



Right-of-Way Technical Report

*For the C-470 Corridor
Revised Environmental Assessment*

May 2015

Submitted to:
CDOT Region 1
2000 S. Holly Street
Denver, CO 80222



COLORADO
Department of
Transportation

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1.0 INTRODUCTION

This Right-of-Way Technical Report examines potential impacts to private property ownership as the result of proposed improvements to Colorado State Highway 470 (C-470) in the southwestern part of the Denver metropolitan area.

C-470 is located about 13 miles south of downtown Denver. It passes through Arapahoe, Douglas, and Jefferson counties, as shown in **Figure 1**. In 2013, the Federal Highway Administration (FHWA) and Colorado Department of Transportation (CDOT) initiated a Revised Environmental Assessment (EA) for the 13-mile portion of C-470 between Kipling Parkway and Interstate 25 (I-25) to address congestion and delay, and to improve travel time reliability for C-470 users. The Proposed Action in the 2014 Revised EA differs slightly from the Express Lanes (EL) alternative identified in the previous EA that was approved by CDOT and FHWA in 2006.

Figure 1
C-470 Corridor and Surrounding Vicinity

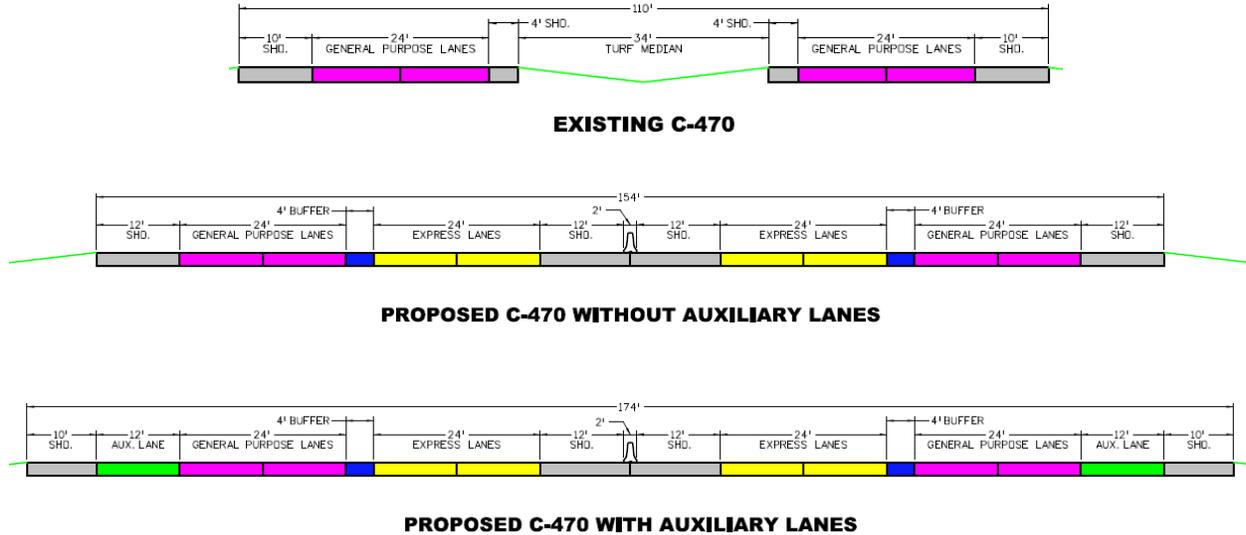


1.1 Project Description

The existing C-470 freeway includes two general purpose lanes in each direction with a depressed median, resulting in a typical cross section approximately 110 feet wide. This width expands near grade-separated interchanges to include off-ramps, on-ramps, and in some cases, auxiliary lanes. In the No-Action Alternative, this configuration would remain unchanged, but would receive maintenance as needed to maintain the safety and functionality of the existing four-lane freeway.

The Proposed Action would add two tolled Managed Express Lanes in each direction, expanding the four-lane freeway to an eight-lane freeway. To aid motorists in merging onto or off of the highway, auxiliary lanes will be provided between closely spaced interchanges (e.g., one mile apart). The typical cross section will vary from 154 feet without auxiliary lanes to 174 feet in areas with auxiliary lanes. The Proposed Action does not include any new interchanges or any major interchange modifications. The existing and proposed typical cross sections are shown below in **Figure 2**.

**Figure 2
Existing and Proposed C-470 Typical Cross Sections**



1.2 Right-of-Way Approach

The land upon which a highway is constructed, together with any related ramps, medians, shoulders, and adjacent land interests owned for highway-related purposes, is termed “right-of-way.” If additional land is needed by the Colorado Department of Transportation (CDOT) for transportation improvements, the right-of-way is purchased from the affected, abutting property owners.

In some cases where homes or businesses are on the land needed for transportation improvements, the properties must be acquired in their entirety. Where this occurs, the displacement of residents or businesses from the property results in relocation impacts. In most other cases, it is possible to acquire a lesser portion of the property while still leaving the remaining land viable for its existing or planned use.

The right-of-way acquisitions and relocations were analyzed in part by using the guidance of FHWA Technical Advisory Report T6640.8A.

2.0 AFFECTED ENVIRONMENT

2.1 Related Plans and Policies

Electronic right-of-way maps and parcel information was gathered from Arapahoe County, Douglas County, and Jefferson County, beginning in the summer of 2013 and concluding in the fall of 2014. The project team joined these three right-of-way files together, overlaid the file onto the C-470 project area, and rectified the assessor based ownership mapping with recorded CDOT and local agency right of way plans. The resulting map defined the existing ownership map for the alternatives.

2.2 Description of Existing Conditions

Built over twenty years ago, C-470 is located in the southwestern quadrant of the Denver metropolitan region, having portions in Jefferson County, Douglas County, and Arapahoe County. The highway traverses from Kipling Parkway to I-25, providing a major east-west facility for users in the area. For much of the corridor, the existing C-470 right-of-way is 300 feet wide. Typically, this width is adequate for freeway lanes, medians, paved shoulders, and landscaping areas. Near interchanges, where additional lanes are located for on and off ramps, the C-470 right-of-way is sufficient to accommodate existing ramps, but this right-of-way would not be adequate in all cases where a different geometric configuration is proposed.

Land use along the C-470 Corridor is mostly made up of a mix of residential, commercial, and undeveloped open land. Chatfield State Park, as well as other local parks, is located at the western end of the Corridor, mixed with dense residential populations. The middle stretch is where most of the residential units are located, spotted with several commercial units throughout. At the eastern end of the Corridor, commercial property is located on both sides of the highway, with residential property extending behind the commercial units to the north and to the south.

Approximately 124 acres of the defined project area lie upon the United States Army Corps of Engineers (USACE) property. The USACE allows CDOT the use of this land under the terms of an easement, which is also approximately 300 feet wide. The USACE first created this easement in 1971, incorporating a total of 315 acres. The easement language has been modified only twice in the past 34 years to make minor corrections for clarity.

Recent developments have been active adjacent to the corridor, and the existing ownership mapping is current as of March 2015. Additional build-out of Highlands Ranch is expected further off the C-470 Corridor Environmental Assessment Right-of-Way and Relocations Corridor, but will not impact the right-of-way assessment for the Proposed Action.

3.0 ENVIRONMENTAL CONSEQUENCES

3.1 Methodology for Impact Evaluation

Relevant data was collected for the C-470 Corridor including aerial photographs, county parcel maps, CDOT right of way maps, local entity surveys, and railroad right of way maps.

Next, a field inspection was performed, noting the lay out of the land and specific geographical features for all locations along the Corridor. The number of parcels and approximate acreage of impact was determined. These totals were broken down by land use types, including residential and commercial. The types of roadway improvements to occur at each of these locations were noted.

3.2 ROW Impacts of the No-Action Alternative

The No Action Alternative would require no additional right-of-way or relocations within the study area for the C-470 Corridor.

3.3 ROW Impacts of the Proposed Action

The Proposed Action would have right-of-way impacts affecting 38 adjacent land parcels, as indicated in **Table 1**. CDOT would acquire six parcels totaling 3.48 acres as new right-of-way, including two total acquisitions and four partial acquisitions. These are the only two total acquisitions needed, and since both are vacant parcels, no business or residential relocations would be needed.

The Proposed Action would result in acquisition of permanent easements from 13 other parcels. These easements total 31.46 acres, and would affect between two percent and 19 percent of the area of the respective parcels. The majority of permanent easements are due to water quality cooperation with local agencies, as the local agencies are allowing CDOT to drain the highway right-of-way to the existing ponds. In return, CDOT will modify the ponds to provide water quality treatment that will benefit both CDOT and the local agency.

The most common right-of-way impact under the Proposed Action would be temporary easements affecting a very small portion (e.g., one to five percent) of an affected parcel. An estimated 19 temporary easements totaling 8.1 acres would be needed.

Temporary easements are acquired where access is needed to an owner's property only during construction, sometimes for utility relocation or water quality purposes. If any property is altered within a temporary easement during construction, CDOT restores the property condition or (more typically) compensates the owner for the damage. Typically, permanent physical modifications such as grade changes are not allowed within temporary easement areas.

Between Wadsworth Boulevard and Santa Fe Drive, all Proposed Action work has been designed to stay within the existing USACE easement. However, all roadway changes within the easement will require USACE approval, especially the replacement of the C-470 bridges over the South Platte River.

4.0 MITIGATION

Right-of-way acquisition will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646), as amended, and the Uniform Relocation Act Amendments of 1987 (Public Law 100-17), which contain specific requirements that govern the manner in which a government entity acquires private property for public use. The purpose of this act is to provide a uniform policy for fair and equitable treatment of persons and businesses displaced as a result of federal and federally assisted programs. The law is designed to ensure just compensation for all acquired properties and to minimize impacts on current owners and tenants.

Although no relocations are anticipated for this project, CDOT will continue to advise persons of the acquisition process throughout project development relative to the impact on their residence or business location. Right-of-way information will be available, along with experienced personnel to meet with impacted property owners and tenants, and explain the program throughout the project development process.

Pamphlets and brochures describing the acquisition program are available at all C-470 Corridor public meetings, or by calling CDOT. Meetings and discussions with owners and tenants can be scheduled at any time either as a small group or individually.

Continuous communication with the impacted property owners and their tenants will be necessary to keep them advised of project funding and schedules. Adequate lead time for the right-of-way acquisition process will need to be planned and programmed into the project schedule. CDOT is committed to ensuring adequate time is available to accomplish the steps necessary to negotiate the purchase of the required property rights needed to build the project.

5.0 SUMMARY

The conclusions of this report were based on a thorough analysis of the most current right-of-way information available. Impact lines were continuously refined to minimize right-of-way impacts to the greatest extent possible, and will be refined further throughout final design. The figures given in this report are subject to change during the final design stage.

No structures will be impacted by the right-of-way acquisitions, but there will be minor effects to landscaping around commercial buildings. Continuous communication with affected parcel owners will be maintained to ensure a proactive process for right-of-way acquisition.

Figure 1
Location of Right-of-Way Impacts

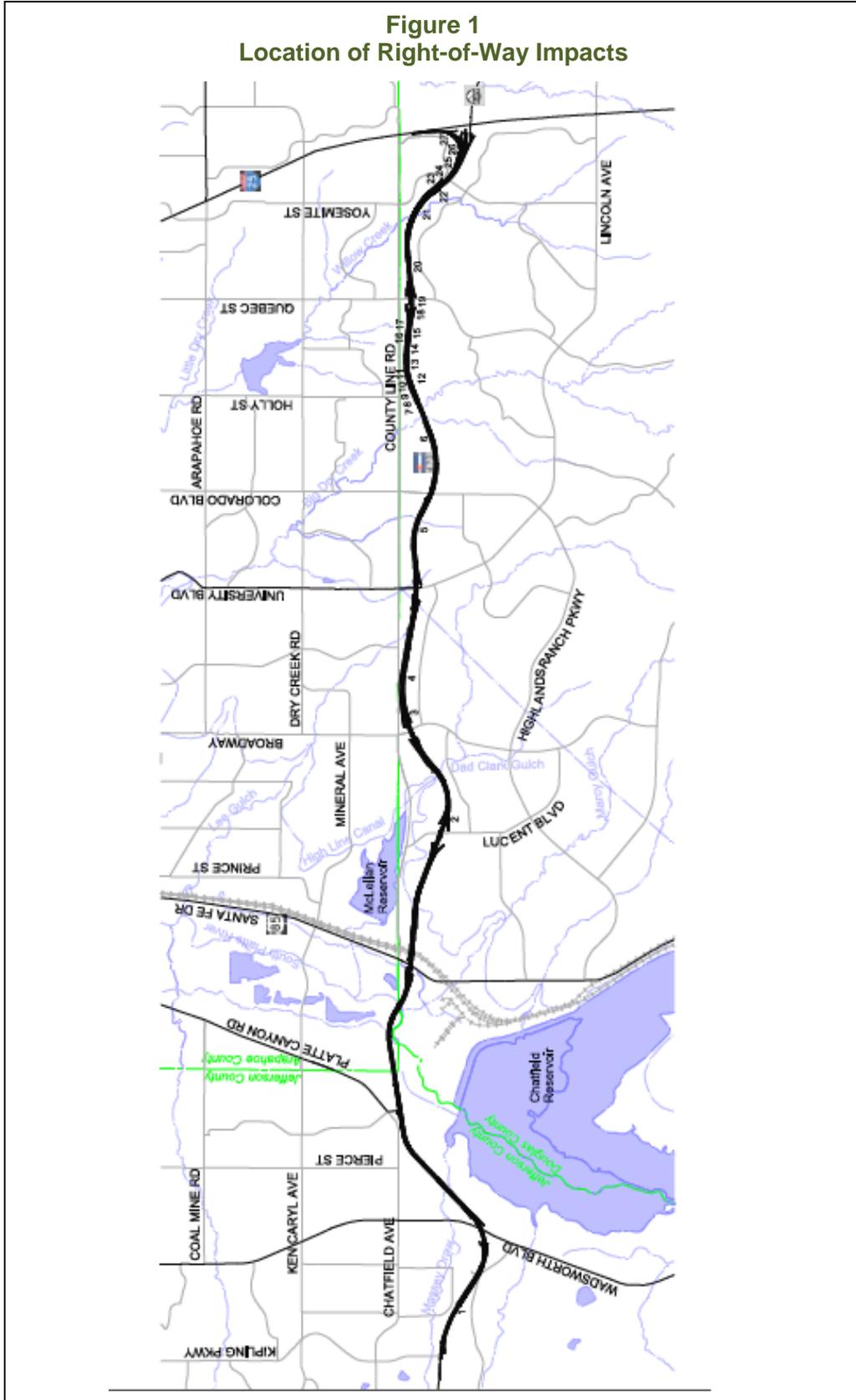


Table 1
Right-of-Way Impacts of the Proposed Action
(listed from west to east across the project area)

| ROW Exhibit # | Current Land Use | Size of Total Parcel (acres) | Size of Parcel Impact (acres) | | | % of Parcel | For Water Qual. |
|--------------------------|-------------------------|------------------------------|-------------------------------|--------------|-------------|-------------|-----------------|
| | | | Acquisition | Easement | | | |
| | | | | Permanent | Temporary | | |
| 1 | vacant | 18.05 | 0.74 | | | 4% | 0.74 |
| 2 | vacant | 1.33 | | 1.33 | | 100% | 1.33 |
| 3 | vacant | 13.96 | | 12.88 | | 92% | 12.88 |
| 4 | vacant | 7.77 | | 7.77 | | 100% | 7.77 |
| 5 | commercial | 13.48 | | 0.76 | | 6% | |
| 6 | vacant | 3.47 | | 3.47 | | 100% | 3.47 |
| 7 | vacant | 2.90 | | 0.24 | | 10% | |
| 8 | vacant | 18.32 | | | 5.88 | 32% | 5.88 |
| 9 | vacant (2 easements) | 3.26 | | 1.31/0.91 | | 69% | |
| 10 | vacant | 26.51 | | 1.06 | | 2% | |
| 11 | vacant (2) | 13.82 | | | 0.27/7.71 | 58% | |
| 14 | park land** | 3.31 | | | 0.18 | 7% | |
| 16 | commercial | 0.55 | | | 0.03 | 3% | |
| 17 | commercial | 1.73 | | | 0.05 | 4% | |
| 18 | commercial | 1.90 | | | 0.08 | 3% | |
| 19 | commercial | 1.40 | | | 0.04 | 1% | |
| 20 | apartments | 36.15 | | | 0.39 | | |
| 21 | soccer field** | 1.95 | | | 0.12 | 6% | |
| 22 | vacant | 1.51 | 0.08 | | | 5% | |
| 23 | vacant | 1.64 | 0.09 | | | 5% | |
| 24 | commercial | 4.09 | | | 0.03 | 1% | |
| 25 | commercial | 3.63 | | | 0.05 | 1% | |
| 27 | commercial | 2.96 | | | 0.08 | 3% | |
| 28 | commercial | 2.48 | | | 0.02 | 1% | |
| 29 | commercial | 14.78 | | 0.10 | | 1% | |
| 31 | vacant (2) | 8.89 | | 1.48 | 0.18 | 19% | |
| 32 | vacant | 9.58 | 0.04 | | | <1% | |
| 33 | C-470 ramp | 2.18 | 2.18 | | | 100% | |
| 34 | C-470 ramp | 0.35 | 0.35 | | | 100% | |
| 35 | commercial | 1.51 | | 0.11 | | 7% | |
| 36 | detention pond | 3.00 | | | 0.13 | 4% | |
| 37 | vacant (2) | 0.86 | | | 0.03/0.07 | 12% | |
| 38 | commercial | 12.54 | | | 0.07 | 1% | |
| 39 | commercial | 14.20 | | | 0.01 | <1% | |
| 41 | commercial | 12.03 | | 0.13 | | 1% | |
| TOTAL ACRES | | | 3.48 | 31.46 | 6.33 | | 30.56 |
| NUMBER OF PARCELS | | | 6 | 13 | 19 | | |

