



Department of Public Works
Right of Way Services
201 W Colfax Avenue, Dept. 507
Denver, CO 80202
P: 720-865-2782
www.denvergov.org/pwprs

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Charlene Thompson, City Attorney's Office

FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services

DATE: January 8, 2016

ROW #: 2015-Dedication-0000121 **SCHEDULE #:** Parcel 1-0520406056000, Parcel 2-0520306087000, Parcel 3-0520304048000 and Parcel 4-0520304050000

TITLE: This request is to dedicate City owned land as S. Federal Blvd.
Located near the intersections of S. Federal and W. Jewell, S. Federal and W. Mexico and S. Federal and W. Iowa.

SUMMARY: Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as S. Federal Blvd.

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of existing City owned land for public right-of-way purposes as S. Federal Blvd. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2015-Dedication-0000121-001) HERE.

A map of the area to be dedicated is attached.

RD/BLV

c: Asset Management, Steve Wirth
City Councilperson Kevin Flynn District # 2
Council Aide Dana Montano
City Councilperson Jolon Clark District #7
Council Aide Maggie Thompson
Council Aide Anita Banuelos
City Council Staff, Shelley Smith
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Angela Casias
Public Works, Right-of-way Engineering Services, Rob Duncanson
Department of Law, Brent Eisen
Department of Law, Charlene Thompson
Department of Law, Adam Hernandez
Department of Law, Angela Garcia
Public Works Survey, John Lautenschlager
Public Works Survey, Paul Rogalla

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at angela.casias@DenverGov.org by **12:00 pm on Monday.**

**All fields must be completed.*
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: January 8, 2016

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. Title: (Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: **grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.**)

This request is to dedicate City owned land as S. Federal Blvd.
Located near the intersections of S. Federal and W. Jewell, S. Federal and W. Mexico and S. Federal and W. Iowa.

3. Requesting Agency: Public Works – Right-of-Way Services / Survey

4. Contact Person: (With actual knowledge of proposed ordinance/resolution.)

- Name: Barbara Valdez
- Phone: 720-865-3153
- Email: Barbara.Valdez@denvergov.org

5. Contact Person: (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- Name: Angela Casias
- Phone: 720-913-8529
- Email: Angela.Casias@denvergov.org

6. General description/background of proposed ordinance including contract scope of work if applicable:

Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as Federal Blvd.

****Please complete the following fields:** (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field – please do not leave blank.)

- a. Contract Control Number: N/A
- b. Contract Term: N/A
- c. Location: S. Federal Blvd at W. Jewell, W. Mexico and W. Iowa
- d. Affected Council District: Dist 2 Kevin Flynn and Dist. 7 Jolon Clark
- e. Benefits: N/A
- f. Contract Amount (indicate amended amount and new contract total): N/A

7. Is there any controversy surrounding this ordinance? (Groups or individuals who may have concerns about it?) Please explain.

None.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title: 2015-Dedication-0000121, S. Federal Blvd. and W. Jewell, S. Federal Blvd. and W. Mexico, and S. Federal Blvd. and W. Iowa

Description of Proposed Project: This request is to dedicate a City owned land as Public Alley. Located near the intersections of S. Federal Blvd. and W. Jewell, S. Federal Blvd. and W. Mexico, and S. Federal Blvd. and W. Iowa

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: Dedicating City owned land to Public Right of Way, from the vacant parcel program approved through City Council.

Has a Temp MEP been issued, and if so, what work is underway: N/A

What is the known duration of an MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

Will an easement be placed over a vacated area, and if so explain: N/A

Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way.

PW Legal Description No. 2015-Dedication-0000121-001

Parcel 1

A parcel of land conveyed by General Warranty Deed to the City & County of Denver, recorded on the 17th of November, 2006, by Reception No. 2006185977, in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

PARCEL 3 REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER STU C010-073, S.A. 14171 CONTAINING 15 SQUARE FEET, IN BLOCK 4, FLORIDA HEIGHTS, A SUBDIVISION LYING IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD ASSUMED TO BEAR N 00°23'31" W, BEING MONUMENTED AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES, BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "184" (ILLEGIBLE) AND TO THE NORTH ALONG SAID WESTERLY LINE A DISTANCE OF 2597.23 FEET BY A ¾ INCH YELLOW PLASTIC CAP STAMPED "HP SURVEY LS 4161" WHICH IS THE NORTHEASTLY CORNER OF PARCEL 36 AS SHOWN UNDER CDOT RIGHT OF WAY PLANS PROJECT NUMBER STU C010-073.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES, AS SHOWN IN THE RECORDS OF THE CITY AND COUNTY OF DENVER RECORDED OCTOBER 15, 1938 IN BOOK 18, AT PAGE 119;

THENCE S 09°33'35" E A DISTANCE OF 627.33 FEET TO A POINT ON THE WESTERLY LINE OF LOT 10, BLOCK 4, FLORIDA HEIGHTS, AS SHOWN IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, RECORDED ON JUNE 15, 1927 IN BLOK 19 AT PAGE 6, TO A POINT THAT BEARS N 52°09'03 E A DISTANCE OF 62.91 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 25°34'34" E, A DISTANCE OF 8.68 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST JEWELL AVE; THENCE S 89°10'32" W, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 3.69 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD; THENCE N 00°23'31" W, ALONG SAID EAST RIGHT-OF-WAY LINE (SAID LINE ALSO BEING THE WEST LINE OF LOT 10, BLOCK 4, FLORIDA HEIGHTS), A DISTANCE OF 7.88 FEET TO THE POINT OF BEGINNING;

Parcel 2

A parcel of land conveyed by General Warranty Deed to the City & County of Denver, recorded on the 31st of October 2006, by Reception No. 2006174108, in the City and County of Denver Clerk & Recorder's Office, State of Colorado,.

PARCEL 2 REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER STU C010-073, S.A. 14171 CONTAINING 132 SQUARE FEET, IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD ASSUMED TO BEAR N 00°23'31" W, BEING MONUMENTED AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES, BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "184" (ILLEGIBLE) AND TO THE NORTH ALONG SAID WESTERLY LINE A DISTANCE OF 2597.23 FEET BY A ¾ INCH YELLOW PLASTIC CAP STAMPED "HP SURVEY LS 4161" WHICH IS THE NORTHEASTLY CORNER OF PARCEL 36 AS SHOWN UNDER CDOT RIGHT OF WAY PLANS PROJECT NUMBER STU C010-073.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES, AS SHOWN IN THE RECORDS OF THE CITY AND COUNTY OF DENVER RECORDED OCTOBER 15, 1938 IN BOOK 18, AT PAGE 119;

THENCE S 00°23'31" E, ALONG THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD, A DISTANCE OF 593.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SOUTH FEDERAL BOULEVARD, SAID POINT BEARS N 38°12'22" W, A DISTANCE OF 81.68 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 54°21'29" W, ALONG THE NORTHWESTERLY OF A PARCEL OF LAND DESCRIBED AT BOOK 1128, PAGE 457 CITY AND COUNTY OF DENVER RECORDS, A DISTANCE OF 2.45 FEET; THENCE N 00°23'31" W, TWO FEET WEST OF AND PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD A DISTANCE OF 66.45 FEET; THENCE N 89°11'51" W, 2.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD; THENCE S 00°23'31" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 65.05 FEET TO THE POINT OF BEGINNING;

Parcel 3

A parcel of land conveyed by General Warranty Deed to the City & County of Denver, recorded on the 17TH November 2006, by Reception No. 2006185981, in the City and County of Denver Clerk & Recorder's Office, State of Colorado,.

