

P780

DENVER INTERNATIONAL BUSINESS CENTER GENERAL DEVELOPMENT PLAN NO. 3

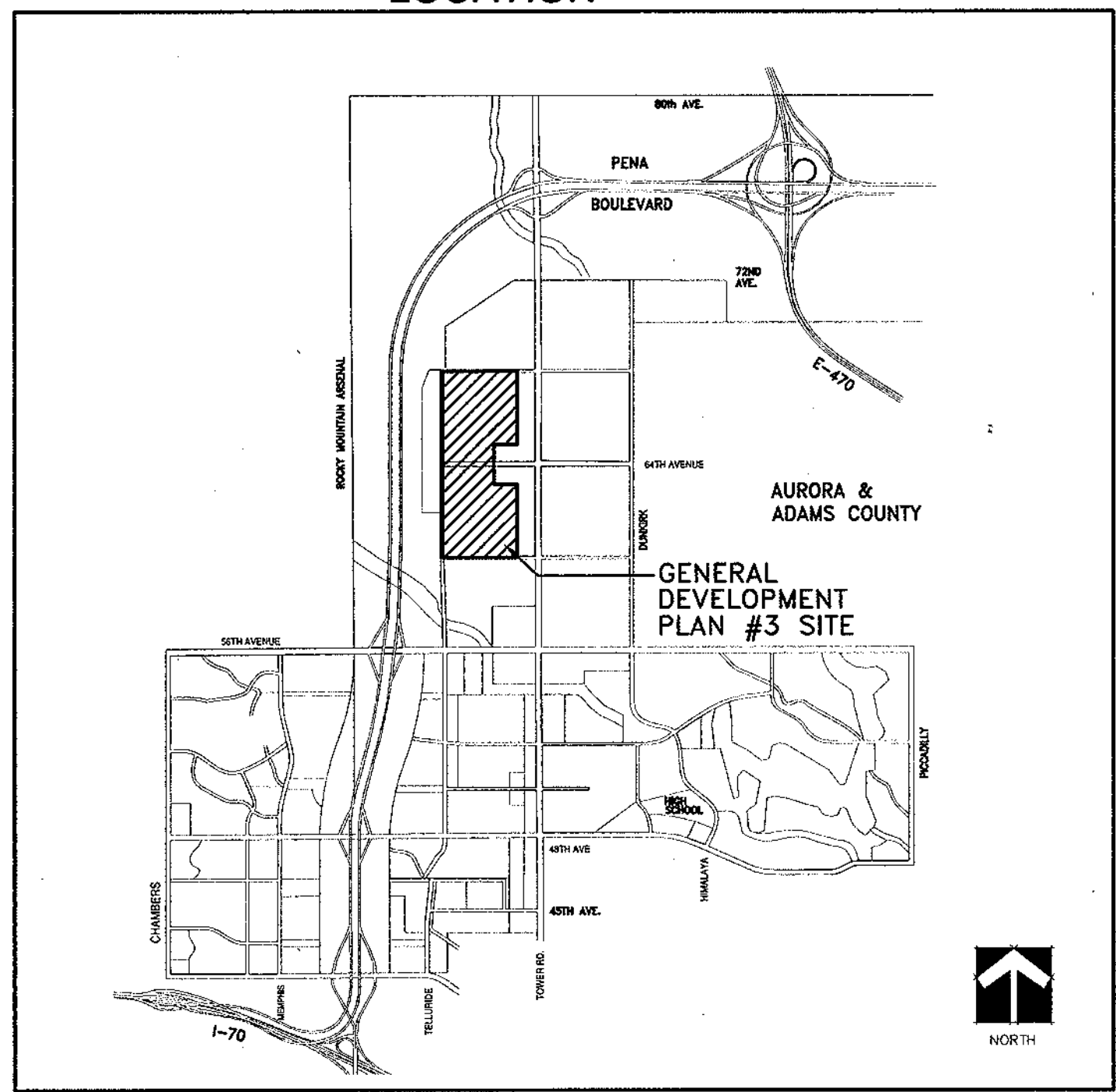
LEGAL DESCRIPTION - DIBC - GDP NO. 3

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, 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 CENTER OF SAID SECTION 9; THENCE N00°12'38"W, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2649.67 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE N00°52'21"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2008.77 FEET TO A POINT 38.00 FEET SOUTH OF AS MEASURED PERPENDICULARLY TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE S89°49'05"E, ALONG A LINE BEING 38.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE A DISTANCE OF 1984.27 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE S00°49'42"W, ALONG SAID EAST LINE, A DISTANCE OF 1014.42 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 07°38'13", A RADIUS OF 3200.00 FEET AND AN ARC LENGTH OF 426.46 FEET TO A POINT OF TANGENT; THENCE S06°48'21"E, ALONG SAID TANGENT, A DISTANCE OF 36.17 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 06°59'31", A RADIUS OF 3200.00 FEET AND AN ARC LENGTH OF 390.50 FEET TO A POINT OF TANGENT; THENCE S00°11'09"W, ALONG SAID TANGENT, A DISTANCE OF 83.05 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE N89°44'13"W, ALONG SAID NORTH LINE, A DISTANCE OF 724.18 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE S00°50'36"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 661.81 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE S00°07'32"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 682.32 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE S89°42'50"E, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 681.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE S00°05'00"E, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1986.81 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE N89°43'32"W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1980.36 FEET TO THE POINT OF BEGINNING. CONTAINING 9,586,586 SQUARE FEET OR 220.077 ACRES MORE OR LESS.

