



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
(Handwritten signature of Robert J. Duncanson)
DATE: June 10, 2016

ROW #: 2016-Dedication-0000111 **SCHEDULE #:** 0508632048000, 0508617034000,
0508632050000, 0508617037000, 0508632055000, 0508617046000, 0508632046000, 0508617028000, 0508632056000,
0508617039000, 0508632062000, 0508616037000, 0508632060000, 0508616033000, 0508617043000, 0508616030000,
0508617030000, 0508616028000, 0508616024000

TITLE: This request is to dedicate City owned land as S. Federal Blvd.
Located at various intersections along west portion of S. Federal Blvd. between W. Alameda Ave. to W. Ellsworth Ave.

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 Public Alley. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2016-Dedication-0000111-001) HERE.

A map of the area to be dedicated is attached.

RD/BLV

- c: Asset Management, Steve Wirth
- City Councilperson & Aides, Paul Lopez District # 3
- Council Aide Adriana Magana
- Council Aide Jesus Orrantia
- 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, Stan Lechman
- Department of Law, Adam Hernandez
- Department of Law, Cynthia Devereaux
- Public Works Survey, John Lauteschlager
- 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: June 10, 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 at various intersections along west portion of S. Federal Blvd. between W. Alameda Ave. to W. Ellsworth Ave.

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 S. 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. between W. Alameda Ave. to W. Ellsworth Ave.
- d. Affected Council District:
- 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: _____



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2016-Dedication-0000111, S. Federal Blvd between W. Alameda Ave. to W. Ellsworth Ave.

Description of Proposed Project: This request is to dedicate a City owned land as Federal Blvde. located at S. Federal Blvd. between W. Alameda Ave. and W. Ellsworth Ave.

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.

PARCEL 1

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 01/30/1997, at Reception No. 9700011249 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 5 of the Department of Transportation, State of Colorado Project No. STU C010-015 containing 513 sq. ft. more or less, being a portion of that parcel of land described at Reception No. 93-0064698, and being a portion of Lots 40 and 41, Block 1, Buchtel's Subdivision, recorded at Book 17, Page 30, on April 12, 1919, City and County of Denver Clerk and Recorder's Office, said subdivision lying in the Southwest Quarter of Section 8, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City & County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the south line of said Lot 40, from which the southeast corner said Lot 40 bears North 89 Degrees 16 Minutes 11 Seconds East, a distance of 11.84 feet;

Thence North 02 Degrees, 47 Minutes, 20 Seconds East, a distance of 50.09 feet to a point on the north line of said Lot 41;

Thence along the north line of said Lot 41 North 89 Degrees 16 Minutes 09 Seconds East, a distance of 8.68 feet to the northeast corner of said Lot 41;

Thence along the west Right of Way line of South Federal Boulevard (Aug., 1995), also being the east line of south Block 1, South 00 Degrees 49 Minutes 33 Seconds East, a distance of 50.00 feet to the southeast corner of said Lot 40;

Thence along the south line of said Lot 40 South 89 Degrees 16 minutes 11 Seconds West, a distance of 11.84 to the POINT OF BEGINNING

PARCEL 2

A parcel of land conveyed by Rule and Decree in Condemnation to the City & County of Denver, recorded on 09/15/1997, at Reception No. at 9700122686 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 6 of the Department of Transportation, State of Colorado Project No. STU C010-015 containing 553 sq. ft. (0.013 acres) more or less, being a portion of that parcel of land described at Book 1562, Page 387, dated December 01, 1997, and being a portion Lots 42 through 45, inclusive, Block 1, Buchtel's Subdivision, recorded at Book 17, Page 30, on April 12, 1919, City & County of Denver Clerk and Recorder's Office, said subdivision lying in the Southwest Quarter of Section 8, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the south line of said Lot 42, from which the southeast corner of said Lot 42 bears North 89 Degrees 16 Minutes 09 Seconds East, a distance of 8.68 feet;

Thence North 02 Degrees 47 Minutes 20 Seconds East a distance of 100.18 feet to a point on the north line of said Lot 45;

Thence along the north line of said Lot 45 North 89 Degrees 16 minutes 03 Seconds East, a distance of 2.37 feet to the northeast corner of said Lot 45;

Thence along the west Right of Way line of South Federal Blvd (Aug, 1995), also being the east line of said Block 1 South 00 Degrees 49 Minutes 33 Seconds East, a distance of 99.99 feet to the southeast corner of said Lot 42;

Thence along said south line of said Lot 42 South 89 Degrees 16 Minutes 09 Seconds West, a distance of 8.68 feet to the POINT OF BEGINNING.