PARCEL 17 REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER STU C010-073, S.A. 14171 CONTAINING 67 SQUARE FEET, IN BLOCK 2, PROGRESS HEIGHTS, A SUBDIVISION LYING IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD ASSUMED TO BEAR N 00°23'31" W, BEING MONUMENTED AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES, BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "184" (ILLEGIBLE) AND TO THE NORTH ALONG SAID WESTERLY LINE A DISTANCE OF 2597.23 FEET BY A ¾ INCH YELLOW PLASTIC CAP STAMPED "HP SURVEY LS 4161" WHICH IS THE NORTHEASTLY CORNER OF PARCEL 36 AS SHOWN UNDER CDOT RIGHT OF WAY PLANS PROJECT NUMBER STU C010-073.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES AS SHOWN IN THE RECORDS OF THE CITY AND COUNTY OF DENVER RECORDED OCTOBER 15, 1938 IN BOOK 18, AT PAGE 119;

THENCE N 00°23'31" W, ALONG THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD, A DISTANCE OF 706.93 FEET TO A POINT ON THE EASTERLY LINE OF LOT 6, BLOCK 2, PROGRESS HEIGHTS, AS SHOWN IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO RECORDED ON AUGUST 23, 1926 IN BOOK 4 AT PAGE 50, SAID POINT BEARS N 02°29'36" W, A DISTANCE OF 1365.41 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 89°48'08" W, A DISTANCE OF 8.15 FEET; THENCE N 26°06'58" E, A DISTANCE OF 18.26 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 6; THENCE S 00°23'31" E, ALONG SAID EASTERLY LINE, A DISTANCE OF 16.37 TO THE POINT OF BEGINNING.

Parcel 4

A parcel of land conveyed by General Warranty Deed to the City & County of Denver, recorded on the 18TH of September 2006, by Reception No. 2006149176, in the City and County of Denver Clerk & Recorder's Office, State of Colorado,.

PARCEL 21 REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER STU C010-073, S.A. 14171 CONTAINING 116 SQUARE FEET, IN BLOCK 2, PROGRESS HEIGHTS, A SUBDIVISION LYING IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

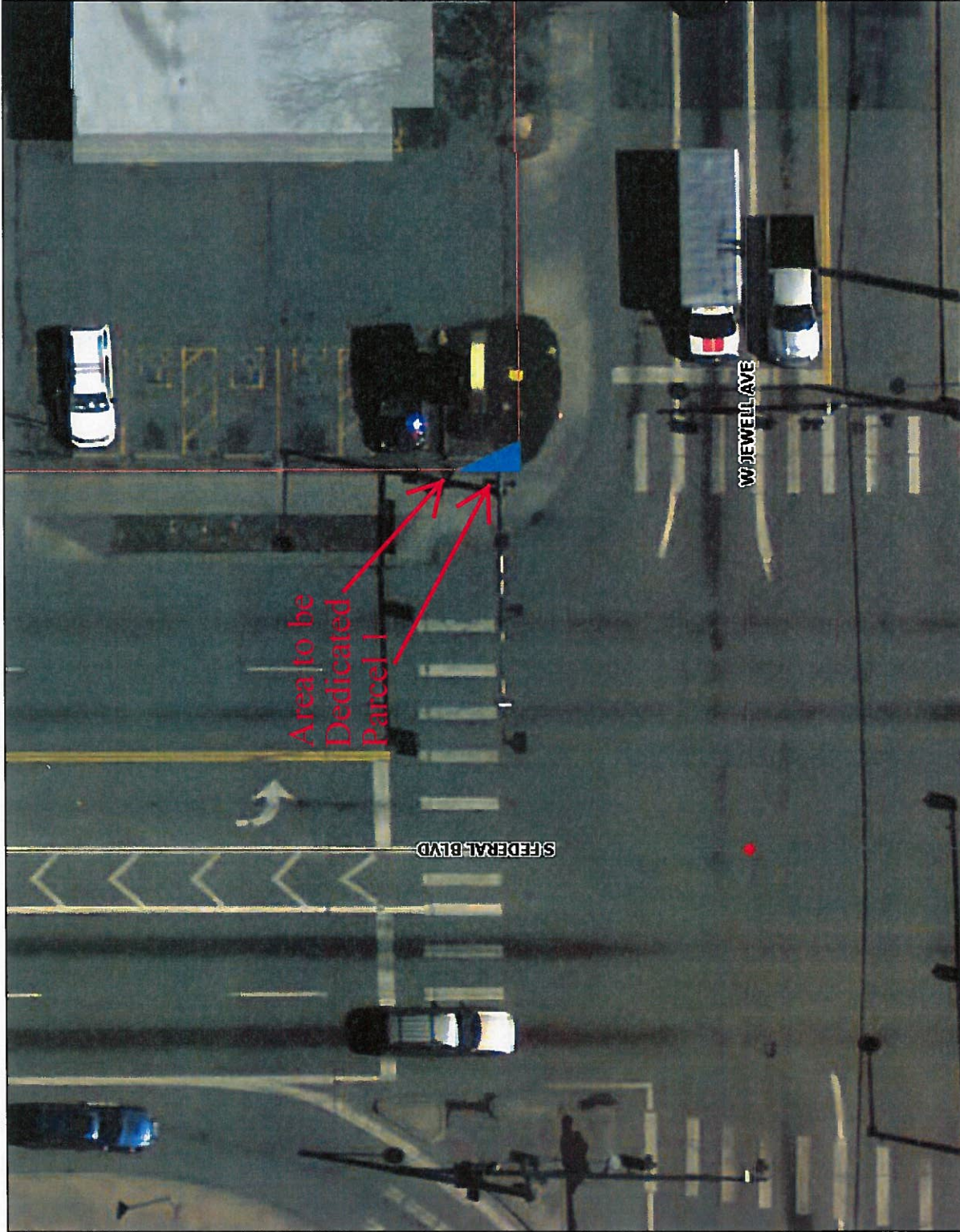
ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD ASSUMED TO BEAR N 00°23'31" W, BEING MONUMENTED AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "184" (ILLEGIBLE) AND TO THE NORTH ALONG SAID WESTERLY LINE A DISTANCE OF 2597.23 FEET BY A ¾ INCH YELLOW PLASTIC CAP STAMPED "HP SURVEY LS 4161" WHICH IS THE NORTHEASTLY CORNER OF PARCEL 36 AS SHOWN UNDER CDOT RIGHT OF WAY PLANS PROJECT NUMBER STU C010-073.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES AS SHOWN IN THE RECORDS OF THE CITY AND COUNTY OF DENVER RECORDED OCTOBER 15, 1938 IN BOOK 18, AT PAGE 119;

THENCE N 00°23'31" W, ALONG THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD, A DISTANCE OF 1266.11 FEET TO A POINT ON THE EASTERLY LINE OF LOT 10, BLOCK 2, PROGRESS HEIGHTS, AS SHOWN IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO RECORDED ON AUGUST 23, 1926 IN BOOK 4 AT PAGE 50, SAID POINT BEARS N 01°52'58" W, A DISTANCE OF 1924.33 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N 38°19'43" W, A DISTANCE OF 21.85 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 10; THENCE N 89°31'32" E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 13.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE S 00°23'31" E, ALONG THE EASTERLY LINE OF SAID LOT 10, A DISTANCE OF 17.25 FEET TO THE POINT OF BEGINNING.

