEET;

THENCE S00°18'32"E A DISTANCE OF 288.23 FEET;

THENCE 11.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 36°52'12", AND A CHORD WHICH BEARS S18°44'38"E A DISTANCE OF 11.38 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 7.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 36°52'12", AND A CHORD WHICH BEARS S18°44'38"E A DISTANCE OF 7.59 FEET;

THENCE S00°18'32"E A DISTANCE OF 25.03 FEET;

THENCE S89°47'53"W A DISTANCE OF 11.50 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.055 ACRES OR 2,412 SQ. FT. MORE OR LESS

BASIS OF BEARINGS

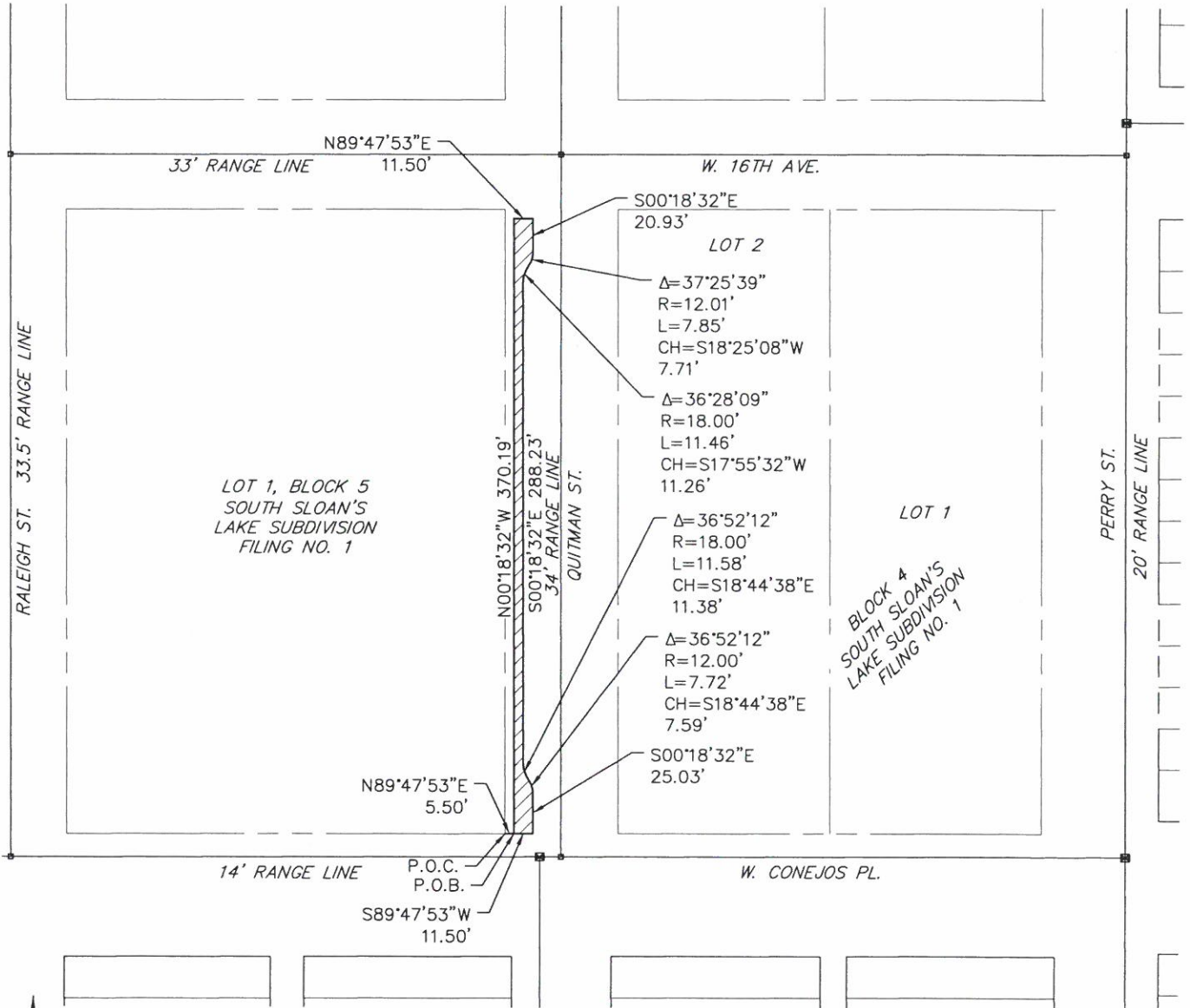
BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP PLS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

PREPARED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF  
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(303) 431-6100  
March 27, 2014  
Rev. April 3, 2014