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATION



VICINITY MAP

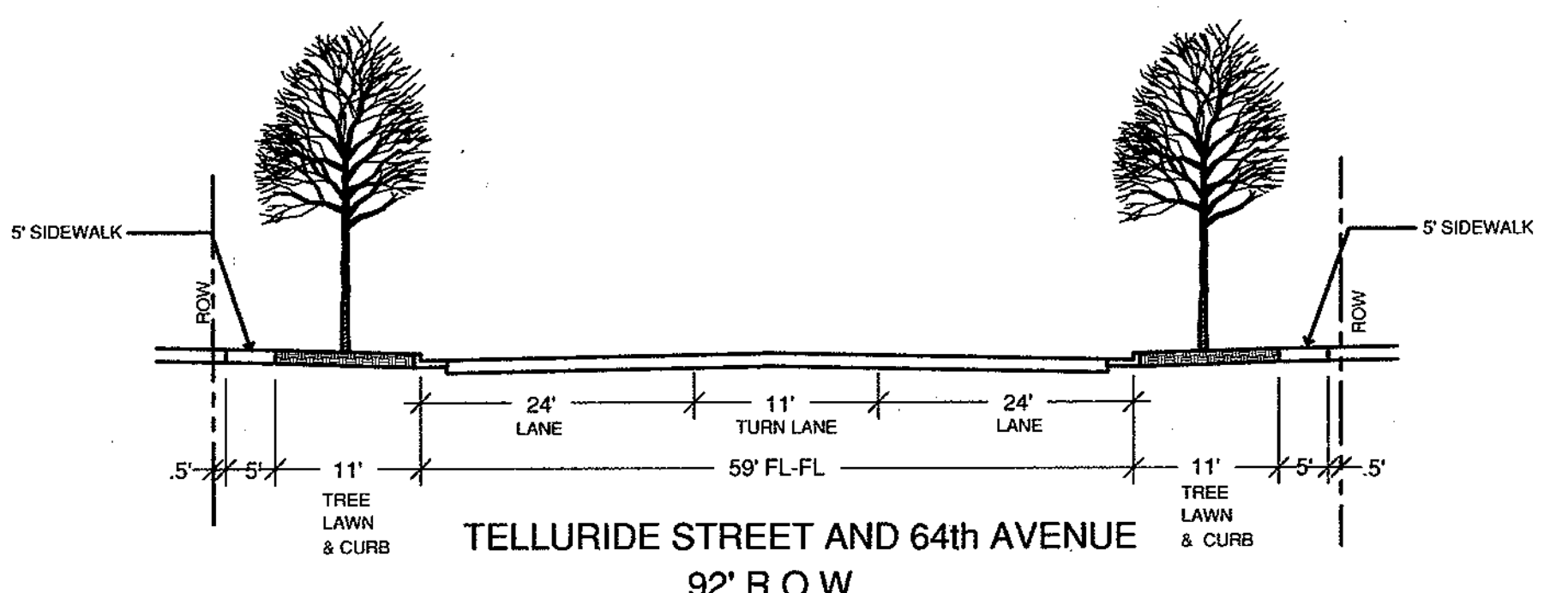
STATE PLANE COORDINATES

NORTH	EAST	DESCRIPTION	MONUMENT
1724392.6580	3201853.6020	Center Section 4	2" Aluminum Cap L.S. 14630 1989
1724405.4550	3204498.6120	E 1/4 Corner Section 4	3-1/4" Aluminum Cap L.S. 27278 2000
1721756.4020	3204482.2100	SE Corner Section 4	3-1/4" Aluminum Cap L.S. 27278 2000
