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<th>Transportation Commission District</th>
<th>Project Name</th>
<th>Project #</th>
<th>Project Code</th>
<th>Parcel #</th>
<th>Property Owner(s)</th>
<th>Valuation Amount</th>
<th>Chief Engineer's Cost Estimate (CECE), Appraisal (A) or Waiver Valuation (WV)</th>
<th>Date of Valuation</th>
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<td>I-70 Central Project</td>
<td>FBR 0704-234</td>
<td>19631</td>
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<td>McMillan Sales Corporation</td>
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</table>
Resolution #TC-18-3-[ ]
I-70 Central Project, FBR 0704-234, Project Code 19631

Authorizing the Chief Engineer to negotiate with the landowners of the properties specified below.

Approved by the Transportation Commission on ____________, 2018.

WHEREAS, the Transportation Commission is authorized pursuant to section 43-1-106(8), C.R.S. to formulate the general policy with respect to management, construction and maintenance of public highways and other transportation systems in the state and to promulgate and adopt all budgets of CDOT; and

WHEREAS, pursuant to Colorado law at Section 43-1-208, C.R.S., the Colorado General Assembly has conferred the power of eminent domain upon the Transportation Commission to acquire private property necessary for state highways purposes; and

WHEREAS, on September 26, 2016 the Colorado Supreme Court announced its decision in Department of Transportation v. Amerco Real Estate Company; U-Haul Company of Colorado; et al., 2016SA75; and

WHEREAS, the Amerco Real Estate Company opinion held that the Transportation Commission must decide that the public interest or convenience will be served by a proposed alteration of a state highway and that the Commission’s decision must be made in consideration of the portions of land of each landowner to be taken and an estimate of the damages and benefits accruing to each landowner; and

WHEREAS, the Amerco Real Estate Company opinion also held that the Transportation Commission is authorized to either direct the Chief Engineer to make tender to a landowner or the Transportation Commission can proceed in the acquisition of private lands for state highway purposes, according to articles 1 to 7 of title 38, C.R.S., without tender to the landowner; and

WHEREAS, CDOT seeks to acquire properties for the I-70 Central Project, Project Number FBR 0704-234, Project Code 19631 (“Project”).

WHEREAS, CDOT may negotiate with the property owners as specified in the attached Chief Engineer’s Cost Estimate.

WHEREAS, CDOT seeks to acquire multiple properties, as specified in the attached Chief Engineer’s Estimate for the Project (“Properties”). The Chief Engineer’s Estimate specifies the landowners, property locations, proposed size of the acquisitions, and the damages and benefits, if any, to the properties; and
WHEREAS, the Properties may also include buildings, structures, or other improvements on the real Properties and may also include tenant-owned improvements, personal property, and other real estate; and

WHEREAS, the Transportation Commission acknowledges that it has reviewed the written report of the Chief Engineer, which included all information and documents required pursuant to Section 43-1-208(1), in relation to the Project and the Properties; and

WHEREAS, after reviewing the Chief Engineer’s written report regarding Project and the Properties, the Transportation Commission has determined that the proposed changes to Interstate 70 will serve the public interest and/or convenience of the travelling public and that acquisition of the Properties described in the report will serve the purpose(s) of the Project; and

WHEREAS, the Transportation Commission also approves the Chief Engineer’s Cost Estimate of damages and benefits, if any, set forth in his written report.