PARCEL 3

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 01/11/2010, at Reception No. 2010003389 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 3 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 317 sq. ft. (0.007 acres), more or less, in a portion of Lots 42 to 45, Block 1, BUCHTEL'S SUBDIVISION, as recorded in Book 17, Page 30, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S. 1/4 corner of said Section 8: Thence N. 08°37'16" W. a distance of 342.09 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 42 in said subdivision;

- (1) Thence N. 00°27'04" W., a distance of 100 feet to the north line of Lot 45;
- (2) Thence N. 89°39'37" E., a distance of 6.33 feet along said north lot line to the westerly Right of Way (R.O.W.) line of S.H.88 (Federal Blvd, September 2008);
- (3) Thence S. 03°10'26" W., a distance of 100.19 feet along said westerly R.O.W. line to the POINT OF BEGINNING;

PARCEL 4

A parcel of land conveyed by Special Warranty Deed to the City & County of Denver, recorded on 03/04/1997, at Reception No. 9700025480 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 7 of the Department of Transportation, State of Colorado Project No. STU C010-015 containing 44 sq. ft. (0.001 acres), more or less, being a portion of those parcels of land described at Book 1477, Page 199 on July 11, 1977 and at Book 1932, Page 72 on June 05, 1979 and being a portion of Lots 46 and 47, Block 1, BUCHTEL'S SUBDIVISION, as recorded in Book 17, Page 30, on April 12, 1919, City and County of Denver, Clerk & Recorder's Office, said subdivision lying in the

Southwest Quarter of Section 8, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 46, from which the southeast corner of said Lot 46 bears North 89 Degrees 16 Minutes 03 Seconds East, a distance of 2.37 feet;

Thence North 02 Degrees 47 Minutes 20 Seconds East, a distance of 37.57 feet to the northeast corner of the south 12.5 feet of said Lot 47;

Thence along the west Right of Way line of South Federal Boulevard (Aug., 1995), also being the east line of said Block 1 South 00 Degrees 49 Minutes 33 Seconds East, a distance of 37.50 feet to the southeast corner of said Lot 46;

Thence along the south line of said Lot 46 South 89 Degrees 16 Minutes 03 Seconds West, a distance of 2.37 to the POINT OF BEGINNING.

PARCEL 5

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 02/12/2010, at Reception No. 2010017078 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 4 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 294 sq. ft. (0.007 acres), more or less, in a portion of Lots 46 and the South 12 ½ feet of Lot 47, Block 1, BUCHTEL'S SUBDIVISION, as recorded in Book 17, Page 30, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 8; Thence N. 06°21'39" W., a distance of 478.67 feet to the POINT OF BEGINNING; said point lying on the north line of the south 12 ½ feet of Lot 47;

- (1) Thence N. 89°39'37" E., a distance of 9.38 feet along the north property line to the westerly Right of Way (R.O.W.) line of S.H. 88 Federal Blvd., April 2009);
- (2) Thence S. 03°10'26" W., a distance of 37.57 feet along said westerly R.O.W. line to the south line of Lot 46;
- (3) Thence S. 89°39'37" W., a distance of 6.33 feet along said south lot line;
- (4) Thence on the arc of a curve left, a radius 4,716.50 feet a central angle of 00°27'20", a distance of 37.51 feet, (a chord bearing N. 01°28'33" W., a distance of 37.51 feet), to the POINT OF BEGINNING.

