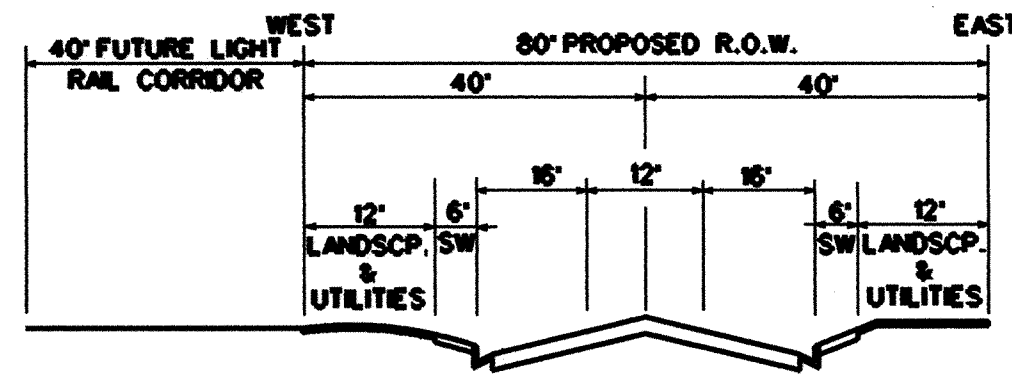
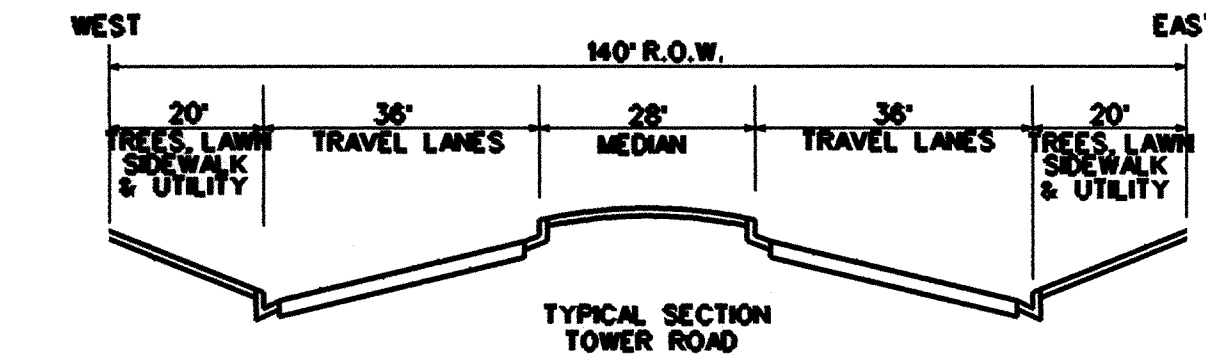


General Development Plan Amended Denver Gateway Center at Denver International Airport

A PART OF THE NW 1/4 OF SECTION 10, T. 3 S., R 66 W., 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT 63RD AVE. AND TOWER RD.



TYPICAL SECTION ARGONNE STREET

SITE LOCATION IN GATEWAY ZONE DISTRICT

- *Subject site is zoned MU 1 and MU 2.
- *Adjacent land to the north under the same ownership is zoned MU 1.
- *Adjacent land to the east and south under same ownership is zoned MU 2.
- *Adjacent land to the west under other ownership is zoned MU 1.

LEGAL DESCRIPTION

A parcel of land situate in the northwest one-quarter of Section 10, Township 3 South, Range 66 West of the 6th P.M. City and County of Denver, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of said northwest one-quarter of Section 10; thence S00°29'58"E along the west line of said northwest one-quarter, a distance of 579.97 feet to the point of beginning; thence N88°57'02"E along the north right-of-way line of 63rd Avenue, extended southwesterly, a distance of 70.00 feet; thence along said north right-of-way of 63rd Avenue the following three (3) courses: 1) N88°57'02"E a distance of 204.34 feet; 2) thence S87°46'20"E a distance of 192.41 feet; 3) thence N88°57'02"E a distance of 61.01 feet; thence N88°57'02"E along an extension of the aforesaid course, a distance of 352.44 feet; thence S00°29'58"E along a line parallel with said west line, a distance of 869.03 feet; thence S88°57'02"W along a line parallel with the center line of 63rd Ave, a distance of 880.00 feet to a point on said west line of Section 10; thence N00°29'58"W a distance of 880.03 feet to the point of beginning, containing 17.65 acres more or less.

