



FEDERAL CENTER STATION

DFC LAKEWOOD CAMPUS DISPOSAL

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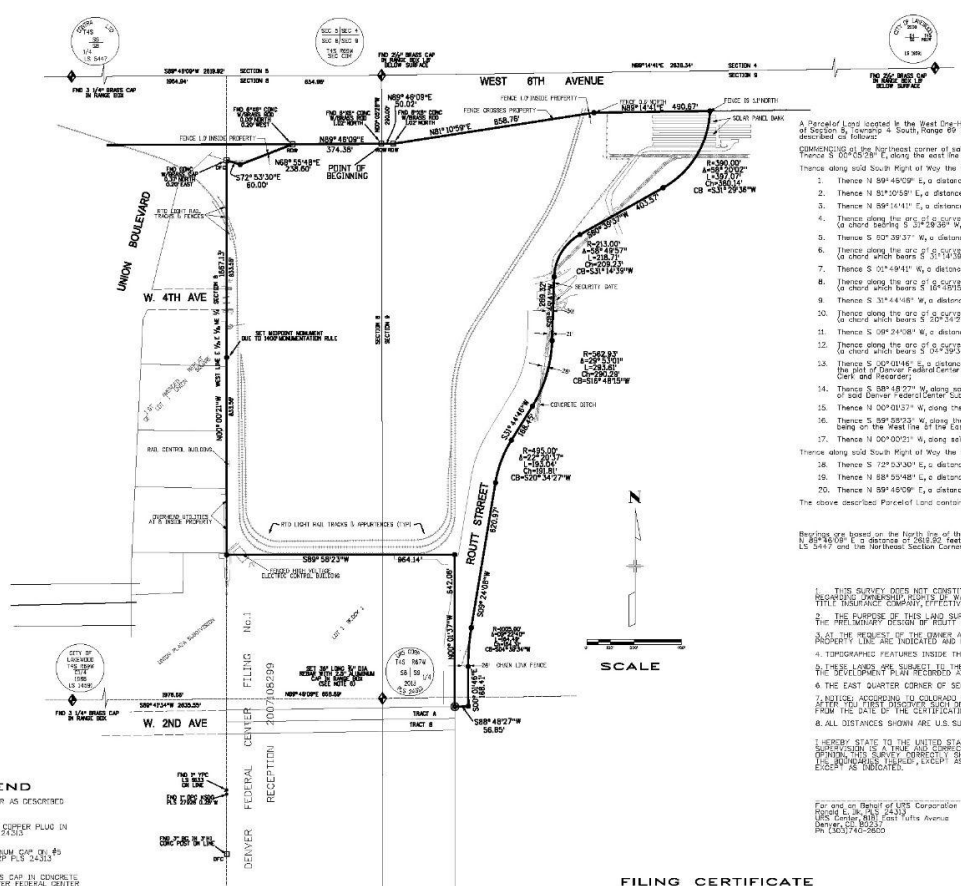
DFC Lakewood Campus - Federal Center Station Disposal

NOTICE to BIDDERS:

These renderings are for illustrative purposes only.

The following renderings have been prepared to provide ideas to prospective bidders on how structures could be sited on the developed site to accommodate the restrictions of the Mixed Use Core Transit (M-C-T) or the 2007 Official Development Plan (ODP). Both districts are highly flexible, allowing dense multi-family and commercial development. The M-C-T allows buildings between 45' and 180', the ODP has no height limits. The M-C-T has no setback requirements and 10% open space, while the ODP has 15' setbacks and 20% open space. These renderings have not been reviewed by or approved by any regulatory agent of the City of Lakewood. They are for illustrative purposes only.