PARCEL 6

That portion of land described as the Exception in that Quitclaim Deed from the City & County of Denver ("Grantor") to Maria D. Quezada ("Grantee"), recorded on 12/06/2010, at Reception No. 2010141726 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A parcel of land being a portion of Block 1 in Buchtel's Subdivision, in the City and County of Denver, State of Colorado, located in the Southwest Quarter of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian; said Buchtel's Subdivision as recorded in Book 21 at Page 3, in the Clerk and Recorders Office of the City and County of Denver; particularly described as follows:

All of Lots 48 and the north 12.5 feet of Lot 47, Block 1, of said Buchtel's Subdivision containing 4,402 square feet, 0.10 acres, more or less.

Excepting the following described area:

Commencing at the S 1/4 corner of said Section 8; Thence N. 06°21'39" W. a distance of 478.67 feet to the POINT OF BEGINNING; said point lying on the south line of the north 12.5 feet of Lot 47;

- (1) Thence N. 01°55'12" W., a distance of 37.50 feet to the point on the north line of Lot 48;
- (2) Thence N. 89°39'37" E., a distance of 10.35 feet along said north line to the West Right of Way line of Federal Blvd. (S.H. 88);
- (3) Thence S. 00°26'23" E., a distance of 37.50 feet along said right of way line to the south line of the north 12.5 feet of Lot 47;
- (4) Thence S. 89°39'37" W., a distance of 9.38 feet along said south line to the north 12.5 feet of said Lot 47 to the POINT OF BEGINNING.

PARCEL 7

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 03/17/2010, at Reception No. 2010030142 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

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, BUCHEL'S SUBDIVISION, as recorded in Book 17, Page 30, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S. 1/4 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.

PARCEL 8

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 03/26/2010, at Reception No. 2010033234 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 13 Rev. of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 2,554 sq. ft. (0.059 acres), more or less, in a portion of Lots 21 to 27, Block 30, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 8: Thence N. 03°32'01" W., a distance of 1,019.96 feet to the POINT OF BEGINNING; said point lying on the north line of Lot 27 in said subdivision;

- (1) Thence N. 89°39'37" E., a distance of 15.05 feet along said north line to the westerly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd, July 2009);
- (2) Thence S. 00°26'23" E., a distance of 174.83 feet along said westerly R.O.W. line to the north R.O.W. line of W. Cedar Ave. (July 2009);
- (3) Thence S. 89°39'37" W., a distance of 13.05 feet along said north R.O.W line;
- (4) Thence N. 00°26'16" W., a distance of 38.57 feet;
- (5) Thence S. 89°33'44" W., a distance of 2.00 feet;
- (6) Thence N. 00°26'16" W, a distance of 136.27 feet to the POINT OF BEGINNING.

PARCEL 9

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 08/07/2009, at Reception No. 2009103498 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 14 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 1,128 sq. ft. (0.026 acres), more or less, in a portion of Lots 28 to 30, Block 30, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 8: Thence N. 3°19'18" W. a distance of 1,094.78 feet to the POINT OF BEGINNING; said point lying on the north line of Lot 30 in said subdivision;

- (1) Thence N. 89°39'37" E., a distance of 15.05 feet along said north lot line to the westerly Right of Way (R.O.W.) of S.H. 88 (Federal Blvd., September 2008);
- (2) Thence S. 00°26'23" E., a distance of 74.93 feet along said westerly R.O.W line to the south line of Lot 28;
- (3) Thence S. 89°39'37" W, a distance of 15.05 feet along said south lot line:
- (4) Thence N. 00°26'16" W., a distance of 74.93 feet to the POINT OF BEGINNING.

PARCEL 10

Two parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 10/30/2009, at Reception No. 2009143289 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

Exhibit "A"

A tract or parcel of land No. 15 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 752 sq. ft. (0.017 acres), more or less, in a portion of Lots 31 and 32, Block 30, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 8; Thence N. 03°19'18" W. a distance of 1,094.78 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 31 in said subdivision;

- (1) Thence N. 00°26'16" W., a distance of 49.95 feet to the north line of Lot 32;
- (2) Thence N. 89°39'37" E., a distance of 15.04 feet along said north lot line to the westerly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);
- (3) Thence S. 00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to said south lot line;
- (4) Thence S. 89°39'37" W., a distance of 15.05 feet along said south lot line to the POINT OF BEGINNING.

