

EXECUTIVE SUMMARY

Terms & Conditions:

Premises:	Colfax & Irving
Council District:	1– Paula Sandoval
Seller:	Urban Land Conservancy (ULC)
Purchaser:	City and County of Denver
Sales Price:	Approximately \$985,000
Earnest Money:	\$100,000
Land Square Footage:	Approximately 36,454 square feet
Building Square Footage:	Approximately 15,000 s.f.
Parking Spaces:	Approximately 58 dedicated spaces Approximately 20 overflow parking
Estimated Closing:	Approximately 3 rd Quarter 2011
Comments:	City has negotiated the land acquisition with Urban Land Conservancy. The contract contemplates joint development of the site. The City and ULC will negotiate a separate agreement for designs based upon the City's pro rate share of costs. The Library Commission approved the acquisition of this site in June 2010.