1721748.5890	3201834.5230	S 1/4 Corner Section 4	3-1/4" Aluminum Cap L.S. 20699 1995
1719099.7440	3201865.4860	Center Section 9	3-1/4" Aluminum Cap L.S. 20699 1995
1719108.2490	3204505.3000	E 1/4 Corner Section 9	3" Brass Cap PLS 15244 2000

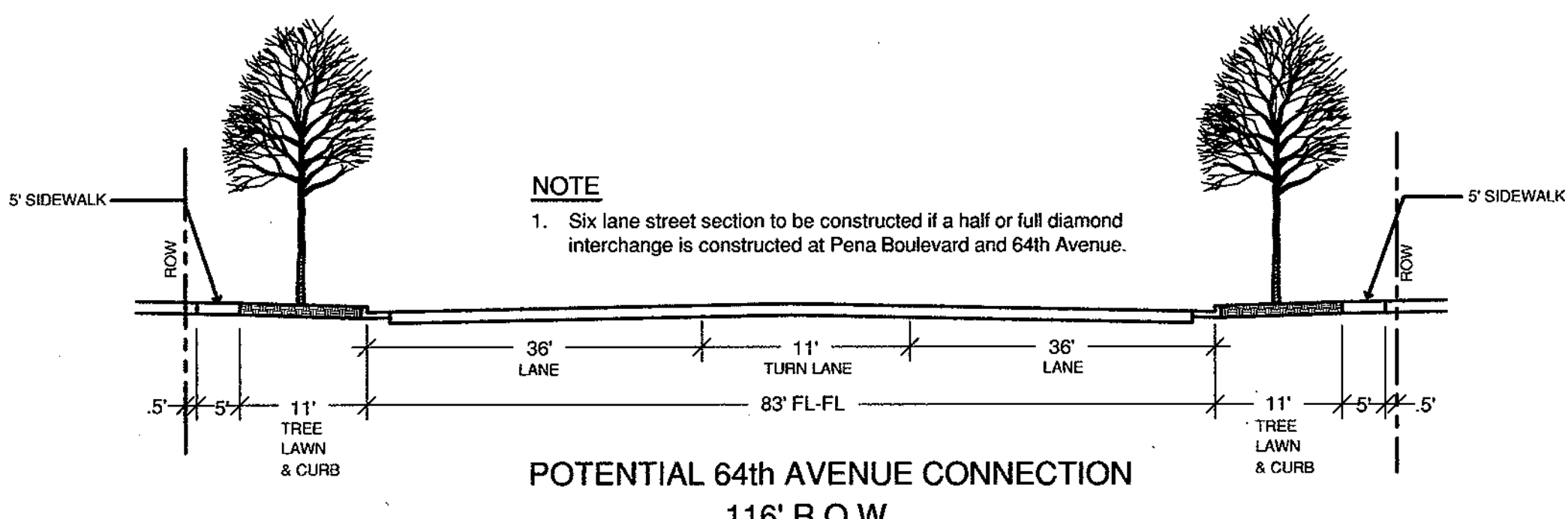
NOTE: STATE PLANE COORDINATES ARE FROM THE HORIZONTAL CONTROL DIAGRAM FOR TOWER ROAD CORRIDOR BY THE CITY AND COUNTY OF DENVER DEPARTMENT OF PUBLIC WORKS, DATED SEPTEMBER 9, 1996, PROJECT NO. 95-216.

