



10/02/2018 11:10 AM
City & County of Denver
Electronically Recorded

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DEN Legal Services
Denver International Airport
8500 Pena Blvd., Room 9810
Denver, CO 80249-6340

PROPERTY DEED

STAPLETON DISTRICT IV WEST OF CENTRAL PARK BOULEVARD,
874027, PARCEL 1

THE CITY AND COUNTY OF DENVER, a Colorado municipal corporation (“City”), whose address is 1437 Bannock Street, Denver, Colorado 80202, for the consideration of ONE MILLION FIVE HUNDRED FIFTY THOUSAND SEVEN HUNDRED FIFTY-SEVEN DOLLARS and 23/100ths (\$1,550,757.23) other good and valuable consideration, hereby conveys to STAPLETON DEVELOPMENT CORPORATION, a Colorado non-profit corporation (“Grantee”), whose address is 7350 East 29th Avenue, Suite 200, Denver, Colorado 80238, the following real property in the City and County of Denver, State of Colorado, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

together with all rights, privileges and easements appurtenant to the Property, including without limitation, any and all development rights, air rights, ditches and ditch rights (including shares, if any, in any ditch company), and associated rights appurtenant to each of the foregoing (hereinafter collectively referred to as the “Property”), subject to reservation of the following to the City:

I. Reservations to the City. Conveyance of the Property to Grantee is subject to reservation of the following rights to the City:

A. Reservation of Mineral Rights. The City hereby reserves for itself and its successors and assigns any and all minerals, oil, gas and other hydrocarbon substances on and under the Property to the extent owned by the City.

B. Reservation of Underground Water Rights. The City hereby reserves for itself and its successors and assigns, any and all underground water and water rights to water underlying the Property. The City hereby waives its rights to enter upon or use the surface of all or any portion of the Property for any purpose whatsoever.

C. Reservation of Utility and Access Easements. The City further hereby reserves for itself and, where expressly stated, its successors and assigns, all easements and rights set forth in Exhibit A-1 attached hereto and incorporated herein by this reference.

II. Restrictive Covenants. This Deed and the conveyance of the Property hereto shall be subject to the following (collectively, the “Restrictive Covenants”), which Restrictive Covenants shall run with the land and be binding upon Grantee and its successors in interest. The Restrictive Covenants are part of a general plan for the redevelopment and improvement of the

property owned and formerly operated by the City as Stapleton International Airport located in Sections 10, 15, 16, 21, 22, 26, 27, 28, 33, 34 and 35, Township 3 South, Range 67 West of the 6th Principal Meridian, State of Colorado (the "Stapleton Site"). The Restrictive Covenants are for the benefit of the City.

A. No Aircraft Operations Covenant. The Property or any part thereof or any interest therein shall not be used for aircraft operations or aircraft flight operations and all runways and taxiways shall remain inoperable for aircraft operations.

B. Water Well Covenant. The Property or any part thereof or any interests therein shall not be utilized for the drilling or placement of a water well.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever.

[Signatures on following page.]

EXHIBIT A
Page 1 of 3



1601 Blake Street, Suite 200
Denver, Colorado 80202
Phone: 303-572-0200
Fax: 303-572-0202
www.matrixdesigngroup.com

**PARCEL 1
LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21 AND THE SOUTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21, MONUMENTED ON THE WEST END BY A FOUND 1" REBAR WITH A PUNCH MARK AND ON THE EAST END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS35597" "2012", ASSUMED TO BEAR NORTH 89°41'23" EAST 1,325.84 FEET;

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER OF SECTION 21; THENCE SOUTH 49°41'42" EAST A DISTANCE OF 396.31 FEET TO THE NORTHWEST CORNER OF THAT PARTICULAR PARCEL OF LAND DESCRIBED AS "PARCEL 8 – SOUTH" IN PROPERTY DEED RECORDED ON MARCH 31, 2010 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AT RECEPTION NO. 2010034572, SAID CORNER ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE WEST LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 58°16'06" EAST A DISTANCE OF 75.21 FEET;
2. THENCE SOUTH 00°00'00" EAST A DISTANCE OF 535.85 FEET TO THE NORTHWEST CORNER OF "PARCEL 9-SOUTH" AS DESCRIBED IN SAID DEED;