Exhibit "B"

A tract or parcel of land No. 16 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 752 sq. ft. (0.017 acres), more or less, in a portion of Lots 33 and 34, Block 30, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 8; Thence N. 03°04'50" W. a distance of 1,194.57 feet to the POINT OF BEGINNING; said point lying on the north line of Lot 34 in said subdivision;

- (1) Thence N. 89°39'37" E., a distance of 15.04 feet along said north lot line to the westerly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);
- (2) Thence S. 00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to said south lot line Lot 33;
- (3) Thence S. 89°39'37" W., a distance of 15.04 feet along said south lot line;
- (4) Thence N 00°26'16"W., a distance of 49.95 feet to the POINT OF BEGINNING.

PARCEL 11

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 03/02/2010, at Reception No. 2010023791 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 17 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 751 sq. ft. (0.017 acres), more or less, in a portion of Lots 35 and 36, Block 30, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 8; Thence N. 03°04'50" W. a distance of 1,194.57 feet to the POINT OF BEGINNING; said point lying on the south line Lot 35 in said subdivision;

- (1) Thence N. 00°26'16" W., a distance of 49.95 feet to the north line of Lot 36;
- (2) Thence N. 89°39'37" E., a distance of 15.04 feet along said north lot line to the westerly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd, September 2008):
- (3) Thence S. 00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to said south lot line;
- (4) Thence S. 89°39'37" W., a distance of 15.04 feet along said south lot line to the POINT OF BEGINNING.

PARCEL 12

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 04/23/2010, at Reception No. 2010044330 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 18 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 502 sq. ft. (0.012 acres), more or less, in a portion of Lots 37 and 38, Block 30, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 8; Thence N. 02°52'36" W. a distance of 1,294.38 feet to the POINT OF BEGINNING; said point lying on the north line of Lot 38 said subdivision;

- (1) Thence N. 89°39'37" E., a distance of 10.04 feet along said north lot line to the westerly Right of Way (R.O.W.) line of S.H.88 (Federal Blvd., September 2008);
- (2) Thence S. 00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to the south line of Lot 37;
- (3) Thence S. 89°39'37" W., a distance of 10.04 feet along said south lot line;
- (4) Thence N. 00°26'16" W., a distance of 49.95 feet to the POINT OF BEGINNING.

PARCEL 13

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 01/31/2001, at Reception No. 2001013077 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A parcel of land located in the S.W. 1/4 of Section 8, Township 4 South Range, 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said parcel being more particularly described as follows:

The east 5.00 feet of Lot 37 and 38, Block 30 P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's Office.

PARCEL 14

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 03/02/2010, at Reception No. 2010023790 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 19 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 751 sq. ft. (0.017 acres), more or less, in a portion of Lots 39 and 40, Block 30, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South Range, 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 8: Thence N. 02°52'36" W. a distance of 1,294.38 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 39 said subdivision;

- (1) Thence N. 00°26'16" W., a distance of 49.95 feet to the south Right of Way (R.O.W.) line of W. Bayaud Ave. (September 2008);
- (2) Thence N. 89°39'37" E., a distance of 15.04 feet along said southerly R.O.W. line to the westerly R.O.W. line of S.H. 88 (Federal Blvd., September 2008);
- (3) Thence S. 00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to the south line of Lot 39;
- (4) Thence S. 89°39'37" W., a distance of 15.04 feet to the POINT OF BEGINNING.