**LAND SURVEY PLAN
OF A PORTION OF THE
DENVER FEDERAL CENTER**
SECTIONS 8 & 9, TOWNSHIP 4 SOUTH, RANGE 69 WEST, 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO



PROPERTY DESCRIPTION

A Parcel of land located in the West One-Half (1/2) of Section 9 and in the East One-Half (1/2) of the Northeast Quarter (NE 1/4) of Section 8, Township 4 South, Range 69 West, of the Principal Meridian City of Lakewood, County of Jefferson, State of Colorado, being more particularly described as follows:

Commencing at the southeast corner of said Section 8, from which the North Quarter Corner of said Section 8 is located, being more particularly thence S 01°45'28" E, along the east line of said Section 8, a distance of 550.00 feet to the South Right of Way of West 6th Avenue and the POINT OF BEGINNING;

Thence along said South Right of Way the following 3 (three) courses:

1. Thence N 89°45'09" E, a distance of 30.02 feet;
2. Thence N 89°20'59" E, a distance of 838.78 feet;
3. Thence N 89°14'41" E, a distance of 490.67 feet to a point of curvature non-tangent with this course;
4. Thence along the arc of a curve to the north, having a radius of 390.00 feet, a central angle of 08°20'02", an arc length of 397.07 feet, to a point which bears S 31°52'37" W, a distance of 453.97 feet to a point of curvature;
5. Thence along the arc of a curve to the north, having a radius of 213.00 feet, a central angle of 58°49'07", an arc length of 218.71 feet, to a point which bears S 01°49'41" W, a distance of 266.32 feet to a point of curvature;
6. Thence along the arc of a curve to the north, having a radius of 582.03 feet, a central angle of 29°53'01", an arc length of 293.81 feet, to a point which bears S 31°44'48" W, a distance of 168.45 feet to a point of curvature;
7. Thence S 09°24'08" W, a distance of 620.67 feet to a point of curvature;
8. Thence along the arc of a curve to the north, having a radius of 1003.00 feet, a central angle of 09°22'40", an arc length of 164.49 feet, to a point which bears S 09°24'08" W, a distance of 620.67 feet to a point of curvature;
9. Thence S 09°24'08" W, a distance of 188.41 feet to the intersection with the westerly extension of the north line of Tract A as shown on the plat of Denver Federal Center Subdivision Filing No. 1, as recorded at Reception 47, 2007138268 in the Office of the Jefferson County Clerk and Recorder;
10. Thence S 09°48'27" W, along said extension and along said north line, a distance of 58.86 feet to the southeast corner of Lot 1, Block 1 of said Denver Federal Center Subdivision Filing No. 1;
11. Thence N 00°01'37" W, along the East line of said Lot 1, a distance of 642.06 feet to the Northeast corner of said Lot 1;
12. Thence S 89°09'29" W, along the North line of said Lot 1, a distance of 994.16 feet to the Northeast corner of said Lot 1; said point also being on the West line of the East One-Half (1/2) of the Northeast Quarter (NE 1/2) of said Section 8;
13. Thence N 00°00'29" W, along said West line, a distance of 1667.13 feet to said South Right of Way of West 6th Avenue;

Thence along said South Right of Way the following 3 (three) courses:

14. Thence S 12°10'00" E, a distance of 900.00 feet;
15. Thence N 89°50'48" E, a distance of 238.80 feet;
16. Thence N 89°45'09" E, a distance of 374.38 feet, more or less, to the POINT OF BEGINNING.

The above described Parcel of land contains 09.048 acres, more or less.

BASIS OF BEARINGS

Bearings are based on the North line of the North One Quarter of Section 8, Township 4 South, Range 69 West of the Sixth Principal Meridian in T14S, R69W, which is a distance of 268.00 feet. The North Quarter Corner of Section 8 being a 3/4" Brass Cap in a Stone Box Stamped with "101", corner to the Southeast Section Corner being 27 1/2" Brass Cap in Range Box 18 feet below surface stamped accordingly.

NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY URS CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD OR FOR ANY INFORMATION PERTAINING TO THE PROPERTY DESCRIBED HEREIN. URS HAS RELIED UPON TITLE COMMITMENT UNDER NUMBER 0494942213 PREPARED BY WESTCON LAND SERVICES COMPANY, INC. ON 08/26/2013.
2. THE PURPOSE OF THIS LAND SURVEY PLAN IS TO CREATE THE EASTERLY LINE OF THIS PROPERTY AS SHOWN THAT LINE WAS DEVELOPED BY PARALLELING THE WESTERLY CORNER OF THE PREVIOUS SECTION 8, 2013.
3. THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE UNITED STATES GOVERNMENT SERVICES ADMINISTRATION, ONLY ENCOMPASSING FEATURES ALONG THE 4 TOPOGRAPHIC FEATURES INSIDE THE IMMEDIATE BOUNDARY ARE SHOWN FOR GRAPHICAL PURPOSES ONLY, AND MAY OR MAY NOT REFLECT THE ACTUAL CONDITIONS.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY URS CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD OR FOR ANY INFORMATION PERTAINING TO THE PROPERTY DESCRIBED HEREIN. URS HAS RELIED UPON TITLE COMMITMENT UNDER NUMBER 0494942213 PREPARED BY WESTCON LAND SERVICES COMPANY, INC. ON 08/26/2013.
5. THE EAST QUARTER CORNER OF SECTION 8 WAS SET PRIOR TO ITS DESTRUCTION AND RESET IN THE SAME POSITION AS INDICATED.
6. UNLESS ACCORDING TO COLORADO STATE LAW, YOU MUST COME INTO ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN. YOU MAY HAVE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMPLETED MORE THAN THREE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.
7. UNLESS ACCORDING TO COLORADO STATE LAW, YOU MUST COME INTO ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN. YOU MAY HAVE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMPLETED MORE THAN THREE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.
8. ALL DISTANCES SHOWN ARE U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATION

I HEREBY STATE TO THE UNITED STATES GENERAL SERVICES ADMINISTRATION THAT THIS SURVEY PERFORMED IN JANUARY 2013, AND UNDER MY DIRECT SUPERVISION IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL CONDITIONS AND THE RESULTS OF MY PROFESSIONAL SURVEYING, MEASUREMENT, AND COMPUTATION. THIS SURVEY CORRECTLY SHOWS THE PROPERTY LINES AND BOUNDARIES AND ALL IMPROVEMENTS SHOWN ON THIS SURVEY PLAN, AND I AM NOT PROVIDING ANY OTHER INFORMATION UNLESS INDICATED. THIS SURVEY PLAN IS THE RESULT OF MY EXAMINATION OF THE RECORDS OF THE COUNTY CLERK AND RECORDER, AND I AM NOT PROVIDING ANY OTHER INFORMATION UNLESS INDICATED.

For and on Behalf of URS Corporation
 URS Corporation
 1885 Lincoln Street, Suite 1000
 Denver, Colorado 80202
 (303) 733-2820



LEGEND

- ◆ ALIQUOT CORNER AS DESCRIBED
- SET CORNER BY COPPER PLUG IN CONCRETE BLOCK 24"X24"
- SET CORNER BY COPPER PLUG IN CONCRETE BLOCK 24"X24"
- SET CORNER BY COPPER PLUG IN CONCRETE BLOCK 24"X24"
- FOUND BY BRASS CAP IN CONCRETE SETTING DENVER FEDERAL CENTER RECEPTION