THENCE ALONG THE WEST LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. THENCE CONTINUE SOUTH 00°00'00" EAST A DISTANCE OF 120.43 FEET TO A 626.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WEST;
2. THENCE SOUTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 00°16'50" AN ARC DISTANCE OF 3.07 FEET TO THE NORTHWEST CORNER OF "PARCEL 10-SOUTH" AS DESCRIBED IN SAID DEED;

THENCE ALONG THE WEST LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. THENCE CONTINUE ALONG THE PREVIOUSLY DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 36°36'29" AN ARC DISTANCE OF 399.97 FEET;
2. THENCE SOUTH 67°45'37" WEST A DISTANCE OF 178.65 FEET;
3. THENCE SOUTH 00°00'00" EAST A DISTANCE OF 56.72 FEET TO THE NORTHWEST LINE OF TRACT A, STAPLETON CENTRAL PARK BLVD. FILING NO. 2 RECORDED NOVEMBER 30, 2012 IN SAID RECORDS AT RECEPTION NO. 2012165500;

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LEGAL DESCRIPTION CONTINUED
STAPLETON FILING 7 BACKFILL AREA

THENCE SOUTH 55°04'34" WEST, ALONG SAID NORTHWEST LINE, A DISTANCE OF 565.06 FEET TO THE NORTHERLY LINE OF THE SAND CREEK REGIONAL GREENWAY AS DESCRIBED IN PROPERTY DEED RECORDED APRIL 4, 2002 IN SAID RECORDS AT RECEPTION NO. 2002076382;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 23°21'54" WEST A DISTANCE OF 116.34 FEET TO A 1,439.24 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
2. THENCE NORTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 41°17'56" AN ARC DISTANCE OF 1,037.41 FEET;
3. THENCE NORTH 64°39'50" WEST A DISTANCE OF 157.94 FEET;

THENCE NORTH 00°00'00" EAST A DISTANCE OF 744.66 FEET TO THE SOUTH LINE OF THAT PARTICULAR PARCEL OF LAND DESCRIBED AS PARCEL 4 ON ALTA/ACSM LAND TITLE SURVEY DEPOSITED SEPTEMBER 17, 2009 IN SAID RECORDS, IN BOOK 80, PAGE 009, AT RECEPTION NO. L012114;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 89°41'12" EAST A DISTANCE OF 354.76 FEET;
2. THENCE SOUTH 83°53'29" EAST A DISTANCE OF 1,236.49 FEET TO THE POINT OF BEGINNING.

