

DENVER INTERNATIONAL BUSINESS CENTER

GENERAL DEVELOPMENT PLAN NO. 2

L.C. FULENWIDER INC., OWNER

01 August 1996

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 9; THENCE N.00°29'56"W., 2648.96 FEET TO THE NORTHEAST CORNER OF SAID SECTION 9; THENCE N.00°21'16"E., 2649.68 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 4; THENCE S.89°43'35"W., 661.38 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE S.00°22'11"W., 1986.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE S.89°48'18"W., 661.90 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE S.00°23'06"E., 661.82 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE S.00°35'00"E., 662.23 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE N.89°49'55"E., 661.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE S.00°32'28"E., 1986.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE N.89°49'04"E., 660.12 FEET TO THE POINT OF BEGINNING, CONTAINING 100.5644 ACRES MORE OR LESS.

EXCEPT THOSE PORTIONS LYING IN THE RIGHT-OF-WAY OF TOWER ROAD AND 64TH AVENUE.

OWNER'S CERTIFICATION

We the undersigned, as owners of the entire land area described herein, acknowledge that this General Development Plan shall be binding upon the owners 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. L. C. FULENWIDER, INC., a Colorado Corporation.

By: L. C. Fulewider, III, President
 Attest: Mary C. Olsen, Secretary

STATE OF COLORADO)
 CITY AND COUNTY OF DENVER) SS

The foregoing instrument was acknowledged before me this 23rd day of September, 1996, by L.C. Fulewider, III as President of L.C. FULENWIDER, INC., a Colorado Corporation. Witness my hand and official seal.

My commission expires 12/2/98
Judith Hunt
 Notary Public

SURVEYORS CERTIFICATE

I hereby certify that the survey for this plat has been made in agreement with records on file in the office of the City Engineer of the City and County of Denver, and that this plat is in conformity with such records and all monuments shown hereon exist as described and all dimensional and other details are correct.