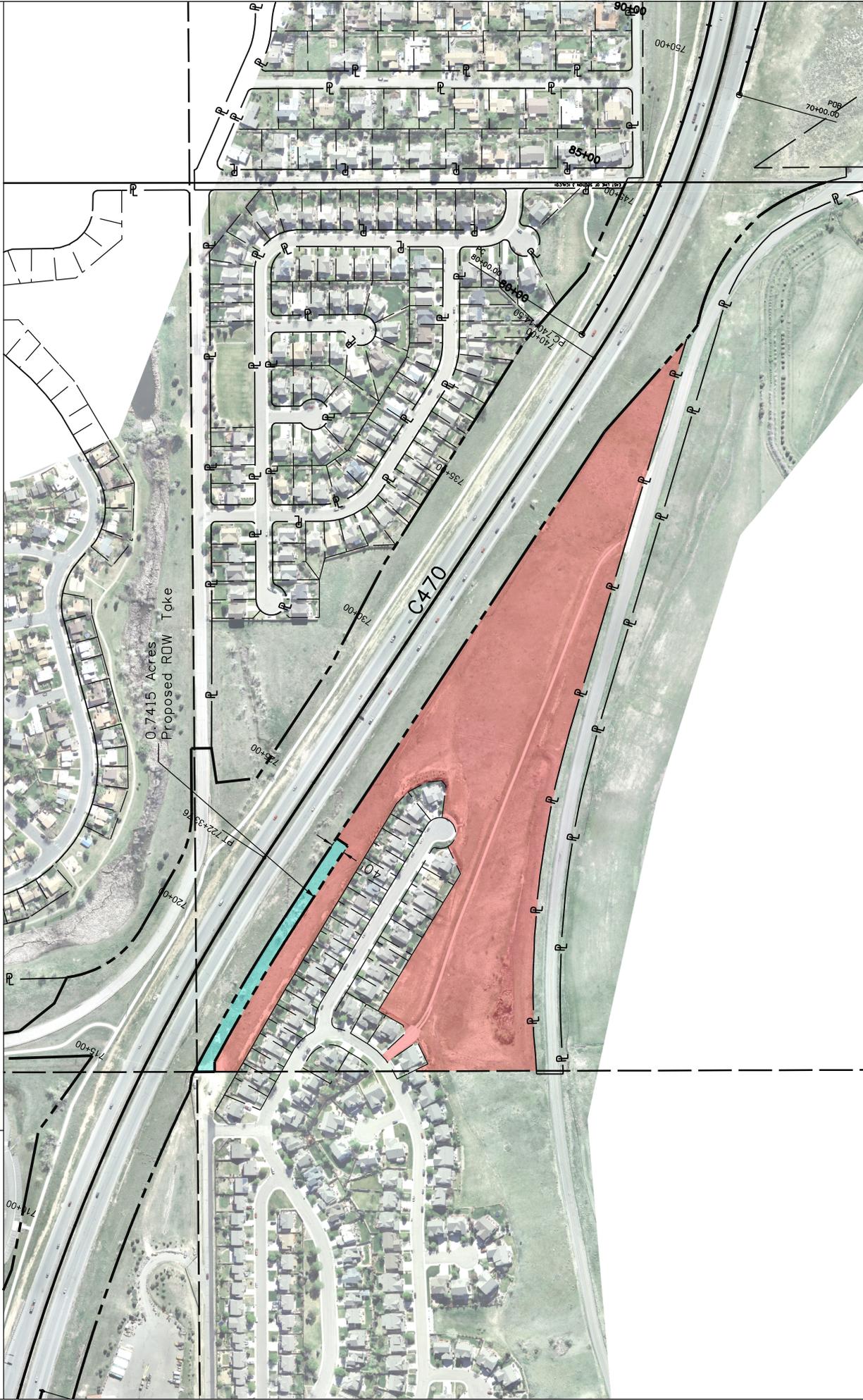
* Shaded rows indicate parcels owned by governmental or quasi-governmental entities.

** The parcel #13 "soccer field" temporary easement is vacant land located away from the soccer field and also not used for any recreational purpose. All impacts to commercial properties affect unused land adjacent to C-470 ROW, not developed portions of those parcels.

ATTACHMENT:
SHEETS DEPICTING INDIVIDUAL RIGHT-OF-WAY IMPACTS

ROW Exhibit 1

Plat #: 69-034-00-001 Owner: Land Securities Investors LTD
 Plat Size: 18.0851 Acres Proposed ROW Take Area: 0.7415 Acres



- Legend**
- — — — Proposed Permanent Easement
 - — — — Existing ROW
 - — — — Existing Property Line
 - — — — Proposed Temporary Easement
 - — — — Proposed ROW/Easement Area
 - — — — Affected Plat
 - — — — Proposed ROW

ROW Exhibit 4

Plat #: XXXXXXXXXXXX

Owner:

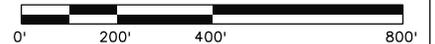
Plat Size: 7.7695 Acres

Proposed Easement Area: 7.7695 Acres



7.7695 Acre Proposed Permanent Easement

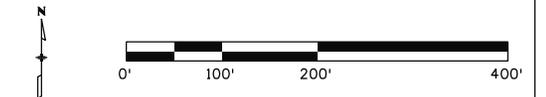
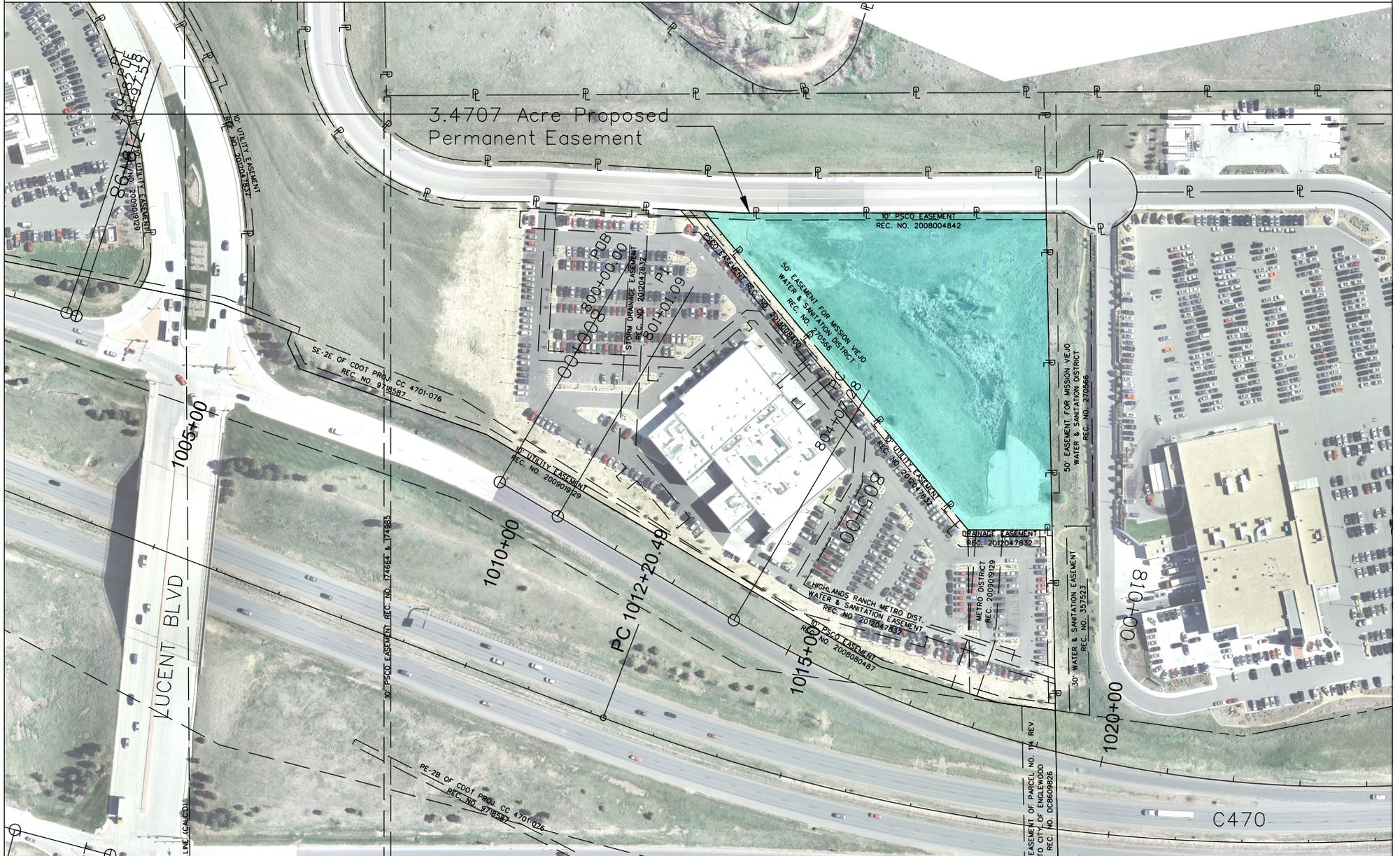
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|----------------------------|-----------------------------------|---|
| Legend | ----- Proposed Permanent Easement |  Proposed ROW/Easement Area |
| ----- Existing ROW | ----- Proposed Temporary Easement |  Affected Plat |
| —P— Existing Property Line | ----- Proposed ROW | |



ROW Exhibit 6

Plat #: 222904104007
 Plat Size: 3.4707 Acres

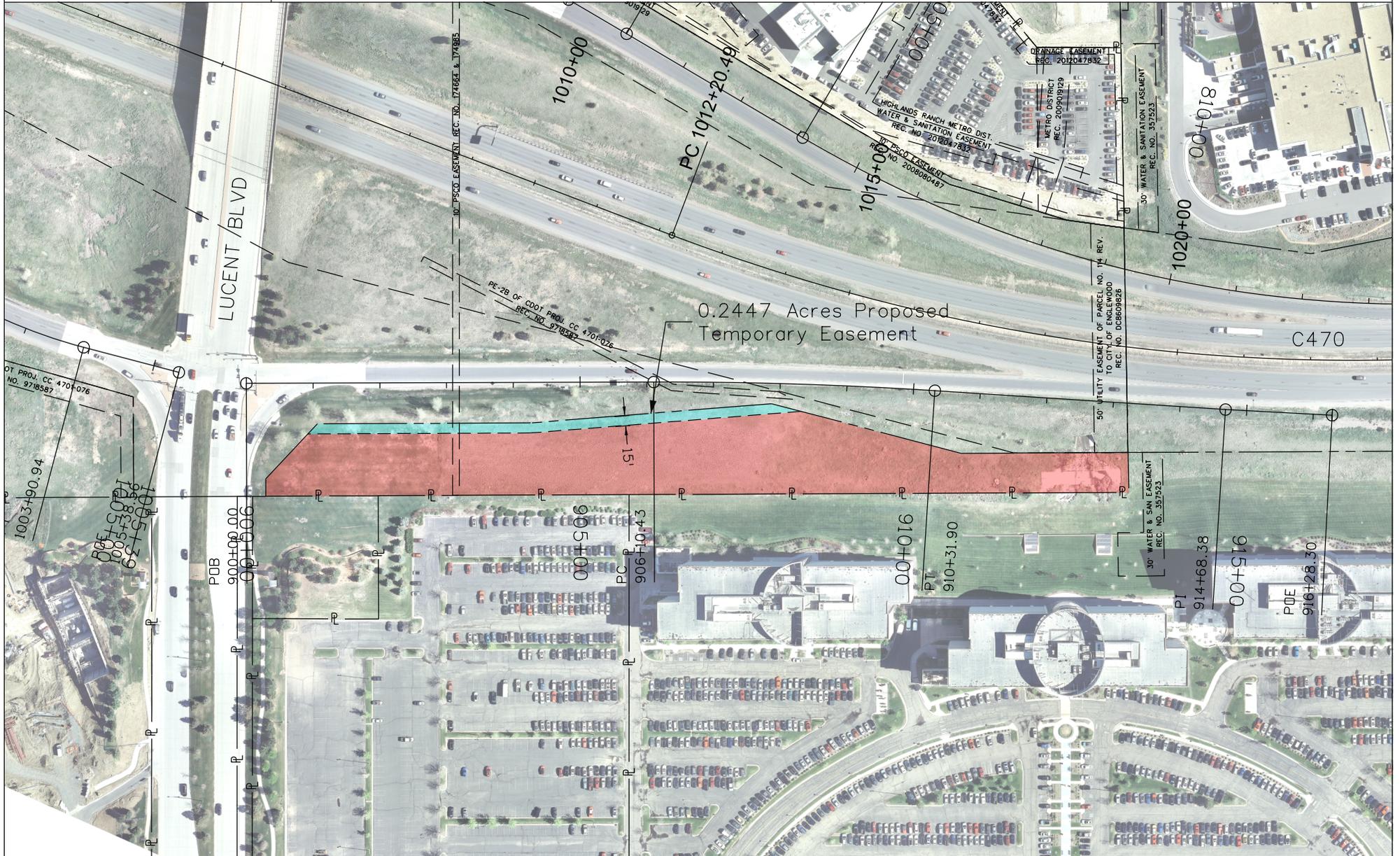
Owner: Englewood McLellan Reservoir Foundation
 Proposed Easement Area: 3.4707 Acres



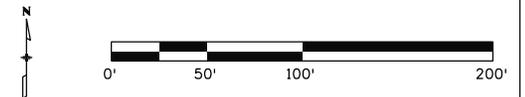
ROW Exhibit 7

Plat #: 222904000026
 Plat Size: 2.8973 Acres

Owner: Englewood McLellan Reservoir Foundation
 Proposed Easement Area: 0.2447 Acres