NOW THEREFORE BE IT RESOLVED, the Transportation Commission hereby declares that the public interest and/or convenience will be served by the proposed changes to Interstate 70 by virtue of the I-70 Central Project, Project Number FBR 0704-234, Project Code 19631, parcels AP-106, AP-TE-106, AP-112, AP-TE-112, AP-114, AP-TE-114, AP-116, AP-TE-116, AP-TE-116A, AP-TE-116AB and AP-TE-116AC, and authorizes the CDOT staff to negotiate with the landowners of the Properties the amount of estimated damages, as estimated by the Chief Engineer. If CDOT and a landowner reach a settlement amount that requires approval by the Regional Transportation Director and the Chief Engineer, as set forth in the CDOT Right-of-Way Manual, then the settlement amount is subject to Transportation Commission approval. If acquisition of the Properties requires acquisition of buildings, structures, or improvements on real property as well as acquisition of tenant-owned improvements both real and personal properties, or other real estate, the Transportation Commission authorizes CDOT to negotiate for the acquisition of those items if necessary. At this time, the Transportation Commission does not authorize CDOT to initiate and conduct condemnation proceedings pursuant to Sections 38-1-101 et seq. CDOT shall seek separate approval from the Transportation Commission in order to initiate and conduct condemnation proceedings.

______________________________________    _________________
Herman Stockinger, Secretary      Date
Transportation Commission of Colorado
MEMORANDUM

TO: TRANSPORTATION COMMISSION

FROM: JOSH LAIPPLY, CHIEF ENGINEER

DATE: March 2, 2018

SUBJECT: REPORT PURSUANT TO COLORADO REVISED STATUTES, §43-1-208 REGARDING PROJECT NUMBER FBR 0704-234, I-70 CENTRAL PROJECT, 19631, SEEKING APPROVAL TO NEGOTIATE

Background

This written report to the Transportation Commission is pursuant to Colorado Revised Statutes ("C.R.S.") Section 43-1-208(1). I deem it desirable to alter a portion of the Interstate Highway 70.

If the Transportation Commission determines that the proposed changes will serve the public interest and/or convenience of the traveling public, I respectfully request the Transportation Commission enter a resolution upon its minutes, approve the same, and authorize CDOT to negotiate with the landowner for the Properties.

Description of Portion of Highway to be Changed and Proposed Changes

The Central I-70 Project ("Project") is necessary to add one additional Express Lane in each direction from I-25 to Chambers Road, remove the aging viaduct between Brighton and Colorado Boulevards, and lower the interstate along this segment. A 4-acre cover will be constructed over a portion of the interstate. This Project will improve safety and mobility and improve connectivity for the community and is therefore, desirable. I hereby request that the Transportation Commission determine that the proposed changes of the Project serve the public interest and/or convenience of the traveling public.

The Project is a highway expansion project, which was initially approved by the Transportation Commission on March 4, 2015. I have determined that it is necessary to widen this portion of Interstate Highway 70 to maintain connectivity and provide increased safety for the traveling public.

Description of Properties Needed for Project and Estimate of Property Value(s), Damages and Benefits (if any)

There are multiple Properties necessary for completion of the Project. The following is a list of the parcels required and the description of each parcel’s purpose for the Project.
The Cost Estimate approved by Nancy Terry, Region 1 ROW Manager, attached to this report, individually lists the estimate of land acquisition costs, property value, and/or damages for each of the Properties required for this Project. The estimated property values along with any damages, benefits, if any, are also described below. In my opinion, the Cost Estimate represents a reasonable budget of the property values, damages, and/or benefits, if any, related to the Properties.

The monetary estimates provided below are for budgetary purposes only, and are subject to change. I anticipate that this figure will increase or decrease as the Department obtains additional information about the acquisition and the Property, as appraisals are considered and evaluated, and as litigation expenses and risks are considered. If necessary, CDOT will seek additional approval from the Transportation Commission to condemn the properties listed below. If CDOT reaches an agreement before CDOT seeks Transportation Commission approval of condemnation, CDOT will re-submit the final settlement for Transportation Commission approval.

There are four (4) fee simple acquisitions and seven (7) temporary easement necessary for the completion of the Project.