PARCEL 15

That portion of land described as the Exception in that Quit Claim Deed from the City & County of Denver ("Grantor") to 75 S. Federal LLC. ("Grantee"), recorded on 04/25/2014, at Reception No. 2014047063 in the City and County of Denver Clerk & Recorder's Office, State of Colorado, said

A parcel of land being a portion of Block 31, in P.T. BARNUM'S SUBDIVISION, a subdivision originally recorded in the records of Arapahoe County in Book 3 at Page 7 and rededicated in Book 382 at Page 399, now filed in the City and County of Denver under Clerk Record No. 189, Located in the City and County of Denver, State of Colorado; Located in the Southwest Quarter of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian,; more particularly described as follows:

All of Lots 21 & 22 as conveyed by Warranty Deed to the City & County of Denver, as recorded at Reception No. 2009108503, recorded 8/19/2009

All of Lots 23 & 24 as conveyed by Warranty Deed to the City & County of Denver, as recorded at Reception No. 2009090930, recorded 7/16/2009

All of Lots 25 as conveyed by Warranty Deed to the City & County of Denver, as recorded at Reception No. 2009090928, recorded 7/16/2009

Excepting from the following described area:

The east eighteen and one-half (18.5) feet of Lots 21 – 25, Block 31, in P.T. BARNUM'S SUBDIVISION.

PARCEL 16

That portion of land described as the Exception in that Quit Claim Deed from the City & County of Denver ("Grantor") to Jean Gravina ("Grantee"), recorded on 10/06/2010, at Reception No. 2010114842 in the City and County of Denver Clerk & Recorder's Office, State of Colorado, said

A parcel of land being a portion of Block 31, in P.T. BARNUM'S SUBDIVISION to the CITY of DENVER, a subdivision originally recorded in the original County of Arapahoe, State of Colorado on June 14, 1882 in Book 3 at Page 7, now filed in the City and County of Denver in Clerk Record No. 189.

Also being a portion of the Southwest Quarter of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, State of Colorado. More particularly described as follows:

All of Lot 26, Block 31, P.T. Barnum's Subdivision to the City of Denver; also described in Warranty Deed to the City & County of Denver recorded at Reception No. 2009090928, in the Clerk and Recorder's Office, City and County of Denver.

Excepting from the following described area, the following :

Except the east thirteen (13) feet thereof.

PARCEL 17

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 05/14/2010, at Reception No. 2010053103 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 30 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 697 sq. ft. (0.016 acres), more or less, in a portion of Lots 27 and 28, Block 31, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South Range, 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 8: Thence S. 02°27'12" W. a distance of 1,078.31 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 27 in said subdivision;

- (1) Thence on the arc of a curve to the right, a radius of 4,770.00 feet a central angle of 00°36'00", a distance of 49.96 feet (a chord bearing N. 00°45'58" E., a distance of 49.95 feet) to the north line of Lot 28;
- (2) Thence N. 89°39'37" E., a distance of 13.37 feet along said north line to the westerly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., April 2009);
- (3) Thence S. 00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to south lot line;
- (4) Thence S. 89°39'37" W., a distance of 14.43 feet along said south line to the POINT OF BEGINNING.

PARCEL 18

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 11/25/2009, at Reception No. 2009154341 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 31 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 1,660 sq. ft. (0.038 acres), more or less, in a portion of Lots 29 thru 34, Block 31, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South Range, 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 8: Thence S. 02°44'35" W. a distance of 878.50 feet to the POINT OF BEGINNING; said point lying on the north line of the Lot 34 said subdivision;

- (1) Thence N. 89°39'37" E., a distance of 8.77 feet along said north lot line to the westerly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);
- (2) Thence S. 00°26'23" E., a distance of 149.86 feet along said westerly R.O.W. line to the south line of Lot 29;
- (3) Thence S. 89°39'37" W., a distance of 13.37 feet along said south lot line;

- (4) Thence on the arc of a curve to the right, a radius of 4,823.50 feet, a central angle of $00^{\circ}18'21''$, a distance of 25.75 feet (a chord bearing N. $01^{\circ}12'57''$ E., a distance of 25.75 feet);
- (5) Thence N. $01^{\circ}22'08''$ E., a distance of 100 feet;
- (6) Thence on the arc of a curve to the left, a radius of 4,716.50 feet, a central angle of $00^{\circ}17'37''$, a distance of 24.17 feet, (a chord bearing N. $01^{\circ}13'20''$ E., a distance of 24.17 feet) to the POINT OF BEGINNING.