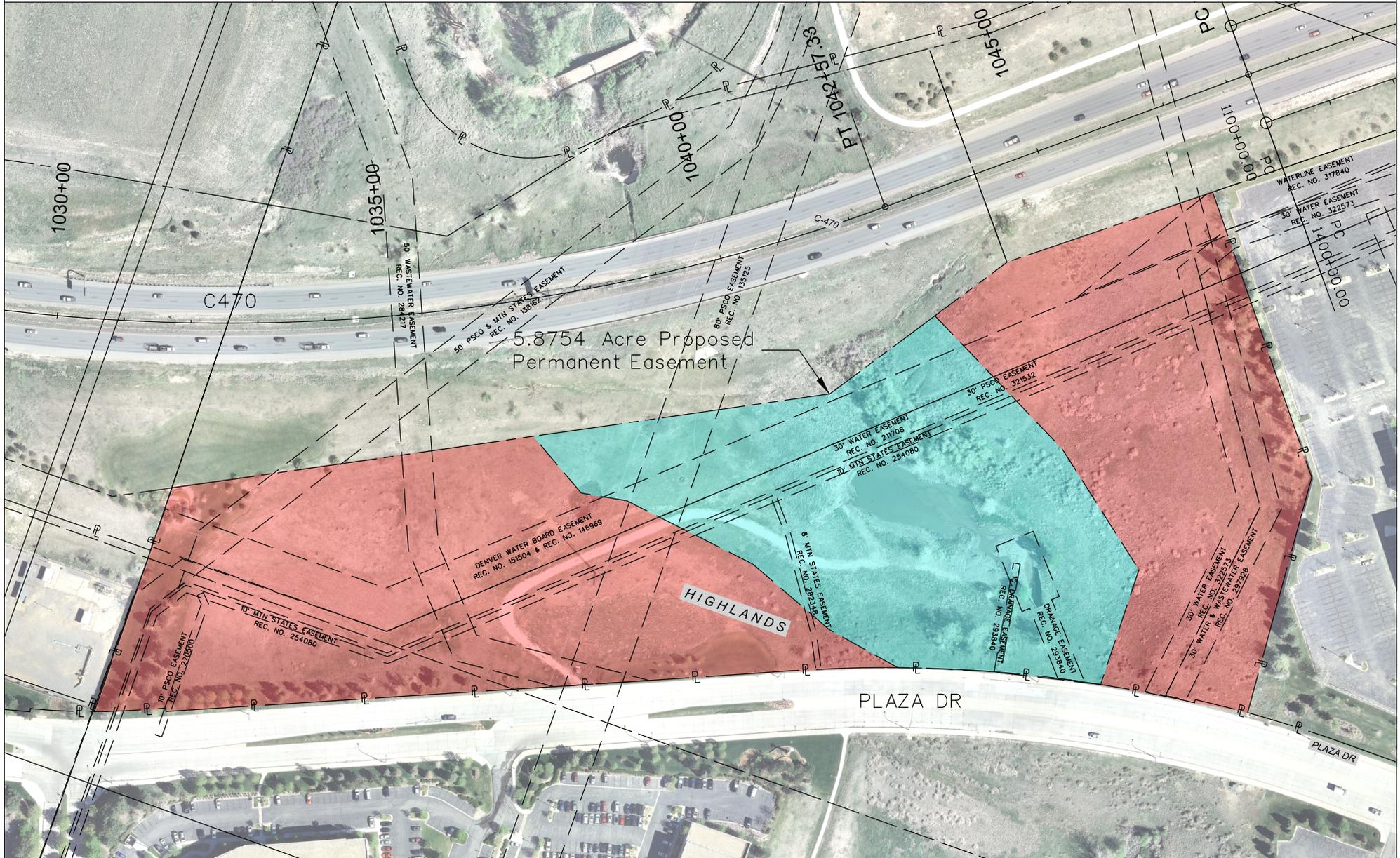


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|----------------------------|-----------------------------------|---|
| Legend | ----- Proposed Permanent Easement | Proposed ROW/Easement Area |
| ----- Existing ROW | ----- Proposed Temporary Easement | Affected Plat |
| —P— Existing Property Line | ----- Proposed ROW | |



ROW Exhibit 8

Plat #: 222903207005 Owner: Highlands Ranch Metro District
 Plat Size: 18.3223 Acres Proposed Easement Area: 5.8754 Acres



5.8754 Acre Proposed Permanent Easement

HIGHLANDS

PLAZA DR

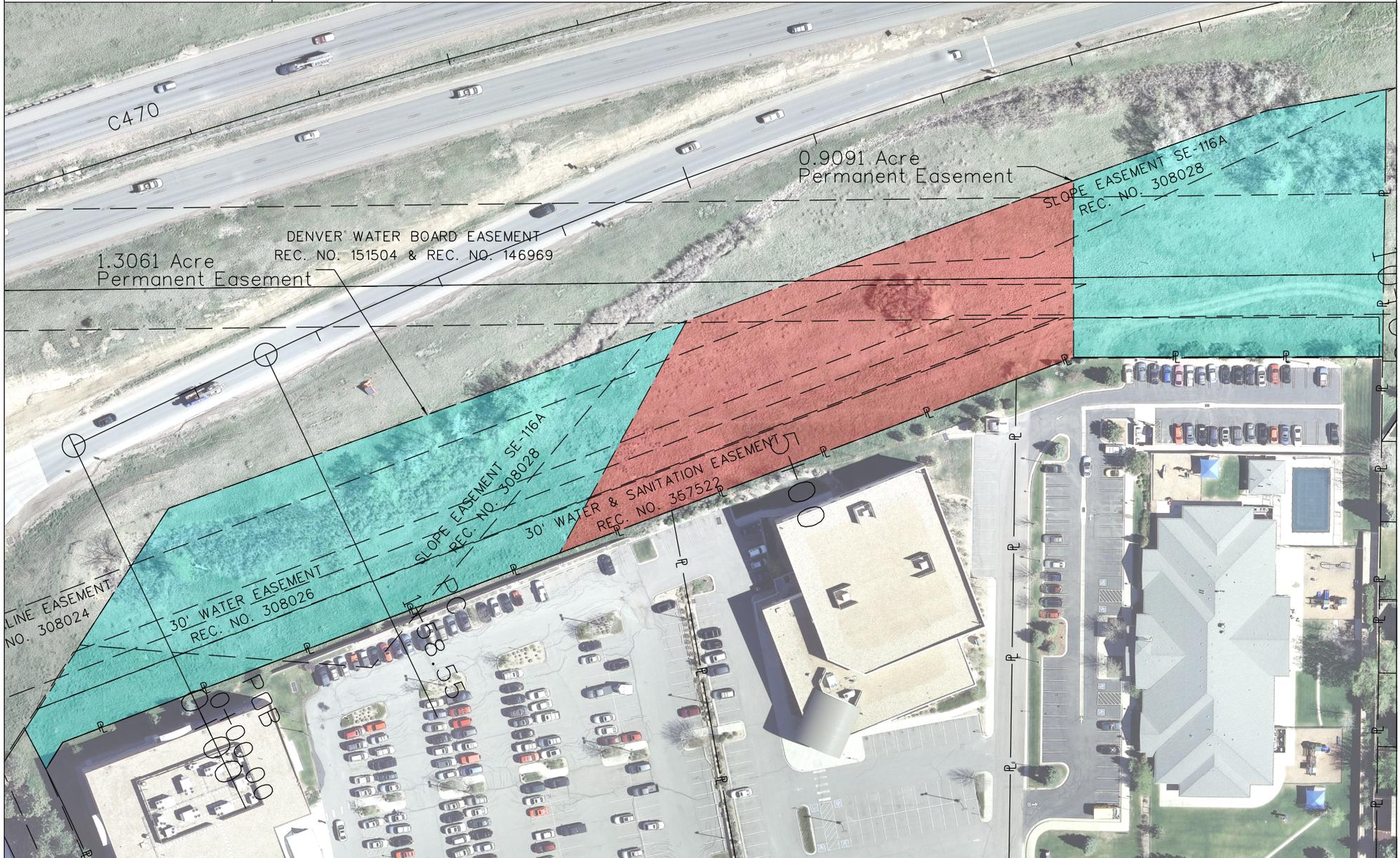
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| ----- Existing ROW | - - - - - Proposed Temporary Easement | Affected Plat |
| —P— Existing Property Line | ----- Proposed ROW | |



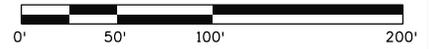
ROW Exhibit 9

Plat #: 222903113060
Plat Size: 3.2579 Acres

Owner: Highlands Ranch Metro District
Proposed Easement Area: 2.2152 Acres



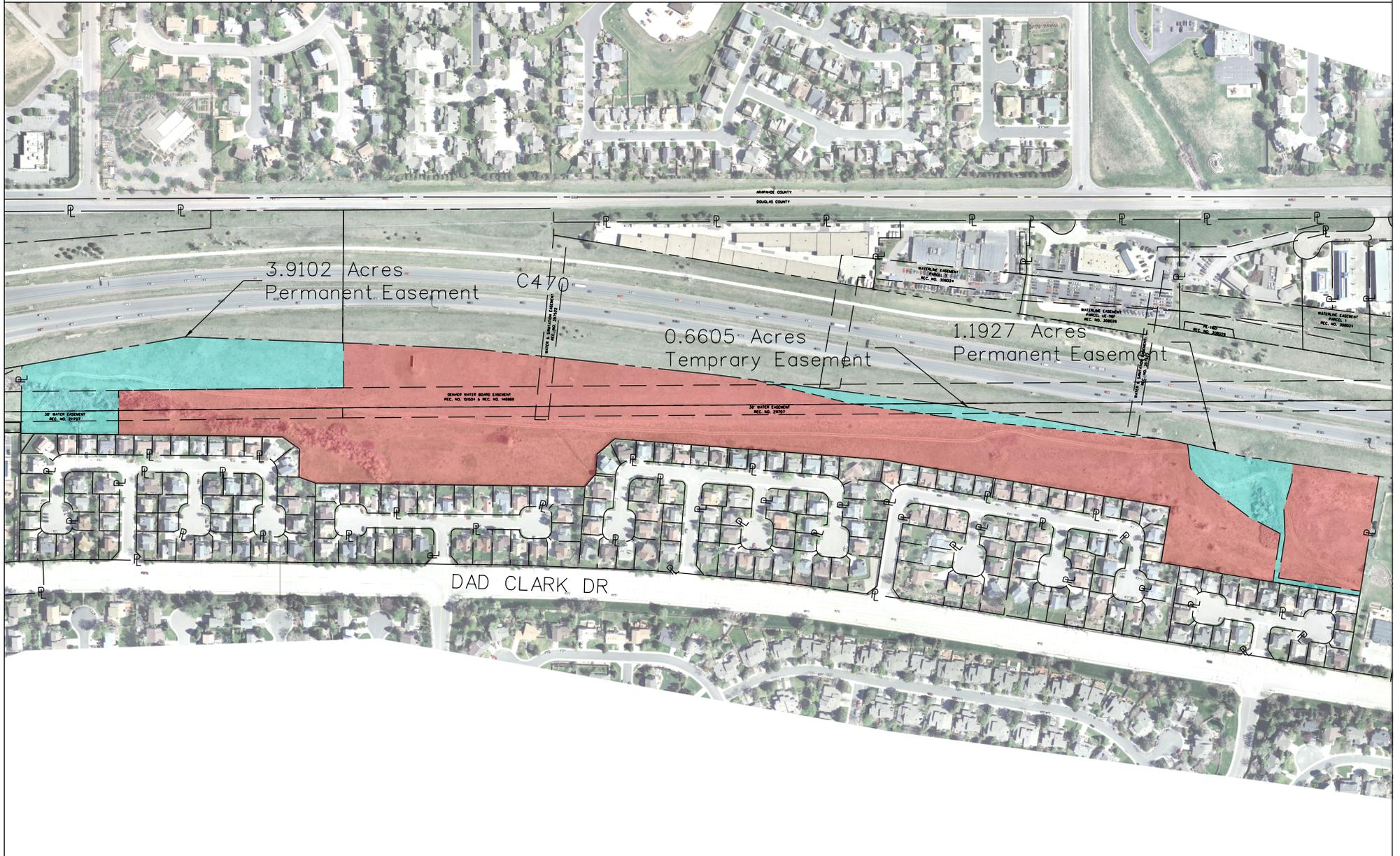
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| Legend | ----- Proposed Permanent Easement |  Proposed ROW/Easement Area |
| ----- Existing ROW | - - - - - Proposed Temporary Easement |  Affected Plat |
| —P— Existing Property Line | ----- Proposed ROW | |



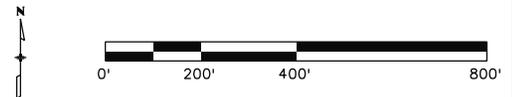
ROW Exhibit 10

Plat #: 222902221138
 Plat Size: 26.5099 Acres

Owner: Highlands Ranch Metro District
 Proposed Easement Area: 5.7634 Acres



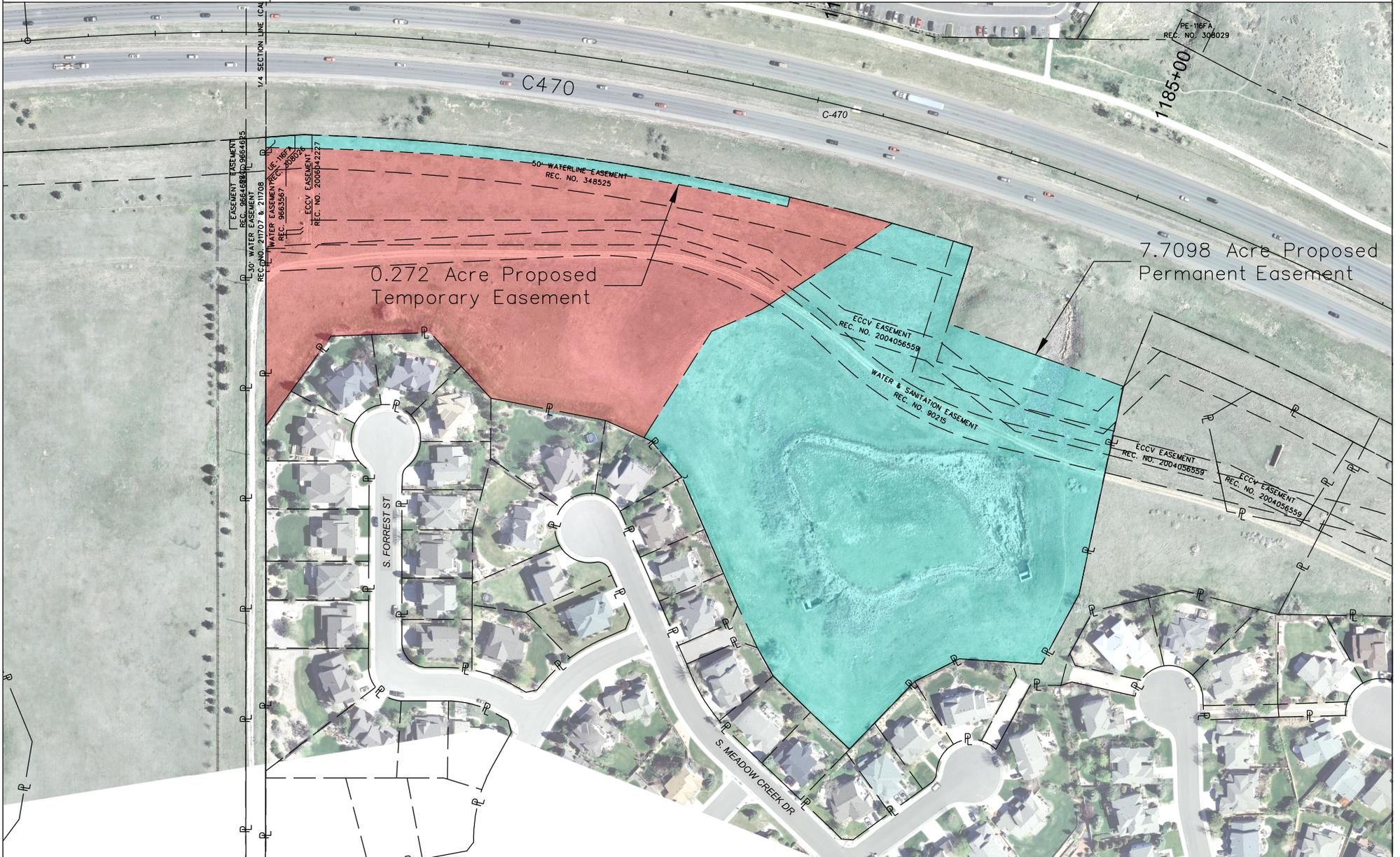
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| — — — — — Existing ROW | - - - - - Proposed Temporary Easement | Affected Plat |
| — P — Existing Property Line | - - - - - Proposed ROW | |