# EXHIBIT E MAJOR ENCUMBRANCE PERMIT PARCEL E

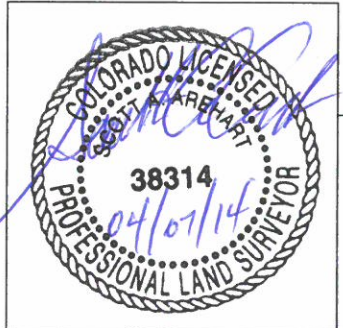
2 OF 2



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0 50 100  
 SCALE: 1"=100'  
 ALL DIMENSIONS ARE  
 U.S. SURVEY FEET



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MARCH 27, 2014



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



LAND DESCRIPTION  
MAJOR ENCUMBRANCE PERMIT – PARCEL F

A PARCEL OF LAND LYING WITHIN THE PUBLIC RIGHT-OF-WAY OF QUITMAN ST. AS PLATTED BY SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 4, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1; THENCE S89°47'53"W A DISTANCE OF 5.50 FEET TO THE POINT OF BEGINNING;

THENCE S89°47'53"W A DISTANCE OF 11.50 FEET;

THENCE N00°18'32"W A DISTANCE OF 25.09 FEET;

THENCE 7.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 36°52'12", AND A CHORD WHICH BEARS N18°07'34"E A DISTANCE OF 7.59 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 11.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 36°52'12", AND A CHORD WHICH BEARS N18°07'34"E A DISTANCE OF 11.38 FEET;

THENCE N00°18'32"W A DISTANCE OF 288.23 FEET;

THENCE 9.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 31°15' 58", AND A CHORD WHICH BEARS N15°56'31"W A DISTANCE OF 9.70 FEET;

THENCE 9.28 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 13.53 FEET, A CENTRAL ANGLE OF 39°17'47", AND A CHORD WHICH BEARS N22°08'33"W A DISTANCE OF 9.10 FEET;

THENCE N00°18'32"W A DISTANCE OF 21.08 FEET;

THENCE N89°47'53"E A DISTANCE OF 11.50 FEET;

THENCE ALONG A LINE 5.50 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2, BLOCK 4 AND THE EASTERLY RIGHT-OF-WAY LINE OF QUITMAN ST., S00°18'32"E A DISTANCE OF 370.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.055 ACRES OR 2,412 SQ. FT. MORE OR LESS

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP PLS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

PREPARED BY SCOTT A. AREHART, PLS  
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(303) 431-6100  
March 27, 2014



