



DENVER
THE MILE HIGH CITY

Department of Public Works
Capital Projects Management
Permit Operations and Right of Way Enforcement
Infrastructure Planning & Programming
Traffic Engineering Services
201 W. Colfax Avenue
Denver, CO 80202
www.denvergov.org

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Melinda Olivarez, City Attorney's Office
FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services
DATE: April 22, 2011
ROW #: 2010-0538-01

SCHEDULE #:	Parcel 1 0527212032000	Parcel 2 0527212034000	Parcel 3 0630202023000
	Parcel 4 0630221013000	Parcel 5 0630100031000	Parcel 6 0630123005000
	Parcel 7 0630124003000	Parcel 8 0630121055000	Parcel 9 0630100030000
	Parcel 10 0629210016000	Parcel 11 0629200054000	Parcel 12 0629200035000
	Parcel 13 0629200041000	Parcel 14 0629200088000	Parcel 15 0629100071000

TITLE: This request is to dedicate existing City owned land as Evans Ave. Located at the intersections: Evans Ave., between S. Broadway & S. Lincoln St.: Evans Ave at Ash St.: Evans Ave at S. Dahlia St.: Evans Ave., between S. Dahlia St. & S. Holly St.: Evans Ave., between S. Jasmine St., & Monaco St. Pkwy.: and Evans Ave. & S. Oneida St.

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 Evans Ave.

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 Evans Ave. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW (# 2010-0538-01) HERE.

A map of the area to be dedicated is attached.

RD/JL/LRA *JL*



cc: Asset Management, Steve Wirth
City Councilperson, Charlie Brown, District # 6
City Council Aides # 6: Carol Singer and Meagan Mercer
City Councilperson, Nevitt District # 7
City Council Aides # 7: Valerie Kerns and Jennifer Redies
City Council Staff, Gretchen Williams
Department of Law, Karen Aviles
Department of Law, Melinda Olivarez
Department of Law, Arlene Dykstra
Environmental Services, David Erickson
Mayor's Office, City Council Liaison, R. D. Sewald
Mayor's Office, Heather Barry
Public Works, Manager's Office, Christine Downs
Public Works, Manager's Office, Debra Baca
Public Works, Right-of-Way Engineering Services, Rob Duncanson
Public Works, Right-of-Way Engineering Services, Area surveyorJohn Lautenschlager
Public Works Survey-Paul Rogalla
Owner: City and County of Denver
Project file folder # 2010-0538-01



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2010-0538-01 Dedication at the intersections: Evans Ave., between S. Broadway & S. Lincoln St.: Evans Ave at Ash St.: Evans Ave at S. Dahlia St.: Evans Ave., between S. Dahlia St. & S. Holly St.: Evans Ave., between S. Jasmine St., & Monaco St. Pkwy.: and Evans Ave. & S. Oneida St.

Description of Proposed Project: 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 Evans Ave.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: This request is to dedicate existing City owned land as Evans Ave., between S. Broadway & S. Lincoln St.: Evans Ave at Ash St.: Evans Ave at S. Dahlia St.: Evans Ave., between S. Dahlia St. & S. Holly St.: Evans Ave., between S. Jasmine St., & Monaco St. Pkwy.: and Evans Ave. & S. Oneida St.

Has a Temp MEP been issued, and if so, what work is underway: NO

What is the known duration of an MEP: NO

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:

ORDINANCE/RESOLUTION REQUEST

Please email requests to Daelene Mix at daelene.mix@denvergov.org by **NOON 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: April 22, 2011

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, amendment, municipal code change, supplemental request, etc.)*

This request is to dedicate existing City owned land as Evans Ave. Located at the intersections: Evans Ave., between S. Broadway & S. Lincoln St.: Evans Ave at Ash St.: Evans Ave at S. Dahlia St.: Evans Ave., between S. Dahlia St. & S. Holly St.: Evans Ave., between S. Jasmine St., & Monaco St. Pkwy.: and Evans Ave. & S. Oneida St.

3. **Requesting Agency:** Public Works Right-of-Way Engineering Services

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

- **Name:** Lisa R. Ayala
- **Phone:** 720-865-3153
- **Email:** lisa.ayala@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:** Debra Baca
- **Phone:** 720-865-8712
- **Email:** debra.baca@denvergov.org

6. **General description 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 Evans Ave.

****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.)*

- a. **Contract Control Number:** NO
- b. **Duration:** N/A
- c. **Location:** Evans Ave., between S. Broadway & S. Lincoln St.: Evans Ave at Ash St.: Evans Ave at S. Dahlia St.: Evans Ave., between S. Dahlia St. & S. Holly St.: Evans Ave., between S. Jasmine St., & Monaco St. Pkwy.: and Evans Ave. & S. Oneida St.
- d. **Affected Council District:** # 6 Charlie Brown and # 7 Chris Nevitt
- e. **Benefits:** N/A
- f. **Costs:** N/A

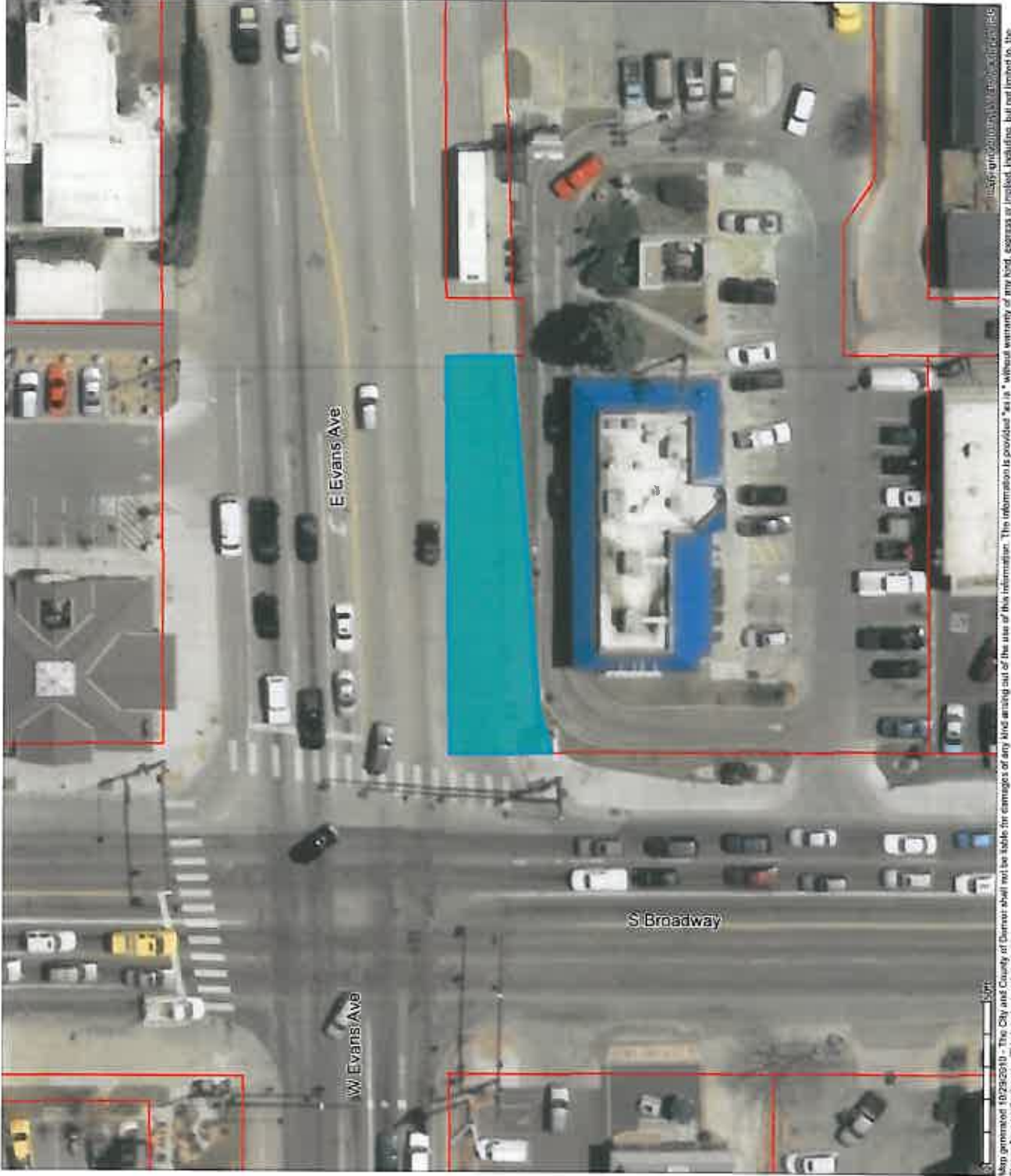
7. **Is there any controversy surrounding this ordinance?** *(Groups or individuals who may have concerns about it?)* Please explain. None

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

Evans Ave. Parcel 1



- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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Evans Ave. Parcel 2



- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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Evans Ave. Parcel 3



- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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Esri

Evans Ave. Parcel 4



- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Evans Ave. Parcel 5



Evans Ave. Parcel 6



- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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Evans Ave. Parcel 7



- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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Evans Ave. Parcel 8



- Street Centerline
- Denver County (Boundary)
- Parcel
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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Evans Ave. Parcel 9



- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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Evans Ave. Parcel 10