GENERAL NOTES

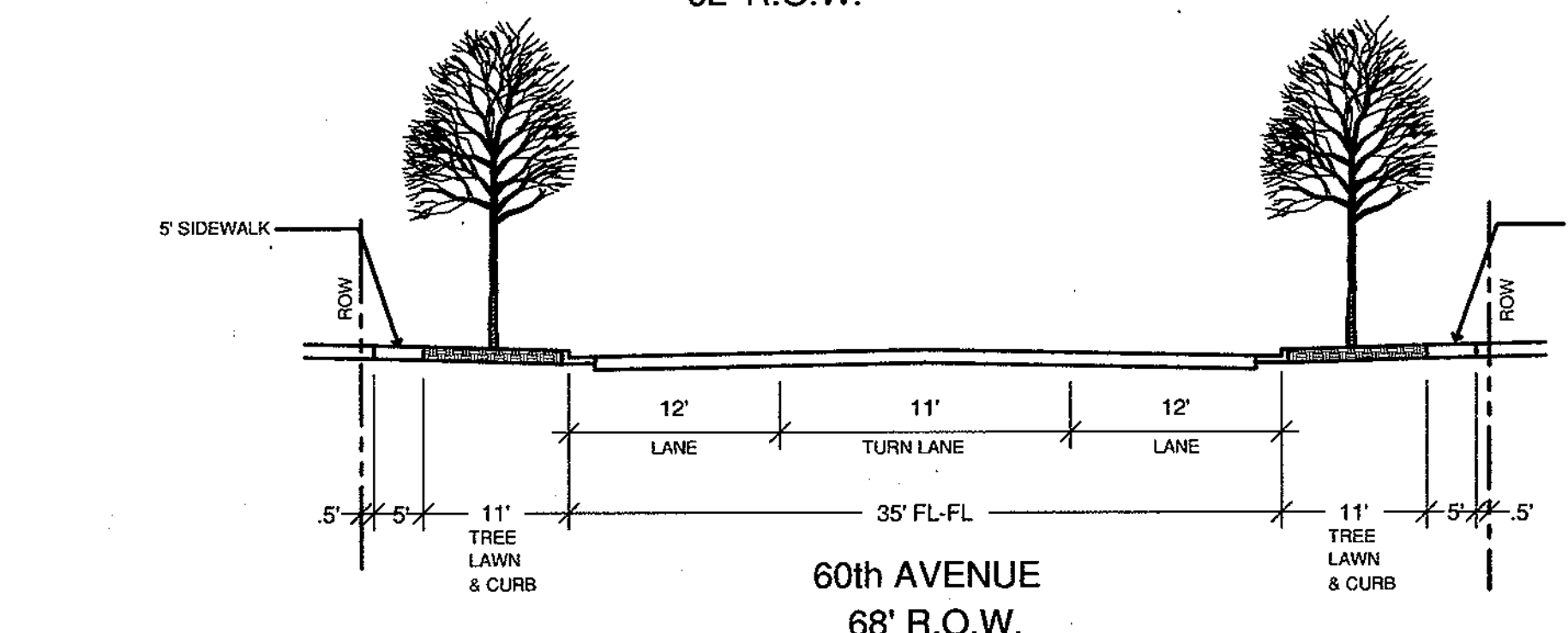
- No existing buildings.
- No existing stands of mature trees.
- An on-street bicycle route along Yampa Street will be provided.
- There are no 100-year flood plains on the site.
- Floodways for the First Creek and the west branch of Second Creek do not impact the site.
- The general land use concept for portions of the Denver International Business Center contained within the boundaries of this General Development Plan are to be developed within the C-MU-30 Mixed-Use Zone District which includes a mix of commercial and industrial uses that will be located along or near arterials or other high traffic streets. In conformance with the approved zoning, the remainder of the property located in the Denver International Business Center General Development Plan number three is to be developed within the C-MU-30 Mixed-Use Zone District which includes a wide range of commercial, office, retail, industrial and residential uses. The C-MU-30 Mixed-Use Zone District provides property owners the flexibility required to respond to long-term and evolving market trends.
- Site and building design will be of a quality that enhances the character of the streets. 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.
- Zone lots or parcels with split zoning shall adhere to the more restrictive zone district's zone lot requirements.
- An interchange at 64th Avenue and Pena Boulevard is not included in the schedule of Impact Fee Regional Improvement Projects for the Gateway Development Impact Fee Ordinance, Number 842, Series 2000. At the time the need for this interchange is apparent, DIBC Metropolitan District #1, DIBC Commercial, LLC, and DIBC Residential, LLC shall, in conjunction with the City and County of Denver, and other appropriate entities, fund their respective proportionate share, if any, of the cost of the interchange through an agreement or other mechanism.