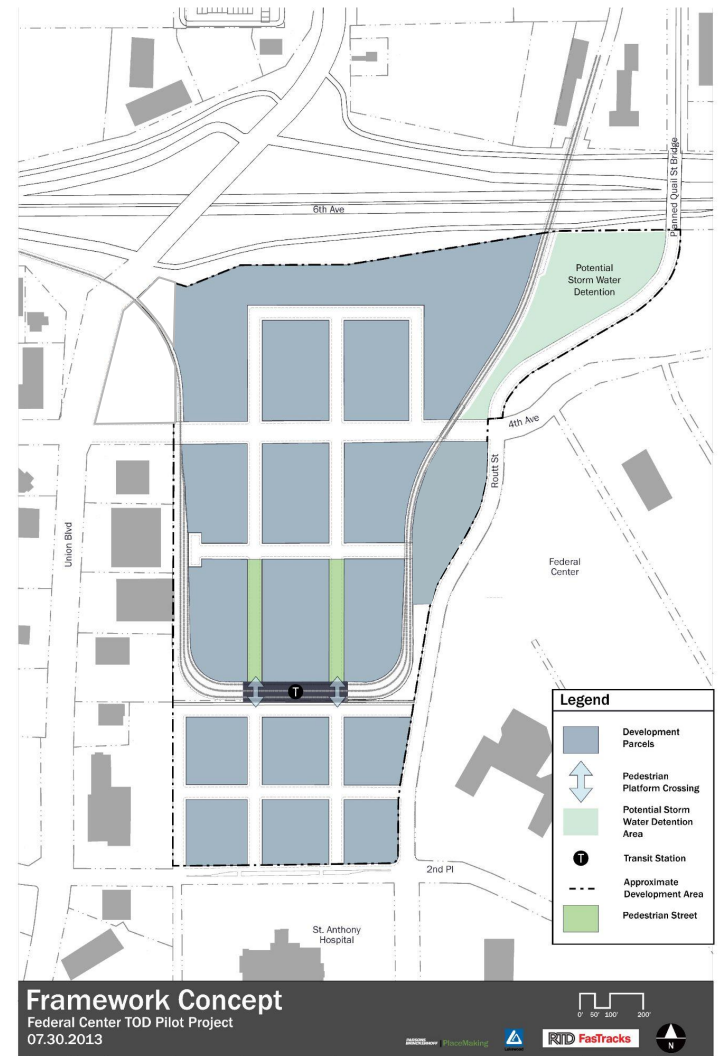
FILING CERTIFICATE

THIS DOCUMENT IS FOR ILLUSTRATIVE PURPOSES ONLY, 2013, AT RECEPTION # _____ OF THE COUNTY SURVEYORS LAND SURVEY/RIGHT OF WAY SURVEYS.

ILLUSTRATIVE OVERLAYS



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HYPOTHETICAL DEVELOPMENT

(according to M-C-T)

Site Area Adjacent to Station

Currently Zoned: M-C-T
Building Height 45'-180'
Units/Acre: (50-80)

375,000 GSF (~8.6+ acres)

562,500 - 937,500 GSF buildable area
430-688 allowable units

Site Area 1 Block from Station

Currently Zoned: M-C-T
Building Height 45'-180'
Units/Acre: (45-70)

420,000 GSF (~9.6+ acres)

420,000 - 735,000 GSF buildable area
432-672 allowable units

Site Area 2 Block from Station

Currently Zoned: M-C-T
Building Height 45'-180'
Units/Acre: (30-40)

420,000 GSF (~9.6+ acres)

210,000 - 630,000 GSF buildable area
288-387 allowable units



TOTAL SITE DEVELOPMENT

Currently Zoned: M-C-T

1,215,000 (~27.8+ acres) (buildable land)
1.19M GSF - 2.3M GSF buildable area

Units/Acre: (30-80) 1150-1747 allowable units

HIGH DENSITY (M-C-T) OFFICE + MIXED USE

Open and/or green space requirements can be met via green roofs, streetscapes, or underdeveloped/less usable areas (verify fire lane access and turn around space as needed)

Federal Station South w/ pedestrian crossings (buildings shown 60' from centerline of track, verify w/ RTD)

NOTE: Pedestrian crossing does not yet exist

Existing Light Rail and Bus Park and Ride

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Relocated Stormwater Detention

Area less suitable for buildings could be used as parks or renewable energy capture