Overview of Property

1. Address: 4801 E. 46TH Ave, Denver CO 80216
   Landowner’s Name: McMillan Sales Corporation, A Colorado Corporation
   Current Size of Property: 218,844 sf, 5.024 acres
   Proposed Size of Acquisition: Parcel AP-106 = 3,748 sf
   Parcel AP-TE-106 = 3,013 sf
   Purpose of Parcels Necessary for Project:
   - AP-106: a partial acquisition for the reconstruction of I- 70 Brighton to Tower Road
   - AP-TE-106: for the reconstruction of I- 70 Brighton to Tower Road for a period of 48 months
   Estimated Property Value, Damages, and Benefits (if any): $78,250.00
   Method to Determine Property Value, Damages and Benefits (if any): Estimate based on comparable sales of similar properties near the location of property, with consideration to potential damages.

2. Address: 4590 Forest Street, Denver CO 80216
   Landowner’s Name: Glencoe LLC, a Colorado limited liability company
   Current Size of Property: 53,096 sf, 1.219 acres
   Proposed Size of Acquisition: Parcel AP-112 = 7,009 sf
   Parcel AP-TE-112 = 1,700 sf
   Purpose of Parcels Necessary for Project:
   - AP-112: a partial acquisition for the reconstruction of I- 70 Brighton to Tower Road
   - AP-TE-112: for the reconstruction of I- 70 Brighton to Tower Road for a period of 48 months
   Estimated Property Value, Damages, and Benefits (if any): $127,400.00
Method to Determine Property Value, Damages and Benefits (if any): Estimate based on comparable sales of similar properties near the location of property, with consideration to potential damages.

3. Address: 4570 Glencoe Street, Denver CO 80216
Landowner’s Name: Armas Properties, LLC a Colorado limited liability company
Current Size of Property: 20,633 sf, .474 acres
Proposed Size of Acquisition: Parcel AP-114 = 2,200 sf
Parcel AP-TE-114 = 729 sf
Purpose of Parcels Necessary for Project:
- AP-114: a partial acquisition for the reconstruction of I-70 Brighton to Tower Road
- AP-TE-114: for the reconstruction of I-70 Brighton to Tower Road for a period of 48 months
Estimated Property Value, Damages, and Benefits (if any): $41,250.00
Method to Determine Property Value, Damages and Benefits (if any): Estimate based on comparable sales of similar properties near the location of property, with consideration to potential damages.

4. Address: 4501 Grape Street, Denver CO 80216
Landowner’s Name: Sara S Scott, Trustee of the Sara S. Scott Trust
Current Size of Property: 8,879 sf, .204 acres
Proposed Size of Acquisition: Parcel AP-116 = 62 sf
Parcel AP-TE-116 = 729 sf
Parcel AP-TE-116A = 39 sf
Parcel AP-TE-116AB = 142 sf
Parcel AP-TE-116AC= 247 sf
Purpose of Parcels Necessary for Project:
- AP-116: a partial acquisition for the reconstruction of I-70 Brighton to Tower Road
- AP-TE-116: for the reconstruction of I-70 Brighton to Tower Road for a period of 48 months
- AP-TE-116A: for the reconstruction of I-70 Brighton to Tower Road for a period of 48 months
- AP-TE-116AB: for the reconstruction of I-70 Brighton to Tower Road for a period of 48 months
- AP-TE-116AC: for the reconstruction of I-70 Brighton to Tower Road for a period of 48 months
Estimated Property Value, Damages, and Benefits (if any): $3,390.00
Method to Determine Property Value, Damages and Benefits (if any): Estimate based on comparable sales of similar properties near the location of property, with consideration to potential damages.

Attachments
Proposed Resolution
Right-of-Way Plans
Legal Description for Parcels stated above
The following is the estimated cost of right of way required for the construction of the above captioned project as required by CRS 43-1-208. As shown, the totals include the estimated value of the land to be acquired, the value of any improvements thereon and the damage and benefits, if any, to the remaining land. This estimate is prepared and used for budgetary purposes only, and should not be considered an indication of actual market value.