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Evans Ave. Parcel 11

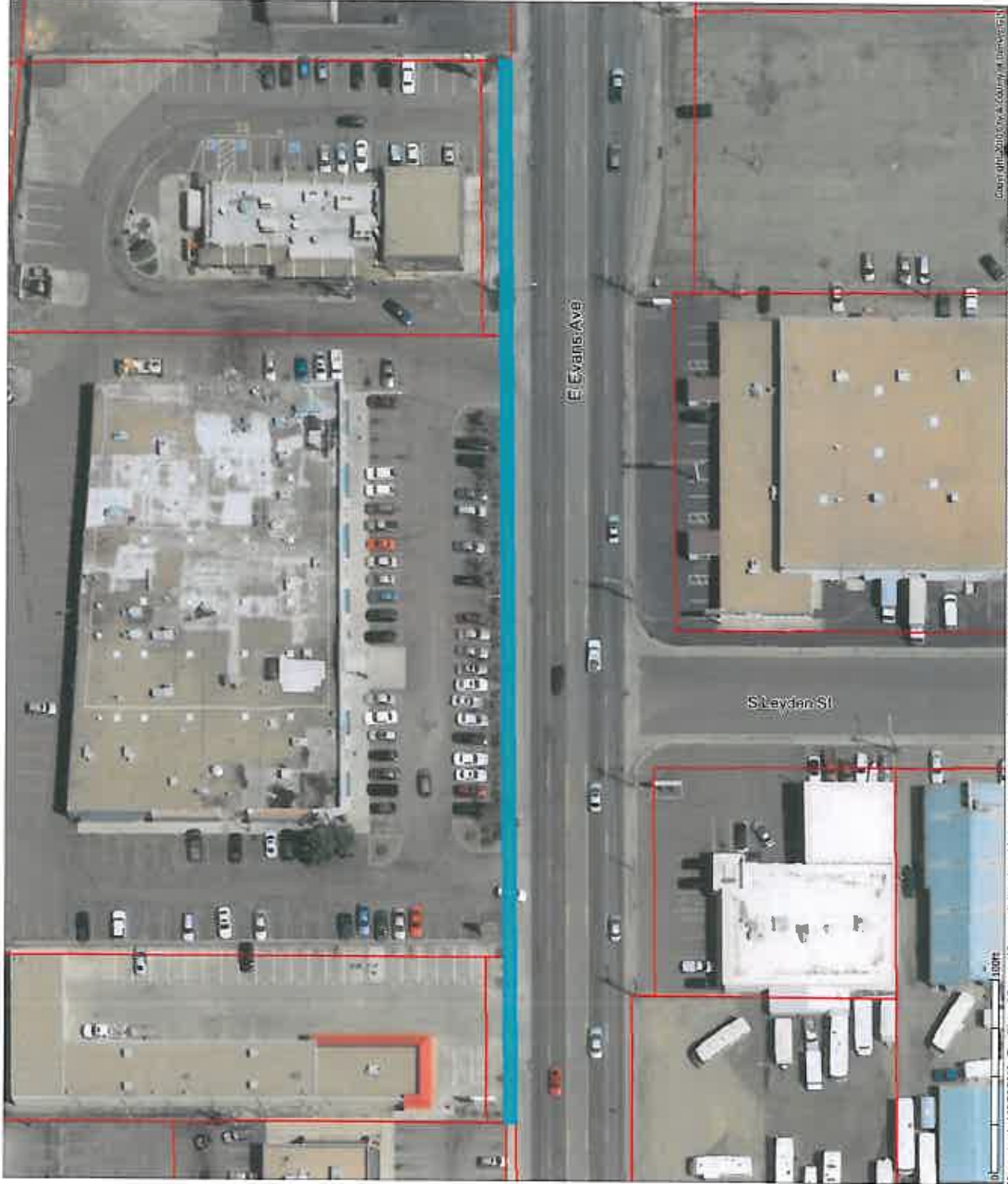


- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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Evans Ave. Parcel 12

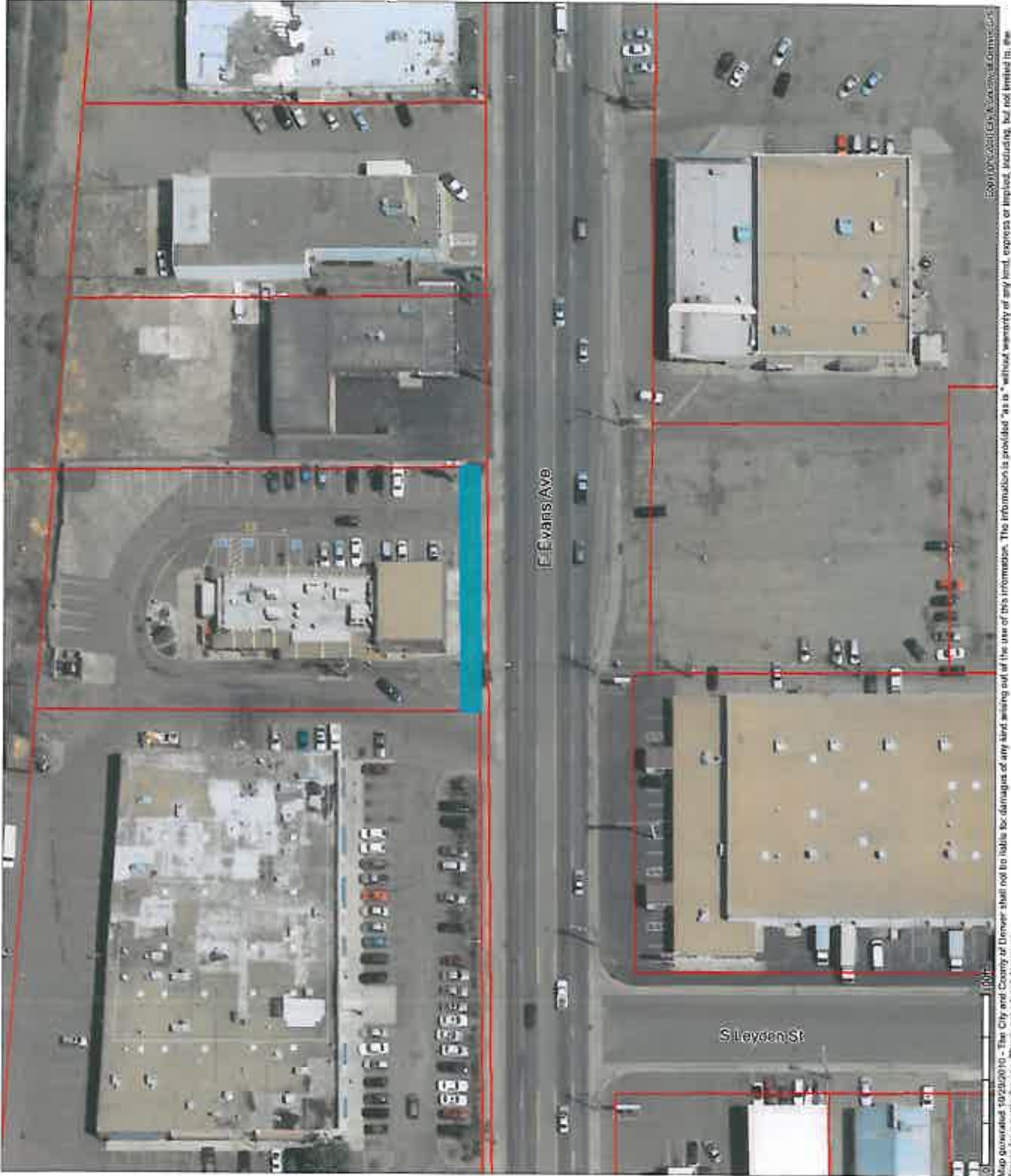


- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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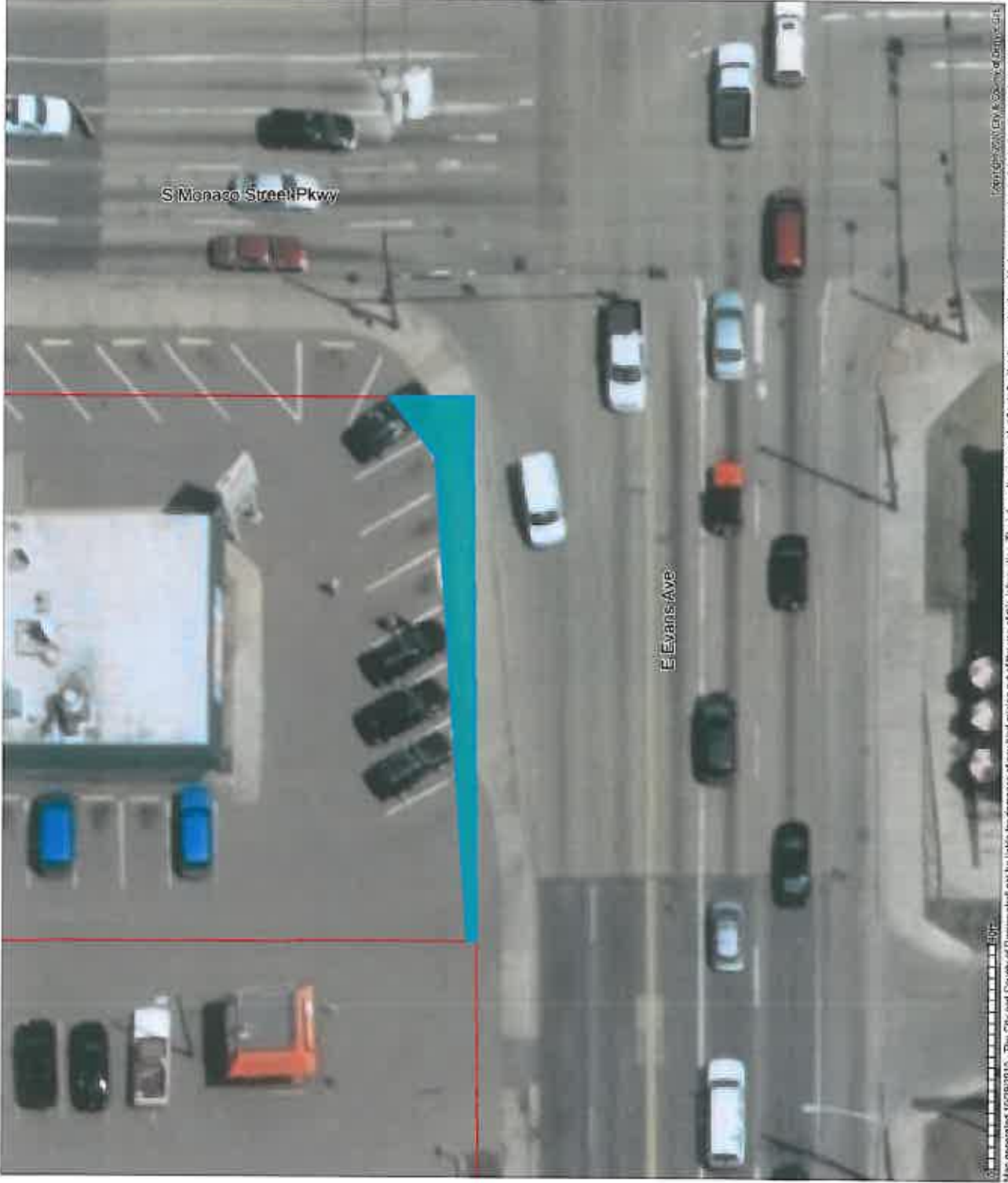
Evans Ave. Parcel 13



- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

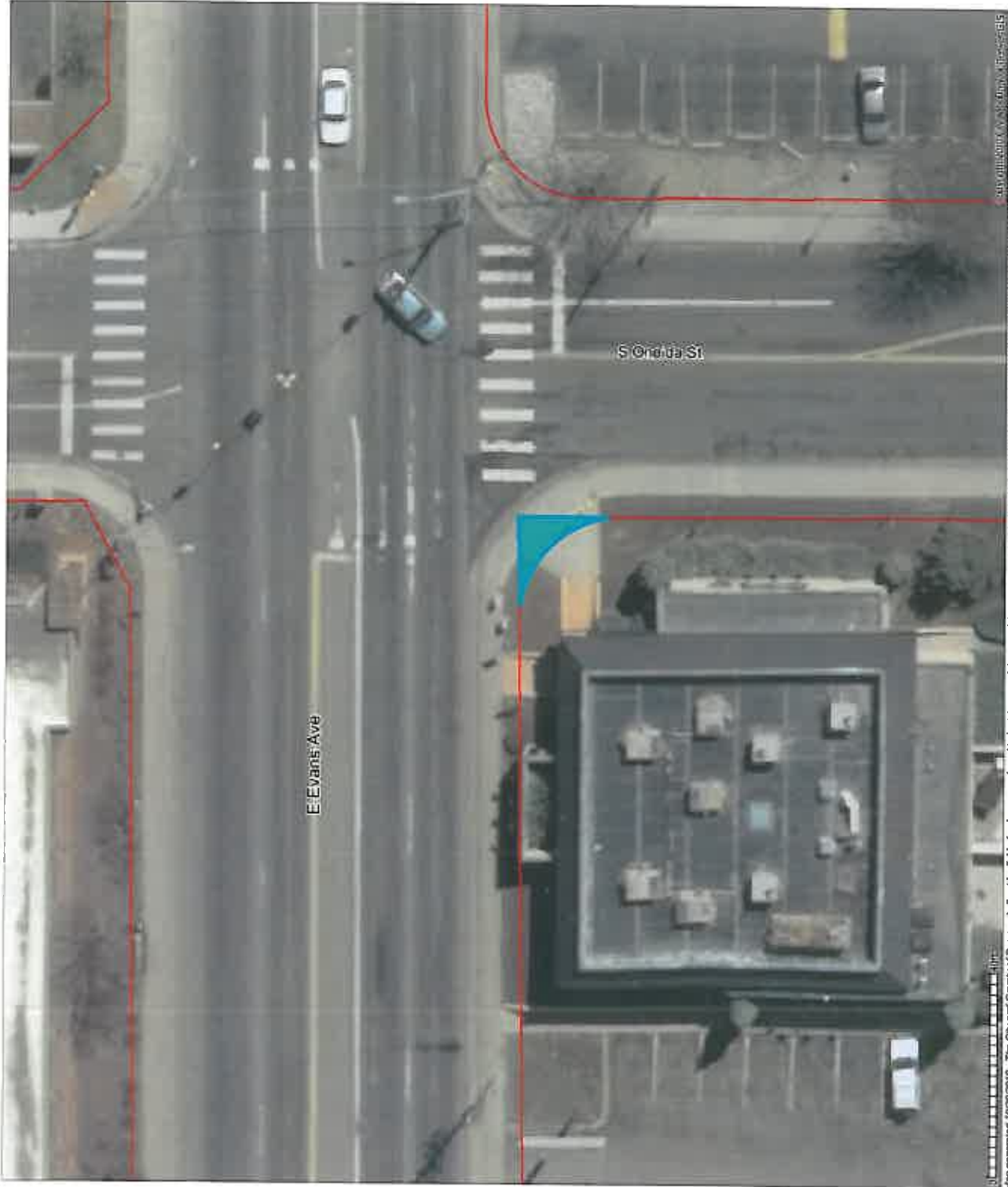
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Evans Ave. Parcel 14



- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Evans Ave. Parcel 15



- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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Two parcels of land located in the Northeast 1/4 of Section 27, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Two parcels of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 19th of June 1986 by Reception No. 083798 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

Parcel 1

That part of Block 1, Lawndale, described as follows: Beginning at the northwest corner of Lot 1, Block 1, Lawndale, thence easterly along the north line of said Lot 1 to the northeast corner thereof: thence southerly along the east line said Lot 1 a distance of 18.30 feet. Thence southwesterly a distance of 115.03 feet to a point 23 feet southerly of and 10 feet east of by perpendicular measurement from the northwest corner of said Lot 1; thence southwesterly a distance of 11.02 feet to a point on the west of Lot 2, said Block 1, Lawndale; thence northerly along the west line of said Lots 1 and 2 a distance of 23 feet to the point of beginning excepting the north 5 feet thereof.

Parcel 2

That part of Block 1, Lawndale, described as follows: Beginning at the northeast corner of Lot 48, Block 1, Lawndale, thence westerly along the north line of said Lot 48 to the northwest corner thereof: thence southerly along the west line of said Lot 48 a distance of 17.70 feet. Thence northeasterly a distance of 115.08 feet to a point 13 feet southerly of and 10 feet westerly of by perpendicular measurement from the northeast corner of said Lot 48; thence southeasterly a distance of 13.83 feet to a point on the east of said Lot 48, said point being 23 feet southerly of the northeast corner thereof; thence northerly along said east line to the point of beginning excepting the north 5 feet thereof.

Two parcels of land located in the Northwest 1/4 of Section 30, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 3

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 13th of December 1985 by Reception No. 004113 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

That part of Block 3, Warren's University Heights, described as follows: the north 15 feet of Lot 1, Block 3, Warren's University Heights.

Parcel 4

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 29th of August 1974 in Book 938 Page 7 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

That part of Lot 1, Block 9, Warren's University Heights, located within the boundaries described as follows: Beginning at a point 30 feet south of and 30 feet west of the northeast corner of the SW1/4 of the NW1/4 of Section 30, T.4S., R.67W. of the 6th P.M., said point being the northeast corner of Lot 1, Block 9, Warren's University Heights; thence westerly along the north line of said Lot 1 a distance of 10.34 feet; thence southeasterly to a point on the east line of said Lot 1, located 5 feet south of the northeast corner thereof; thence northerly along said east line to the point of beginning.

Five parcels of land located in the Northeast 1/4 of Section 30, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 5

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 12th of September 1985 Reception No. 064277 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

A Right-of-Way which is ten feet wide and approximately 470.3 feet long and consists of the Northern-most ten feet of the following described parcel, abutting and adjacent to the existing right-of-way of East Evans Avenue.

That part of the Southwest Quarter of the Northeast Quarter of Section thirty (30), Township Four (4) South, Range Sixty-Seven (67) West of the Sixth P.M., described as follows: Beginning at a point 30 feet South and 492 feet East of the Northwest corner of the South Half of the Northeast Quarter of said Section 30; thence South 110 feet to a point; thence West 12 feet to a point; thence South and parallel to the center line of South Dahlia Street 490 feet more or less, to a point on the North line of East Warren Avenue; thence East 482.3 feet along the north line of East Warren Avenue to a point; thence North 600 feet, more or less, to a point on the South line of East Evans Avenue; thence West 470.3 feet along the South line of East Evans Avenue to the point of beginning, City and County of Denver.

Parcel 6

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 15th of May 1975 in Book 1053 Page 665 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

A right-of-way for street purposes over, upon and across the South five feet (S.5') of Lots Twenty-three (23) Twenty-four (24), and the West fifteen feet (W.15') of Lot Twenty-five (25), Budlong's Resubdivision of Block Sixteen (16), Chamberlin's University Terrace East.

Parcel 7

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 10th of August 1976 in Book 1299 Page 236 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

The South five feet (5) of Block 15, Chamberlin's University Terrace East, and of Lots 25 to 31 inclusive, except the west 15 feet of Lot 25, Budlong's Resubdivision of Block 16, Chamberlin's University Terrace East, City and County of Denver, State of Colorado

Parcel 8

A parcel of land conveyed by Special Warranty Deed to the City & County of Denver, recorded on the 15th of May 1987 by Reception No. 00132478 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

The North 10 feet of the North 1/2 of Lot 1, Block 2, Resubdivision of Block 2 Rieger Subdivision.

Parcel 9

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 1st of November 1982 in Book 2682 Page 431 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

Beginning at the northeast corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 4 South, Range 67 West of the 6th P.M., said point being 330.28 feet west of the intersection of the center line of South Holly Street and the center line of East Evans Avenue; thence south along the east line of said West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 30 a distance of 30.00 feet; thence west and parallel with the centerline of East Evans Avenue a distance of 15.00 feet to the True Point of Beginning; thence west and parallel with the centerline of East Evans Avenue a distance of 123.75 feet; thence south and parallel with the east line of said West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 a distance of 10.00 feet; thence east and parallel with the centerline of East Evans Avenue a distance of 123.75 feet; thence north and parallel with the east line of said West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 a distance of 10.00 feet to the True Point of Beginning; City and County of Denver, Colorado, Containing 1237.5 square feet more or less.

