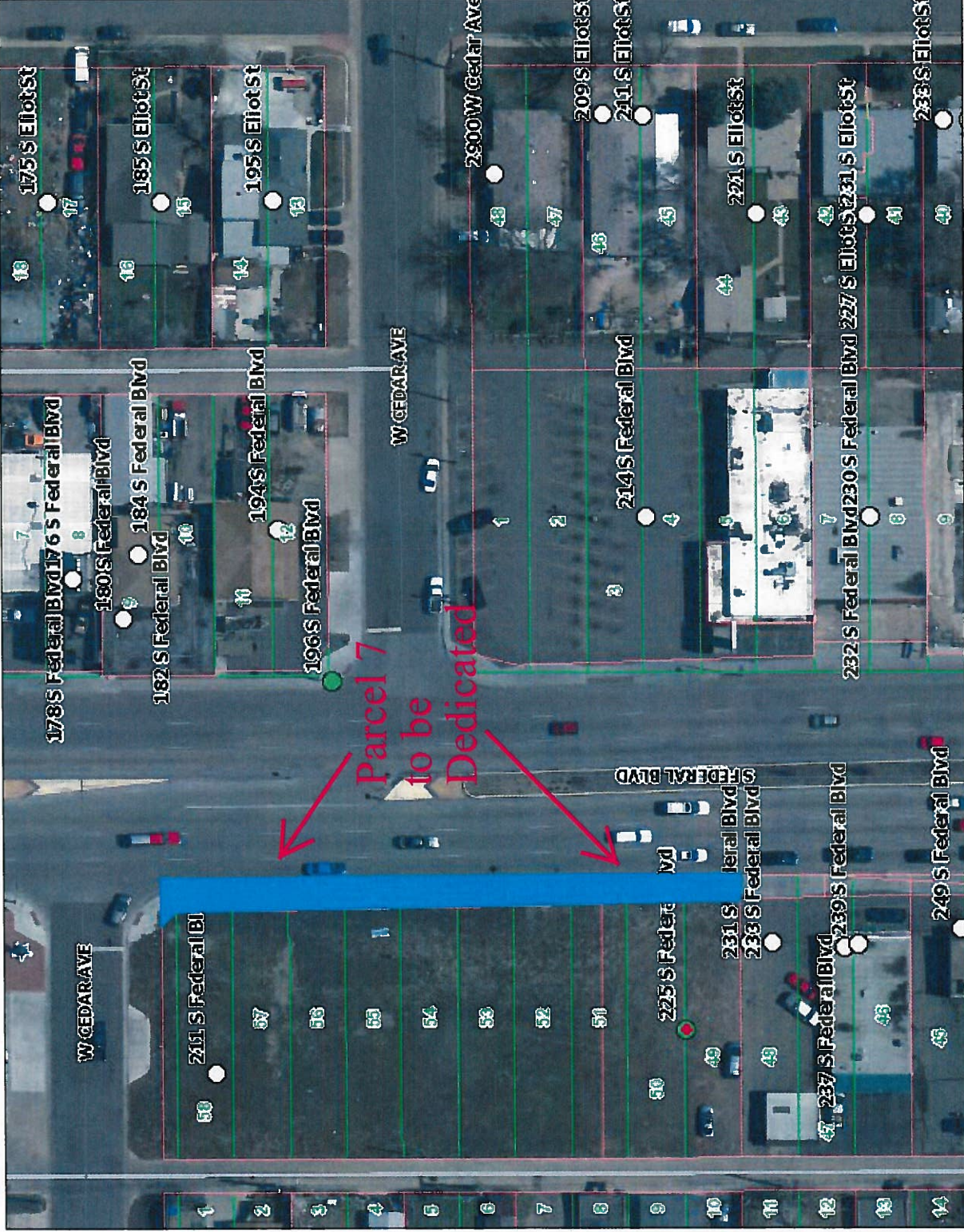


Parcel 7



Legend

- Active Addresses
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardens)
- 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
- Lots/Blocks
- Parks
 - Mountain Parks
 - All Other Parks

130 0 65 130 Feet

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.