Bearings are based upon by G.P.S. observations on the west line of the northwest 1/4 of Section 10, which bears N00°29'58"W. Being monumented at the northwest corner by a 3-1/4" alloy cap PE-LS 5652 in a monument box and at the west 1/4 corner by 3/4" rebar 30" in length with a 2" aluminum cap LS No. 17488

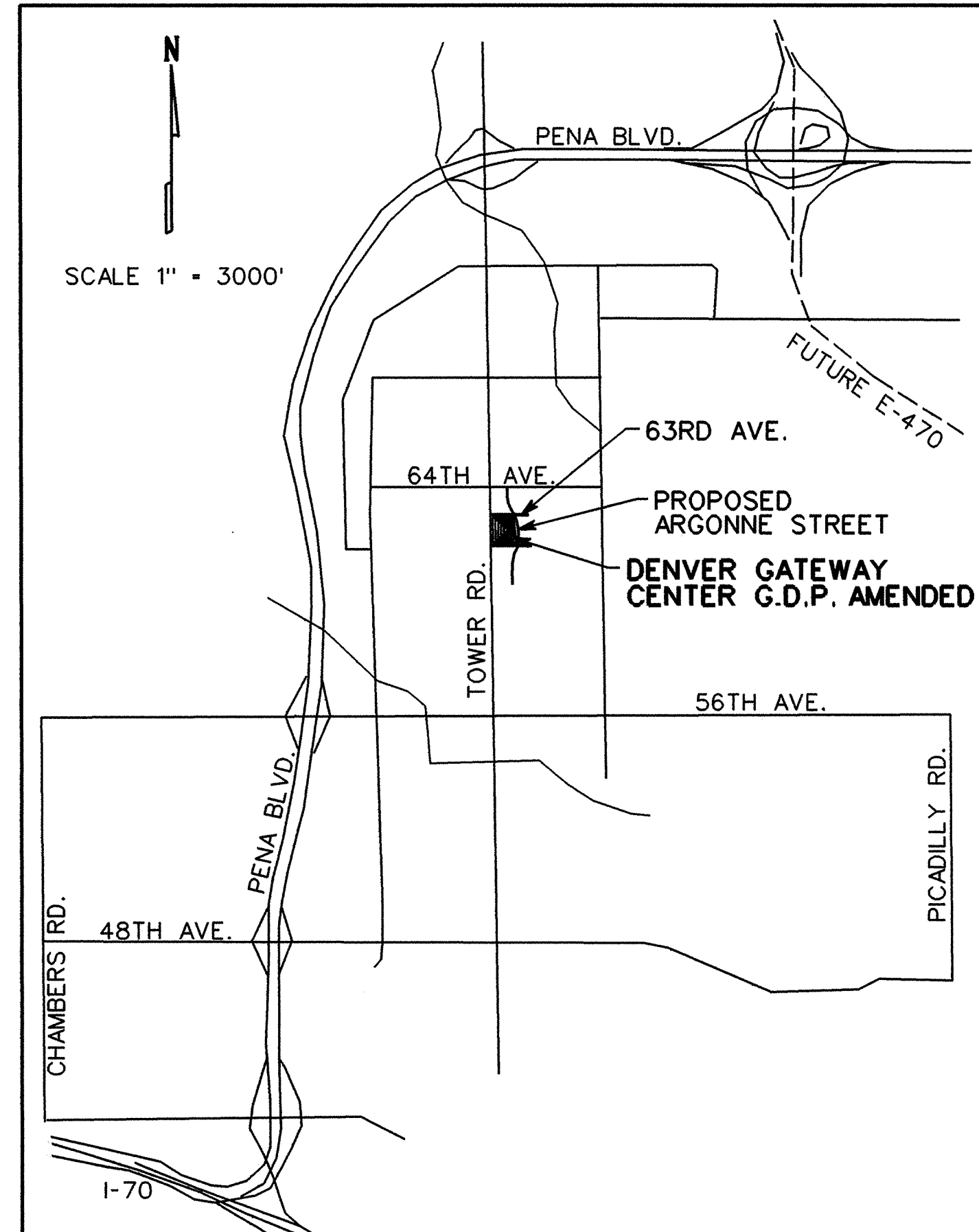
SURVEYOR'S CERTIFICATION

I, Michael D. Heimbuck, Registered Land Surveyor in the State of Colorado. Do hereby certify that the survey for Denver Gateway Center, General Development Plan Amended, was done under my supervision and the accompanying plan accurately and properly shows said survey.

Michael D. Heimbuck
Michael D. Heimbuck, Registered Land Surveyor, No. 17488
6-30-97

LAND USES

HAMPTON INN, 133 GUEST ROOMS, 4 STORY BUILDING, 141 PARKING SPACES	2.48 AC.
(NET LOT, 400 FT. X 280 FT. = +/-112,480 SQ. FT.)	
MICROTEL INN, 101 GUEST ROOMS, 3 STORY BUILDING, 106 PARKING SPACES.....	2.24 AC.
(NET LOT = 97,575 SQ. FT.)	
COMFORT SUITES, 83 GUEST ROOMS, 3 STORY BUILDING, 87 PARKING SPACES...	2.09 AC.
(NET LOT = 91,040 SQ. FT.)	
HOTEL 4, PAD (TO BE ANNOUNCED).....	2.06 AC.
RESTAURANT 1, 6,000 SQ. FT. GFA, 1 STORY BUILDING, 52 PARKING SPACES.....	1.03 AC.
(NET LOT = 49,117 SQ. FT.)	
RESTAURANT 2, 2,550 SQ. FT. GFA, 1 STORY BUILDING, 30 PARKING SPACES.....	0.66 AC.
(NET LOT = 31,909 SQ. FT.)	
ARGONNE STREET AND LIGHT RAIL CORRIDOR (120').....	2.04 AC
INTERIOR ACCESS ROAD, VARIES 30-40 FT.....	1.09 AC
TOWER ROAD, R.O.W. 40 FT. ADDITION.....	0.81 AC.
63RD AVENUE, R.O.W. 88 FT.....	1.74 AC.
EXISTING TOWER RD. R.O.W. 30 FT.....	0.60 AC