Existing Rail Crossing

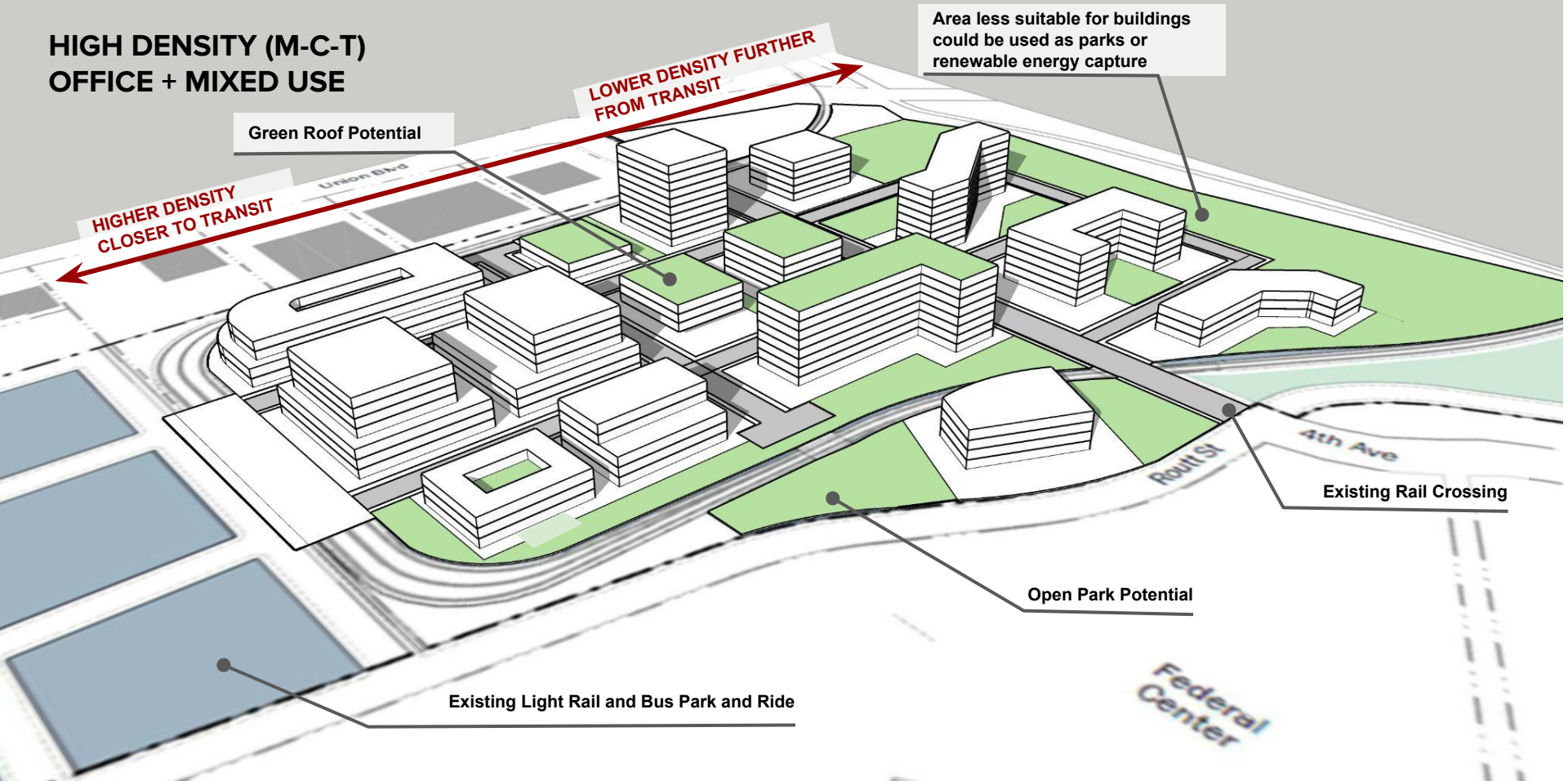
Legend	
	Development Parcels
	Pedestrian Platform Crossing
	Potential Storm Water Detention Area
	Transit Station
	Approximate Development Area
	Pedestrian Street

SITE INFO:

Gross Site Area: 59 acres
Useable Site Area: ~39 acres
Buildable Area: ~30 acres

Note: Buildable area will differ greatly based on approach to dividing, improving, and developing the site (i.e. size of blocks, plats, width of street and sidewalks, rail crossings, parking requirements (min/max), pedestrian zone, green space distribution, etc), in addition to zoning and development incentives from the city.

HIGH DENSITY (M-C-T) OFFICE + MIXED USE



Green Roof Potential

Area less suitable for buildings
could be used as parks or
renewable energy capture