Map Generated 6/3/2016

1: 1,016

WGS 1984 Web_Mercator_Auxiliary_Sphere
© City and County of Denver

THIS IS NOT A LEGAL DOCUMENT.

WARRANTY DEED

THIS DEED, dated March 17, 2010, is between **Chuo-i-Sen Hsu and Sau Wai L. Hsu** of the City and County of Denver and State of Colorado, grantor, and the City and County of Denver, a Colorado municipal corporation and home rule city, whose address is 1437 Bannock St., Denver, CO 80202 of the City and County of Denver and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of NINETY THREE THOUSAND FIVE HUNDRED FIFTY FIVE AND NO DOLLARS (\$93,555.00), 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 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 ATTACHED EXHIBIT "A"

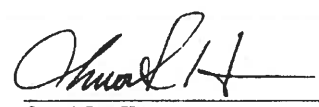
Assessor's schedule or parcel number: 05086-32-029-000 and 05086-32-030-000 (part of)
 Address: 211 and 225 S. Federal Blvd., Denver, CO 80219 (part of)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

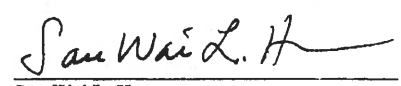
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor covenants, grants, bargains, and agrees to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has 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 soever.

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.

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



 Chuoi-Sen Hsu

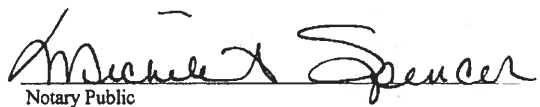


 Sau Wai L. Hsu

STATE OF COLORADO
 CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 17th day of March, 2010 by Chuoi-Sen Hsu and Sau Wai L. Hsu.

Witness my hand and official seal.
 My commission expires _____



 Notary Public



Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

return to:
H.C PECK & ASSOCIATES, INC.
 4001 FOX ST.
 DENVER, CO 80216

EXHIBIT "A"

PROJECT NUMBER: STU C010-068

PARCEL NO.: 6

Project Code: 13810

November 26, 2008

DESCRIPTION

A tract or parcel of land No. 6 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 3,465 sq. ft. (0.080 acres), more or less, in a portion of Lots 49 to 58, Block 1, BUCHTEL'S SUBDIVISION, as recorded in Book 17, Page 30, in the Clerk and Recorder's office, said subdivision lying in the S.W. ¼ of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S. ¼ corner of said Section 8; Thence N. 06°02'20" W., a distance of 516.08 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 49 in said subdivision;

1. Thence N. 02°05'17" W., a distance of 94.16 feet;
2. Thence on the arc of a curve to the right, a radius of 4,823.50 feet, a central angle of 01°39'01", a distance of 138.94 feet, (a chord bearing N. 01°15'46" W., a distance of 138.93 feet);
3. Thence N. 00°26'16" W., a distance of 17.12 feet;
4. Thence N. 45°30'00" W., a distance of 8.31 feet to the south of Right of Way (R.O.W.) line of W. Cedar Ave;
5. Thence N. 89°39'37" E., a distance of 20.94 feet along said south R.O.W. line to the westerly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);
6. Thence S. 00°26'23" E., a distance of 256.01 feet along said westerly R.O.W. line to the south line of Lot 49;
7. Thence S. 89°39'37" W., a distance of 10.35 feet along the south line of said lot to the POINT OF BEGINNING.

The above described parcel contains 3,465 sq. ft. (0.080 acres), more or less.

Basis of Bearings: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, NAD 1983(1992) as determined by a fast static GPS survey. The line between point MOE and point ALAMEDA bears S.24°42'20.3"W. These two stations are NGS standard horizontal control disks set in concrete with stampings "MOE 1994" and "ALAMEDA 1977" respectively.