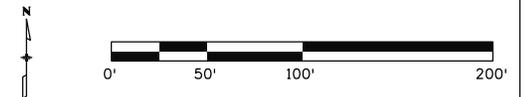
ROW Exhibit 11

Plat #: 22290111126
 Plat Size: 13.8121 Acres

Owner: Highlands Ranch Metro District
 Proposed Easement Area: 7.9818 Acres



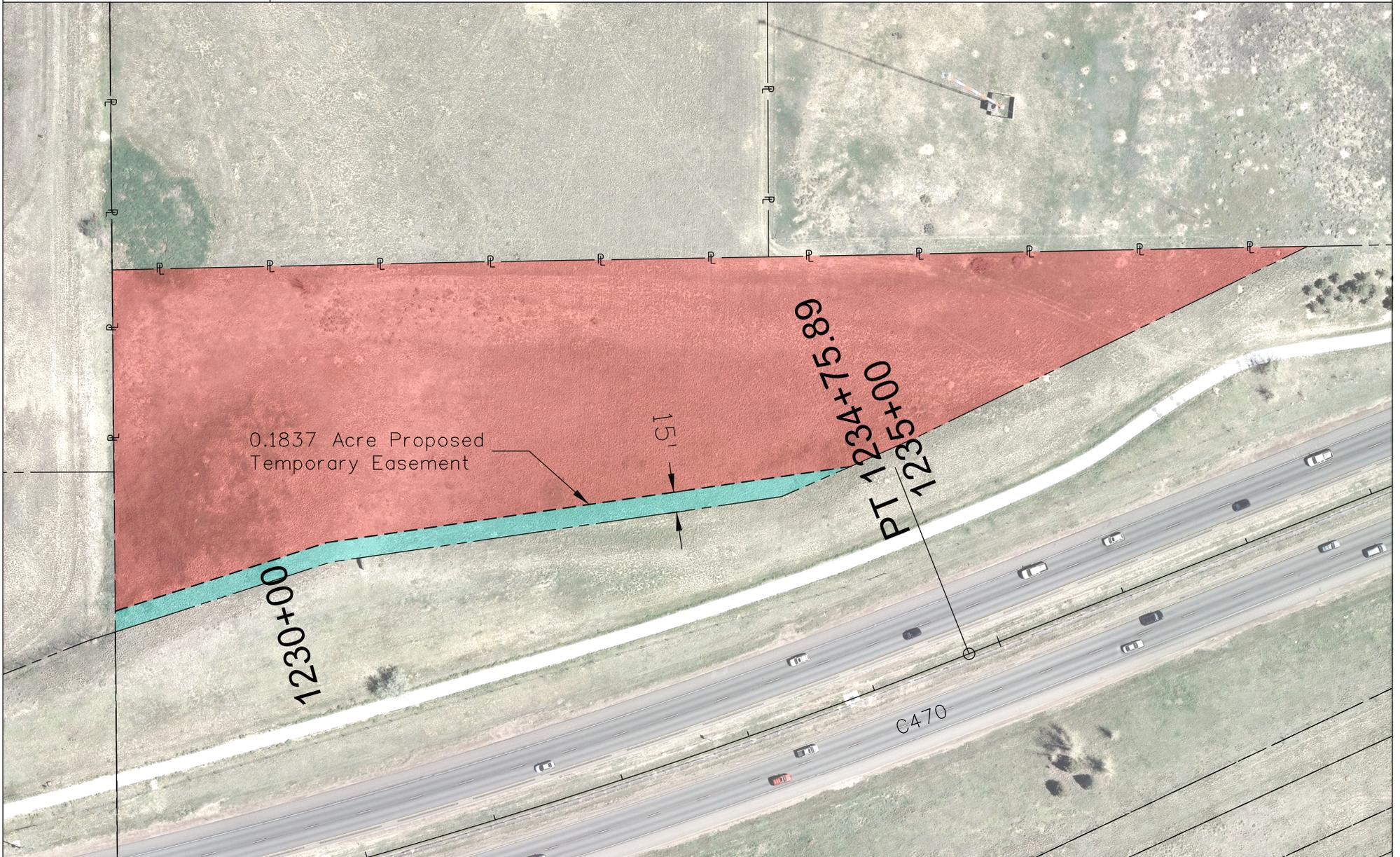
| Legend | |
|--------|-----------------------------|
| | Proposed Permanent Easement |
| | Proposed ROW/Easement Area |
| | Existing ROW |
| | Affected Plat |
| | Proposed Temporary Easement |
| | Existing Property Line |
| | Proposed ROW |



ROW Exhibit 14

Plat #: 223106100002
Plat Size: 3.3084 Acres

Owner: South Suburban Park and Recreation District
Proposed Easement Area: 0.1837 Acres



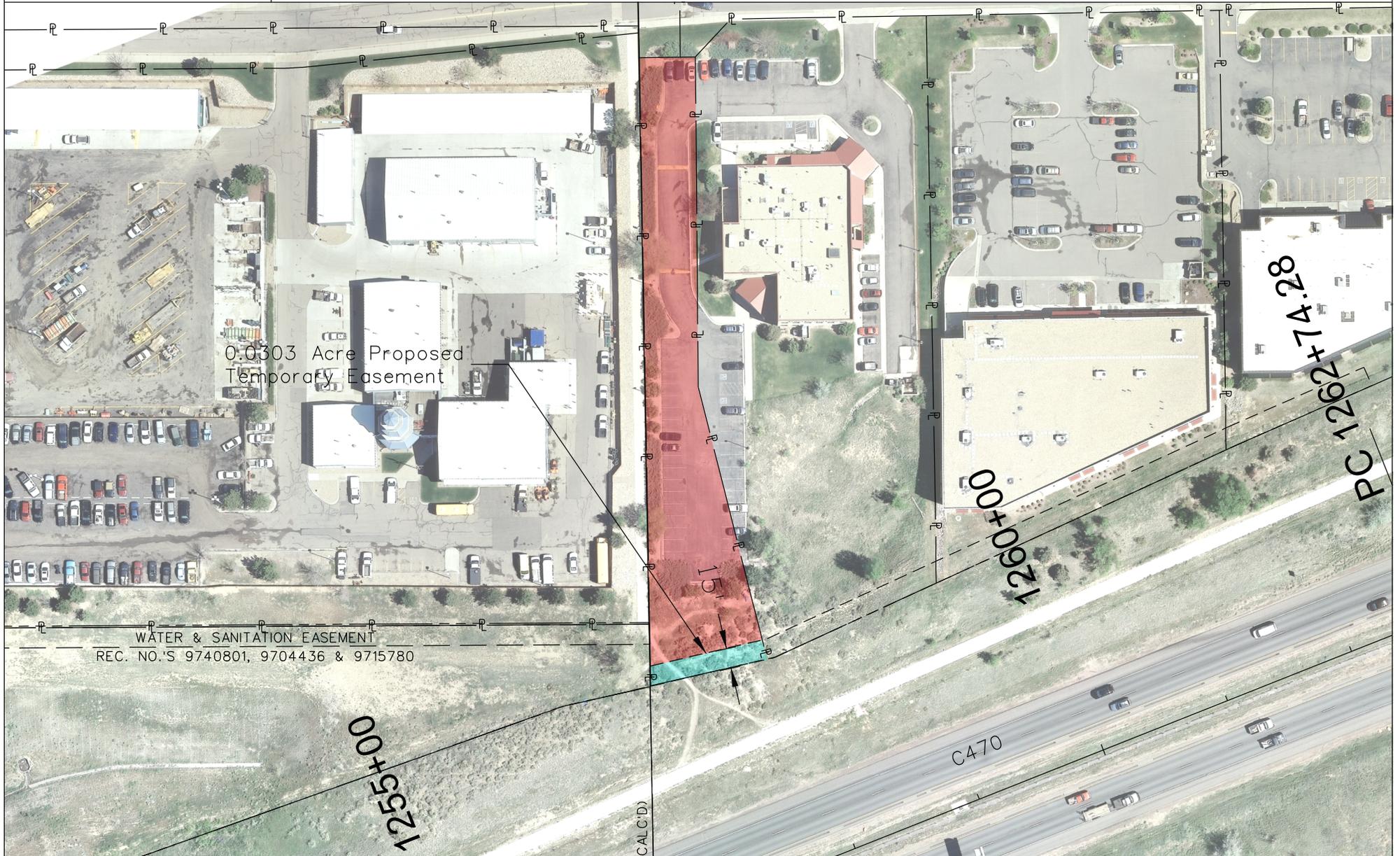
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| — — — — Existing ROW | - - - - - Proposed Temporary Easement |  Affected Plat |
| — P — Existing Property Line | - - - - - Proposed ROW | |



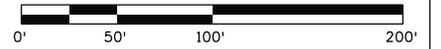
ROW Exhibit 16

Plat #: 223105201016
Plat Size: 0.5532 Acres

Owner: Bellview Animal Hospital LLC
Proposed Easement Area: 0.0303 Acres



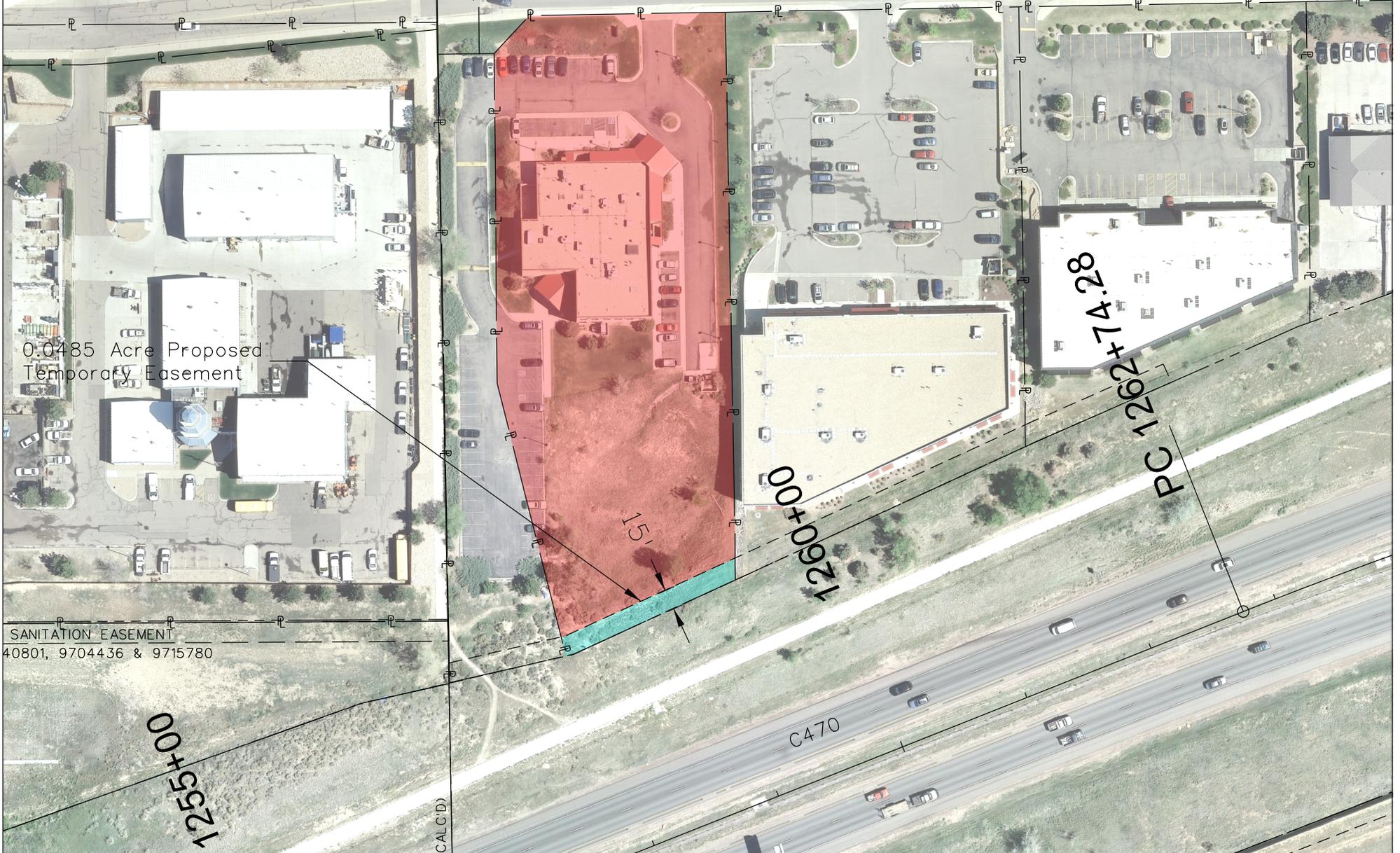
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| Legend | — — — — Proposed Permanent Easement |  Proposed ROW/Easement Area |
| — — — — Existing ROW | - - - - - Proposed Temporary Easement |  Affected Plat |
| — P — Existing Property Line | - - - - - Proposed ROW | |



ROW Exhibit 17

Plat #: 223105201015
 Plat Size: 1.7284 Acres

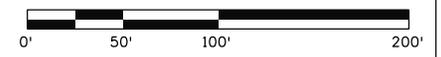
Owner: Bellview Animal Hospital LLC
 Proposed Easement Area: 0.0485 Acres



0.0485 Acre Proposed Temporary Easement

SANITATION EASEMENT
 40801, 9704436 & 9715780

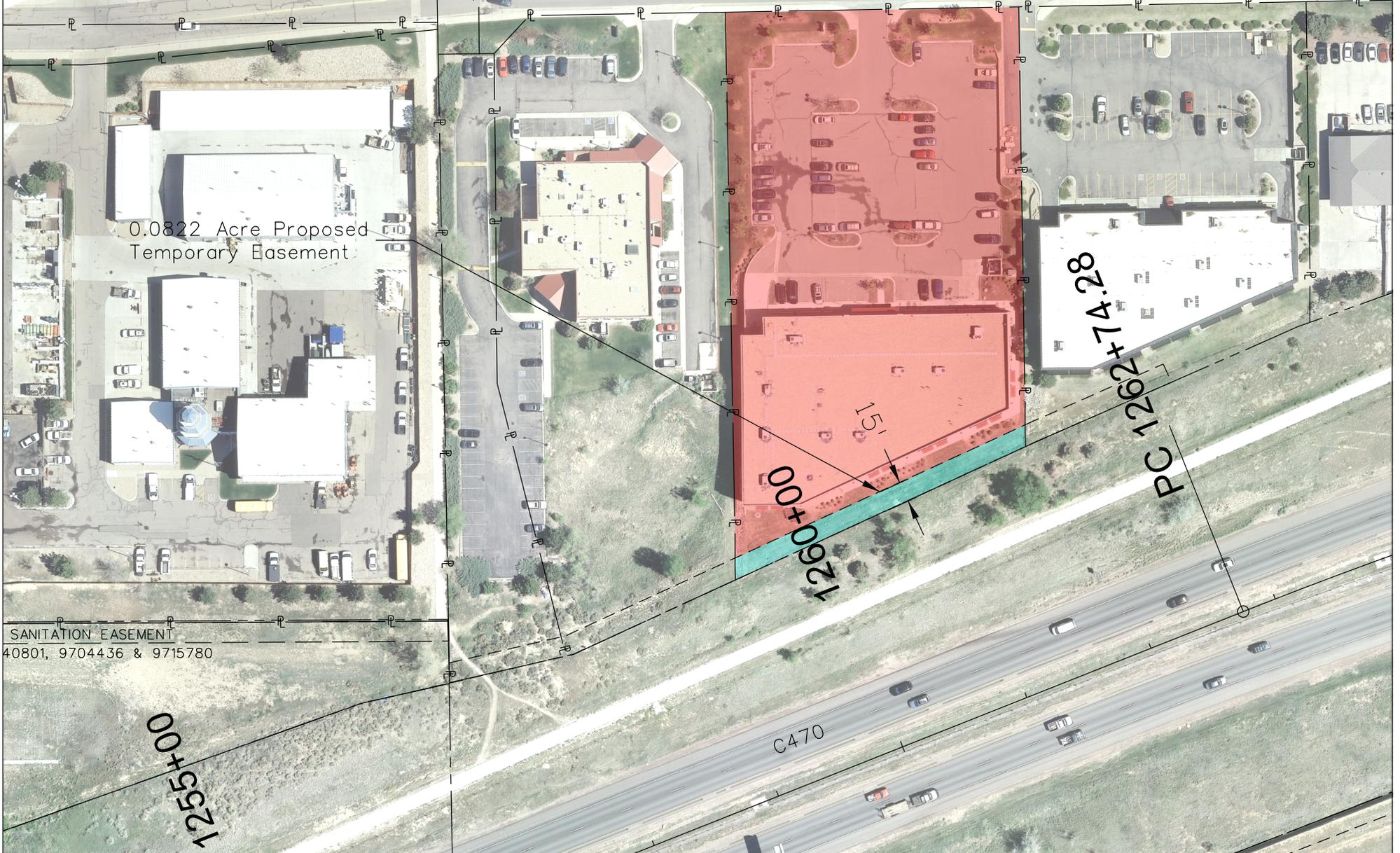
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| — — — — Existing ROW | - - - - Proposed Temporary Easement | Affected Plat |
| — P — Existing Property Line | - - - - Proposed ROW | |