HIGHER DENSITY
CLOSER TO TRANSIT

LOWER DENSITY FURTHER
FROM TRANSIT

Existing Rail Crossing

Open Park Potential

Existing Light Rail and Bus Park and Ride

**HIGH DENSITY (M-C-T)
OFFICE + MIXED USE**



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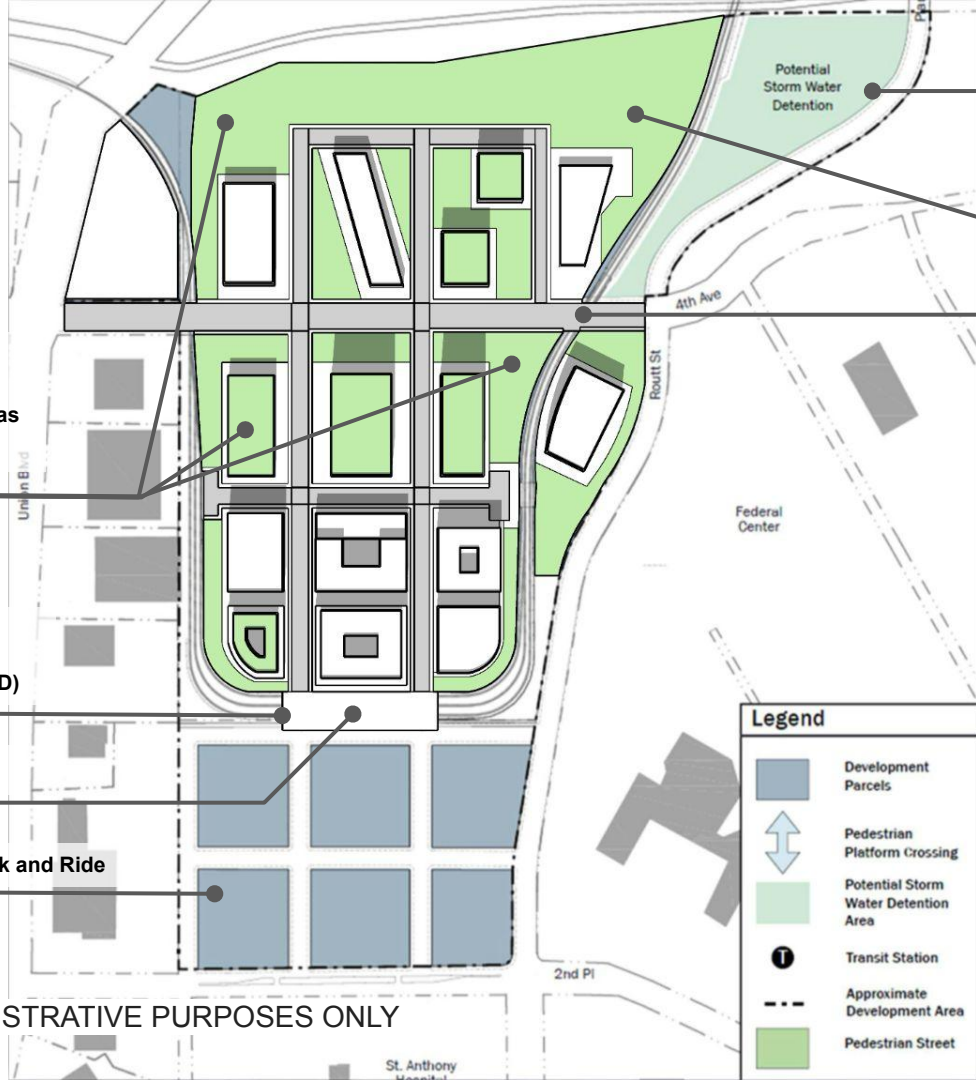
LOW DENSITY (ODP) OFFICE + MIXED USE

Open and/or green space requirements can be met via green roofs, streetscapes, or underdeveloped/less usable areas (verify fire lane access and turn around space as needed)

Federal Station South
w/ pedestrian crossings
(buildings shown 60' from
centerline of track, verify w/ RTD)

NOTE: Pedestrian crossing
does not yet exist

Existing Light Rail and Bus Park and Ride



Relocated
Stormwater Detention

Area less suitable for
buildings could be used
as parks or renewable
energy capture