BLUE GRAMA DRAW RIGHT OF WAY 40.....	0.81 AC
TOTAL.....	17.65 AC ±



VICINITY MAP

LAND USES

PER GATEWAY ZONE DISTRICT ORDINANCE WITH 100' MAXIMUM EXPANSION OF MU-1 ZONING PER DIVISION 34, SECTION 59-535.02

USE BY SPECIAL REVIEW. FREESTANDING RESTAURANT CONTIGUOUS TO HOTEL SITES SHALL BE USE BY SPECIAL REVIEW AS PER GATEWAY ZONE DISTRICT ORDINANCE.

THERE ARE NO EXISTING WETLANDS OR STANDS OF MATURE TREES ON THE SITE OR WITHIN 200 FT. OF THE SITE.

DEVELOPMENT STANDARDS

Lot Size	150 ft. minimum width for zone lots fronting on Tower Road or 64th Avenue
Density	0.9 Floor Area Ratio maximum for hoteluses 0.6 Floor Area Ratio maximum for other uses
Bldg. Height	75 ft. maximum
Open Space	25% minimum unobstructed
Landscaping	As per Gateway Zone District regulations and guidelines
Parking.....	As per Gateway Zone District regulations and guidelines
Gateway Ordin.	Where a specific standard is not provided by this plan, City and County of Denver standards will apply.
Signs	As per Gateway Zone District regulations and guidelines
Arch. Design	As per Gateway Zone District regulation and guidelines

OWNER'S CERTIFICATION

I (We) the undersigned, as owner(s) of the entire land area described herein, acknowledge that this General Development Plan shall be binding upon the owner(s) and their successors and assigns, and shall limit and control the issuance and validity of all zoning permits and certificates and the construction, location, use and operation of all land and structures included within the General Development Plan, subject to Section 59-535 of the Revised Municipal Code of the City and County of Denver.