Parcel 1 Federal and Jewell



38 Feet

0

19

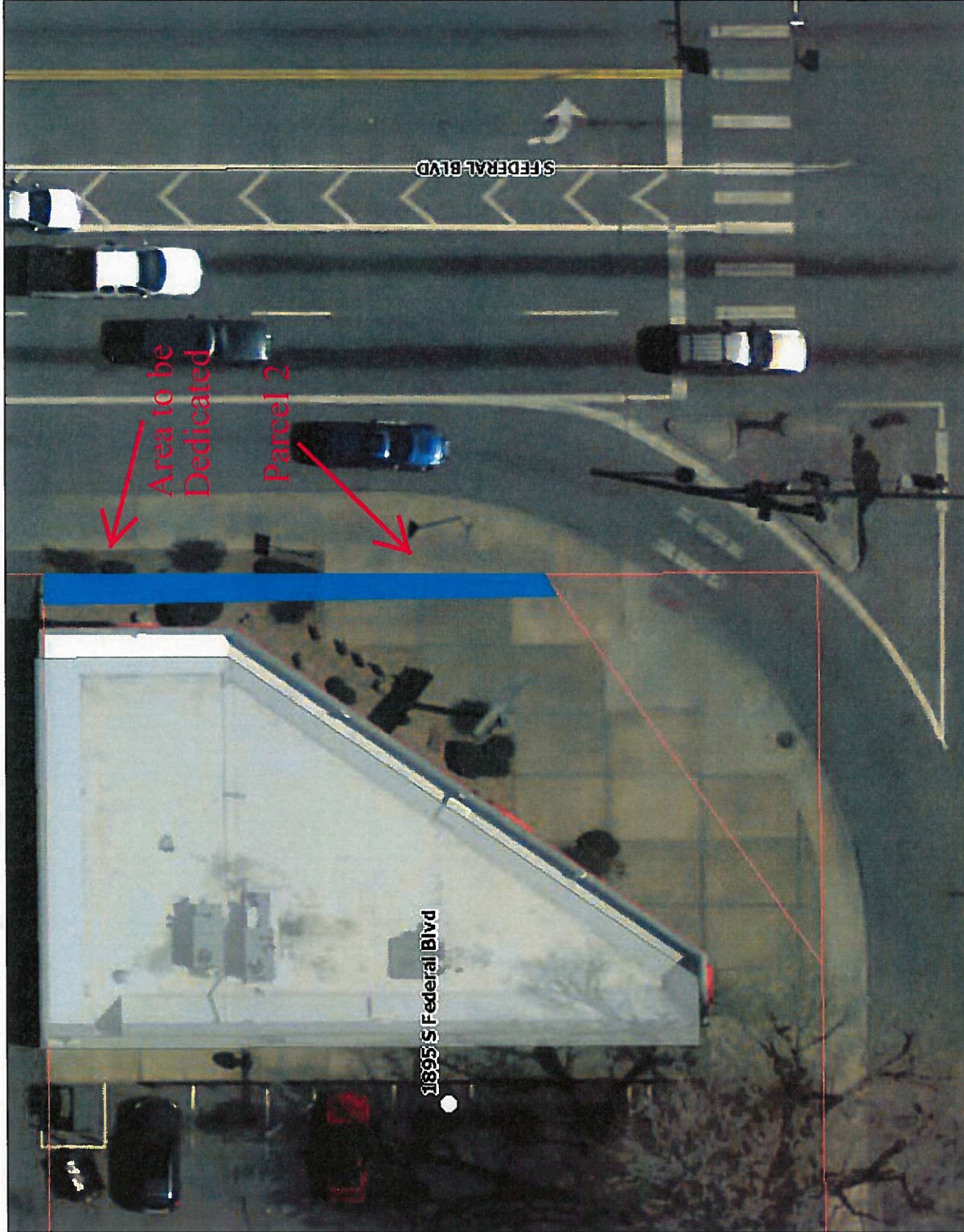
38



Legend

- Active Addresses
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardens)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads
 - Main
 - Yard
 - Spur
 - Siding
 - Interchange track
 - Other
- Bridges
- Rail Transit Stations
 - Existing
 - Planned
- Park-N-Ride Locations
 -
- Lakes
- County Boundary
- Parcels
- Parks
 - Mountain Parks
 - All Other Parks

Parcel 2 Federal and Jewell



WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1: 294

Map Generated 1/7/2016

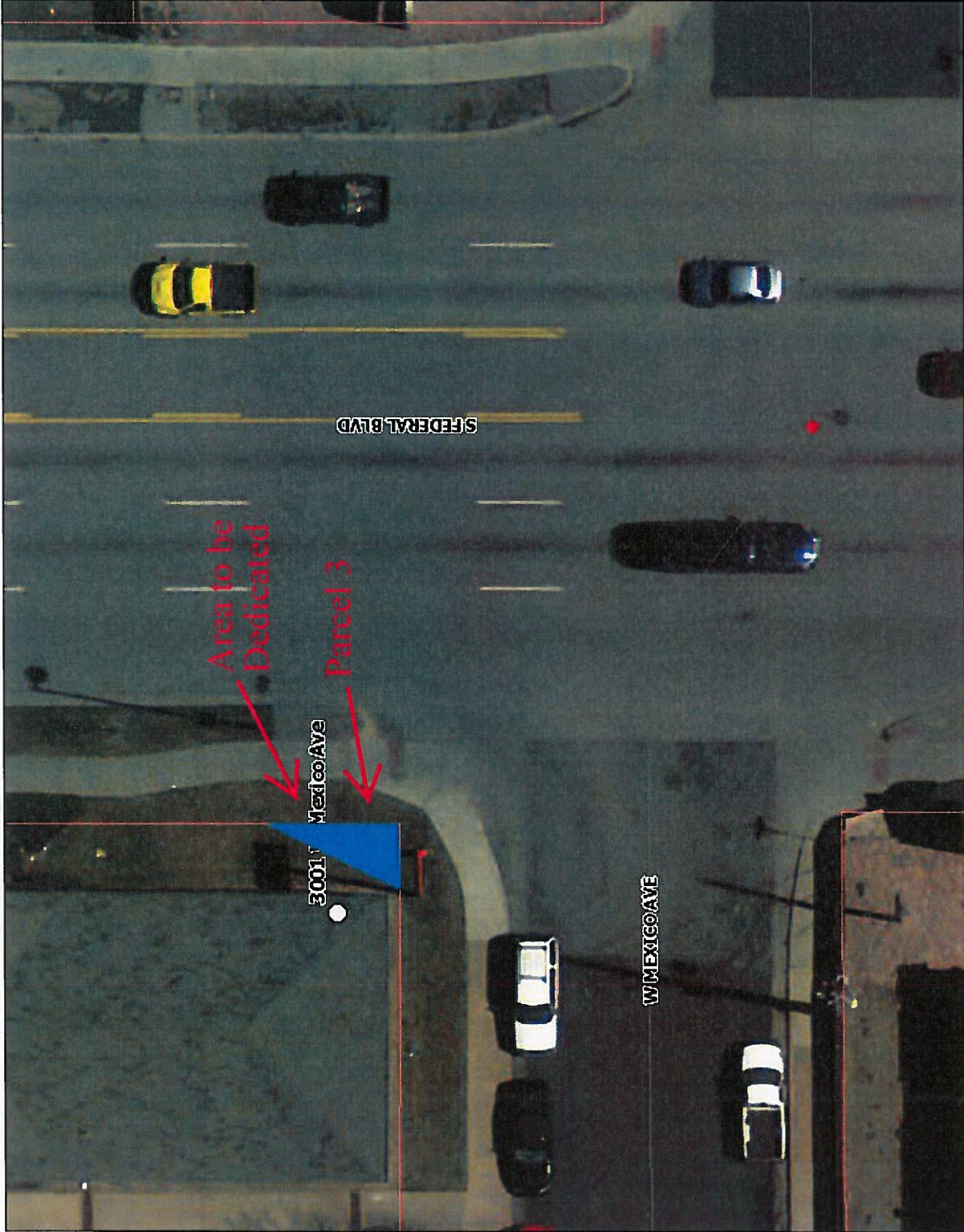
The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.
THIS IS NOT A LEGAL DOCUMENT.



Legend

- Active Addresses
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstructe (Gardeners)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads
 - Main
 - Yard
 - Spur
 - Siding
 - Interchange track
 - Other
- Bridges
- Rail Transit Stations
 - Existing
 - Planned
- Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks
 - Mountain Parks
 - All Other Parks