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<th>Parcel</th>
<th>Owner</th>
<th>Area</th>
<th>Unit</th>
<th>Unit Value $/Unit</th>
<th>%</th>
<th>Land Value $</th>
<th>Improvements $</th>
<th>Damages / Benefits $</th>
<th>Land Rental (mo) $</th>
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Sheet Totals: $ 156,468 $ 65,195 $ - $ 28,334 $ 250,290
### Right of Way Plan Key - Parcel Designations

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<td>Temporary Easement</td>
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<td>Remnant Parcel</td>
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<td>Utility Easement</td>
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<td>Slope Easement</td>
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<td>HE-XXX</td>
<td>Highway Easement</td>
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<td>AP-XXX</td>
<td>Early Acquisition Parcel (Advance of Plans)</td>
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<td>AP Parcels may carry additional designation for easements, remnants or access control</td>
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<td>AP-PE-XXX</td>
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![Diagram of Parcel Designations](image-url)
BLOCK 2,
SCHLESSINGER'S CAPITAL HEIGHTS
Vacated alley Ord. 500, Series 2008

PARCEL AP-112
Contains 7,009 sq. ft.
(0.161 Acres)
48,087 sq. ft.
(1.058 Acres) remainder

Property Address:
4590 Forest St.
Denver CO 80216

Owner(s):
Glencoe LLC,
a Colorado limited liability company

Mailing Address:
5040 Acoma St.
Denver, CO 80216-2010

SE 1/4 NE 1/4,
Sec 19, T3S, R67W/6th PM
DENVER COUNTY

COLORADO DEPARTMENT OF TRANSPORTATION
FEDERAL-AID HIGHWAY PROJECT

Legal Description - Exhibit A
This drawing graphically depicts the attached legal description only.
This drawing does not represent a Land Survey.

Region 1
DAS

425 Corporate Circle
Golden, CO 80401
Phone: 720-497-303-6903  FAX: 720-497-6951

Colorado Department of Transportation

Authoried by: Lee Pennell, PLS 38027
CDOT, Region 1 R.O.W.
425 Corporate Circle
Golden, CO 80401
PARCEL AP-114  AP-TE-114  SE¼ NE¼ Sec 19, T3S, R67W/6th PM
CONTAINS 2,220 sq. ft. (0.051 Acres)
CONTAINS 729 sq. ft. (0.017 Acres)

PROPERTY ADDRESS:
4570 Glencoe St.
Denver, CO 80216

OWNER(S):
Armas Properties, LLC
a Colorado limited liability company

MAILING ADDRESS:
301 E 7th Ave
Denver, CO 80203-3622

LEGAL DESCRIPTION - EXHIBIT A

AUTHORIZED BY: Lee Penneill, PLS 38027
CDOT, Region 1 R.O.W.
425 Corporate Circle
Golden CO 80401

This drawing graphically depicts the attached legal description only. This drawing does not represent a Land Survey.

PROJECT NUMBER: FBR 0704-234
PROJECT LOCATION: I-70 (EAST CORRIDOR)
PROJECT CODE: Last Mod. Date Subject Sheets Sheet No.
1863 02/15/18 1 of 1
PARCEL AP-116
Contains 62 sq. ft.
(0.001 Acres)
8,817 sq. ft.
(0.203 Acres) remainder
Property Address:
4501 Grape St.
Denver, CO 80216
Owner(s):
Sara S. Scott, Trustee of the Sara S. Scott Trust
Robert Dean Scott
Mailing Address:
142 Capstone Circle
Pagosa Springs, CO 81147-8432

AP-TE-116
Contains 33 sq. ft.
(0.001 Acres)

AP-TE-116A
Contains 39 sq. ft.
(0.001 Acres)

SE¼ NE ¼ Sec 19, T3S, R67W/6th PM
DENVER COUNTY

Authenticated by: Lee Pennell, PLS 38027
CDOT, Region 1 R.O.W.
425 Corporate Circle
Golden CO 80401

This drawing graphically depicts the attached legal description only.
This drawing does not represent a Land Survey.