Five parcels of land located in the Northwest 1/4 of Section 29, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 10

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 1st April 1974 in Book 855 Page 539 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

That part of the NW1/4 of the NW1/4 of Section 29, Township 4 South, Range 67 West of the 6th P.M. described as follows; Beginning at a point that is 30 feet East of and 30 feet North of the Southwest corner of the said NW1/4 of the NW1/4; thence northerly and parallel with the West line of said NW1/4 of the NW1/4 a distance of 25.5 feet; thence Southeasterly to a point that is 55.5 feet East of and 35 feet North of the Southwest corner of said NW1/4 of the NW1/4; thence easterly and parallel with the South line of said NW1/4 of the NW1/4 to the East property line; thence Southerly and parallel with the West line of the NW1/4 of the NW1/4 a distance of 5 feet, more or less, to the North line of East Evans Avenue; thence Westerly on said North line to the point of beginning.

Parcel 11

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 4th of January 1978 in Book 1579 Page 148 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

The south 5 feet of the west 206.6 feet of Block 20, University Addition, and the south 5 feet of the east one-half (E1/2) of Vacated Kearney Street, Formerly known as Merritt Street, adjoining said Block 20.

Parcel 12

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 31st of March 1977 in Book 1412 Page 566 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

The south 5 feet of the following described parcel of land; The west 126.25 feet of Block 19 and the east 423.75 feet of Block 20, University Addition, and the S1/2 of abandoned Colorado and Southern Railway right-of-way adjoining said tract lying within the NE1/4 of

NW1/4 of Section 29, T.4S., R.67W., of the 6th P.M., City and County of Denver, State of Colorado, and subject to any existing roads, easements or right of way of record. The above described is hereby granted as public right of way (East Evans Avenue) for as long as it is used for public sidewalks or street purposes.

Parcel 13

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 30th of August 1982 in Book 2646 Page 174 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

A 10 foot wide parcel of land to be dedicated to the City and County of Denver, Colorado, for future right of way purposes, being the south 10 feet of that part of blocks 19 and 20, University Addition, located in the NE1/4 of the NW1/4 of Section 29, Township 4 South, Range 67 West of the 6th Principle Meridian, City and County of Denver, State of Colorado, as described in Book 1327 at Pages 683, 684 & 685 of the records of the Clerk and Recorder, City & County of Denver, Colorado. Being described by the following land description: Beginning at the Southwest corner of Block 19, University Addition to Denver, said corner also being the North right of way of East Evans Avenue (August 1, 1982); thence Easterly along the North Line of East Evans Avenue a distance of 126.25 feet; thence on an interior angle to the right of 89°58'09" a distance of 10 feet; thence on an interior angle to the right of 90°01'51" and parallel to the North right of way line of East Evans Avenue a distance of 140.00 feet; thence on an interior angle to the right of 89°57'07" and parallel to the West line of Block 19 a distance of 10 feet to a point on the North right of way line of East Evans Avenue; thence on an interior angle to the right of 90°02'53" and along the North right of way of East Evans Avenue a distance of 13.75 feet to the point of beginning. Containing 1,400.015 square feet.

Parcel 14

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 15th of April 1997 by Reception Number 9700047535 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

A portion of Block 19, University Addition, as recorded on April 19, 1889 in Book 7, Page 30, at the Denver Clerk and Recorders Office, which is in the NE1/4 of the NW1/4 of Section 29, T.4S., R.67W., of the 6th P.M. in the City and County of Denver, described as follows: Beginning at the southeast corner of Block 19, University Addition; thence northerly along the east line of said Block 19, 21.00 feet; thence southwesterly 14.17 feet to a point 12.31 feet north of the south line of said Block 19 and 11.17 feet west of the east line of said Block 19; thence southwesterly 89.10 feet to a point 5.00 feet north of the south line of said Block 19 and 100 feet west of the east line; thence southerly and parallel to the east line of said Block 19 5.00 feet to the south line of Block 19; thence easterly along said south line a distance of 100.00 feet to the point of beginning, containing 955 square feet, more or less.

A parcel of land located in the Northeast 1/4 of Section 29, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 15

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 10th November 1976 in Book 1345 Page 58 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

Part of the SW1/4 NE1/4 of Section 29, T.4S., R.67W., of the 6th P.M., Beginning 52.06 feet west of the east line of said SW1/4 NE1/4; thence on a curve to the right with a radius of 22 feet an arc distance of 34.62 feet to the west line of South Oneida Street; thence north to the south line of Evans Avenue; thence west to the point of beginning.

PARCC

083798

of the City and County of Denver
Colorado, of the first part, and CITY AND COUNTY OF DENVER, 1437
Bannock St., Denver, CO 80202, a municipal

corporation

organized and existing under and by virtue of the laws of the State of
Colorado

of the second part:
WITNESSETH, That the said part y of the first part, for and in consideration of the sum of
ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION
to the said part y of the first part is hereby paid by the said part of the second part, the receipt whereof
is hereby confessed and acknowledged, has remained, released, sold, conveyed and QUIET CLAIMED, and by
these presents do remise, release, sell, convey and QUIET CLAIM unto the said party of the second part, its
successors and assigns forever, all right, title, interest, claim and demand which the said part y
first part has in and to the following described real property
situate, lying and being in the City and County of Denver and State of Colorado, to

Parcel No. 1
Right-of-Way for Evans Avenue
That part of Block 1, Lowndale, described as follows:
Beginning at the northeast corner of Lot 1, Block 1, Lowndale;
thence westerly along the north line of said Lot 1 to the northeast
corner thereof;
thence southerly along the east line of said Lot 1 a distance of 18.35
feet;
thence southwesterly a distance of 118.08 feet to a point 25 feet sou-
therly of and 10 feet east of by perpendicular measurement from the
northwest corner of said Lot 1;
thence southwesterly a distance of 11.02 feet to a point on the west line
of Lot 2, said Block 1, Lowndale;
thence northerly along the west line of said Lots 1 and 2 a distance
of 5 feet to the north 5 feet thereof.

Parcel No. 2
Right-of-Way for Evans Avenue
That part of Block 1, Lowndale, described as follows:
Beginning at the northeast corner of Lot 48, Block 1, Lowndale;
thence westerly along the north line of said Lot 48 to the northeast
corner thereof;
thence southerly along the west line of said Lot 48 a distance of 17.70
feet;
thence northeasterly a distance of 118.08 feet to a point 15 feet southerly
of and 10 feet east of by perpendicular measurement from the north-
west corner of said Lot 48;
thence northeasterly a distance of 11.02 feet to a point on the east
line of said Lot 48, said point to be 25 feet southerly of the northeast
corner thereof;
thence northerly along said east line to the point of beginning excepting
the north 5 feet thereof.

ALSO SEE ATTACHED EXHIBIT "A" FOR A MAP OF THE AREA WHICH BY REFERENCE HERETO
BECOMES A PART OF THIS DEED.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and privileges therein
belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the
said part y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party
of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set her hand
and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of

Patricia Ann Robinson (S) (SAL)
PATRICIA ANN ROBINSON (S) (SAL)

..... (S) (SAL)
..... (S) (SAL)
..... (S) (SAL)

WITH THE UNITED STATES
AIR FORCE IN EUROPE

This foregoing instrument was acknowledged before me this 16 day of *Rest*
1954 by PATRICIA ANN ROBINSON

Witness my hand and official seal.

[Signature]
ROBERT POWELL CAPT. USAF
Notary Public

DENVER COUNTY
CLERK
SHERMAN M. MITCHELL
081985 AM 10 51

17172

PARCEL 1

Recorded at _____ o'clock _____ M. _____
Reception No. _____ Recorder.

THIS DEED, Made this 25th day of October 1985, between PATRICIA ANN ROBINSON

Recorder's Stamp
OC 6.00

of the City and county of Denver and State of Colorado, of the first part, and CITY AND COUNTY OF DENVER, 1437 Bannock St., Denver, CO 80202, a municipal

X corporation organized and existing under and by virtue of the laws of the State of Colorado, of the second part:

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the said part y of the first part is hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, he s remised, released, sold, conveyed and QUIT CLAIMED, and of these presents do es remisa, release, sell, convey and QUIT CLAIM unto the said party of the second part, its successors and assigns forever, all right, title, interest, claim and demand which the said part y of the first part he s in and to the following described real property situate, lying and being in the City and County of Denver and State of Colorado, to-wit:

Parcel No. 1
Right-of-Way 10th Street
That part of Block 1, Lewisdale, described as follows:
Beginning at the northwest corner of Lot 1, Block 1, Lewisdale;
thence easterly along the north line of said Lot 1 to the northeast corner thereof;
thence southerly along the east line of said Lot 1 a distance of 16.30 feet;
thence southerly a distance of 115.03 feet to a point 23 feet northerly of and 10 feet east of by perpendicular measurement from the northwest corner of said Lot 1;
thence southerly a distance of 11.02 feet to a point on the west line of Lot 2, said Block 1, Lewisdale;
thence northerly along the west line of said Lots 1 and 2 a distance of 23 feet to the point of beginning excepting the north 5 feet thereof.

Parcel No. 2
Right-of-Way 10th Street
That part of Block 1, Lewisdale, described as follows:
Beginning at the northeast corner of Lot 48, Block 1, Lewisdale;
thence westerly along the north line of said Lot 48 to the northwest corner thereof;
thence southerly, along the west line of said Lot 48 a distance of 17.70 feet;
thence northerly a distance of 115.03 feet to a point 13 feet southerly of and 10 feet westerly of by perpendicular measurement from the northeast corner of said Lot 48;
thence southerly a distance of 13.83 feet to a point on the east line of said Lot 48, said point being 23 feet southerly of the northeast corner thereof;
thence northerly along said east line to the point of beginning excepting the north 5 feet thereof.