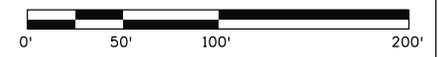
ROW Exhibit 18

Plat #: 223105201014
Plat Size: 1.8958 Acres

Owner: G & D LLC
Proposed Easement Area: 0.0822 Acres



| | | |
|------------------------------|---------------------------------------|---|
| Legend | — — — — Proposed Permanent Easement |  Proposed ROW/Easement Area |
| — — — — Existing ROW | - - - - - Proposed Temporary Easement |  Affected Plat |
| — P — Existing Property Line | - - - - - Proposed ROW | |



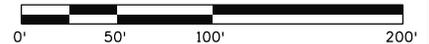
ROW Exhibit 19

Plat #: 223105201013
Plat Size: 1.4006 Acres

Owner: Lommen and Maloney LLC
Proposed Easement Area: 0.0400 Acres



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|------------------------------|---------------------------------------|---|
| Legend | — — — — Proposed Permanent Easement |  Proposed ROW/Easement Area |
| — — — — Existing ROW | - - - - - Proposed Temporary Easement |  Affected Plat |
| — P — Existing Property Line | - - - - - Proposed ROW | |



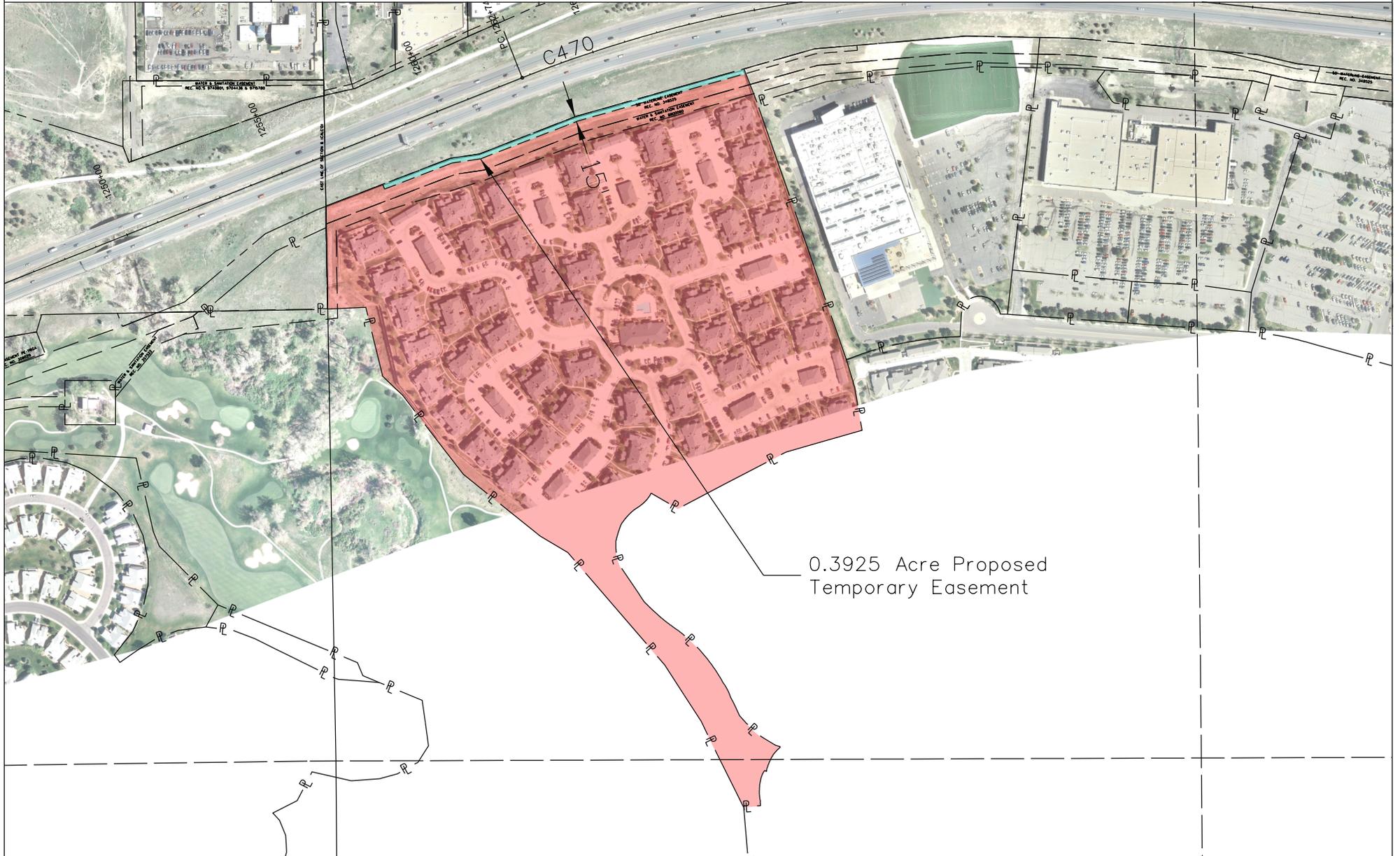
ROW Exhibit 20

Plat #: 223105204014

Owner: T C Palomino Green River LLC

Plat Size: 36.1494 Acres

Proposed Easement Area: 0.3925 Acres



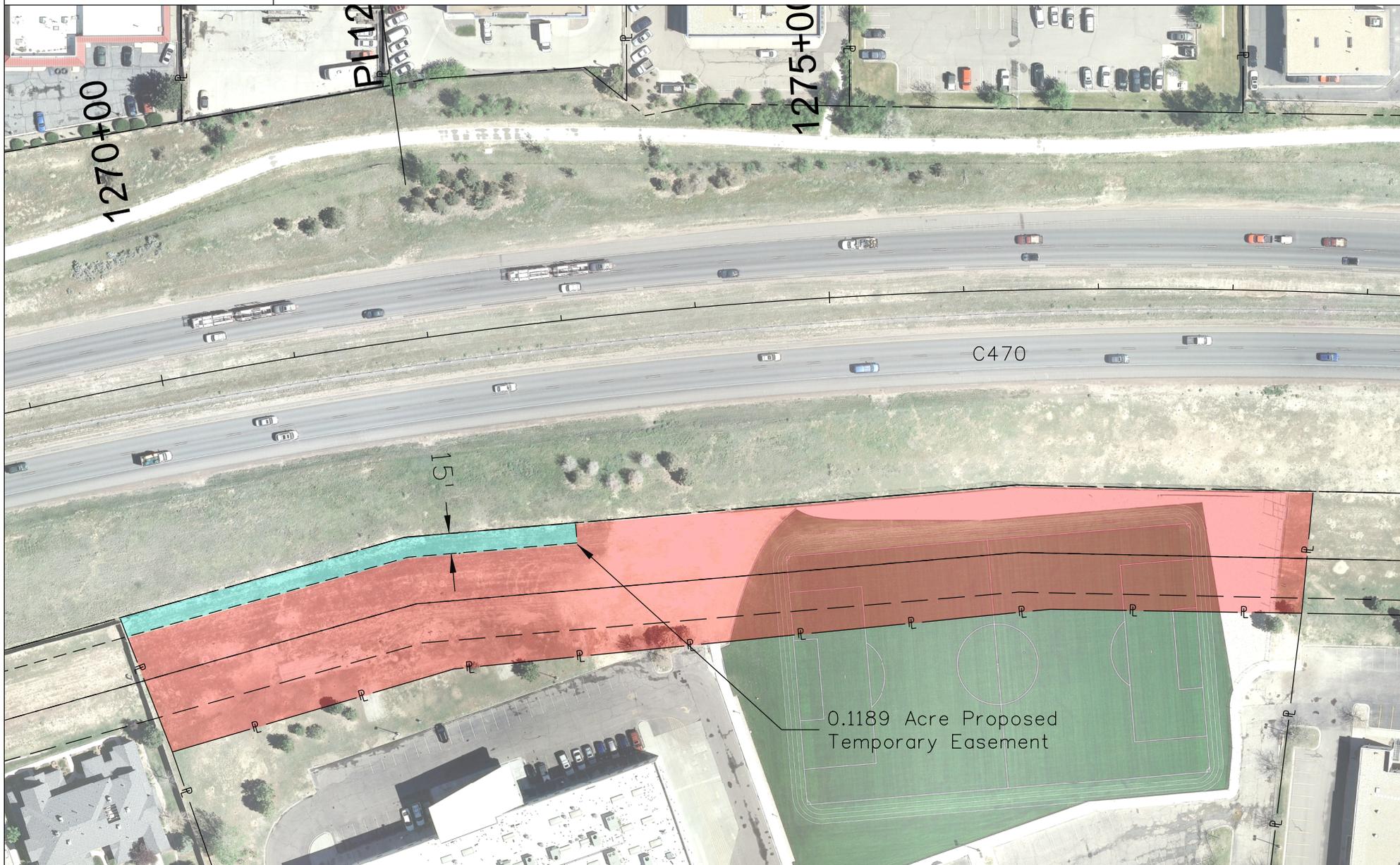
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| Legend | ----- Proposed Permanent Easement |  Proposed ROW/Easement Area |
| ----- Existing ROW | ----- Proposed Temporary Easement |  Affected Plat |
| —P— Existing Property Line | ----- Proposed ROW | |



ROW Exhibit 21

Plat #: 223105204004
Plat Size: 1.9480 Acres

Owner: Douglas County School District RE1
Proposed Easement Area: 0.1189 Acres



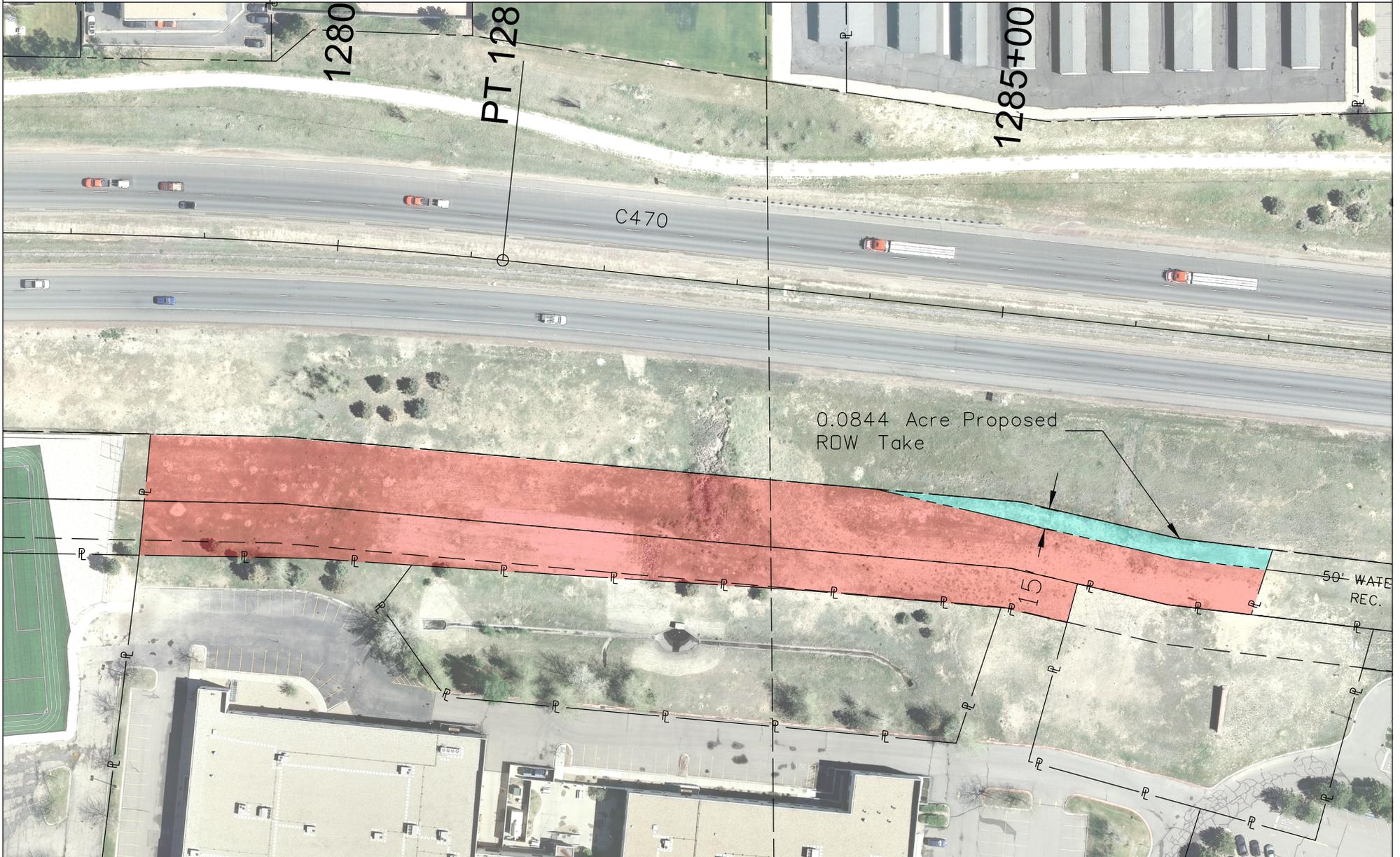
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| — — — — Existing ROW | - - - - - Proposed Temporary Easement |  Affected Plat |
| — P — Existing Property Line | - - - - - Proposed ROW | |