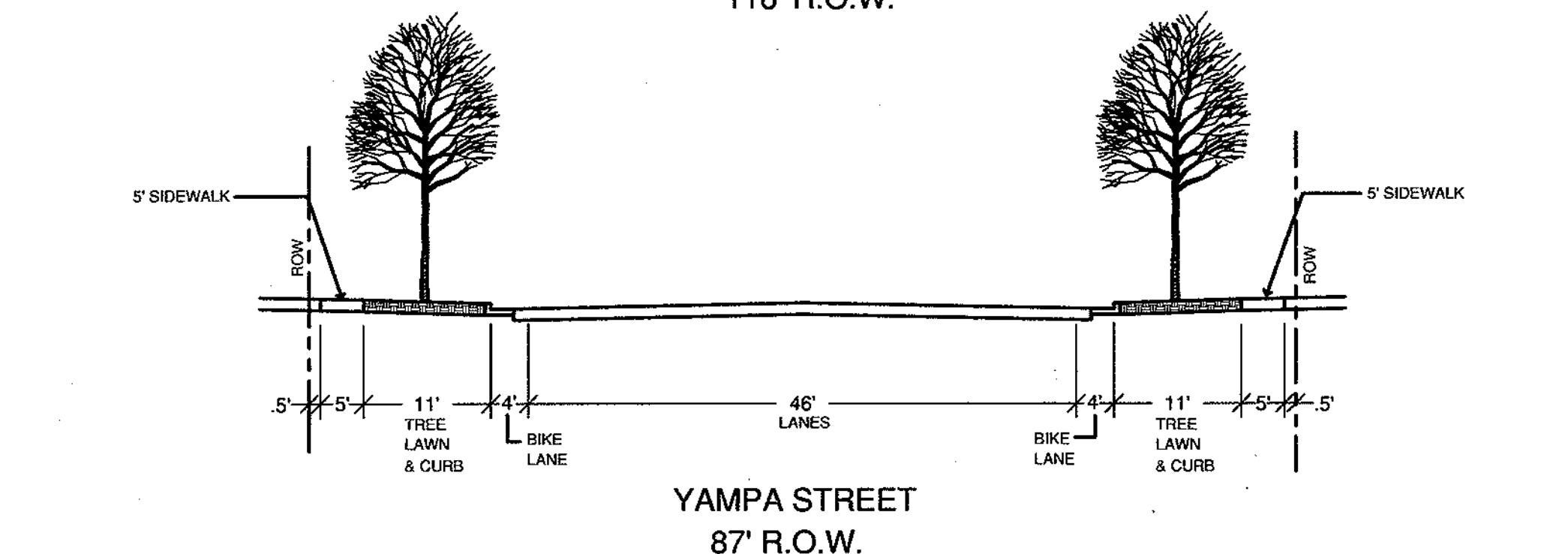
TELLURIDE STREET AND 64th AVENUE
92' R.O.W.