ALSO SEE ATTACHED EXHIBIT "A" FOR A MAP OF THE AREA WHICH BY REFERENCE HERETO BECOMES A PART OF THIS DEED.
TO HAVE AND TO HOLD the same together with all and singular the appurtenances and privileges thereto belonging or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said part y of the first part he s hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of Patricia Ann Robinson (SEAL)
PATRICIA ANN ROBINSON (SEAL)
(SEAL)
(SEAL)

WITH THE UNITED STATES AIR FORCE IN EUROPE

The foregoing instrument was acknowledged before me this 16 day of Oct 1985, by PATRICIA ANN ROBINSON

My commission expires _____ 19 _____ Witness my hand and official seal.

J. BRYAN HOWELL CAPT, USAP
Assistant Staff Judge Advocate
223 - 82 - 5385
MOBILE, ALABAMA

083798
061985 AM 10:51
DENVER COUNTY

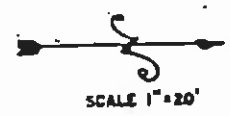
*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or an attorney-in-fact then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.—Statutory Acknowledgment, Section 2287.
No. 522. QUIT CLAIM DEED TO CORPORATION.—Bradford Publishing Co., 1674-48 Street Street, Denver, Colorado—672

AB206269

INDEXED 10-25-85
PLATED 5E 89

242

EXHIBIT A



S. BROADWAY

SW COR. LOT 1, BLOCK 1
LAWDALE

POINT OF BEGINNING
PARCEL NO. 2

136°08'50"

21.687'

6.313'

7.21'

43°51'10"

89°51'30"

AREA = 2594 SQ. FT.
(0.0596 ACRES)

3

2

1

LAWDALE

E. EVANS AVE.

87°42'20"

1

EXIST. 16' ALLEY

POINT OF COMMENCEMENT

TRUE POINT OF BEGINNING
PARCEL NO. 1

18.30'

90°08'30"

17.70'

89°51'30"

SW COR. LOT 48, BLOCK 1
LAWDALE

46

47

48

AREA = 1931 SQ. FT.
(0.0443 ACRES)

46°08'50"

6.83'

133°51'17"

120.00'

125.00'

18.00'

90°08'30"

S. LINCOLN ST.

HALLMARK & ASSOCIATES, INC. CONSULTING ENGINEERS 3600 SO YOSEMITE, SUITE G-1 DENVER, COLORADO 80237 TELEPHONE (303) 779-6903		DESIGNED BY BF / 7-11-85 DRAWN BY TKR / 7-16-85 SCALE 1" = 20' SHEET 2 OF 2	REVIEWED BY TKR / 8-4-85 REVIEWED BY ASR / 8-14-85 SHEETS 2 OF 2	JOB NO. 685-1 DATE ISSUED 7-25-85 DRAWING NO.
---	--	--	--	---

PARCEL 2
083798

of the State of Colorado, of the first part, and CITY AND COUNTY OF DENVER, 1437
Bannock St., Denver, CO 80202, a municipal

corporation organized and existing under and by virtue of the laws of the State of Colorado of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the said party of the first part is here by and the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and GIFT GRANTED, and by these presents do remise, release, sell, convey and GIFT CLAIM unto the said party of the second part, its successors and assigns forever, all right, title, interest, claim and demand which the said party of the first part has in and to the following described real property situate, lying and being in the City and County of Denver and State of Colorado, to

Parcel No. 1
Right-of-Way for Evans Avenue
That part of Block 1, Lowndale, described as follows:
Beginning at the northwest corner of Lot 1, Block 1, Lowndale;
thence easterly along the north line of said Lot 1 to the northeast corner thereof;
thence southerly along the east line of said Lot 1 a distance of 18.25 feet;
thence southwesterly a distance of 116.08 feet to a point 10 feet southerly of and 10 feet east of by perpendicular measurement from the northwest corner of said Lot 1;
thence southwesterly a distance of 1.02 feet to a point on the west line of Lot 2, said Block 1, Lowndale;
thence northerly along the west line of said Lots 1 and 2 a distance of 20 feet to the north line of said Block 1, Lowndale.

Parcel No. 2
Right-of-Way for Evans Avenue
That part of Block 1, Lowndale, described as follows:
Beginning at the northwest corner of Lot 48, Block 1, Lowndale;
thence easterly along the north line of said Lot 48 to the northeast corner thereof;
thence southerly along the east line of said Lot 48 a distance of 17.70 feet;
thence northeasterly a distance of 10.00 feet to a point 10 feet southerly of and 10 feet easterly of by perpendicular measurement from the northeast corner of said Lot 48;
thence southerly a distance of 13.50 feet to a point on the east line of said Lot 48, said point being 23 feet southerly of the northeast corner thereof;
thence northerly along said east line to the point of beginning excepting the north 5 feet thereof.

ALSO SEE ATTACHED EXHIBIT "A" FOR A MAP OF THE AREA WHICH BY REFERENCE HERETO BECOMES A PART OF THIS DEED.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Patricia Ann Robinson [SEAL]
PATRICIA ANN ROBINSON

..... [SEAL]

..... [SEAL]

..... [SEAL]

WITH THE UNITED STATES
AIR FORCE IN EUROPE

This foregoing instrument was acknowledged before me this 16 day of *Rest*
1955 by PATRICIA ANN ROBINSON

In Witness my hand and official seal

[Signature]
JAMES H. [Name]
Notary Public

DENVER COUNTY
083908 AM IC 51

PAGE 2
17172

Recorded at _____ o'clock _____ M.
Reception No. _____ Recorder.

THIS DEED, Made this 25th day of October 1985, between PATRICIA ANN ROBINSON

Recorder's Stamp

OC 6.00

of the City and county of Denver and State of Colorado, of the first part, and CITY AND COUNTY OF DENVER, 1437 Bannock St., Denver, CO 80202, a municipal

X corporation organized and existing under and by virtue of the laws of the State of Colorado, of the second part:

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the said part y of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents do es remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its successors and assigns forever, all right, title, interest claim and demand which the said part y of the first part has in and to the following described real property situate, lying and being in the City and County of Denver and State of Colorado, to wit:

Parcel No. 1
Eight-ONE-ONE East Evans Avenue
Beginning at the northeast corner of Lot 1, Block 1, Levee; thence easterly along the north line of said Lot 1 to the northeast corner thereof; thence southerly along the east line of said Lot 1 a distance of 18.30 feet; thence southwesterly a distance of 116.03 feet to a point 23 feet northerly of and 10 feet east of by perpendicular measurement from the northwest corner of said Lot 1; thence southwesterly a distance of 11.02 feet to a point on the west line of Lot 2, said Block 1, Levee; thence northerly along the west line of said Lots 1 and 2 a distance of 23 feet to the point of beginning excepting the north 5 feet thereof.

Parcel No. 2
Eight-ONE-ONE East Evans Avenue
Beginning at the northeast corner of Lot 48, Block 1, Levee; thence westerly along the north line of said Lot 48 to the northeast corner thereof; thence southerly, along the west line of said Lot 48 a distance of 17.70 feet; thence northeasterly a distance of 115.00 feet to a point 13 feet southerly of and 10 feet westerly of by perpendicular measurement from the southeast corner of said Lot 48; thence southwesterly a distance of 13.00 feet to a point on the east line of said Lot 48, said point being 23 feet southerly of the northeast corner thereof; thence northerly along said east line to the point of beginning excepting the north 5 feet thereof.

ALSO SEE ATTACHED EXHIBIT "A" FOR A MAP OF THE AREA WHICH BY REFERENCE HERETO BECOMES A PART OF THIS DEED.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and privileges thereto belonging or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Patricia Ann Robinson (SEAL)
PATRICIA ANN ROBINSON (SEAL)

WITH THE UNITED STATES AIR FORCE IN EUROPE

The foregoing instrument was acknowledged before me this 16 day of Oct 1985, by PATRICIA ANN ROBINSON

19 . Witness my hand and official seal.

J. BRYAN HOWELL CAPT, USAF
Assistant Staff Judge Advocate
773 - 02 - 5385
MOBILE, ALABAMA

*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact; then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.—Statutory Acknowledgment, Section 1217.
No. 822. QUIT CLAIM DEED TO CORPORATION.—Bradford Publishing Co., 1914-42 Street Street, Denver, Colorado—6-12