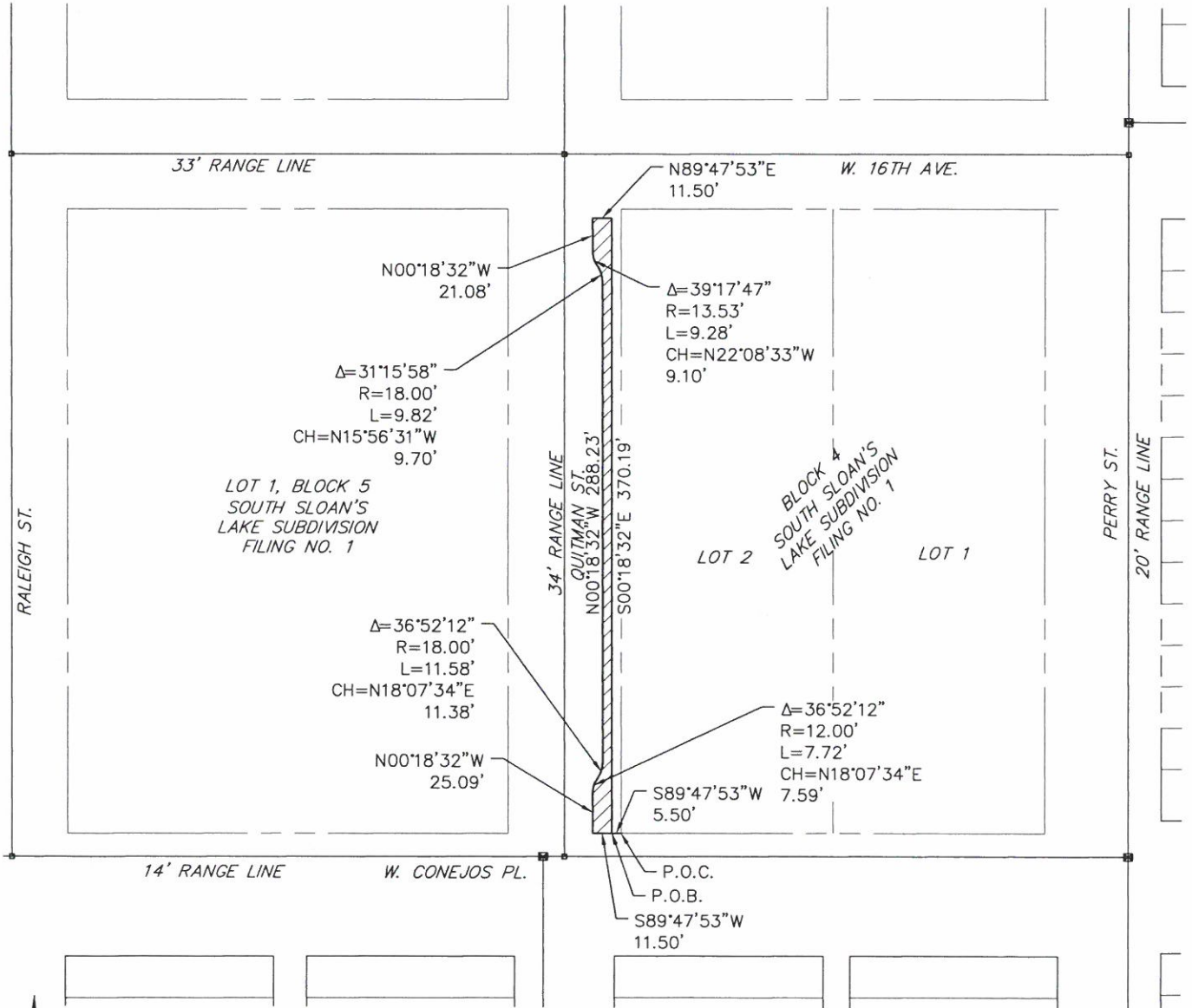


# EXHIBIT F

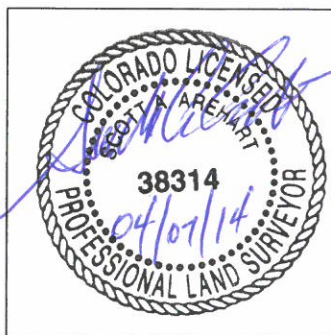
## MAJOR ENCUMBRANCE PERMIT

### PARCEL F

2 OF 2



SCALE: 1"=100'  
 ALL DIMENSIONS ARE  
 U.S. SURVEY FEET



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MARCH 27, 2014



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LAND DESCRIPTION  
MAJOR ENCUMBRANCE PERMIT – PARCEL G

A PARCEL OF LAND LYING WITHIN THE PUBLIC RIGHT-OF-WAY OF W. CONEJOS PL. AS PLATTED BY BOULEVARD ADDITION TO DENVER, RECORDED AT BOOK 2, PAGE 60, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1; THENCE S44°42'02"E A DISTANCE OF 33.59 FEET TO THE POINT OF BEGINNING;

THENCE N90°00'00"E A DISTANCE OF 8.00 FEET;  
THENCE S00°00'00"E A DISTANCE OF 8.00 FEET;  
THENCE N90°00'00"W A DISTANCE OF 8.00 FEET;  
THENCE N00°00'00"E A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.001 ACRES OR 64 SQ. FT. MORE OR LESS

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP PLS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

PREPARED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF  
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March 27, 2014  
Rev. April 7, 2014



# EXHIBIT G MAJOR ENCUMBRANCE PERMIT PARCEL G

2 OF 2

LOT 1, BLOCK 5  
SOUTH SLOAN'S  
LAKE SUBDIVISION  
FILING NO. 1

LOT 2, BLOCK 4  
SOUTH SLOAN'S  
LAKE SUBDIVISION  
FILING NO. 1

34' RANGE LINE  
QUITMAN ST.

P.O.C.

S44°42'02"E  
33.59'

14' RANGE LINE

W. CONEJOS PL.

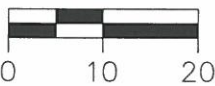
N90°00'00"E  
8.00'

P.O.B.

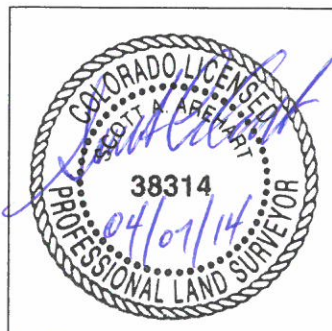
N00°00'00"E  
8.00'

S00°00'00"E  
8.00'

N90°00'00"W  
8.00'



SCALE: 1"=20'  
ALL DIMENSIONS ARE  
U.S. SURVEY FEET



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MARCH 27, 2014



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