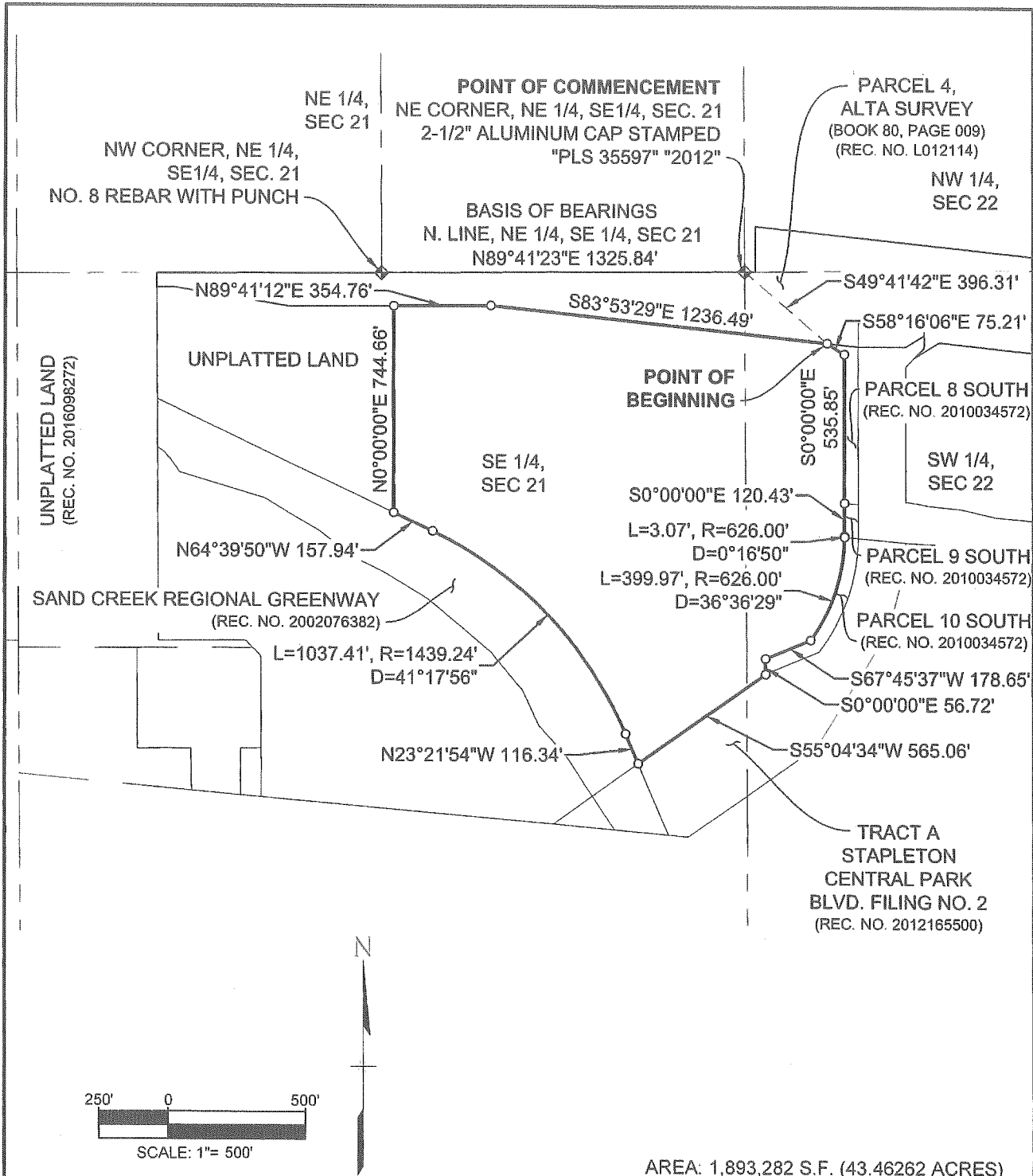
THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 1,893,232 SQUARE FEET, OR 43.46262 ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JEFFREY A. MILLER, PLS 38467
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200 – DENVER, COLORADO 80202

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JS
9/13/18

EXHIBIT A
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Matrix DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0202