Parcel 3 Federal and Mexico



38 0 19 38 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1: 294

Map Generated 1/7/2016

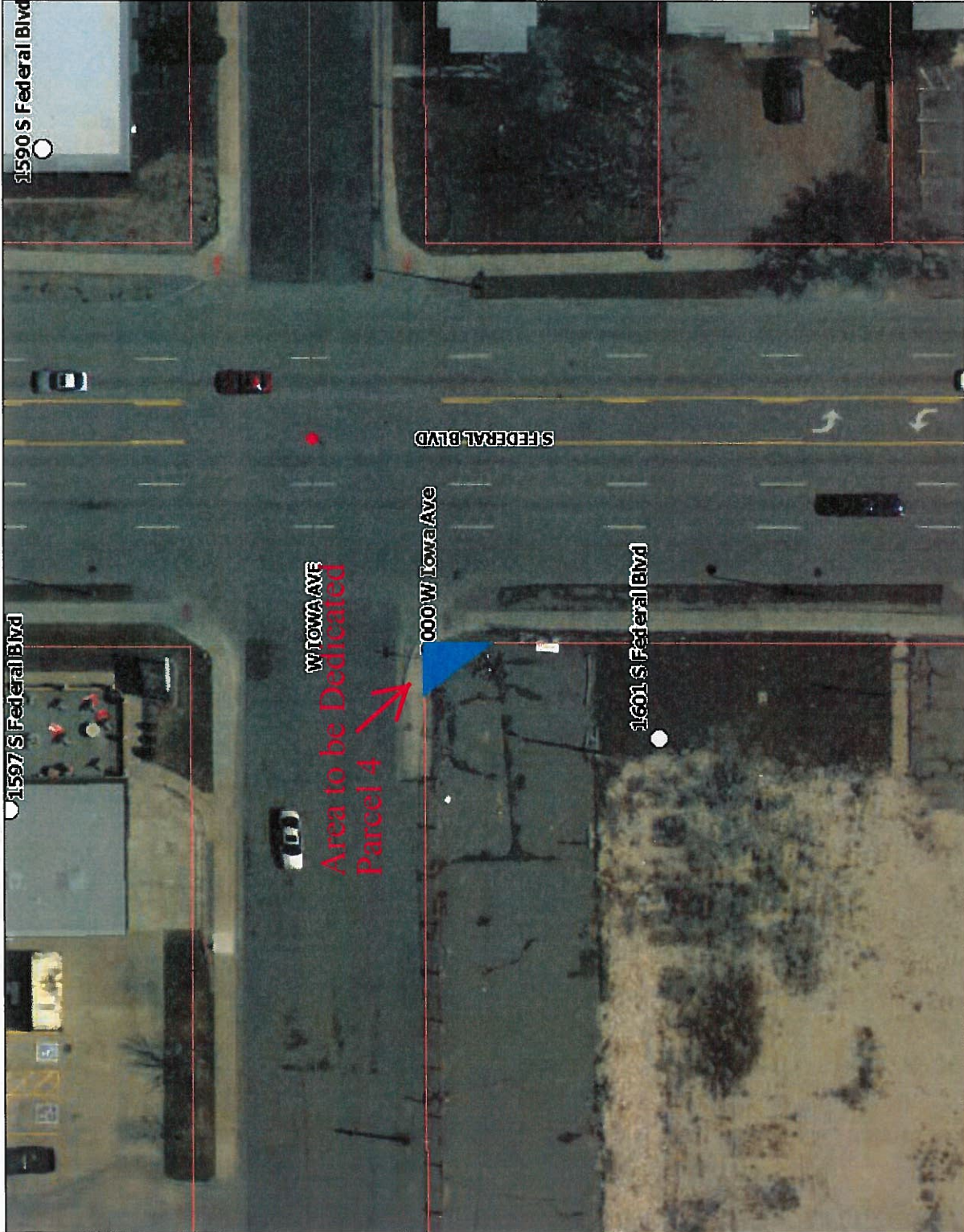
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Legend

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 - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- Streets
- Alleys
- Railroads**
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations**
 - Existing
 - Planned
- Park-N-Ride Locations**
 - ▲
- Lakes
- County Boundary
- Parcels
- Parks
 - Mountain Parks
 - All Other Parks

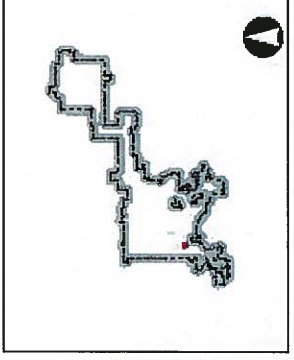
Parcel 4 Federal and Iowa



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THIS IS NOT A LEGAL DOCUMENT.

Legend

- Active Addresses
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 - Land
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 - Utility
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- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
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- Parcels
- Parks
 - Mountain Parks
 - All Other Parks



PARCEL 1

GENERAL WARRANTY DEED

THIS DEED, is made September 29, 2006 between **SPERO S. ARMATAS AND GEORGE K. BOUZARELOS AND VIVIAN L. BOUZARELOS**, whose legal address is **4 IVY STREET, DENVER, COLORADO 80220** State of Colorado, ("Grantors") and the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado, ("Grantee") whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, That Grantors, for and in consideration of the sum of **FIVE HUNDRED EIGHTY AND NO/ 100 DOLLARS (\$500.00)** the receipt and sufficiency of which is acknowledged, have granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado described as follows:

SEE Exhibit A, consisting of the legal description, attached hereto and hereby incorporated;

also known by street and number as:

2995 W. JEWEL AVE, DENVER, COLORADO 80219

(the "Property") ~~THIS~~ DOCUMENT IS BEING RE-RECORDED TO ATTACH EXHIBIT B

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging or in any manner appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantors, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever. And the Grantors, for their heirs and personal representatives, do covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that as of the date hereof, Grantors are well seized of the Property, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, subject only to the exceptions set forth in **Exhibit B**.

The Grantors shall and will **WARRANT AND FOREVER DEFEND** the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantors have executed this deed on the date set forth above.

PARCEL 1

PARCEL 3 REV

PARCEL 3 REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER STU C010-073, S.A. 14171 CONTAINING 15 SQUARE FEET, IN BLOCK 4, FLORIDA HEIGHTS, A SUBDIVISION LYING IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD ASSUMED TO BEAR N 00°23'31" W, BEING MONUMENTED AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "184 (ILLEGIBLE) AND TO THE NORTH ALONG SAID WEST LINE A DISTANCE OF 2597.23 FEET BY A 1/4 INCH YELLOW PLASTIC CAP STAMPED "HP SURVEY LS 4161" WHICH IS THE NORTHEASTERLY CORNER OF PARCEL 36 AS SHOWN UNDER CDOT RIGHT OF WAY PLANS PROJECT NUMBER STU C010-073.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES AS SHOWN IN THE RECORDS OF THE CITY AND COUNTY OF DENVER RECORDED ON OCTOBER 15, 1938 IN BOOK 18, AT PAGE 119;

THENCE S 09°33'55" E, A DISTANCE OF 627.33 FEET TO A POINT ON THE WESTERLY LINE OF LOT 10, BLOCK 4, FLORIDA HEIGHTS AS SHOWN IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO RECORDED ON JUNE 15, 1927 IN BOOK 19 AT PAGE 6 TO A POINT THAT BEARS N 52°09'03" E, A DISTANCE OF 62.91 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 25°34'34" E, A DISTANCE OF 8.68 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST JEWELL AVENUE;
THENCE S 89°10'32" W, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 3.69 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD;
THENCE N 00°23'31" W, ALONG SAID EAST RIGHT-OF-WAY LINE (SAID LINE ALSO BEING THE WEST LINE OF LOT 10, BLOCK 4, FLORIDA HEIGHTS), A DISTANCE OF 7.88 FEET TO THE POINT OF BEGINNING;

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 0.0003 ACRE OR 15 SQUARE FEET, MORE OR LESS OF WHICH 0 ACRES OR 0 SQUARE FEET ARE IN THE RIGHT-OF WAY OF THE PRESENT ROAD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PROPERTY DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES P. HENNESSY
COLORADO PLS 34980
FOR AND ON BEHALF OF
HCL ENGINEERING & SURVEYING, LLC.
9570 KINGSTON COURT, SUITE 310
ENGLEWOOD, CO. 80112
303 773-1605