083798

06 19 86 AM 10 51

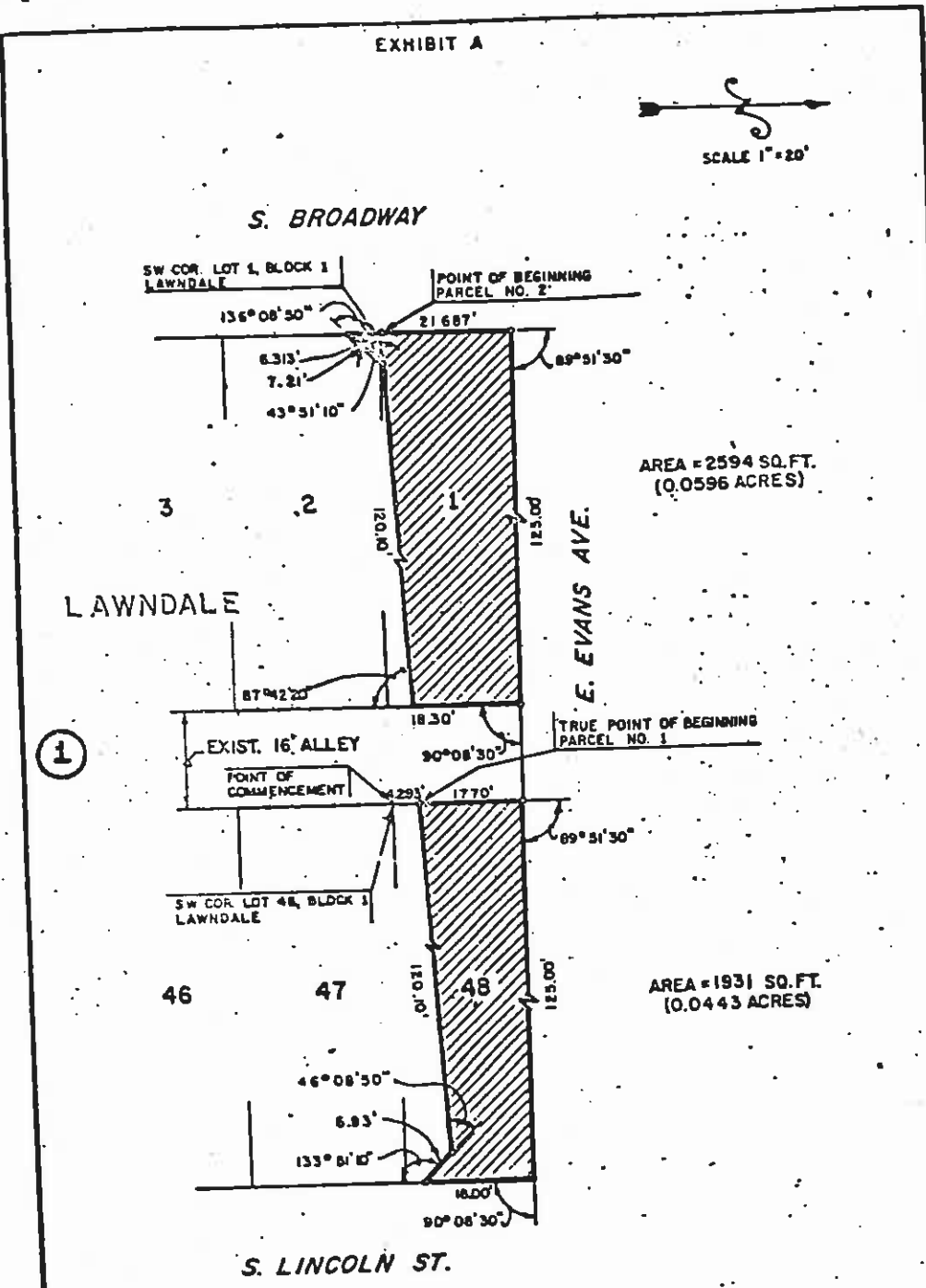
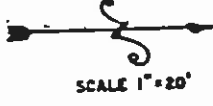
DEPARTMENT OF REVENUE
COUNTY CLERK
DENVER COUNTY

INDEXED 10-25-86
FILED 5E89

AB 206269

242

EXHIBIT A



1

HALLMARK & ASSOCIATES, INC. CONSULTING ENGINEERS 3600 SO YOSEMITE, SUITE G-1 DENVER, COLORADO 80237 TELEPHONE (303) 779-6903		DESIGNED BY BF / 7-1-85 CHECKED BY TKR / 7-16-85 SCALE 1"=20' DATE 7-1-85	REVISED BY TKR / 8-4-85 REVISED BY RSA / 8-4-85 SHEET 2 OF 2	JOB NO. 685-1 DATE ISSUED 7-6-85 DRAWING NO.
---	--	--	--	--

PARCEL 3

Recorded at _____ o'clock _____ M.

Reception No. _____

Recorder.

Recorder's Stamp

THIS DEED, Made this 2nd day of December 19 85, between DAVID M. BURKE and JEANNETTE BURKE

of the City and county of Denver and State of Colorado, of the first part, and CITY AND COUNTY OF DENVER, 1437 Bannock St., Denver, CO 80202, a municipal

incorporation organized and existing under and by virtue of the laws of the State of Colorado of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have remise, released, sold, conveyed and QUIT CLAIMED, and by these presents do remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its successors and assigns forever, all right, title, interest, claim and demand which the said parties of the first part have in and to the following described real property situate, lying and being in the City and County of Denver and State of Colorado, to wit:

That part of Block J, Warren's University Heights, described as follows: The north 15 feet of Lot 1, Block J, Warren's University Heights

See attached Exhibit "A" for copy of map which by reference hereto becomes part of this deed.

MISC. 1 .00

DENVER COUNTY FELICIA BARRON

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

David M. Burke [SEAL] DAVID M. BURKE

[SEAL]

Jeanette Burke [SEAL] JEANNETTE BURKE

[SEAL]

STATE OF COLORADO,

CITY of County of DENVER

The foregoing instrument was acknowledged before me this 2nd day of December 19 85, by DAVID M. BURKE and JEANNETTE BURKE

My commission expires 10-20

19 87. Witness my hand and official seal.

David J. Meunier Notary Public

47 R 6302-02-01
Sect R.S.W.
S.E. among township file

APPROVED FOR RECORDING
LAND OFFICE

AS TO FORM
[Signature]

INDEXED 2-20-86

PLATTED SE 94

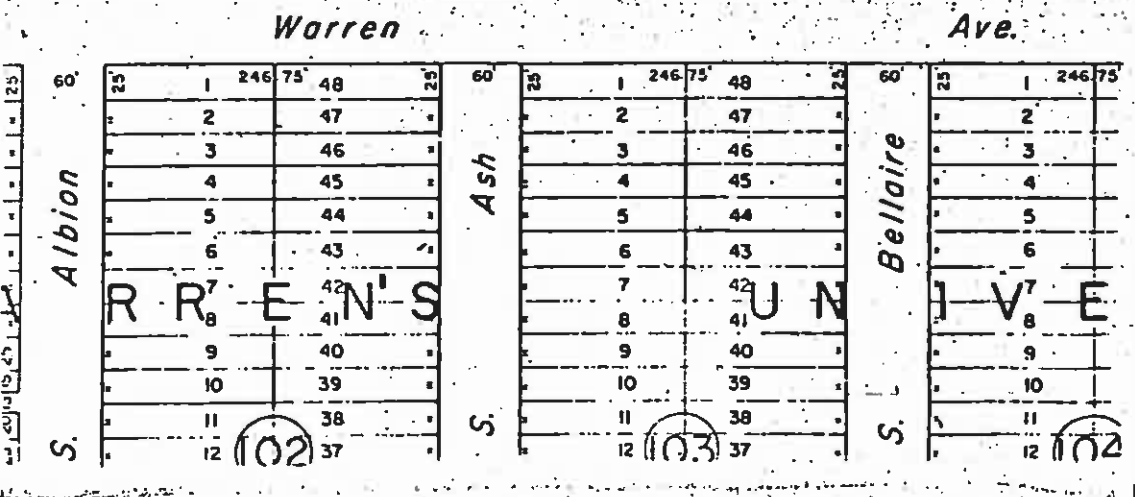
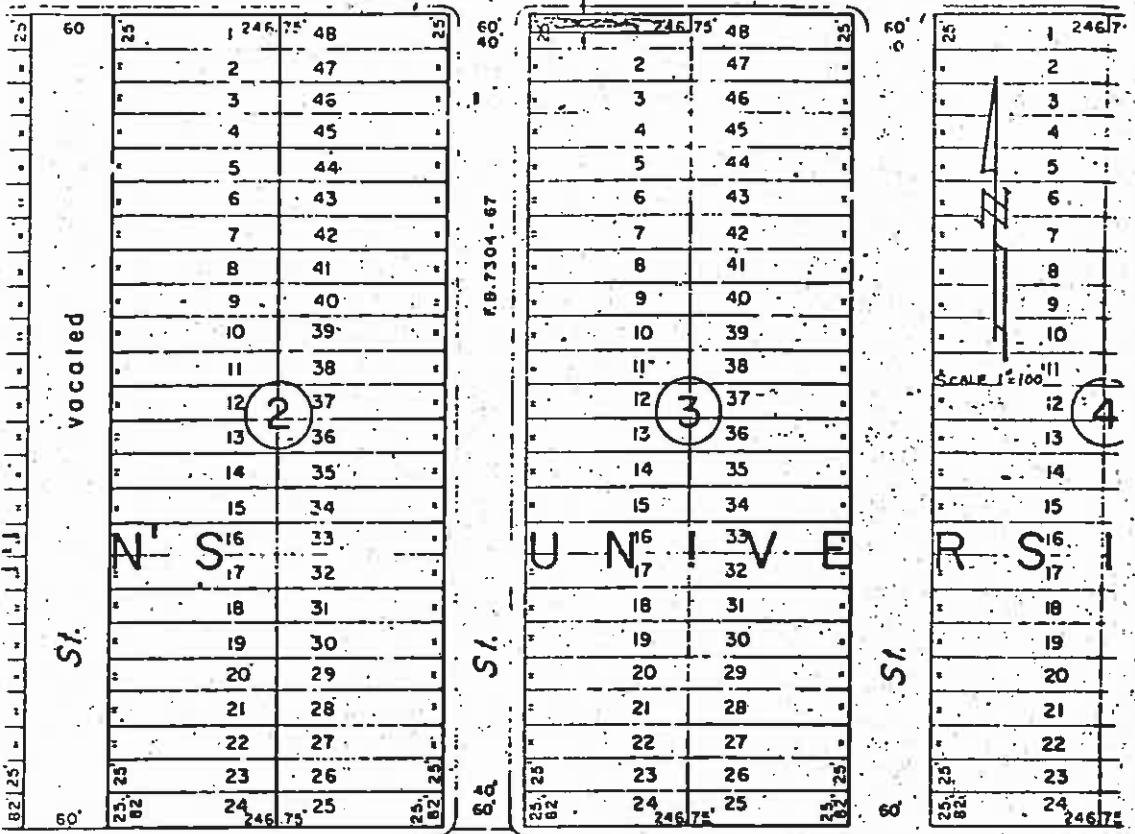
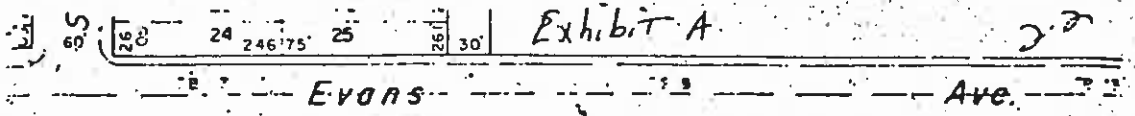
*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.—Statutory Acknowledgment, Revision 1982.