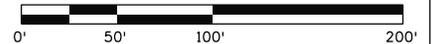
ROW Exhibit 22

Plat #: 223105204003
Plat Size: 1.5082 Acres

Owner: Mountain View LLC
Proposed ROW Take Area: 0.0844 Acres



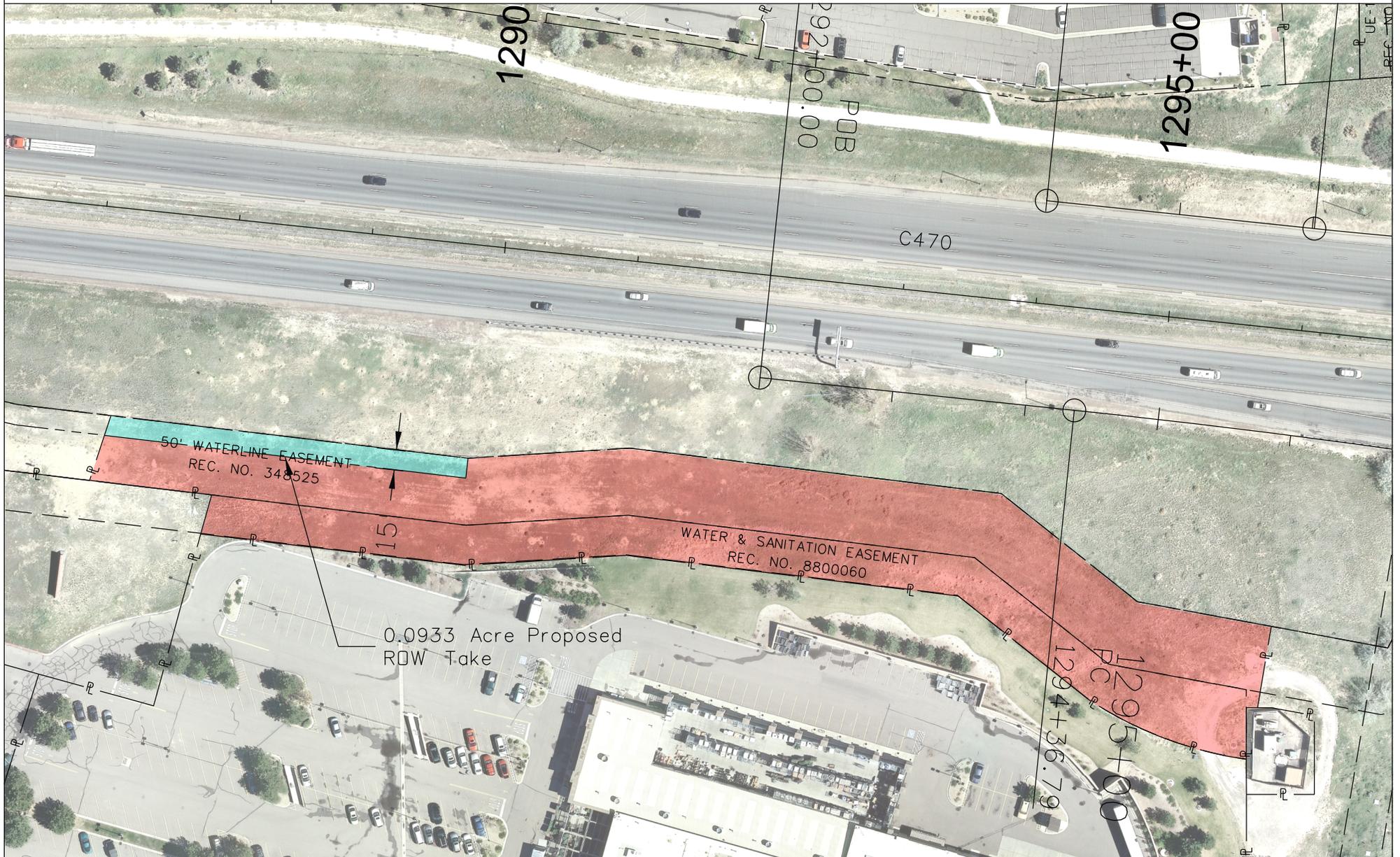
- | | | |
|------------------------------|---------------------------------------|---|
| Legend | — — — — Proposed Permanent Easement |  Proposed ROW/Easement Area |
| — — — — Existing ROW | - - - - - Proposed Temporary Easement |  Affected Plat |
| — P — Existing Property Line | - - - - - Proposed ROW | |



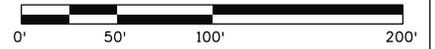
ROW Exhibit 23

Plat #: 223105102016
Plat Size: 1.6384 Acres

Owner: Wal Mart Real Estate Business Trust
Proposed ROW Take Area: 0.0933 Acres



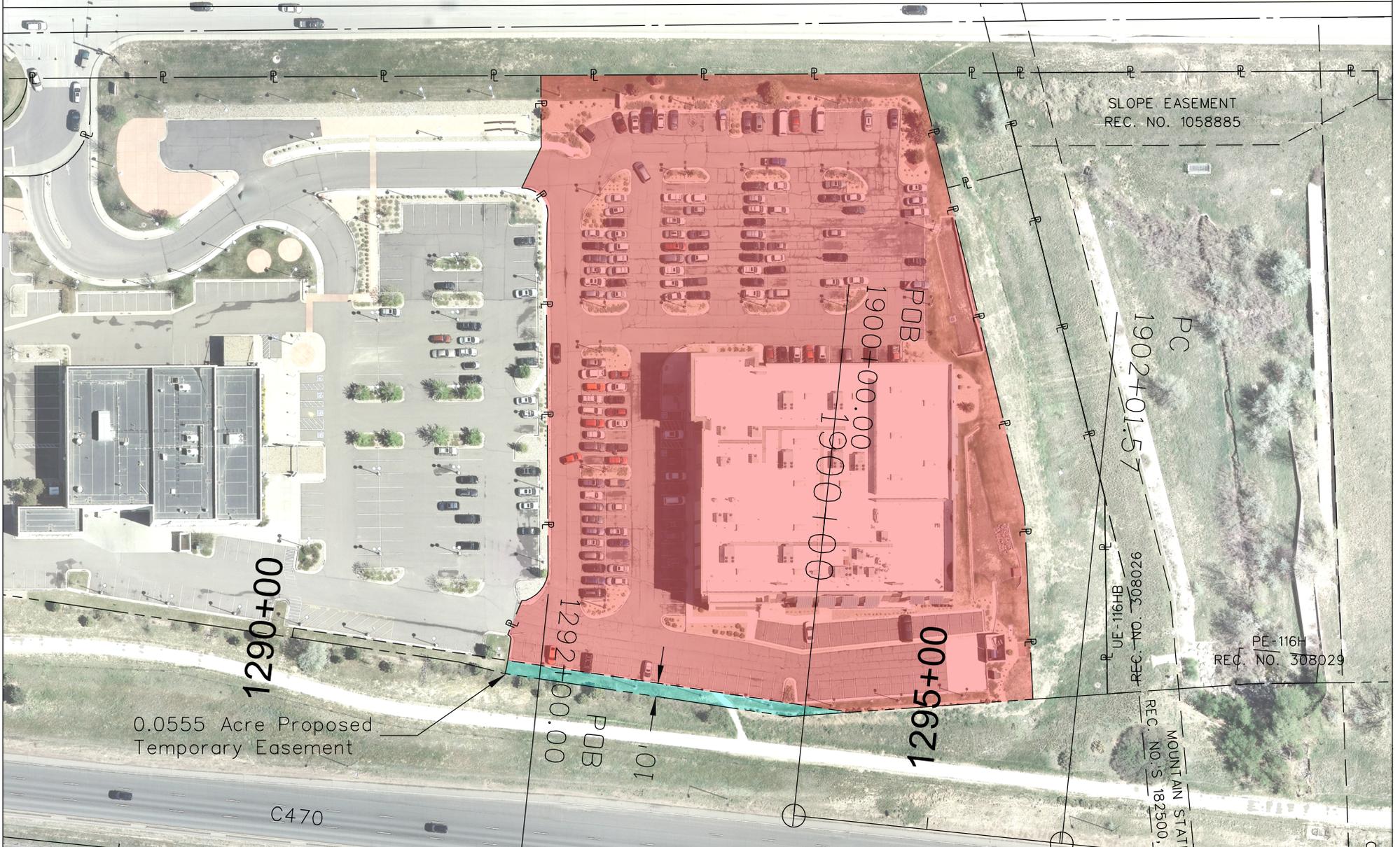
- | | | |
|------------------------------|---------------------------------------|---|
| Legend | — — — — Proposed Permanent Easement |  Proposed ROW/Easement Area |
| — — — — Existing ROW | - - - - - Proposed Temporary Easement |  Affected Plat |
| — P — Existing Property Line | - - - - - Proposed ROW | |



ROW Exhibit 25

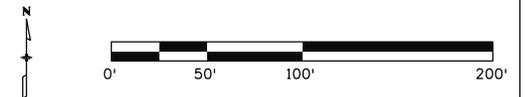
Plat #: 223105101028
 Plat Size: 3.6342 Acres

Owner: CFM Highlands Ranch Fitness LLC
 Proposed Easement Area: 0.0555 Acres



0.0555 Acre Proposed Temporary Easement

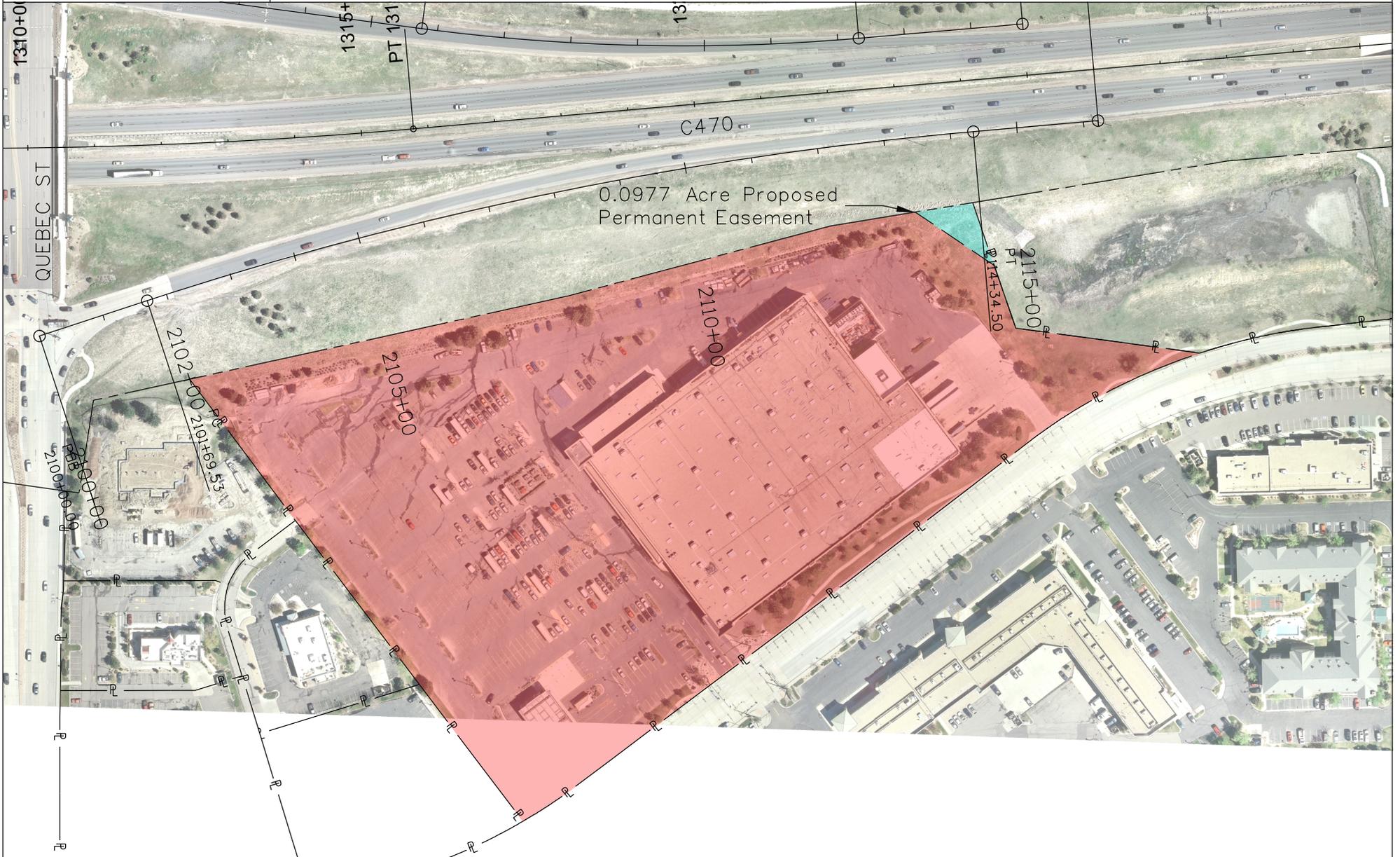
| Legend | |
|--------|-----------------------------|
| | Proposed Permanent Easement |
| | Existing ROW |
| | Existing Property Line |
| | Proposed ROW/Easement Area |
| | Affected Plat |
| | Proposed Temporary Easement |
| | Proposed ROW |



ROW Exhibit 29

Plat #: 223104209012
Plat Size: 14.7754 Acres

Owner: Sam's Den LLC
Proposed Easement Area: 0.0977 Acres



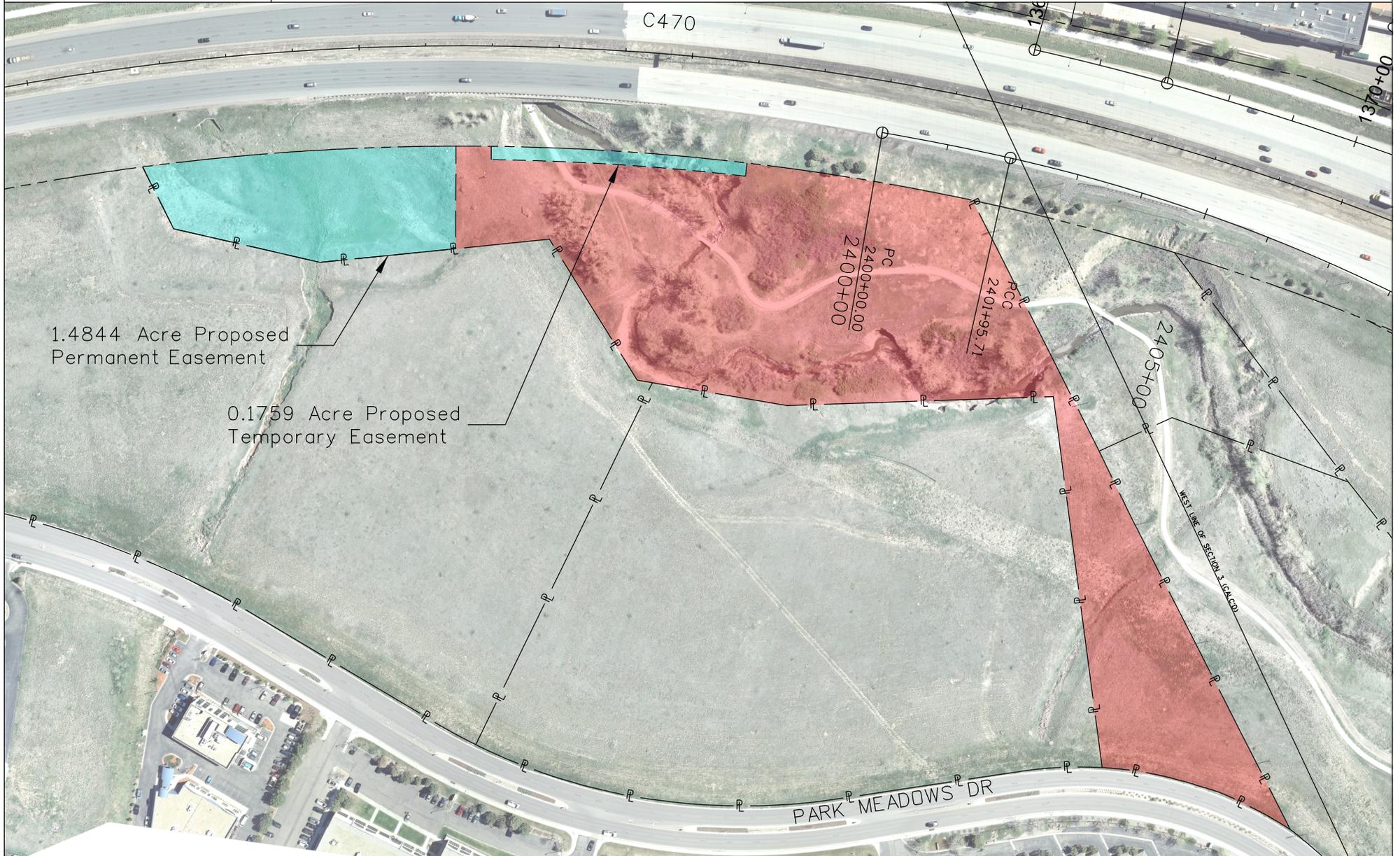
| | | |
|----------------------------|-----------------------------------|---|
| Legend | ----- Proposed Permanent Easement |  Proposed ROW/Easement Area |
| ----- Existing ROW | ----- Proposed Temporary Easement |  Affected Plat |
| —P— Existing Property Line | ----- Proposed ROW | |