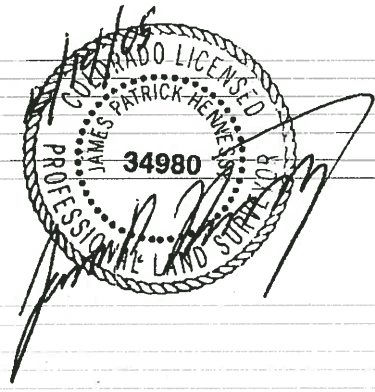
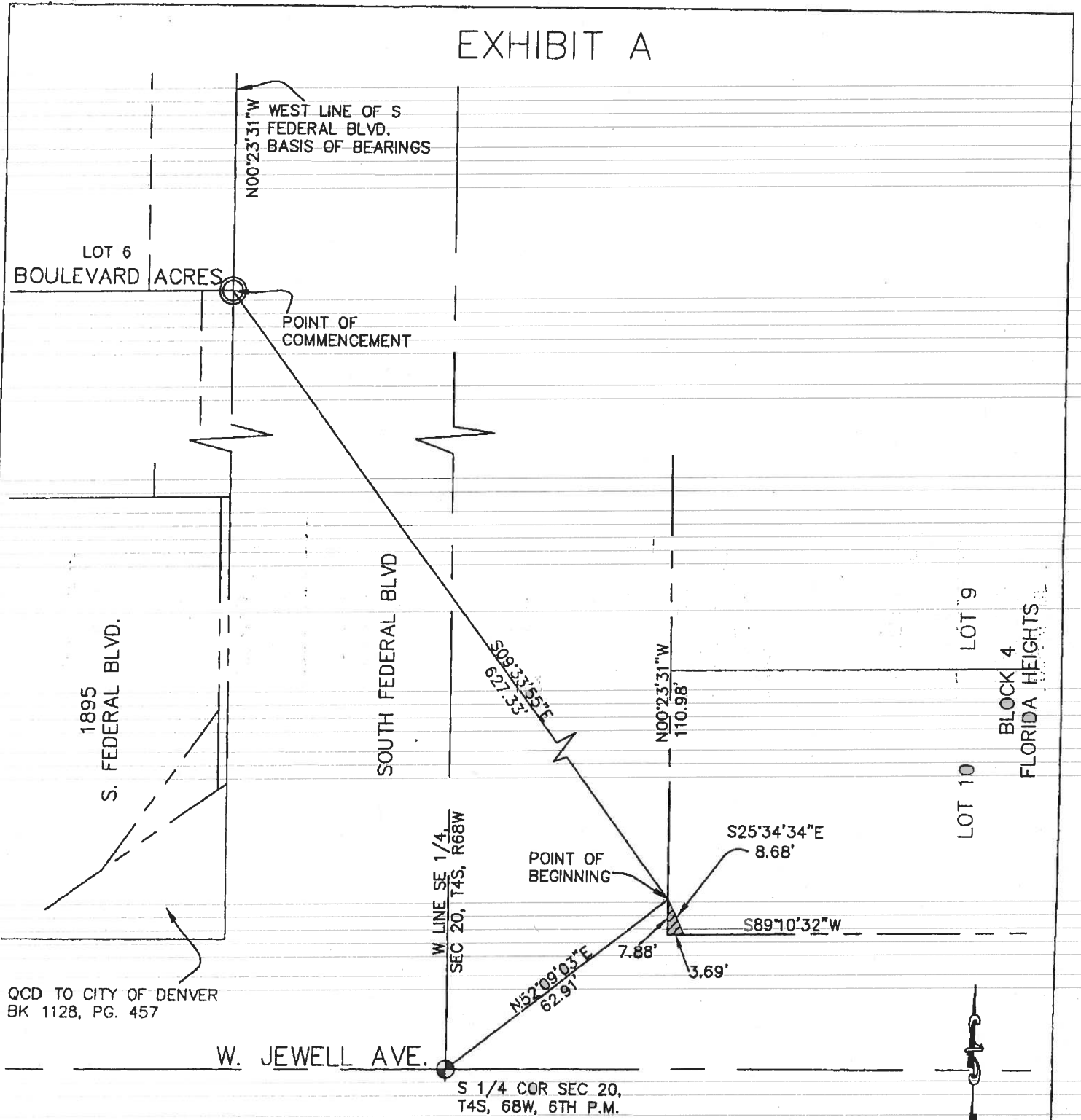


EXHIBIT A



THIS IS NOT A MONUMENTED BOUNDARY SURVEY, IT IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

1"=30'

PREPARED BY: HCL ENGINEERING & SURVEYING, LLC 9570 KINGSTON CT., SUITE 310 ENGLEWOOD, CO 80112		PROJECT: PARCEL 3 REV LOCATED IN LOT 10, TRACT 4 FLORIDA HEIGHTS	
		LOCATION (RT - SQ.) SE 1/4, SEC. 20, T4S, R68W	
DATE: 11-25-05	BY: CAM	CHKD: JPH	JOB NO. 042094
		SHEET NO. 2 OF 2	

Parcel name: PARCEL 3 REV CLOSURE

Command:

Select figure: Figure Name: <Null>

Course: N 00-23-31 W Distance: 7.88

Course: S 25-34-34 E Distance: 8.68

Course: S 89-10-32 W Distance: 3.69

Perimeter: 20.25

Area: 14.55

0.00 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.005 Course: N 53-31-35 W

Precision 1: 4379.98

**EXHIBIT B
EXCEPTIONS**

1. Water rights, claims or title to water, whether or not shown by the public records.
2. Any existing leases and/or tenancies.
3. All oil, gas and other mineral interests, including limestone, that have been, are, or may be claimed by others.
4. Terms, conditions, provisions, agreements and obligations as specified in Access-Easement Agreement dated July 20, 2005 and recorded July 22, 2005 at Reception No. 2005123780
5. Terms, conditions, provisions, agreements and obligations as specified in Ordinance No. 452, Series of 1969 recorded December 11, 1969 in Book 119 at Page 391.
6. Terms, conditions, provisions, agreements and obligations as specified in Warranty Deed between Lucindia Orr and T. P. Coggins dated December 20, 1965 and recorded December 21, 1965 in Book 9539 at Page 146.
7. All matters set forth in the plat of Florida Heights.



2006174108

PARCEL 2 5

Page: 1 of 5
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City & County Of Denver

WD

R26.00

DO 00

GENERAL WARRANTY DEED

THIS DEED, is made September 29th, 2006 between **THE ROSE MARIE HEALY LIVING TRUST, DATED JUNE 20, 2002**, whose address is **950 SOUTH BUTLER WAY, LAKEWOOD, COLORADO 80226** ("Owner") (the "Contract"), State of Colorado, ("Grantors") and the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado, ("Grantee") whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, That Grantors, for and in consideration of the sum of **TWO THOUSAND TWO-HUNDRED FORTY AND NO/100 DOLLARS (\$2,240.00)** the receipt and sufficiency of which is acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado described as follows:

SEE Exhibit A, consisting of the legal description, attached hereto and hereby incorporated;

also known by street and number as:

1895 SOUTH FEDERAL BOULEVARD, DENVER, COLORADO 80019 (the "Property")

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging or in any manner appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantors either in law or equity, of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever. And the Grantors for their heirs and personal representatives, do covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that as of the date hereof, Grantors are well seized of the Property, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, subject only to the exceptions set forth in **Exhibit B**.

The Grantors shall and will **WARRANT AND FOREVER DEFEND** the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantors have executed this deed on the date set forth above.

PARCEL 2 REV

PARCEL 2

PARCEL 2 REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER STU C010-073, S.A. 14171 CONTAINING 132 SQUARE FEET IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD ASSUMED TO BEAR N 00°23'31" W, BEING MONUMENTED AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "184 (ILLEGIBLE) AND TO THE NORTH ALONG SAID WEST LINE A DISTANCE OF 2597.23 FEET BY A ¼ INCH YELLOW PLASTIC CAP STAMPED "HP SURVEY LS 4161" WHICH IS THE NORTHEASTERLY CORNER OF PARCEL 36 AS SHOWN UNDER CDOT RIGHT OF WAY PLANS PROJECT NUMBER STU C010-073.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES AS SHOWN IN THE RECORDS OF THE CITY AND COUNTY OF DENVER RECORDED ON OCTOBER 15, 1938 IN BOOK 18, AT PAGE 119;

THENCE S 00°23'31" E ALONG THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD, A DISTANCE OF 593.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SOUTH FEDERAL BOULEVARD, SAID POINT BEARS N 38°12'22" W, A DISTANCE OF 81.68 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 54°21'29" W, ALONG THE NORTHWESTERLY OF A PARCEL OF LAND DESCRIBED AT BOOK 1128, PAGE 457 CITY AND COUNTY OF DENVER RECORDS A DISTANCE OF 2.45 FEET;

THENCE N 00°23'31" W, TWO FEET WEST OF AND PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD A DISTANCE OF 66.45 FEET;

THENCE N 89°11'51" W, 2.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD;

THENCE S 00°23'31" E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 65.05 FEET TO THE POINT OF BEGINNING;

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 0.0030 ACRE OR 132 SQUARE FEET, MORE OR LESS OF WHICH 0 ACRES OR 0 SQUARE FEET ARE IN THE RIGHT OF WAY OF THE PRESENT ROAD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PROPERTY DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES P. HENNESSY
COLORADO PLS 34980
FOR AND ON BEHALF OF
HCL ENGINEERING & SURVEYING, LLC.
9570 KINGSTON COURT, SUITE 310
ENGLEWOOD, CO. 80112
303-773-1605