3/2/2018
DATE

Legal Description - Exhibit A

Region 1
DAS
AIRLAWN
INDUSTRIAL PARK
FIRST FILING
LOT 3
BLOCK 2

SE ¼ NE ½ Sec 19, T3S, R67W/6th PM
DENVER COUNTY

AP-TE-116AB
AP-TE-116AC

Contains 142 sq. ft.
(0.003 Acres)

Contains 247 sq. ft.
(0.006 Acres)

Property Address:
4501 Grape St.
Denver, CO 80216

Owner(s):
Sara S. Scott, Trustee of the Sara S. Scott Trust
Robert Dean Scott

Mailing Address:
142 Capstone Circle
Pagosa Springs, CO 81147-8432

Colorado Department of Transportation
425 Corporate Circle
Golden, CO 80401
Phone: 720-497-6903 Fax: 720-497-6951

Region 1
DAS

Author: Lee Pannell, PLS 38027
CDOT, Region 1 R.O.W.
425 Corporate Circle
Golden CO 80401

Legal Description - Exhibit A
This drawing graphically depicts the attached legal description only. This drawing does not represent a Land Survey.

Project Number: FBR 0704-234
Project Location: I-70 (EAST CORRIDOR)
Project Code: Lost Mod. Date: Subset Sheets Sheet No.
2013 02/15/28 1 of 1
A parcel of land No. AP-106 of the Department of Transportation, State of Colorado (CDOT) Project No. FBR 0704-234 containing 3,748 sq. ft. (0.086 acres), more or less, lying in the northwest quarter of the northeast quarter of Section 19, Township 3 South, Range 67 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, being a portion of the land described in the deed filed in the records of the City & County of Denver in Book 1356 at Page 43.

Also being described as follows:

Commencing at the north quarter corner of said Section 19, monumented with a 3 1/4" aluminum cap “PLS 16406” whence the center quarter corner of said Section 19, monumented with an illegible 3 1/4" aluminum cap, bears S00°01'15"E, a distance of 2648.08 feet; thence S00°01'15"E, on the center line of said Section 19, a distance of 1,201.54 feet; thence N89°58'45"E, perpendicular to said center line, a distance of 72.24 feet to the intersection of the southeast corner of a parcel of land quit claimed to the City and County of Denver and described in Book 1682 at Page 50, and the northerly line of a parcel of land deeded to the City and County of Denver and described in Book 7110 at Page 586, said point being the POINT OF BEGINNING;

1. Thence N45°03'08"W, on the northeasterly line of said parcel described in Book 1682 at Page 50, a distance of 20.60 feet to the intersection of the northwest corner of said parcel and the easterly line of a parcel of land deeded to the City and County of Denver and described in Book 7110 at Page 589;

2. Thence N00°01'15"W, on the easterly line of said parcel described in Book 7110 at Page 589, a distance of 30.60 feet;

3. Thence on the arc of a non tangent curve to the left, a radius of 61.96 feet, a central angle of 60°42'01", a distance of 65.64 feet, (a chord bearing S42°44'21"E, a distance of 62.61 feet);

4. Thence S73°05'22"E, a distance of 53.90 feet;

5. Thence S78°24'44"E, a distance of 354.91 feet;

6. Thence N89°39'24"E, a distance of 35.64 feet;

7. Thence S59°05'52" E., a distance of 2.96 feet to a point on the northerly right-of-way line of E. 46th Ave. as platted in Sheffield subdivision recorded in City and County of Denver Engineering Book 07 at Page 019 ;

6. Thence S89°38'07"W, on said northerly right-of-way line, a distance of 97.10 feet to the southeast corner of said parcel described in Book 7110 at Page 586;

7. Thence N76°18'22"W, on the northerly line of said parcel described in Book 7110 at Page 586, a distance of 379.00 feet, more or less, to the POINT OF BEGINNING.
The above described parcel contains 3,748 sq. ft. (0.086 acres), more or less.