POTENTIAL 64th AVENUE CONNECTION
116' R.O.W.



60th AVENUE
68' R.O.W.



YAMPA STREET
87' R.O.W.

STATISTICAL INFORMATION

Gross project area	220.077 acres
Net Project Area	204.707 acres
Maximum Building height	none
Floor area ratio	Maximum gross floor area is equal to the area of the zone lot on which the structures are located.

OWNER'S SIGNATURE

We (I), the undersigned shall comply with all requirements contained in Article VII sections 59-616 through 59-623 of the Revised Municipal Code of the City and County of Denver.

Signature of all land and structures included in this plan.
DIBC Residential, LLC, a Colorado Limited Liability Company and DIBC Commercial, LLC, a Colorado Limited Liability Company.
By L.C. Fulenwider, Inc., a Colorado Corporation, its manager
By [Signature] 12/17/02
L.C. Fulenwider III, President Date

State of Colorado)
City and County of Denver) ss.
The foregoing instrument was acknowledged before me this 17th day of December A.D. 2002 by L.C. Fulenwider III

Mary C. Olson SEPT. 22, 2005
Witness my hand and official seal
1125 17th St #2500, Denver Co 80202
Address



DISTRICT'S SIGNATURE

On behalf of the Denver International Business Center Metropolitan District No. 1
Denver International Business Center Metropolitan District No. 1
By [Signature] 12/17/02
L.C. Fulenwider III, President Date

State of Colorado)
City and County of Denver) ss.
The foregoing instrument was acknowledged before me this 17th day of December A.D. 2002 by L.C. Fulenwider III

Mary C. Olson SEPT. 22, 2005
Witness my hand and official seal
1125 17th St #2500, Denver Co 80202
Address



SURVEYOR'S CERTIFICATION

I, John G. Vigil, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey for Denver International Business Center was made under my supervision and the accompanying plan accurately and properly shows said survey.
[Signature] 12-17-02
John G. Vigil, P.L.S. No. 26606 Date

APPROVALS

Approved by [Signature] 12-18-02
Zoning Administrator Date
Approved by [Signature] 12-18-02
Director of Community Planning and Development Date

CLERK AND RECORDER'S CERTIFICATION

State of Colorado)
City and County of Colorado) ss.

I hereby certify that this instrument was filed for record in my office at 3:43 o'clock P January 7 2003, and duly recorded in Planned Development Book 42, pages 1-2. Reception # 2003004076