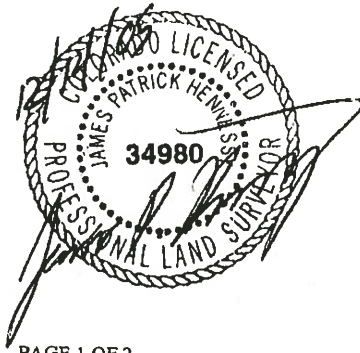
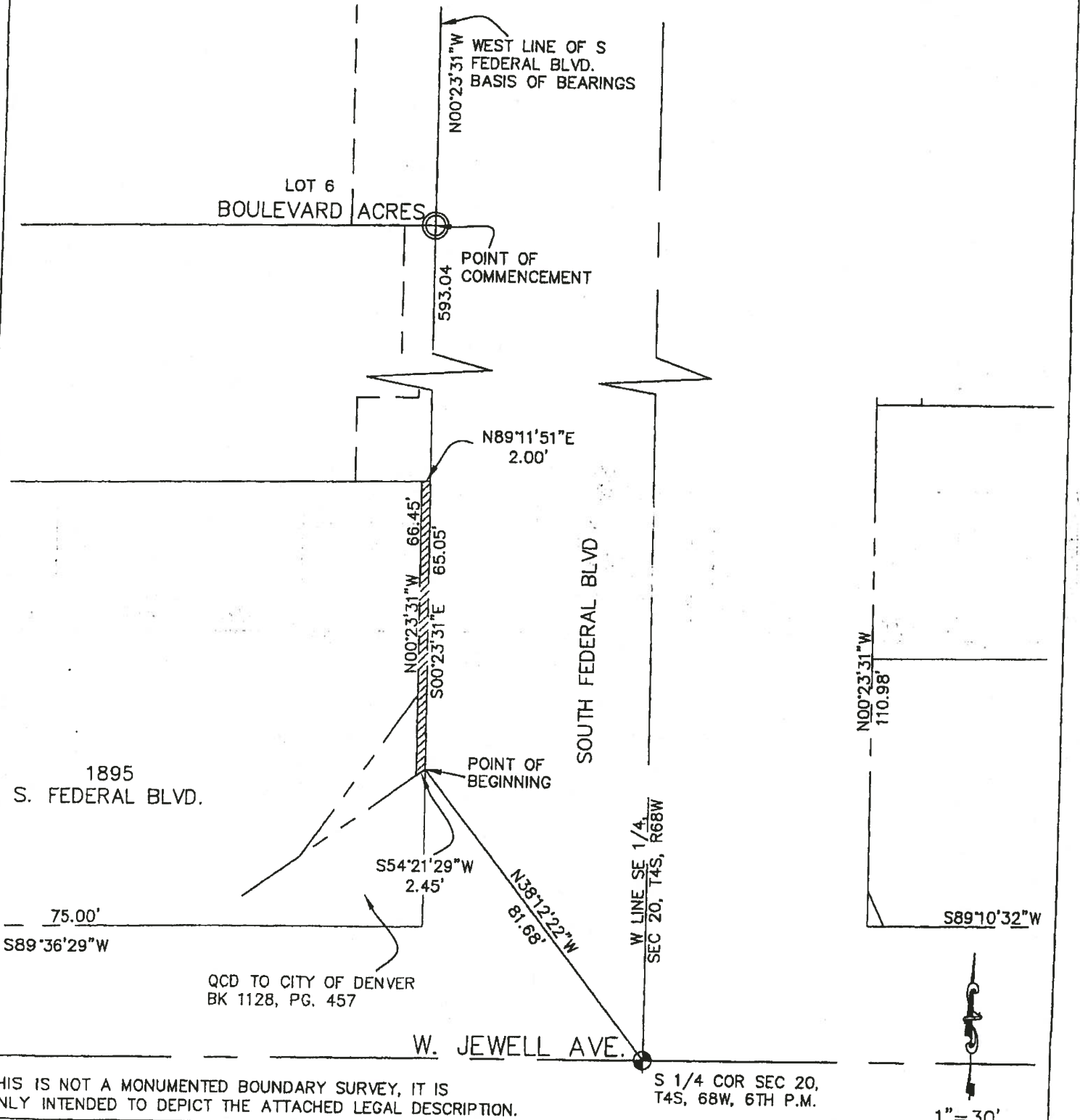


EXHIBIT A



THIS IS NOT A MONUMENTED BOUNDARY SURVEY, IT IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



PREPARED BY: HCL ENGINEERING & SURVEYING, LLC 9570 KINGSTON CT., SUITE 310 ENGLEWOOD, CO 80112		PROJECT: PARCEL 2 REV LOCATED IN TRACT 41, GARFIELD HEIGHTS	
		LOCATION (RT - SQ.) SW 1/4, SEC. 20, T4S, R68W	
DATE: 11-25-05	BY: CAM	CHKD: JPH	JOB NO. 042094
		SHEET NO. 2 OF 2	

PARCEL 3

GENERAL WARRANTY DEED

THIS DEED, made July 31 2006, between State Farm Mutual Automobile Insurance whose legal address One State Farm Plaza, Bloomington, IL 61710-0001, grantor, and the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado, ("Grantee") whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, That Grantors, for and in consideration of the sum of **SEVEN HUNDRED FORTY AND NO/100 DOLLARS (\$740.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado described as follows:

THIS DOCUMENT IS BEING RE-RECORDED TO ADD EXHIBIT B

SEE ATTACHED EXHIBIT (S)

also known by street and number as: 1699 S. Federal Blvd, Denver, Colorado

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging or in any manner appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantors, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever. And the Grantors for their heirs and personal representatives, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, Grantors is well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as

aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

By: Willie Brown Attest: Diane Edwards
Its: Willie Brown, Executive Vice President Its: Assistant Secretary

State of ILLINOIS)
) ss
City and County of McLean)

The foregoing instrument was acknowledged before me JULY 31, 2006, 2006, by Willie Brown as Executive Vice President and Diane Edwards as Assistant Secretary.

Witness my hand and official seal.

My commission expires: 11/05/09.

July M. Fike
Notary Public



PARCEL 17

PARCEL 17 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER STU C010-073, S.A. 14171 CONTAINING 67 SQUARE FEET, IN BLOCK 2, PROGRESS HEIGHTS, A SUBDIVISION LYING IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD ASSUMED TO BEAR N 00°23'31" W, BEING MONUMENTED AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "184 (ILLEGIBLE) AND TO THE NORTH ALONG SAID WEST LINE A DISTANCE OF 2597.23 FEET BY A ¼ INCH YELLOW PLASTIC CAP STAMPED "HP SURVEY LS 4161" WHICH IS THE NORTHEASTERLY CORNER OF PARCEL 36 AS SHOWN UNDER CDOT RIGHT OF WAY PLANS PROJECT NUMBER STU C010-073.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES AS SHOWN IN THE RECORDS OF THE CITY AND COUNTY OF DENVER RECORDED ON OCTOBER 15, 1938 IN BOOK 18, AT PAGE 119;

THENCE N 00°23'31" W ALONG THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD, A DISTANCE OF 706.93 FEET TO A POINT ON THE EASTERLY LINE OF LOT 6, BLOCK 2, PROGRESS HEIGHTS AS SHOWN IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO RECORDED ON AUGUST 23, 1926 IN BOOK 4 AT PAGE 50, SAID POINT BEARS N 02°29'36" W, A DISTANCE OF 1365.41 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 89°48'08" W, A DISTANCE OF 8.15 FEET;
THENCE N 26°06'58" E, A DISTANCE OF 18.26 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 6;
THENCE S 00°23'31" E, ALONG SAID EASTERLY LINE, A DISTANCE OF 16.37;
TO THE POINT OF BEGINNING;

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 0.0015 ACRE OR 67 SQUARE FEET, MORE OR LESS OF WHICH 0 ACRES OR 0 SQUARE FEET ARE IN THE RIGHT OF WAY OF THE PRESENT ROAD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PROPERTY DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES P. HENNESSY
COLORADO PLS 34980
FOR AND ON BEHALF OF
HCL ENGINEERING & SURVEYING, LLC.
9570 KINGSTON COURT, SUITE 310
ENGLEWOOD, CO. 80112
303 773-1605