004113

121385 M-2-87

Exhibit A

27



PARCEL 4
11127

Recorded at _____ o'clock _____ M., _____ 034766
Reception No. _____ Recorder.

Daniel J. Evans
S.W. Co.

THIS DEED Made this 19th day of August 1974, between VAN B. BOGGUS of the County of FAIRFAX and State of VIRGINIA of the first part, and CITY AND COUNTY OF DENVER, a Colorado corporation organized and existing under and by virtue of the laws of the State of Colorado of the second part:

STATE OF COLORADO
RECORDERS STAMP
OF DENVER
FILED IN THE OFFICE ON
Aug 29 12 42 PM '74
RECORDED 938 7
F. J. SERAFIN
CLERK AND RECORDER

WITNESSETH, That the said party _____ of the first part, for and in consideration of the sum of ONE HUNDRED and no/100 DOLLARS

to the said party _____ of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all of the following described lot or parcel of land, situate, lying and being in the City and County of Denver and State of Colorado, to wit:

That part of Lot 1, Block 9, Warren's University Heights, located within boundaries described as follows:
Beginning at a point 30 feet south of and 30 feet west of the northeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 30, T.4S., R.67W. of the 6th P.M., said point being the northeast corner of Lot 1, Block 9, Warren's University Heights; thence westerly along the north line of said Lot 1 a distance of 10.34 feet; thence southeasterly to a point on the east line of said Lot 1, located 5 feet south of the northeast corner thereof; thence northerly along the said east line to the point of beginning.

TOGETHER with all and singular the hereditaments and appurtenances therunto belonging or in anywise 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 said party _____ of the first part, 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 said party of the second part, its successors and assigns forever. And the said party _____ of the first part, for his self, his heirs, executors, and administrators, do as covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the executing and delivery of these presents, he is well seized of the premises above conveyed, as of 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 and encumbrances of whatever kind or nature soever.

and the above bargained premises in the quiet and peaceful possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party _____ of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party _____ of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of _____
_____ [SEAL]
_____ [SEAL]
_____ [SEAL]

Virginia
STATE OF COLORADO
County of ~~Sumner~~ Fairfax
The foregoing instrument was acknowledged before me this 19th day of August 1974 by VAN B. BOGGUS.

My commission expires My Commission Expires October 8, 1978
WITNESS my hand and official seal.

8-22-74
Deborah A. McCracken
Notary Public

APPROVED FOR RECORDING
LAND OFFICE

AS TO FORM
Daniel J. Evans
S.W. Co.

PARCEL 5

ST. ROW
E. Evans

THIS DEED made this 30th day of August, 1985, is between Entenmann's, Inc., a Delaware corporation, successor by merger of Oroweat Foods Company, formerly a Delaware corporation, d/b/a Oroweat ("Oroweat"), located at 5050 East Evans Avenue, Denver, CO 80222, and the City and County of Denver, a Municipal corporation, of the City and County of Denver, and State of Colorado (the "City"),

WITNESSETH, That Oroweat, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt whereof is confessed and acknowledged, hath remised, released, sold, conveyed, and quit claimed, and by these presents doth remise, release, sell, convey, and quit claim unto the City, its successors and assigns forever, all the right, title, interest, claim, and demand which Oroweat hath in and to the following described Right-of-Way to construct, maintain, repair, and replace that certain road presently known as East Evans Avenue, situate, lying, and being in the City and County of Denver, and State of Colorado, to wits

A Right-of-Way which is ten feet wide and approximately 470.3 feet long and consists of the Northern-most ten feet of the following described parcel, abutting and adjacent to the existing right-of-way of East Evans Avenue:

That part of the Southwest Quarter of the Northeast Quarter of Section Thirty (30), Township Four (4) South, Range Sixty-Seven (67) West of the Sixth P.M., described as follows: Beginning at a point 30 feet South and 492 feet East of the Northwest corner of the South Half of the Northeast Quarter of said Section 30; thence South 110 feet to a point; thence West 12 feet to a point; thence South and parallel to the center line of South Dahlia Street 490 feet, more or less, to a point on the North line of East Warren Avenue; thence East 492.3 feet along the North line of East Warren Avenue to a point; thence North 600 feet, more or less, to a point on the South line of East Evans Avenue; thence West 470.3 feet along the South line of East Evans Avenue to the point of beginning. City and County of Denver, Colorado.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever, of Oroweat, either in law or equity, to the only proper use, benefit, and behoof of the City, its successors and assigns forever.

The City shall construct, maintain, and replace existing entries and curb cuts into the Right-of-Way. The City shall not exercise any rights hereunder in a manner inconsistent with the expressed purposes of this Right-of-Way. Oroweat specifically reserves and retains unto itself the right of ingress and egress over and across the Right-of-Way herein granted. Nothing herein shall be construed as a limitation on the City's or Oroweat's obligations as provided by state and local law.

IN WITNESS WHEREOF, Oroweat has hereunto set its hand and seal the day and year first above written.

ENTENMANN'S, INC., d/b/a OROWEAT

David Collins
By David Collins, Vice President

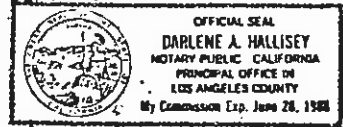
STATE OF California)
COUNTY OF Los Angeles) ss.

The foregoing instrument was acknowledged before me this 30th day of August, 1985, by David Collins, as Vice President of Entenmann's, Inc., d/b/a Oroweat.

WITNESS my hand and official seal.

My commission expires

June 28, 1988



Darlene A. Hallisey
Notary Public

Address:
480 South Vail Avenue
Montebello, CA 90640

APPROVED FOR RECORDING
LAND OFFICE

AS to F&M
[Signature]
City and County of Denver

084277

09 12 05 AM 9 38

.01

INDEXED 11-17-85 PC

PLATTED S.E. 9.5

PARCEL 6
11756

Recorded at _____ o'clock _____ M. _____
Reception No. _____ 0-20165
Recorder.

THIS DEED Made this _____ day of May
19 75, between GERALD E. PRIDDY and
ESTHER S. PRIDDY of the
City and County of Denver and State of Colo-
rado, of the first part, and the City and County of
Denver a Municipal corporation organized and
existing under and by virtue of the laws of the State of Colorado,
of the second part:

STATE OF COLORADO
RECORDERS' OFFICE
DENVER
RECORDING OFFICE ON
MAY 15 8 55 AM '75
RECORDS: 665
F. J. STRAFIL
CLERK AND REC'D
000.0

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all of the following described lot or parcel of land, situate, lying and being in the City and County of DENVER and State of Colorado, to wit:

A right-of-way for street purposes over, upon and across the South five feet (5.5') of Lots Twenty-three (23), Twenty-four (24), and West fifteen feet (W.15') of Lot Twenty-five (25), Budlong's Resubdivision of Block Sixteen (16), Chamberlin's University Terrace East.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging or in anywise 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 said parties of the first part, 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 said party of the second part, its successors and assigns forever. And the said parties of the first part, for themselves, their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the executing and delivery of these presents they are well seized of the premises above conveyed, as of 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 and encumbrances of whatever kind or nature bearing thereon.

and the above bargained premises in the quiet and peaceful possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seal on the day and year first above written.

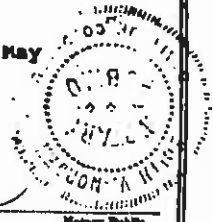
Signed, Sealed and Delivered in the Presence of
GERALD E. PRIDDY (SEAL)
ESTHER S. PRIDDY (SEAL)

STATE OF COLORADO,
City and County of Denver
The foregoing instrument was acknowledged before me this
19 75, by GERALD E. PRIDDY and ESTHER S. PRIDDY

My commission expires 12-20-1977

WITNESS my hand and official seal.

Edith J. ...
Notary Public



E. Evans Ave
DESCRIPTION U.S.
APR 15 1975 RECORDING
LAW

As to F. C. ...

INDEXED
FLATTED 3E95

12117
PARCEL 7

Recorded at _____ M. _____
Reception No. _____ 085758

EVANS AVE
R.O.W.

THIS DEED, Made this 19th day of July
1976 between EVANS WAREHOUSE LTD., A partnership

Recorder's Stamp
STATE OF COLO. 1976
CITY & COUNTY
OF DENVER
FILED IN MY OFFICE ON
AUG 10 10 31 AM '76
CORRE 1299 236
F.J. SERAFINI
CITY AND COUNTY RECORDER

of the City and county of Denver and State of
Colorado, of the first part, and CITY AND COUNTY OF DENVER

A Municipal corporation
organized and existing under and by virtue of the laws of the State of
Colorado, of the second part:

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of
Good and Valuable _____ Dollars
to the said part ies of the first part in hand paid by the said party of the second part, the receipt whereof
is hereby confessed and acknowledged, have remised, released, sold, conveyed and QUIT CLAIMED, and by
these presents do es remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its
successors and assigns forever, all right, title, interest, claim and demand which the said part ies of the
first part have in and to the following described real property and State of Colorado, to wit:

The south five (5) feet of Block 15, Chamberlin's
University Terrace East, and of Lots 25 to 31
inclusive, except the west 15 feet of Lot 25,
Budlong's Resubdivision of Block 16, Chamberlin's
University Terrace East, City and County of
Denver, State of Colorado

APPROVED FOR RECORDING
LAND OFFICE

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and privileges thereto
belonging or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever, of the
said part ies of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party
of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said part ies of the first part ha ve hereunto set their hands
and seal s the day and year first above written.