PARCEL 1 LEGAL DESCRIPTION		
EXHIBIT A		
CHECKED BY: JAC	DATE: OCT. 9, 2017 JN: 16.001.195	3 OF 3

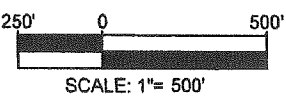
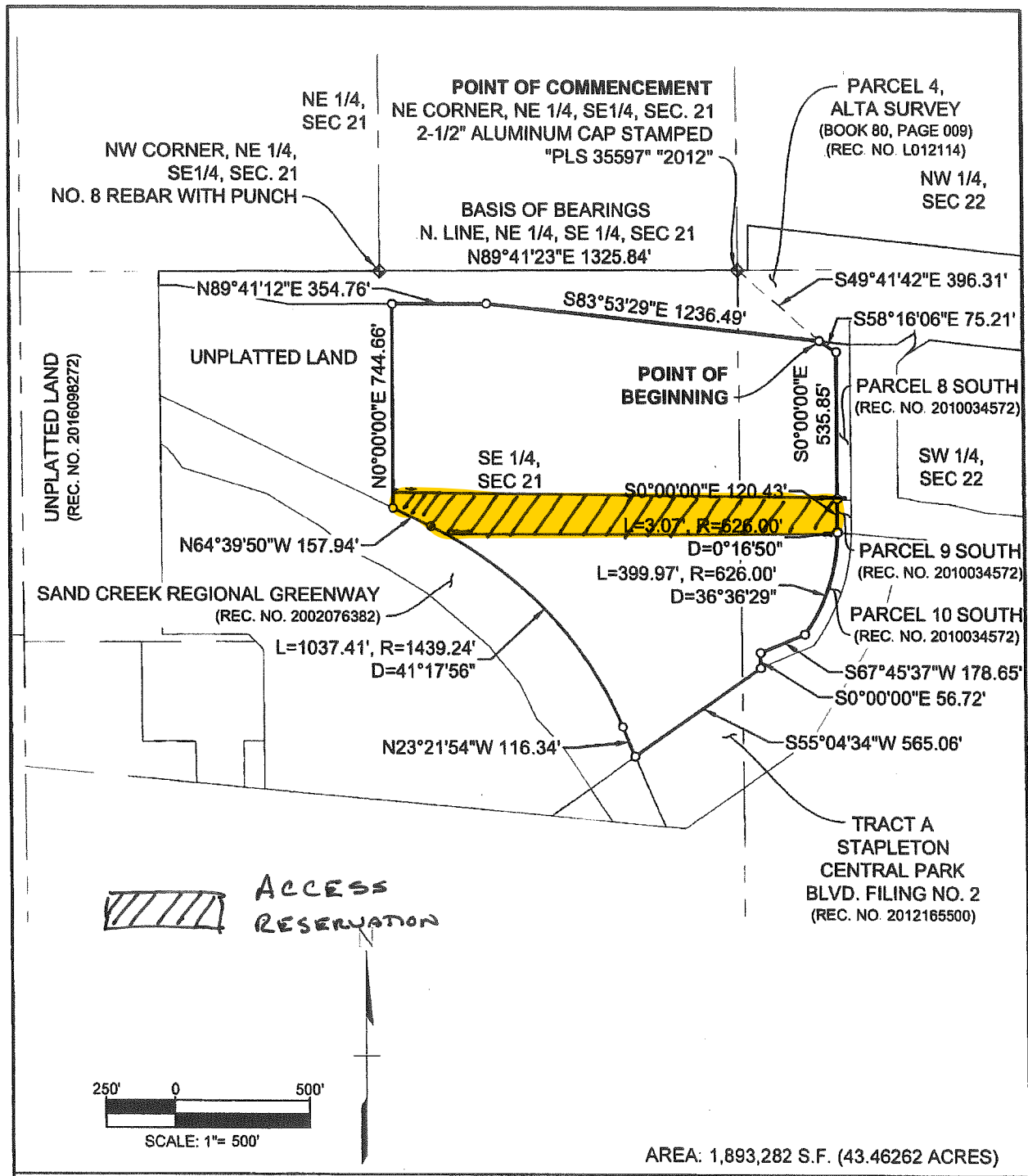
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EXHIBIT A-1

Access Route/Heavy Haul Road. The City hereby reserves to itself, its contractors, and its licensees a nonexclusive easement for use of an access route suitable for heavy construction equipment, over and across the portion of the Property in an approximate location depicted on Exhibit A-1 (1 page) (the "Access Route") to allow access for the City, including its Department of Aviation, and its contractors and licensees to the real property owned by the City adjacent to and west of the Property. Grantee shall not unreasonably interfere with the City's right, or its contractors' or licensees' rights, to use the Access Route as provided herein, which obligation shall run with the land. Any improvements placed on the Access Route by the Grantee shall accommodate the uses by the City, its contractors, and its licensees, which obligation shall run with the land. The City, its contractors, and licensees shall not be liable for any damage caused by the use of the Access Route occurring within the scope of the intended use as provided herein. Until this reservation terminates as provided herein, the Access Route may be relocated by the Grantee to accommodate activities of the Grantee, however, the Access Route shall not be relocated except upon written approval of the City, which approval shall not be unreasonably withheld, conditioned or delayed which obligation shall run with the land. The easements and rights reserved herein for the Access Route (depicted on Exhibit A-1) shall automatically terminate upon the earlier of either (i) the dedication of any portion of the Access Route as a public right-of-way or (ii) the recordation in the real property records of a permanent easement allowing the City an alternate access route, providing substantially similar access, without any further action by any party. The City shall execute all documents necessary to evidence the automatic termination of this reservation in recordable form.

EXHIBIT A-1



AREA: 1,893,282 S.F. (43.46262 ACRES)

Matrix 
DESIGN GROUP
 AN EMPLOYEE-OWNED COMPANY

1601 Blake Street, Suite 200
 Denver, CO 80202
 Phone 303-572-0200
 Fax 303-572-0202

PARCEL 1 LEGAL DESCRIPTION		
EXHIBIT A		
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9/13/15