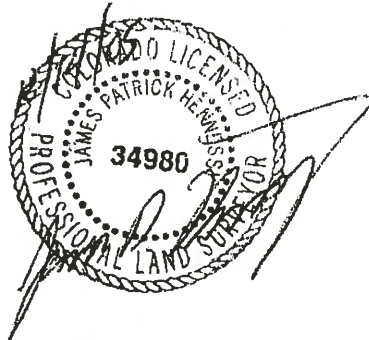
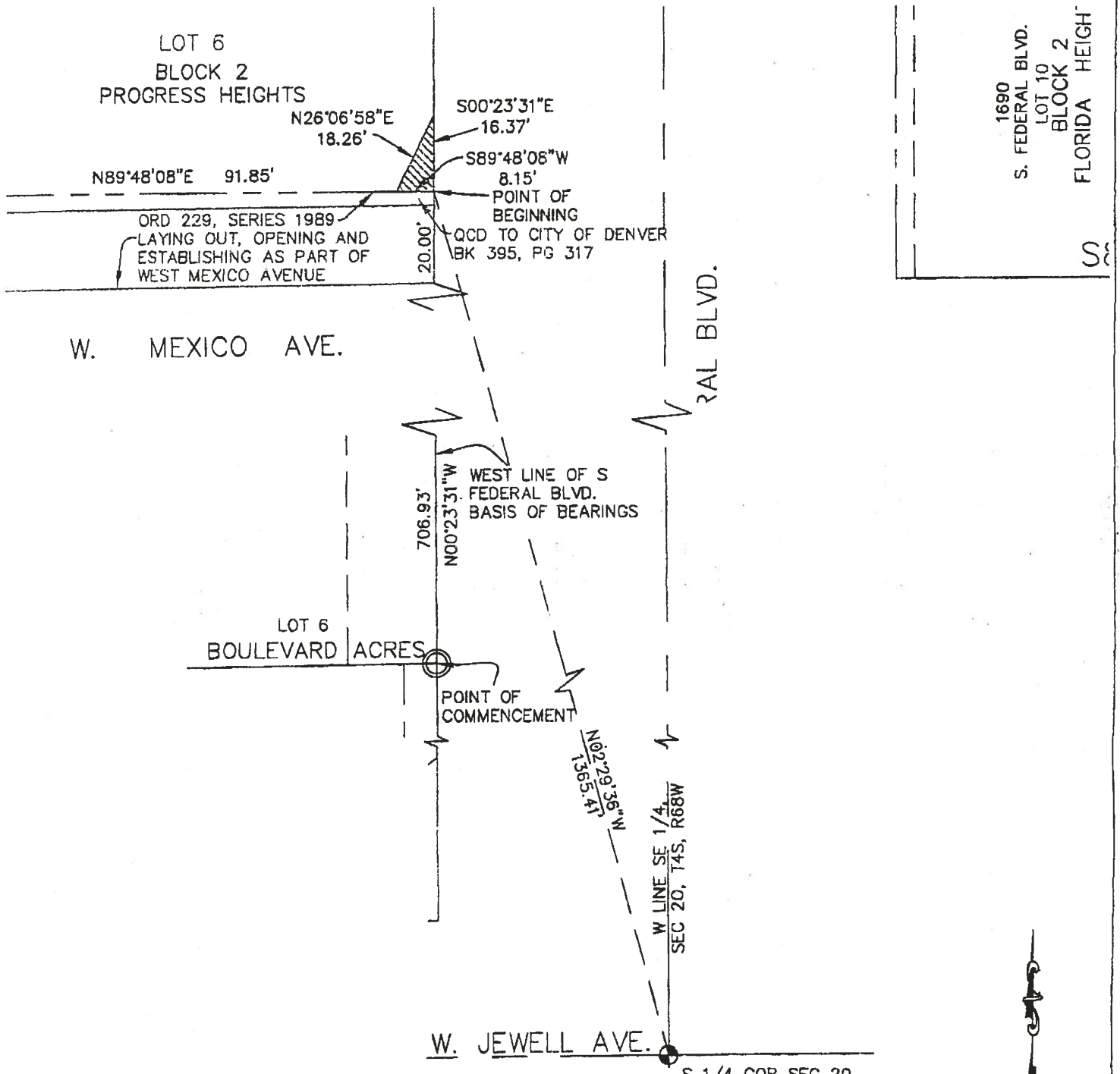


EXHIBIT A



1690
S. FEDERAL BLVD.
LOT 10
BLOCK 2
FLORIDA HEIGHTS

THIS IS NOT A MONUMENTED BOUNDARY SURVEY, IT IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



PREPARED BY: HCL ENGINEERING & SURVEYING, LLC 9570 KINGSTON CT., SUITE 310 ENGLEWOOD, CO 80112		PROJECT: PARCEL 17 LOCATED AT 1380 S. FEDERAL BLVD.	
		LOCATION (RT - SQ.) SW 1/4, SEC. 20, T4S, R68W	
DATE: 11-25-05	BY: CAM	CHKD: JPH	JOB NO. 042094
		SHEET NO. 2 OF 2	

Parcel name: PARCEL-17 CLOSURE

North: 1675556.8521 East : 3134456.8416
Line Course: S 89-48-08 W Length: 8.15
North: 1675556.8239 East : 3134448.6916
Line Course: N 26-06-58 E Length: 18.26
North: 1675573.2197 East : 3134456.7295
Line Course: S 00-23-31 E Length: 16.37
North: 1675556.8500 East : 3134456.8415

Perimeter: 42.78 Area: 67 sq.ft. 0.0015 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0020 Course: S 01-58-26 W

Error North: -0.00203 East : -0.00007

Precision 1: 21,390.00

**EXHIBIT B
EXCEPTIONS**

1. Water rights, claims or title to water, whether or not shown by the public records.
2. Any existing leases and/or tenancies.
3. All oil, gas and other mineral interests, including limestone, that have been, are, or may be claimed by others.
4. Terms, conditions, provisions, agreements and obligations as specified in Ordinance No. 452, Series of 1969 recorded December 11, 1969 in Book 119 at Page 391.
5. Terms, conditions, provisions, agreements and obligations as specified in Ordinance No. 24, Series of 1954 recorded March 25, 1954 in Book 7448 at Page 391.
6. All matters set forth in the plat of Boulevard Acres.



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Page: 1 of 5

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City & County Of Denver

WD

PARCEL 4

GENERAL WARRANTY DEED

THIS DEED, is made September 13, 2006 between **TAI DAN HSU AND DING-WEN HSU**, whose address is **5153 SOUTH MILLER STREET, LITTLETON, COLORADO 80127** ("Grantors) and the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado, ("Grantee") whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, That Grantors, for and in consideration of the sum of **ONE THOUSAND TWO HUNDRED EIGHTY DOLLARS AND NO/100 \$1,280.00** the receipt and sufficiency of which is acknowledged, have granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado described as follows:

SEE Exhibit A, consisting of the legal description, attached hereto and hereby incorporated;

also known by street and number as:

1600 - 1611 S. FEDERAL BLVD

(the "Property") THIS DOCUMENT IS BEING RE-RECORDED TO ADD EXHIBIT B

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging or in any manner appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantors, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever. And the Grantors, for their heirs and personal representatives, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that as of the date hereof, Grantors are well seized of the Property, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, subject only to the exceptions set forth in **Exhibit B**.

The Grantors shall and will **WARRANT AND FOREVER DEFEND** the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor[s] have executed this deed on the date set forth above.