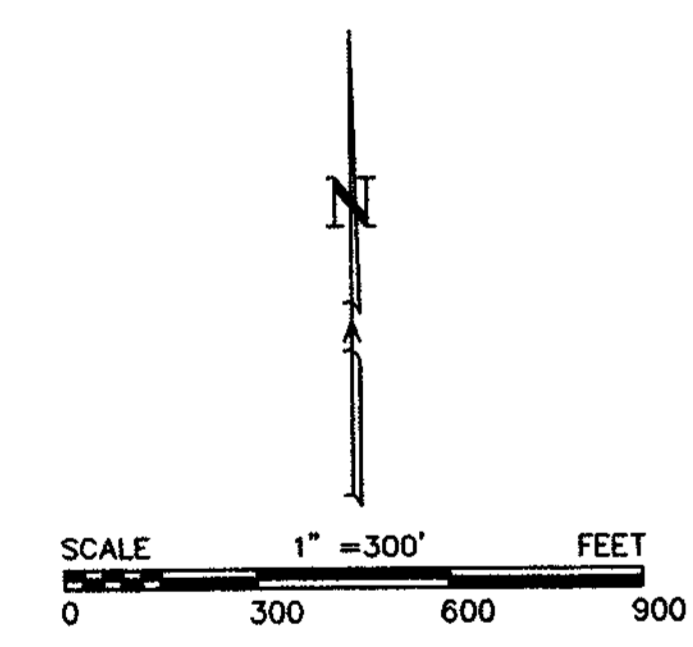
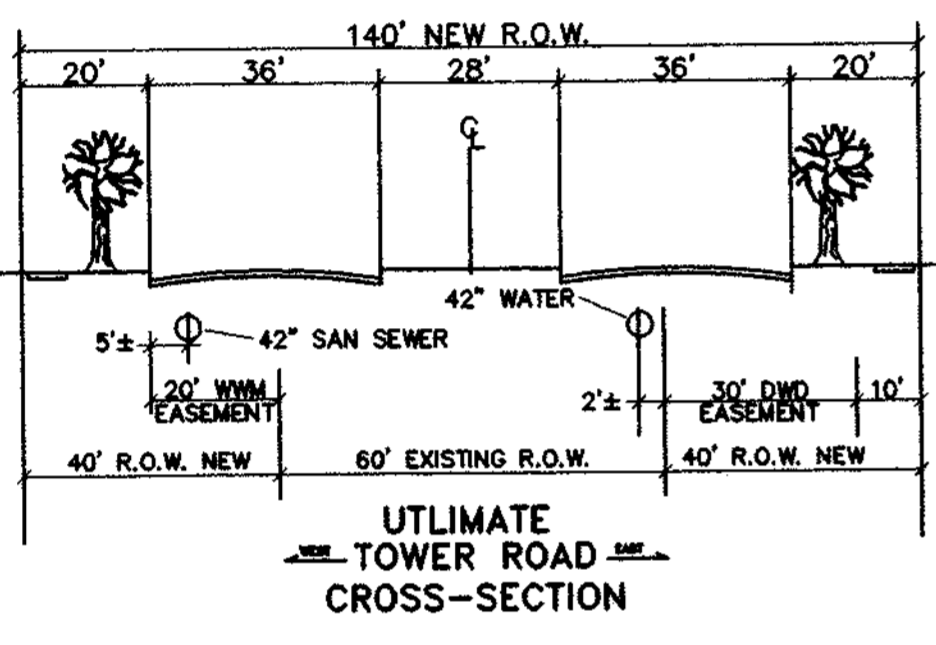
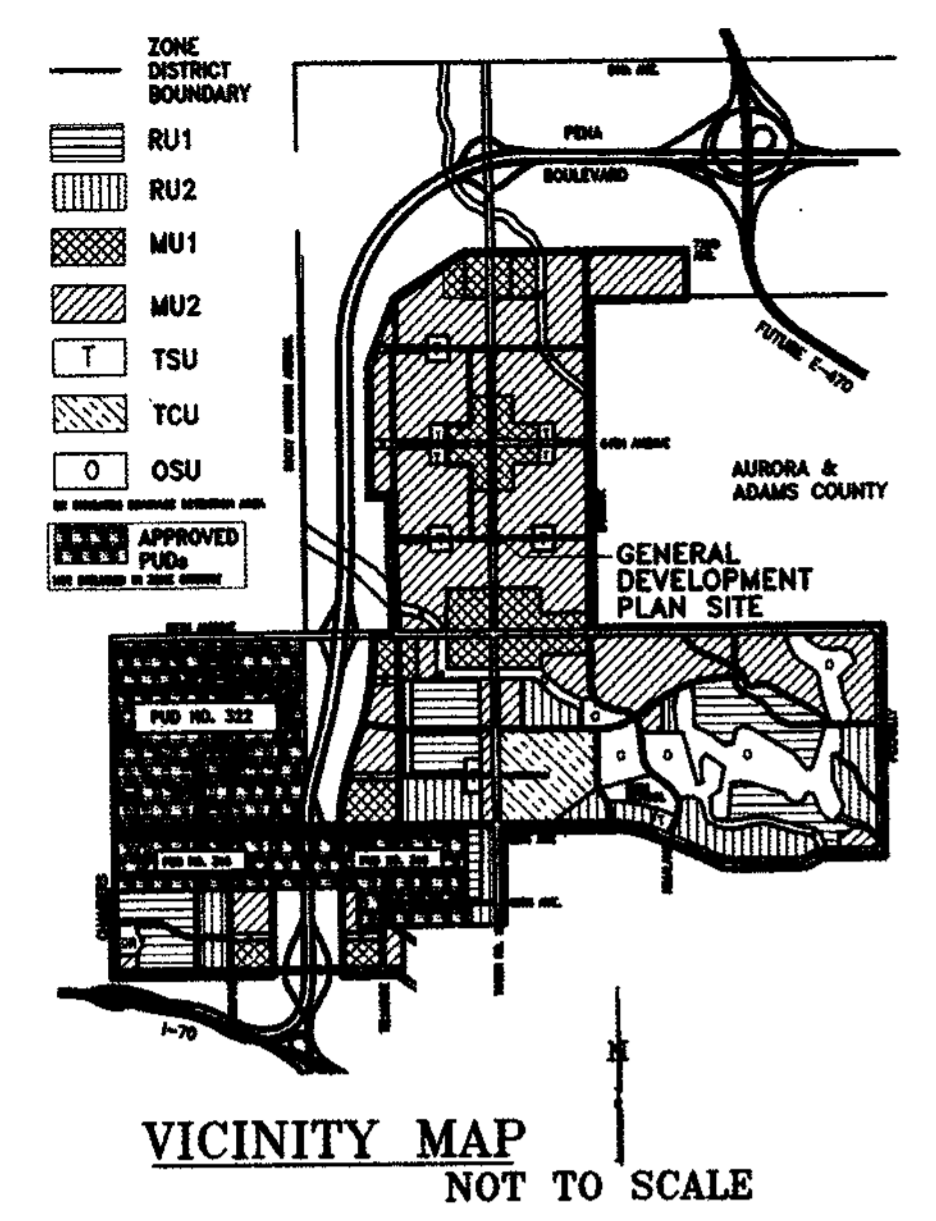
John G. Vigil SEAL
 JOHN G. VIGIL, Land Surveyor PLS# 26606

APPROVALS
 Approved by: Christina J. Funayama 9-17-96
 For the Zoning Administrator, City and County of Denver Date
 Approved by: David A. Wick 9-17-96
 For the Planning Director, City and County of Denver Date
 City and County of Denver Planning Board Action APPROVED AUG. 21, 1996
 Date

STATE OF COLORADO)
 CITY AND COUNTY OF DENVER) SS

I hereby certify that this instrument was filed for record in my office at o'clock 2:32 PM, OCTOBER 3rd, 1996, and duly recorded in Book 13, Page 60, Reception No. 9600137304 #110

ELBRA WEDGEMOUTH
 Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver.
 By: SHEILA DURAN
 Deputy Clerk and Recorder



GENERAL NOTES

- No existing buildings.
- No existing stands of mature trees.
- Access to Tower Road shall be right-in, right-out at locations other than full movement intersections.
- An on-street bicycle route along Winchester Street will be provided.
- There are no 100-year flood plains on the site.
- Floodways for the First Creek and the west branch of Second Creek do not impact the site.
- The general land use concept for the portions of Denver International Business Center contained within the boundaries of this General Development Plan is to develop a business and hospitality community integrating hotel and office uses. The plan will utilize common design elements in landscape and building design to create a distinctive and unified character within the area of the General Development Plan.
- Land survey plat filed with Denver city surveyors office - January 23, 1996 Rec. No. L.002246 Book 23, Page 42.