ROW Exhibit 31

Plat #: 223104105003
 Plat Size: 8.8948 Acres

Owner: City of Lone Tree
 Proposed Easement Area: 1.6603 Acres

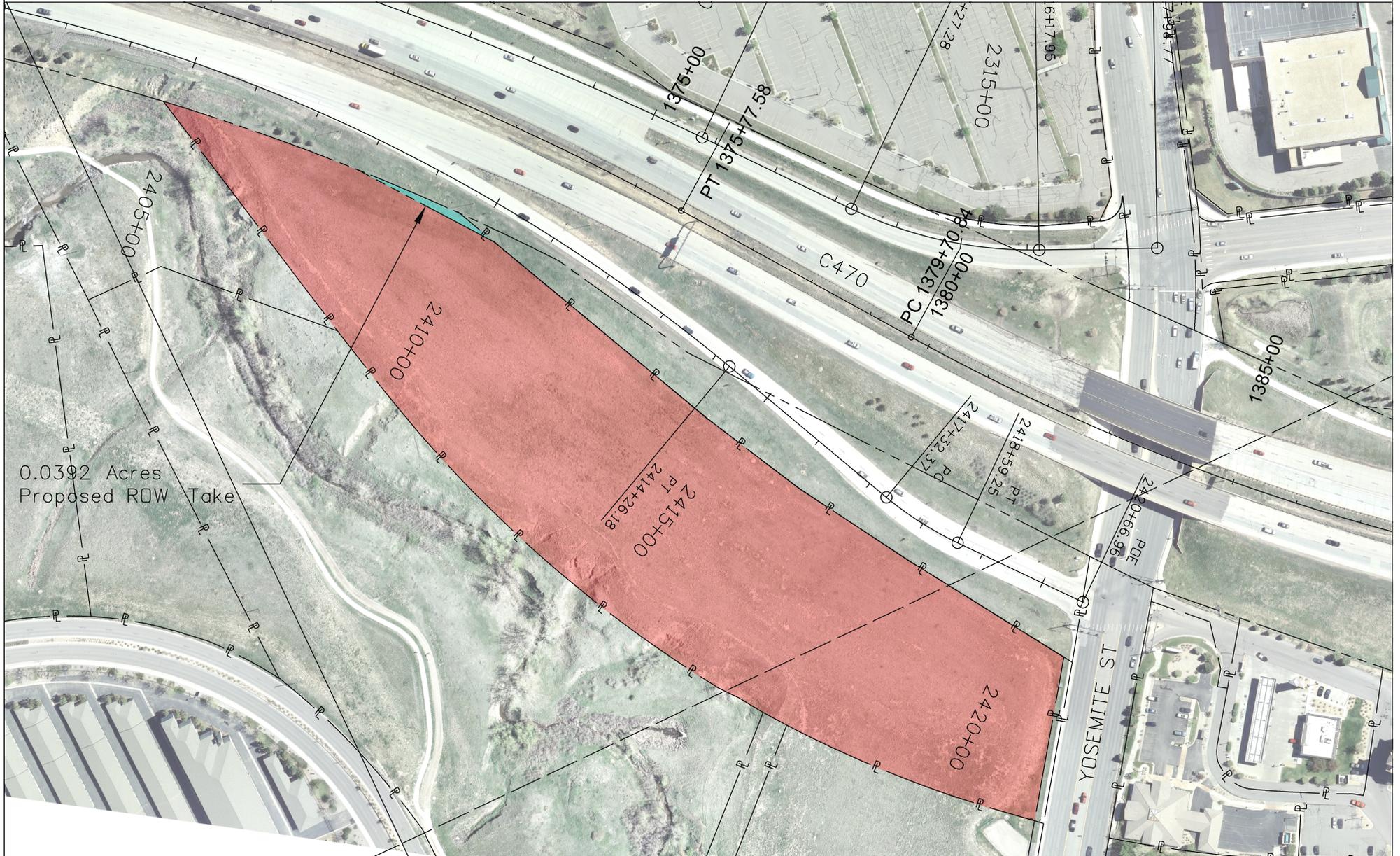


| Legend | |
|--------|-----------------------------|
| | Proposed Permanent Easement |
| | Proposed ROW/Easement Area |
| | Existing ROW |
| | Affected Plat |
| | Proposed Temporary Easement |
| | Existing Property Line |
| | Proposed ROW |

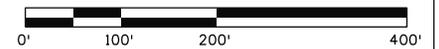
ROW Exhibit 32

Plat #: 223103203008
 Plat Size: 9.5771 Acres

Owner: Furniture Row Colo LLC
 Proposed ROW Take Area: 0.0392Acres



| | | |
|------------------------|-----------------------------|----------------------------|
| Legend | Proposed Permanent Easement | Proposed ROW/Easement Area |
| Existing ROW | Proposed Temporary Easement | Affected Plat |
| Existing Property Line | Proposed ROW | |



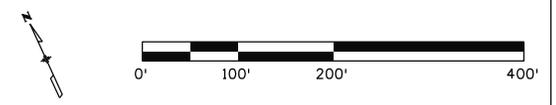
ROW Exhibit 33

Plat #: 223103299010
 Plat Size: 2.1779 Acres

Owner: Douglas County Board of County Commissioners
 Proposed ROW Take Area: 2.1779 Acres



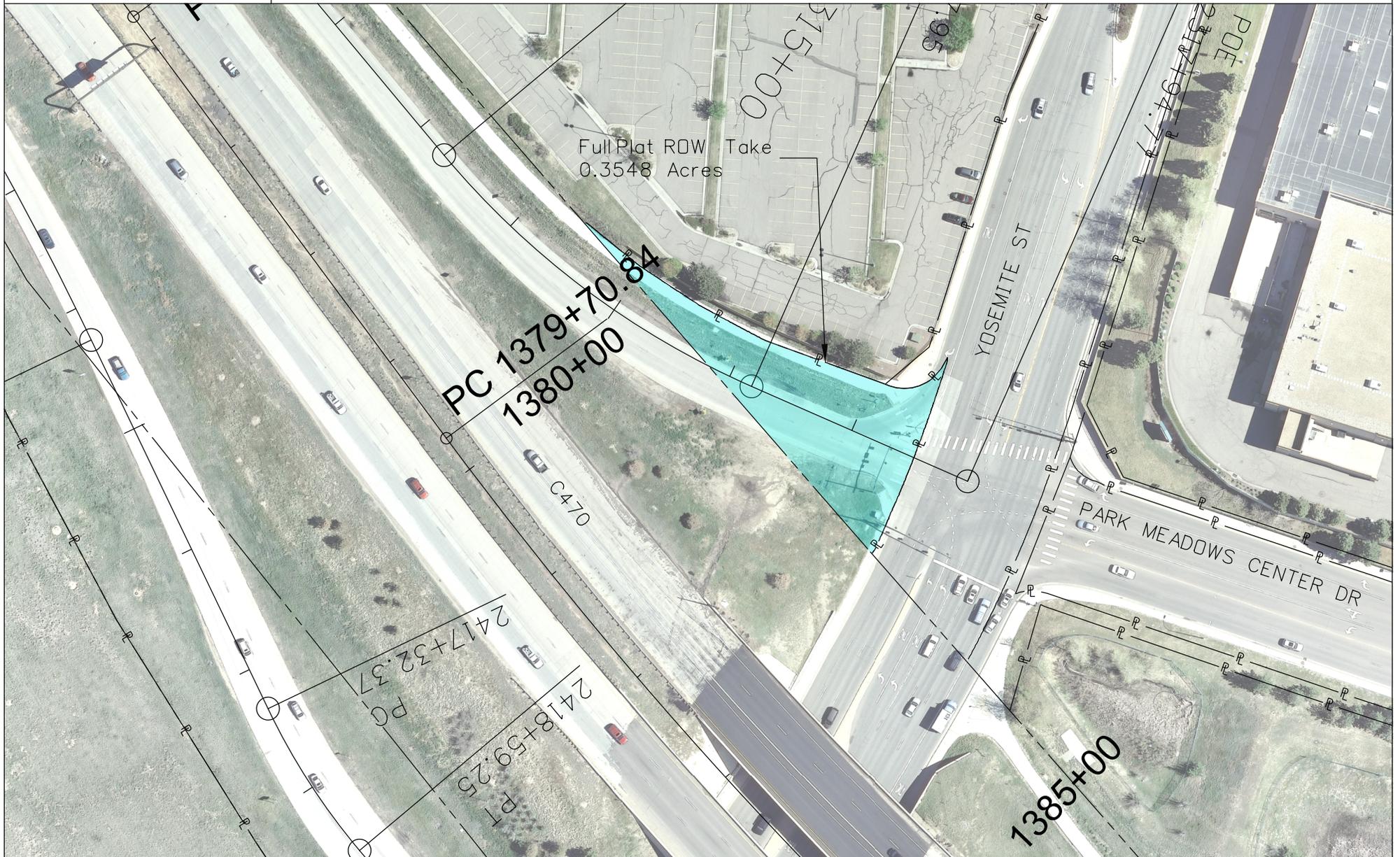
| Legend | |
|--------|-----------------------------|
| | Proposed Permanent Easement |
| | Proposed ROW/Easement Area |
| | Existing ROW |
| | Proposed Temporary Easement |
| | Affected Plat |
| | Existing Property Line |
| | Proposed ROW |



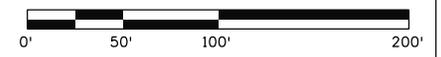
ROW Exhibit 34

Plat #: 223103299009
 Plat Size: 0.3548 Acres

Owner: Bel Larimer LLC
 Proposed ROW Take Area: 0.3548 Acres



| Legend | |
|--------|-----------------------------|
| | Proposed Permanent Easement |
| | Existing ROW |
| | Existing Property Line |
| | Proposed Temporary Easement |
| | Proposed ROW |
| | Proposed ROW/Easement Area |
| | Affected Plat |



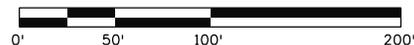
ROW Exhibit 35

Plat #: 223103305014
Plat Size: 1.5060 Acres

Owner: FCF National Bank Colorado
Proposed Easement Area: 0.1135 Acres



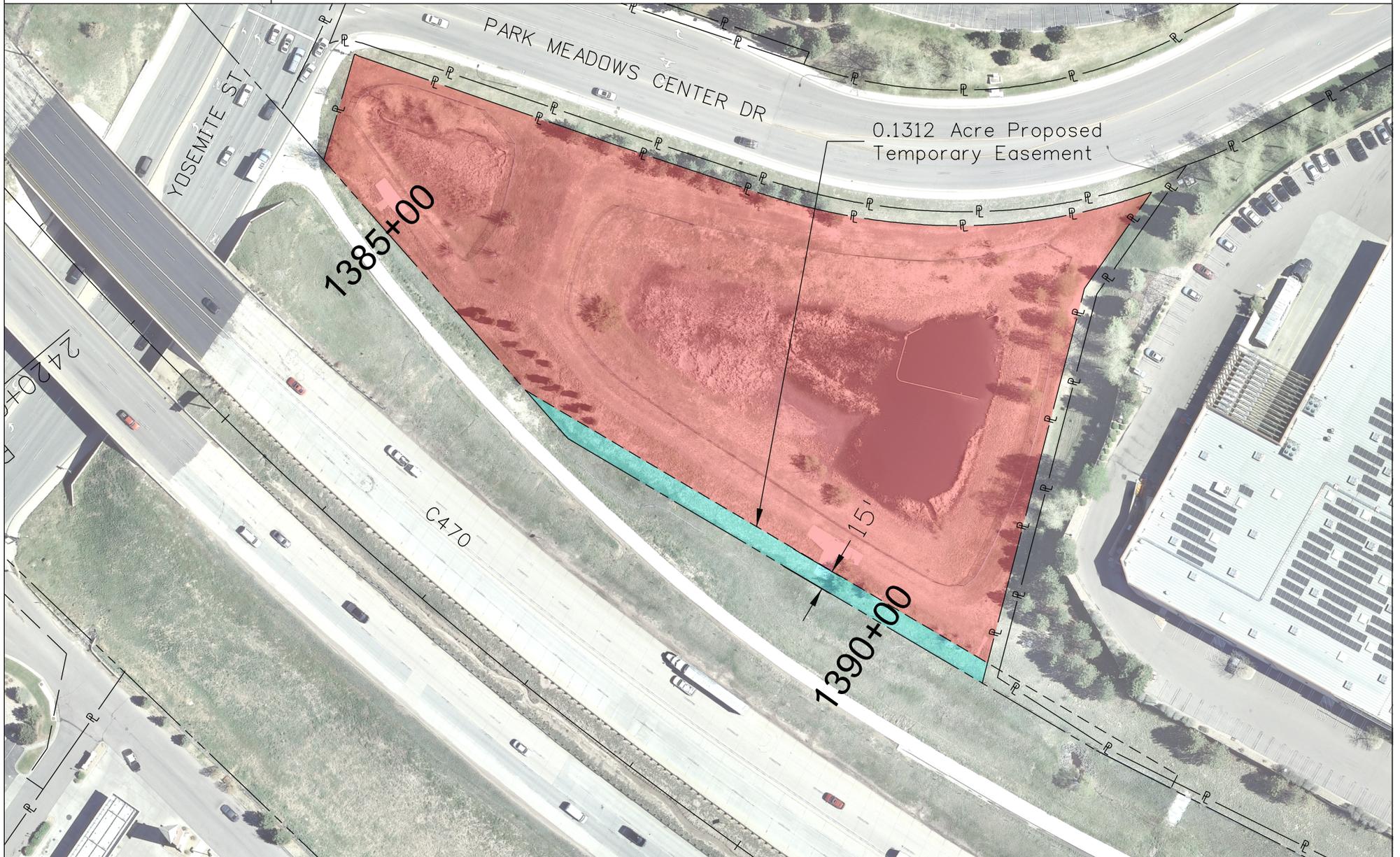
- | | | |
|----------------------------|-----------------------------------|---|
| Legend | ----- Proposed Permanent Easement |  Proposed ROW/Easement Area |
| ----- Existing ROW | ----- Proposed Temporary Easement |  Affected Plat |
| —P— Existing Property Line | ----- Proposed ROW | |



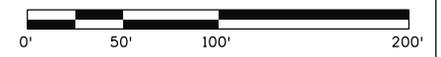
ROW Exhibit 36

Plat #: 223103304002
Plat Size: 3.0065 Acres

Owner: South Denver Marketplace INC C/O Deloitte & Touche
Proposed Easement Area: 0.1312 Acres



| | | |
|------------------------------|---------------------------------------|---|
| Legend | — — — — Proposed Permanent Easement |  Proposed ROW/Easement Area |
| — — — — Existing ROW | - - - - - Proposed Temporary Easement |  Affected Plat |
| — P — Existing Property Line | - - - - - Proposed ROW | |