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Page: 1 of 6

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City & County Of Denver

WD

PARCEL 21 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER STU C010-073, S.A. 14171 CONTAINING 116 SQUARE FEET, IN BLOCK 2, PROGRESS HEIGHTS, A SUBDIVISION LYING IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD ASSUMED TO BEAR N 00°23'31" W, BEING MONUMENTED AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "184 (ILLEGIBLE) AND TO THE NORTH ALONG SAID WEST LINE A DISTANCE OF 2597.23 FEET BY A ¼ INCH YELLOW PLASTIC CAP STAMPED "HP SURVEY LS 4161" WHICH IS THE NORTHEASTERLY CORNER OF PARCEL 36 AS SHOWN UNDER CDOT RIGHT OF WAY PLANS PROJECT NUMBER STU C010-073.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES AS SHOWN IN THE RECORDS OF THE CITY AND COUNTY OF DENVER RECORDED ON OCTOBER 15, 1938 IN BOOK 18, AT PAGE 119;

THENCE N 00°23'31" W ALONG THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD, A DISTANCE OF 1266.11 FEET TO A POINT ON THE EASTERLY LINE OF LOT 10, BLOCK 2, PROGRESS HEIGHTS AS SHOWN IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO RECORDED ON AUGUST 23, 1926 IN BOOK 4 AT PAGE 50, SAID POINT BEARS N 01°52'58" W, A DISTANCE OF 1924.33 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N 38°19'43" W, A DISTANCE OF 21.85 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 10;
THENCE N 89°31'32" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 13.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 10;
THENCE S 00°23'31" E, ALONG THE EASTERLY LINE OF SAID LOT 10, A DISTANCE OF 17.25 FEET TO THE POINT OF BEGINNING;

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 0.0027 ACRE OR 116 SQUARE FEET, MORE OR LESS OF WHICH 0 ACRES OR 0 SQUARE FEET ARE IN THE RIGHT OF WAY OF THE PRESENT ROAD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PROPERTY DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES P. HENNESSY
COLORADO PLS 34980
FOR AND ON BEHALF OF
HCL ENGINEERING & SURVEYING, LLC.
9570 KINGSTON COURT, SUITE 310
ENGLEWOOD, CO. 80112
303 773-1605

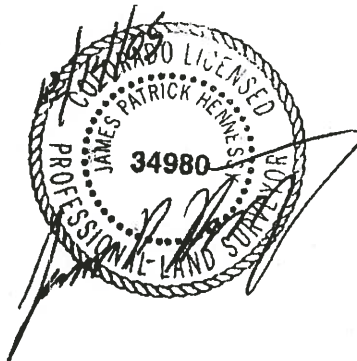
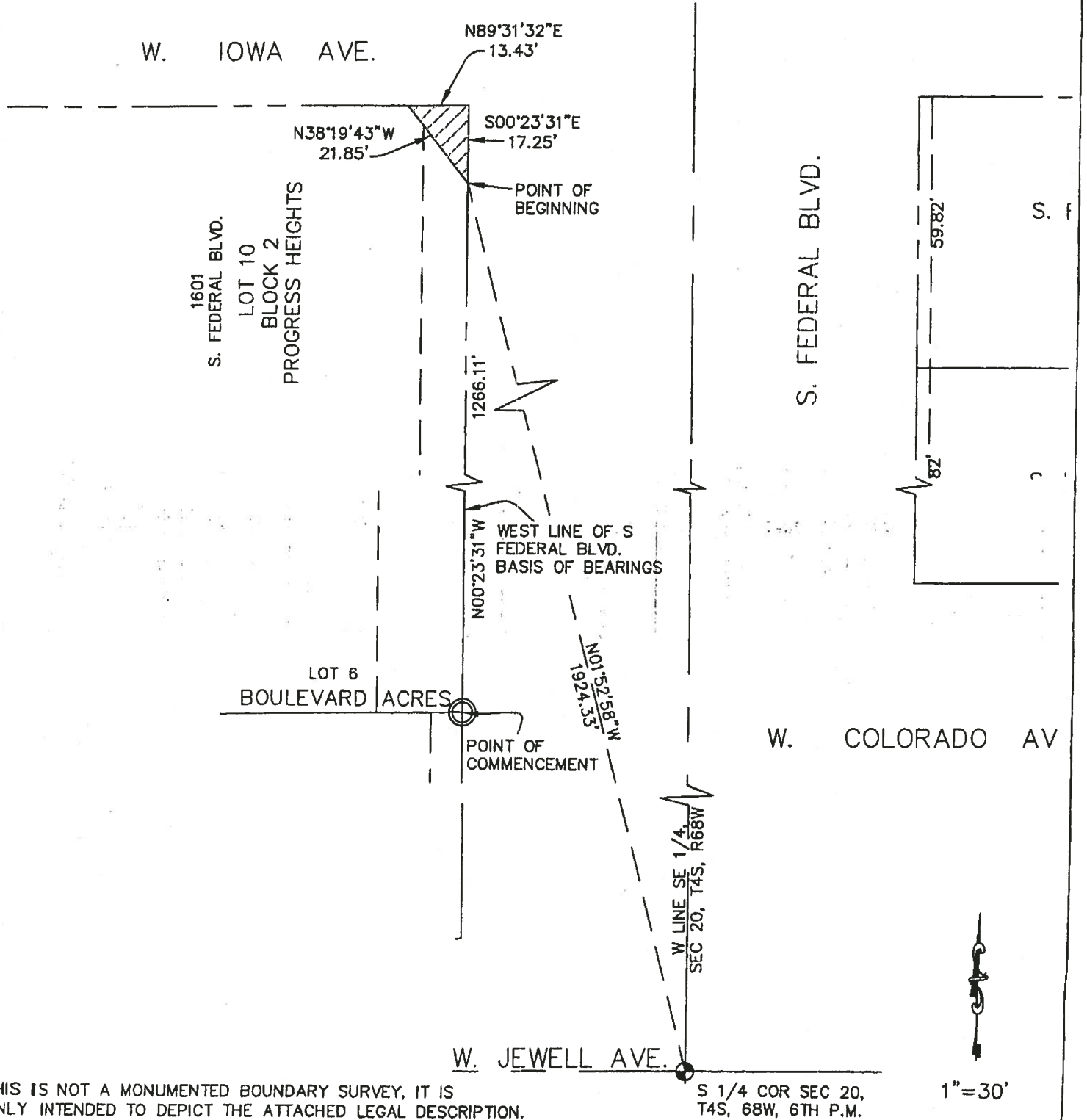


EXHIBIT A



THIS IS NOT A MONUMENTED BOUNDARY SURVEY, IT IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

S 1/4 COR SEC 20, T4S, 68W, 6TH P.M. 1"=30'

PREPARED BY: HCL ENGINEERING & SURVEYING, LLC 9570 KINGSTON CT., SUITE 310 ENGLEWOOD, CO 80112		PROJECT: PARCEL 21 LOCATED AT 1300 S. FEDERAL BLVD.	
DATE: 11-25-05		LOCATION (RT - SQ.) SW 1/4, SEC. 20, T4S, R68W	
BY: CAM	CHKD: JPH	JOB NO. 042094	SHEET NO. 2 OF 2

Parcel name: PARCEL 19 REV CLOSURE

North: 1675148.2022 East : 3134451.2115
Line Course: N 89-24-41 E Length: 8.43
North: 1675148.2888 East : 3134459.6410
Line Course: S 00-23-31 E Length: 11.81
North: 1675136.4791 East : 3134459.7218
Line Course: N 35-57-13 W Length: 14.49
North: 1675148.2086 East : 3134451.2143

Perimeter: 34.73 Area: 50 sq.ft. 0.0011 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0070 Course: N 23-45-41 E

Error North: 0.00643 East : 0.00283

Precision 1: 4,961.43

**EXHIBIT B
EXCEPTIONS**

1. Water rights, claims or title to water, whether or not shown by the public records.
2. Any existing leases and/or tenancies.
3. All oil, gas and other mineral interests, including limestone, that have been, are, or may be claimed by others.
4. Terms, conditions, provisions, agreements and obligations as specified in Agreement dated June 20, 1973 and recorded July 3, 1973 in Book 723 at Page 524.
5. Terms, conditions, provisions, agreements and obligations as specified in Ordinance No. 452, Series of 1969 recorded December 11, 1969 in Book 119 at Page 391.
6. Terms, conditions, provisions, agreements and obligations as specified in Deed of Easement between Troy Investment Corporation and the City and County of Denver dated February 4, 1963 and recorded February 13, 1963 in Book 8981 at Page 158.
7. Terms, conditions, provisions, agreements and obligations as specified in Deed of Easement between Elizabeth Jackson and the City and County of Denver dated January 23, 1963 and recorded February 13, 1963 in Book 8981 at Page 157.
8. All matters set forth in the plat of Progress Heights recorded April 16, 1948 in (plat) Book 4 at Page 50.