**Basis of Bearings:** All bearings are grid bearings of the UTM System, Zone 13 North, NAD 1983 (1992) determined by a fast static GPS survey. The line between point MCDONNELL and point W410, monumented as shown in the Land Survey Control Diagram at CDOT Project No. NH 0361-070 and filed in the City & County of Denver, CO at Reception No. L013566, bears N14°20'15.6"W.

Authored For and on Behalf of the
Department of Transportation
Lee Pennell
425 Corporate Circle.
Golden, CO 80401
EXHIBIT "A"

PROJECT NUMBER: FBR 0704-234
PARCEL NUMBER: AP-112
PROJECT CODE: 19631
DATE: February 15, 2018

DESCRIPTION

A parcel of land No. AP-112 of the Department of Transportation, State of Colorado (CDOT) Project No. FBR 0704-234 containing 7,009 sq. ft. (0.161 acres), more or less, lying in the southeast quarter of the northeast quarter of Section 19, Township 3 South, Range 67 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, being a portion of the land described in the Special Warranty Deed filed in the records of the City & County of Denver at Reception Number 2010087907, said parcel being a portion of Block 2, Schlessinger's Capitol Heights recorded in City and County of Denver Engineering Book 7 at Page 20, being more particularly described as follows:

Commencing at the northeast sixteenth corner of said Section 19, monumented with a 3.25" aluminum cap in a range box “PLS 14592”, whence the east sixteenth corner on the north line of said Section 19, monumented with a 3.25" aluminum cap in a range box “PLS 14592”, bears N00°01 '23"W, a distance of 1325.33 feet; thence S08°40'12"E, a distance of 198.41 feet to the intersection of the east right-of-way line of Forest St., and the northerly right-of-way line of Interstate 70 defined for Colorado Department of Highways Project No. I-032-1(2), said point being the POINT OF BEGINNING;

1. Thence N00°01'37"E, on said easterly right-of-way line of Forest St., a distance of 46.39 feet;
2. Thence S29°15'06"E, a distance of 25.74 feet;
3. Thence S75°43'48"E a distance of 246.08 feet;
4. Thence N50°52'46"E, a distance of 19.91 feet to a point on the west right-of-way of Glencoe St;
5. Thence S00°02'38"W, on said westerly right-of-way line of Glencoe St., a distance of 40.12 feet to a point on said northerly right-of-way line of Interstate 70;
6. Thence N76°23'40"W on said northerly right-of-way line of Interstate 70, a distance of 128.86 feet;
6. Thence N76°25'40"W on said northerly right-of-way line of Interstate 70, a distance of 128.86 feet to the POINT OF BEGINNING.

The above described parcel contains 7,009 sq. ft. (0.161 acres), more or less.
Basis of Bearings: All bearings are grid bearings of the UTM System, Zone 13 North, NAD 1983 (1992) determined by a fast static GPS survey. The line between point MCDONNELL and point W410, monumented as shown in the Land Survey Control Diagram at CDOT Project No. NH 0361-070 and filed in the City & County of Denver, CO at Reception No. L013566, bears N14°20'15.6"W.

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425 Corporate Circle.
Golden, CO 80401
EXHIBIT "A"

PROJECT NUMBER: FBR 0704-234
PARCEL NUMBER: AP-114
PROJECT CODE: 19631
DATE: February 15, 2018

DESCRIPTION

A parcel of land No. AP-114 of the Department of Transportation, State of Colorado (CDOT) Project No. FBR 0704-234 containing 2,220 sq. ft. (0.051 acres), more or less, lying in the southeast quarter of the northeast quarter of Section 19, Township 3 South, Range 67 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, being a portion of the land described in the Special Warranty Deed filed in the records of the City & County of Denver at Reception Number 2014154720, said parcel being a portion of Block 7, Schlessinger’s Capitol Heights recorded in City and County of Denver Engineering Book 7 at Page 20, being more particularly described as follows:

Commencing at the northeast sixteenth corner of said Section 19, monumented with a 3.25" aluminum cap in a range box “PLS 14592”, whence the east sixteenth corner on the north line of said Section 19, monumented with a 3.25" aluminum cap in a range box “PLS 14592”, bears N00°01’23"W, a distance of 1325.33 feet; thence S52°45'16"E, a distance of 457.76 feet to the intersection of the east right-of-way line of Glencoe St., and the northerly right-of-way line of Interstate 70 defined for Colorado Department of Highways Project No. I-032-1(2), said point being the POINT OF BEGINNING;

1. Thence N00°02'38"E, on said easterly right-of-way line of Glencoe St., a distance of 39.70 feet;
2. Thence S24°06'07"E, a distance of 20.69 feet;
3. Thence on the arc of a non tangent curve to the right, a radius of 533.00 feet, a central angle of 13°30’32", a distance of 125.67 feet, (a chord bearing S68°34’24"E, a distance of 125.38 feet) to a point on the west line of the land described in said Special Warranty Deed at Reception Number 2014154720;
4. Thence S00°03’46"W, on said west line, a distance of 5.33 feet to a point on said northerly right-of-way line of Interstate 70;
5. Thence N76°23’04"W on said northerly right-of-way line of Interstate 70, a distance of 128.81 feet to the POINT OF BEGINNING.

The above described parcel contains 2,220 sq. ft. (0.051 acres), more or less.

Basis of Bearings: All bearings are grid bearings of the UTM System, Zone 13 North, NAD 1983 (1992) determined by a fast static GPS survey. The line between point MCDONNELL and point W410, monumented as shown in the Land Survey Control Diagram at CDOT Project No. NH 0361-070 and filed in the City & County of Denver, CO at Reception No. L013566, bears N14°20’15.6"W.

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PROJECT NUMBER: FBR 0704-234
PARCEL NUMBER: AP-116
PROJECT CODE: 19631
DATE: February 15, 2018

DESCRIPTION

A parcel of land No. AP-116 of the Department of Transportation, State of Colorado (CDOT) Project No. FBR 0704-234 containing 62 sq. ft. (0.001 acres), more or less, lying in the southeast quarter of the northeast quarter of Section 19, Township 3 South, Range 67 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, being a portion of the land described in the Quit Claim Deed filed in the records of the City & County of Denver at Reception Number 9500135720, said parcel being a portion of Block 7, Schlessinger's Capitol Heights recorded in City and County of Denver Engineering Book 7 at Page 20, being more particularly described as follows:

Commencing at the northeast sixteenth corner of said Section 19, monumented with a 3.25" aluminum cap in a range box “PLS 14592”, whence the east sixteenth corner on the north line of said Section 19, monumented with a 3.25" aluminum cap in a range box “PLS 14592”, bears N00°01'23"W, a distance of 1325.33 feet; thence S61°49'24"E, a distance of 715.51 feet to the intersection of the westerly right-of-way line of Grape St., and the northerly right-of-way line of Interstate 70 defined for Colorado Department of Highways Project No. I-032-1(2), said point being the POINT OF BEGINNING;

1. Thence N76°04'47"W on said northerly right-of-way line of Interstate 70, a distance of 5.70 feet;
2. Thence N11°39'58"E, a distance of 14.55 feet;
3. Thence S89°54'45"E, a distance of 2.62 feet to a point on said westerly right-of-way of Grape St.;
4. Thence S00°05'15"W on said westerly right-of-way line of Grape St., a distance of 15.62 feet to the POINT OF BEGINNING.

The above described parcel contains 62 sq. ft. (0.001 acres), more or less.

Basis of Bearings: All bearings are grid bearings of the UTM System, Zone 13 North, NAD 1983 (1992) determined by a fast static GPS survey. The line between point MCDONNELL and point W410, monumented as shown in the Land Survey Control Diagram at CDOT Project No. NH 0361-070 and filed in the City & County of Denver, CO at Reception No. L013566, bears N14°20'15.6"W.

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