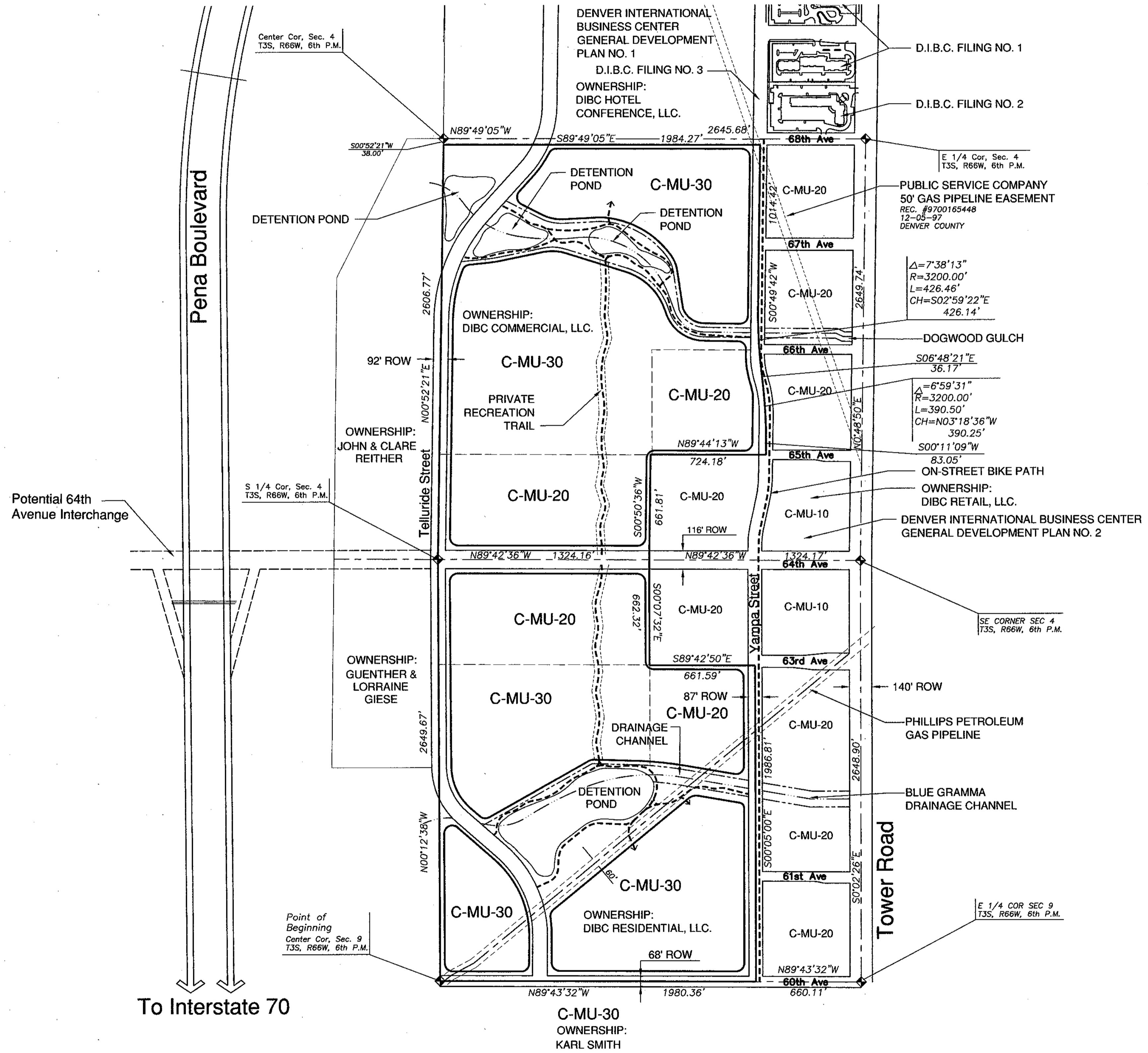
Sherry L. Jackson
Clerk and Recorder, Ex-Office Clerk of the City and County of Denver
By [Signature]
Deputy Clerk and Recorder



Fee \$ 21.00
PREPARED BY:
DHM Design
1390 Lawrence Street
Suite 100
Denver, CO 80204
(303)892-5566
DATE: 8.21.00
COVER SHEET
DATE: 11.20.02
SHEET 1 OF 2

DENVER INTERNATIONAL BUSINESS CENTER GENERAL DEVELOPMENT PLAN NO. 3

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 4, AND THE NORTHEAST
QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE SIXTH
PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



PREPARED BY:
DHM Design
1390 Lawrence Street
Suite 100
Denver, CO 80204
(303)892-5566



DATE: 11.20.02
SHEET 2 OF 2