Existing Rail Crossing

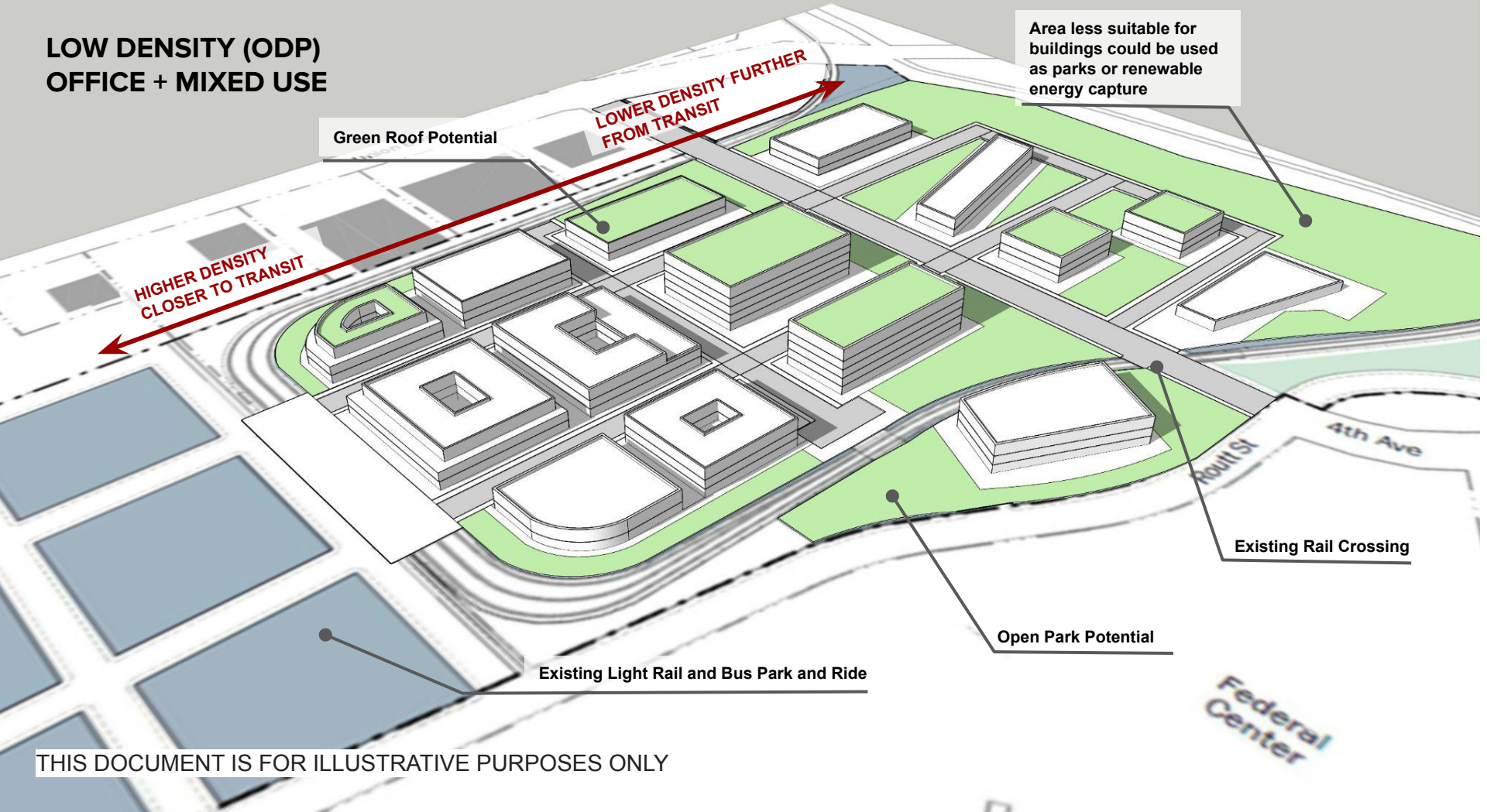
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LOW DENSITY (ODP) OFFICE + MIXED USE



Green Roof Potential

LOWER DENSITY FURTHER FROM TRANSIT

HIGHER DENSITY CLOSER TO TRANSIT

Area less suitable for buildings could be used as parks or renewable energy capture

Existing Rail Crossing

Open Park Potential

Existing Light Rail and Bus Park and Ride

Route St
4th Ave
Federal Center

**LOW DENSITY (ODP)
OFFICE + MIXED USE**



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