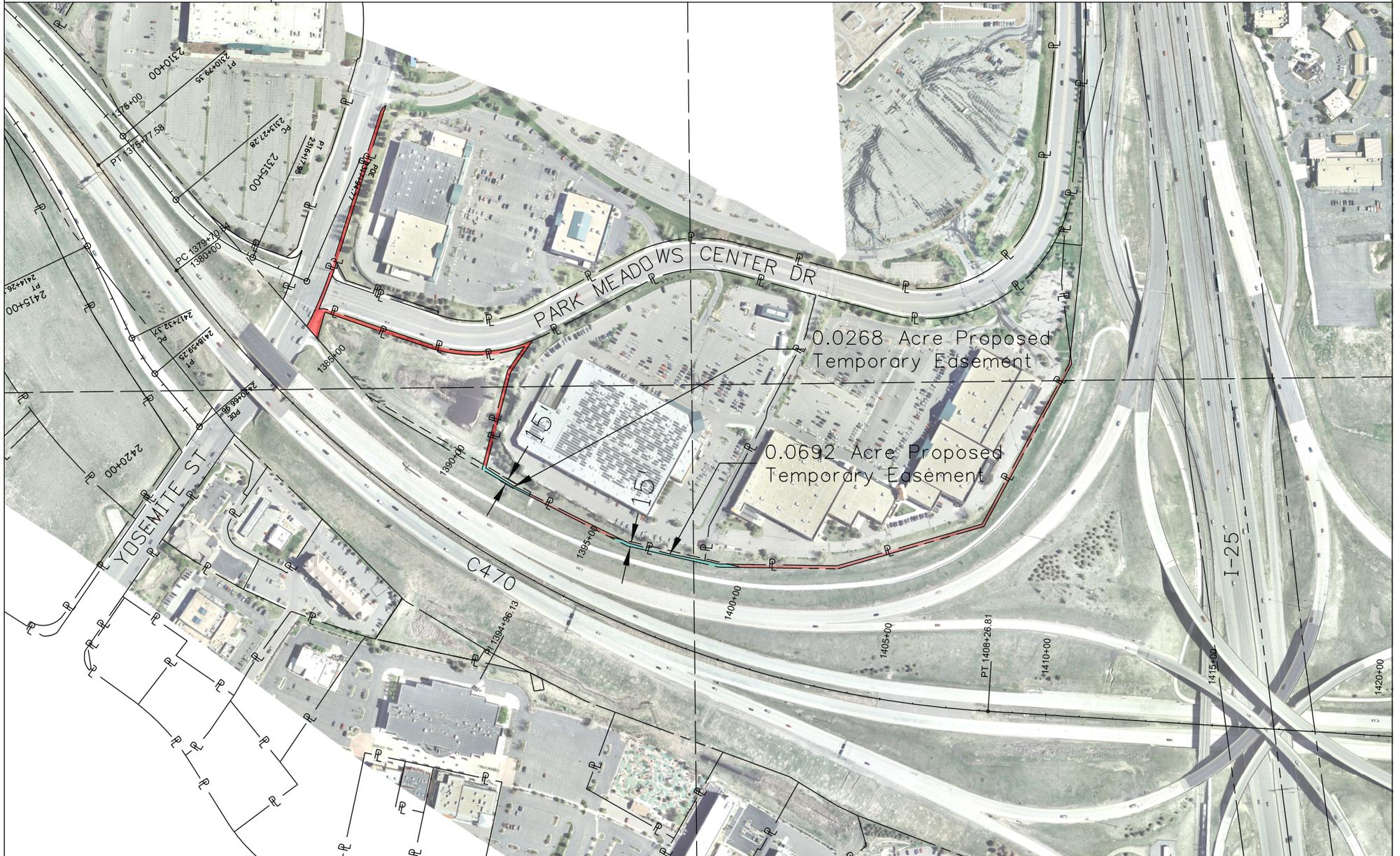


ROW Exhibit 37

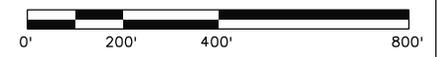
Owner: City of Lone Tree

Plat Size: 0.8567 Acres

Proposed Easement Area: 0.0960 Acres



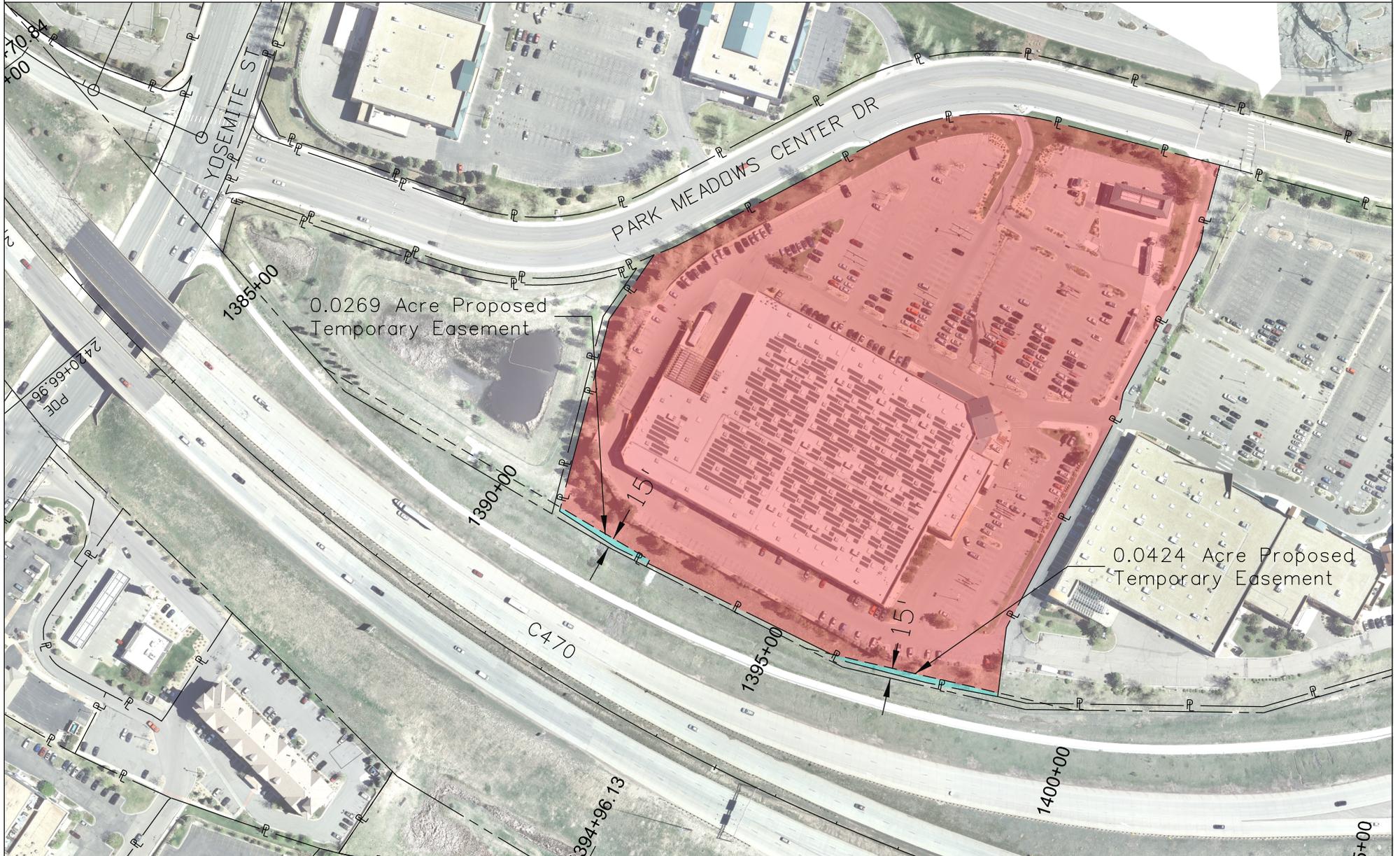
| | | |
|------------------------|-----------------------------|----------------------------|
| Legend | Proposed Permanent Easement | Proposed ROW/Easement Area |
| Existing ROW | Proposed Temporary Easement | Affected Plat |
| Existing Property Line | Proposed ROW | |



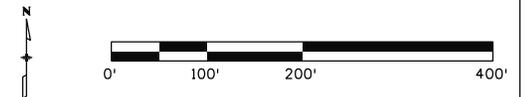
ROW Exhibit 38

Plat #: 223103404002
 Plat Size: 12.5478 Acres

Owner: Price Company
 Proposed Easement Area: 0.0693 Acres



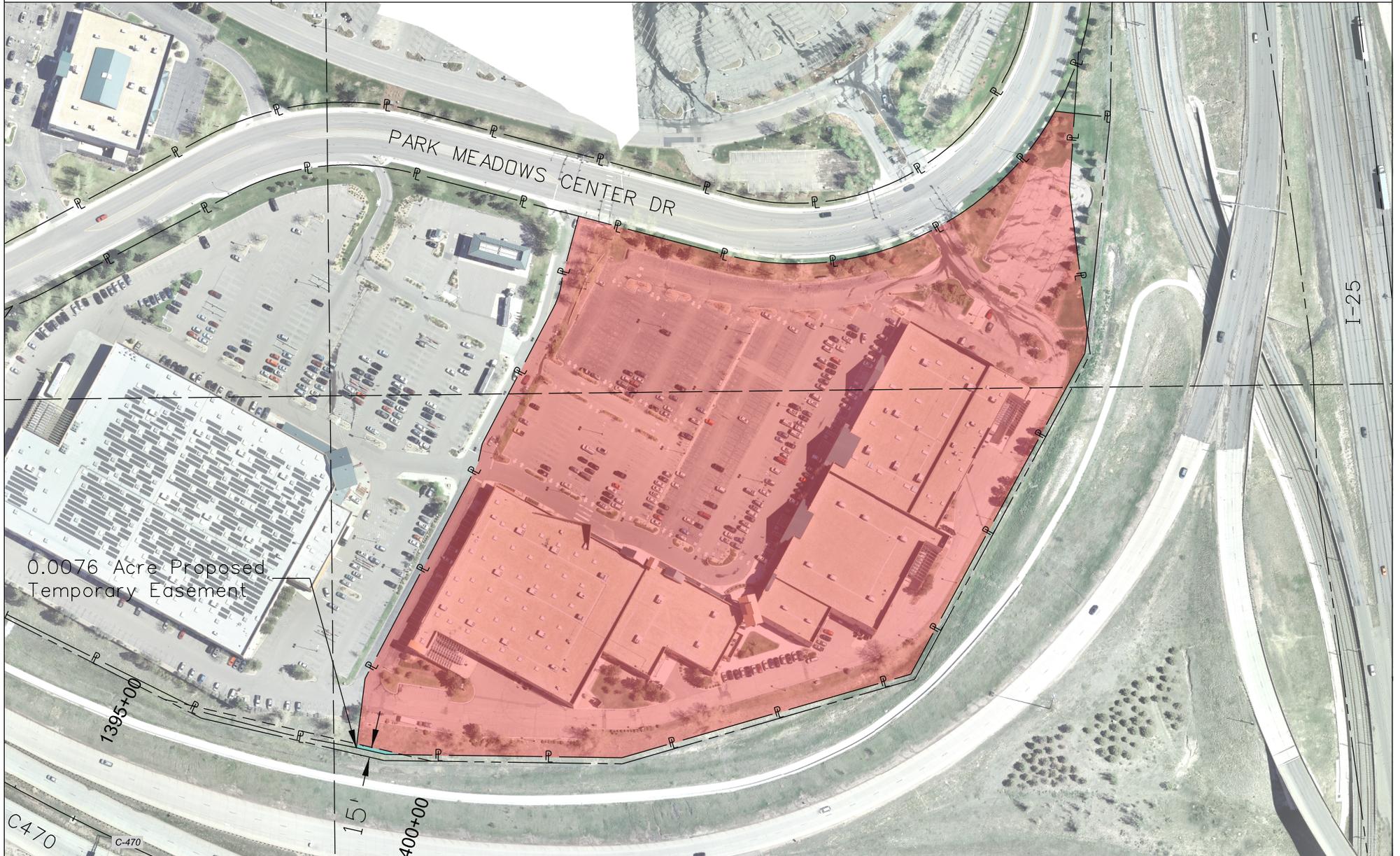
| | | |
|----------------------------|-----------------------------------|--|
| Legend | ----- Proposed Permanent Easement | Proposed ROW/Easement Area |
| ----- Existing ROW | ----- Proposed Temporary Easement | Affected Plat |
| —P— Existing Property Line | ----- Proposed ROW | |



ROW Exhibit 39

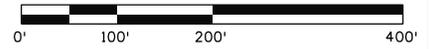
Plat #: 223103404003
Plat Size: 14.2036 Acres

Owner: South Denver Marketplace INC
Proposed Easement Area: 0.0076 Acres



0.0076 Acre Proposed Temporary Easement

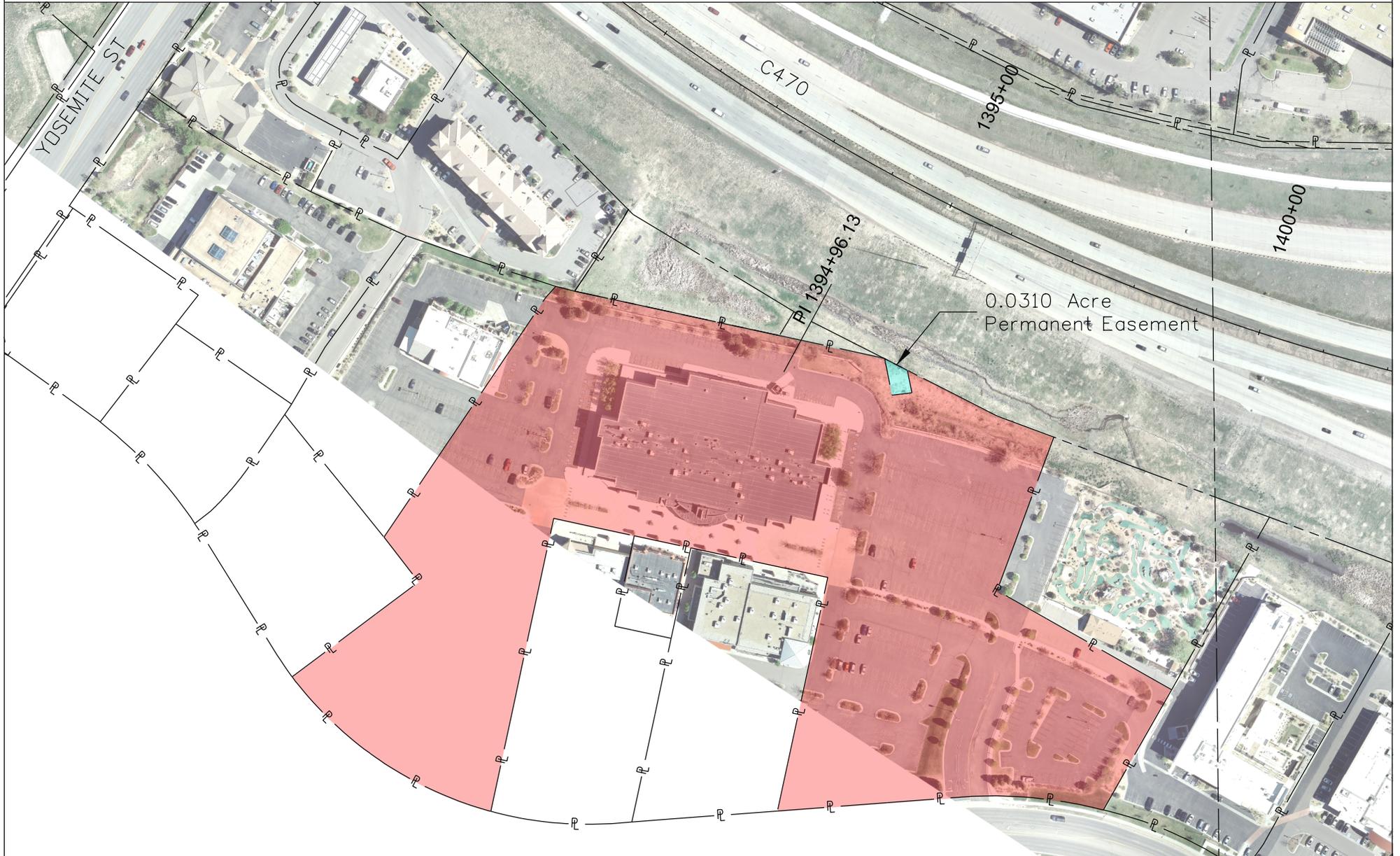
- | | | |
|------------------------------|---------------------------------------|---|
| Legend | — — — — Proposed Permanent Easement |  Proposed ROW/Easement Area |
| — — — — Existing ROW | - - - - - Proposed Temporary Easement |  Affected Plat |
| — P — Existing Property Line | - - - - - Proposed ROW | |



ROW Exhibit 41

Plat #: 223103305002
Plat Size: 12.0278 Acres

Owner: Park Meadows Business Trust
Proposed Easement Area: 0.0310 Acres



| | | |
|------------------------------|---------------------------------------|---|
| Legend | — — — — Proposed Permanent Easement |  Proposed ROW/Easement Area |
| — — — — Existing ROW | - - - - - Proposed Temporary Easement |  Affected Plat |
| — P — Existing Property Line | - - - - - Proposed ROW | |