PARCEL 19

Two parcels of land conveyed by Warranty Deed to the City & County of Denver, recorded on 11/25/2009, at Reception No. 2009154338 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

Exhibit "A"

A tract or parcel of land No. 32 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 410 sq. ft. (0.009 acres), more or less, in a portion of Lots 35 and 36, Block 31, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South Range, 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 8: Thence S. $02^{\circ}44'35''$ W., a distance of 878.50 feet to the POINT OF BEGINNING; said point lying on the south line of the Lot 35 said subdivision;

- (1) Thence on the arc of a curve to the left, a radius of 4,716.50 feet, a central angle of $00^{\circ}36'25''$, a distance of 49.96 feet, (a chord bearing N. $00^{\circ}46'19''$ E., a distance of 49.96 feet) to the north line of Lot 36
- (2) Thence N. $89^{\circ}39'37''$ E., a distance of 7.72 feet along said lot line to the westerly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);
- (3) Thence S. $00^{\circ}26'23''$ E., a distance of 49.95 feet along said westerly R.O.W. line to said south lot line;
- (4) Thence S. $89^{\circ}39'37''$ W., a distance of 8.77 feet along said south lot line to the POINT OF BEGINNING.

Exhibit "B"

A tract or parcel of land No. 33 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 370 sq. ft. (0.008 acres), more or less, in a portion of Lots 37 and 38, Block 31, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South Range, 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 8: Thence S. $03^{\circ}02'05''$ W., a distance of 778.67 feet to the POINT OF BEGINNING; said point lying on the north line of the Lot 38 said subdivision;

- (1) Thence N. 89°39'37" E., a distance of 7.19 feet along said north lot line to the westerly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);
- (2) Thence S. 00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to the south line of Lot 37;
- (3) Thence S. 89°39'37" W., a distance of 7.72 feet along said south lot line;
- (4) Thence on the arc of a curve to the left, a radius of 4,716.50 feet, a central angle of 00°36'25", a distance of 49.96 feet, (a chord bearing N. 00°09'54" E., a distance of 49.96 feet) to the Point of Beginning.

PARCEL 20

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 12/07/2009, at Reception No. 2009158162 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 34 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 356 sq. ft. (0.008 acres), more or less, in a portion of Lots 39 and 40, Block 31, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South Range, 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 8: Thence S. 03°02'05" W. a distance of 778.67 feet to the POINT OF BEGINNING; said point lying on the south line of the Lot 39 said subdivision;

- (1) Thence on the arc of a curve to the left, a radius of 4,716.50 feet, a central angle of 00°13'16", a distance of 18.20 feet, (a chord bearing of N. 00°14'56" W., a distance of 18.20 feet);
- (2) Thence N. 00°21'34" W., a distance of 31.75 feet to the south Right-of-way (R.O.W.) line of W. Ellsworth Ave. (September 2008);
- (3) Thence N. 89°39'37"E., a distance of 7.08 feet along said south R.O.W. line to the westerly R.O.W. line of S.H. 88 (Federal Blvd., September 2008);
- (4) Thence S.00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to said south lot line;
- (5) Thence S. 89°39'37" W., a distance of 7.19 feet along said south lot line to the POINT OF BEGINNING.

BASIS OF BEARING STATEMENT FOR PARCELS 1, 2 & 4

BASIS OF BEARING: The line between the South Quarter Corner and the Center Quarter Corner of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian bear N 00 Degrees 49 Minutes 33 Seconds West, an assumed bearing matching the design survey for CDOT Proj. No. STU C010-015. The South Quarter Corner of said Section 8 is a 1" axle 0.40' below the existing asphalt. The Center Quarter Corner of said Section 8 is a CDOT type 3A monument in a range box, stamped "PLS No. 25384".

BASIS OF BEARING STATEMENT FOR PARCELS 3, 5 THRU 12 & 14 THRU 20

Basis of Bearing: 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 stamped "MOE 1994" and "Alameda 1977" respectively.