DENVER GATEWAY CENTER JOINT VENTURE

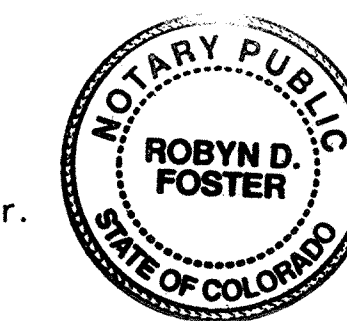
By: Watterson and Fair, LTD., a Colorado Limited Partnership, joint venturer

Russell N. Watterson
Russell N. Watterson, General Partner

State of Colorado)
City and County) SS
of Denver)

The foregoing instrument was acknowledged before me this 30th day of June 19 97, by Russell N. Watterson, General Partner. Witness my hand and official seal

Robyn D. Foster
Notary Public
My commission expires 3/22/2001



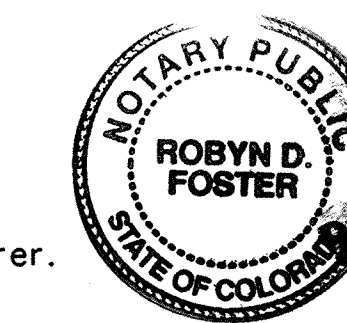
By: Gateway Investors, Inc., a Nevada Corporation, joint venturer.

Stephen M. O'Shaughnessy
Stephen M. O'Shaughnessy, President
by Russell N. Watterson, as attorney in fact

State of Colorado)
City and County) SS
of Denver)

The foregoing instrument was acknowledged before me this 30th day of June 19 97, by Russell N. Watterson, as attorney in fact for Stephen M. O'Shaughnessy, President. Witness my hand and official seal.

Robyn D. Foster
Notary Public
My commission expires 3/22/2001



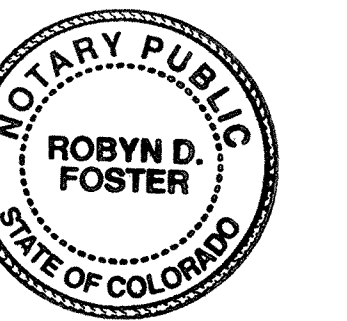
By: TWR Investments LTD., a Colorado Corporation, joint venturer.

William R. Jordan III
William R. Jordan III, Vice President
by Russell N. Watterson, as attorney in fact

State of Colorado)
City and County) SS
of Denver)

The foregoing instrument was acknowledged before me this 30th day of June 19 97, by Russell N. Watterson, as attorney in fact for William R. Jordan III, Vice President. Witness my hand and official seal.

Robyn D. Foster
Notary Public
My commission expires 3/22/2001



APPROVALS

Approved by *Charles T. [Signature]* 7-3-97
FOR THE Zoning Administrator Date

Approved by *Nancy Power-Cahill* 7/3/97
FOR THE Planning Director Date

City and County of Denver Planning Board Action: Approved

Date May 21, 1997

CLERK AND RECORDER'S CERTIFICATION

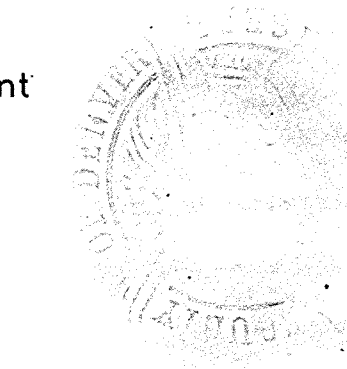
State of Colorado)
City and County of Denver)

I hereby certify that this instrument was filed for record in my office at 2:11 o'clock PM min., JULY 3, 19 97, and duly recorded in Planned Development Book 8615, Pages 32 + 33.
Reception No. 9700080112

Clerk and Recorder: ROSEMARY E. RODRIGUEZ

By *Sheila Duran* Deputy

Fee \$ 21.00



DATE OF PLOT: 06/26/97
DESIGN FILE: w:\54800\cadd\gdp5489a.dgn