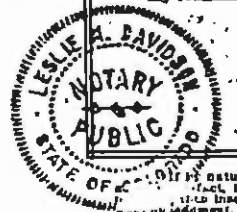
Signed, Sealed and Delivered in the Presence of
Gerald M. Greenberg General Partner (SEAL)

(SEAL)
(SEAL)
(SEAL)

AS TO FORM
[Signature]

STATE OF COLORADO, Arapahoe
City and County of Denver

The foregoing instrument was acknowledged before me this 19th day of July
1976, by Gerald M. Greenberg, General Partner
My commission expires May 5, 1979. Witness my hand and official seal.



INDEXED [Signature]
PLATTED SEPS [Signature]
Notary Public

... natural person or persons here insert name or names; if by person acting in representative or official capacity or as
... then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer or
... insert name of such officer or officers, as the president or other officers of such corporation, naming it—Statutory
... on judgment, Session 1987.

00132478

00132478 05/15/87 09:08 AM REAL ESTATE RECORDS
FELICIA MUFTIC DENVER COUNTY CO RECORDER

SPECIAL WARRANTY DEED

THIS DEED is made this 5th day of May, 1987 between CAROUSEL TURBO CAR WASH PARTNERSHIP, a Colorado General Partnership, of 9161 E. Tufts Circle, Englewood, Colorado 80111, County of Arapahoe, State of Colorado ("Grantor") and CITY AND COUNTY OF DENVER, STATE OF COLORADO ("Grantee").

WITNESSETH, that the said Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to said Grantor by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys unto the said Grantee, its successors and assigns forever, all the following described parcel of land, situate, lying and being in the City and County of Denver, State of Colorado, to-wit:

The North 10 feet of the North 1/2 of Lot 1, Block 2, Resubdivision of Block 2, Rieger Subdivision;

also known as street and number of 5458 E. Evans Avenue, Denver, Colorado.

However, reserving unto the Grantor, its heirs, personal representatives, successors and assigns, an easement under, over, and across the above said parcel for the purposes of ingress and egress, parking and the installation, operation, replacement and repair of utility service lines. Said easement shall extend to such parcel or portion thereof which is not developed for the purposes of widening or improving those portions of East Evans Avenue adjacent to said parcel. Unless earlier terminated by the express provisions of this reservation, the easement reserved hereunder shall be perpetual and extend to the invitees and agents of the Grantor hereunder.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise 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 said Grantor, either in law or in equity, of, in and to the above described parcel, with the hereditaments and appurtenances; to have and to hold the said premises above bargained and described, with the appurtenances, unto the Grantee, its heirs, successors and assigns forever.

And the Grantor, for itself, its heirs, personal representatives, successors and assigns, does covenant, grant, bargain and agree to and with the said Grantee, its heirs, successors and assigns, the above bargained premises in the quiet

LAND
City Office

INDEXED 7-13-87 PC

PLATTED SE 95

00132479

and peaceable possession of said Grantee against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the said Grantor, to warrant and forever defend.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the day and year above first written.

CAROUSEL TURBO CAR RACE
PARTNERSHIP, a Colorado
General Partnership

By its General Partner, PATTERSON
INVESTMENTS, a Colorado
General Partnership


Gary Patterson, General
Partner of Patterson Investments

STATE OF COLORADO)
COUNTY OF ARAPAHOE) ss:

The foregoing was acknowledged before me this 5th day of May, 1967, by Gary Patterson, General Partner of Patterson Investments, as General Partner of Carousel Turbo Car Race Partnership, a Colorado General Partnership.

Witness my hand and official seal.

My commission expires November 15, 1968




NOTARY PUBLIC

15235
PARCEL 9

Recorded at _____ Clerk _____
Reception No. **031662** 1937 NOV - 1 AM 10:23

THIS DEED, Made this 26 th day of October 1932, between 5494 Investors are as follows:
Michel de Lamar and Heinz Schaefer

Recorder's Stamp
CLERK
CITY
MISC 1.00
2682 431

E. Evans Ave

of the City and county of Denver and State of Colorado, of the first part, and City and County of Denver 1537 Bannock Street, Denver, Colorado 80202 a Municipal Corporation of Colorado organized and existing under and by virtue of the laws of the State of Colorado

WITNESSETH, That the said parties of the first part, for ~~and in consideration~~ of good and valuable consideration to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have remise, released, sold, conveyed and QUIT CLAIMED, and by these presents do remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its successors and assigns forever, all right, title, interest, claim and demand which the said parties of the first part have in and to the following described situate, lying and being in the City and County of Denver and State of Colorado, to wit:

For legal description and map see attached Exhibit A and B which by reference hereto are hereby made a part of this deed.

APPROVED FOR RECORDING
LAND OFFICE.....26.....

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and privileges thereto belonging or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of
John H. J. Claassen
Frank S. Eberly
STATE OF COLORADO
County of _____

Michel de Lamar (SEAL)
Heinz Schaefer (SEAL)

(SEAL)
(SEAL)

AS TO FORM
John H. J. Claassen
CLERK

The foregoing instrument was acknowledged before me this 26th day of October 1932, by MICHEL de LAMAR AND HEINZ SCHAEFER

My commission expires _____, 19 _____ Witness my hand and official seal.
My Commission Expires Dec. 31, 1936

Carroll
Notary Public

PARCEL 9

SURVEY NO. 82-26
DATE: 19 JULY 1982
SHEET 2 OF 2
REVISED: 10-27-82

PROPERTY DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., SAID POINT BEING 330.28 FEET WEST FROM THE INTERSECTION OF THE CENTER LINE OF SOUTH HOLLY STREET AND THE CENTER LINE OF EAST EVANS AVENUE;

THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30 A DISTANCE OF 30.00 FEET;

THENCE WEST AND PARALLEL WITH THE CENTERLINE OF EAST EVANS AVENUE A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE WEST AND PARALLEL WITH THE CENTERLINE OF EAST EVANS AVENUE A DISTANCE OF 123.75 FEET;

THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 10.00 FEET;

THENCE EAST AND PARALLEL WITH THE CENTERLINE OF EAST EVANS AVENUE A DISTANCE OF 123.75 FEET;

THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING;

CITY AND COUNTY OF DENVER, COLORADO. CONTAINING 1237.5 SQUARE FEET MORE OR LESS.

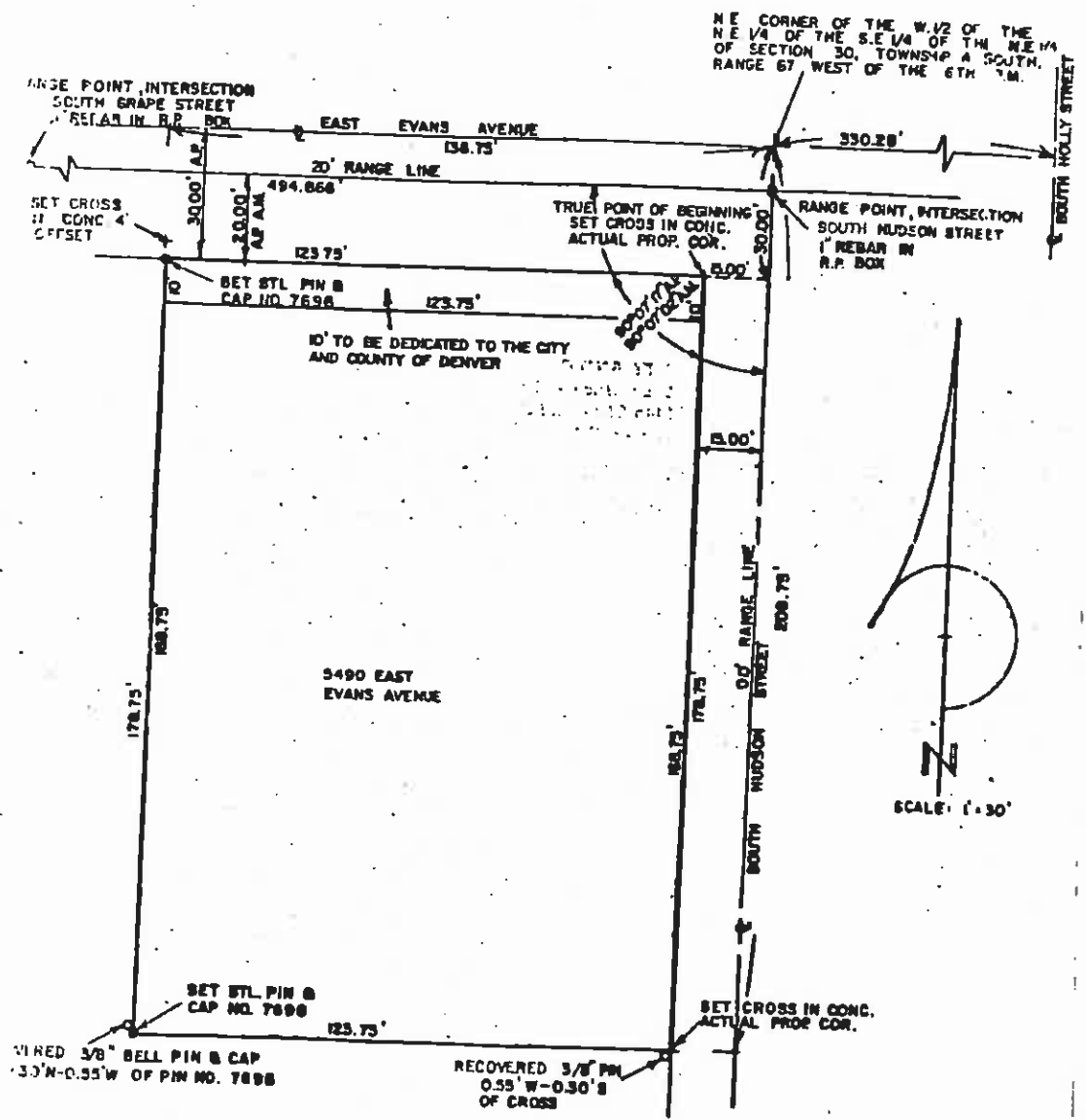
exhibit A

PARCEL 9

HUFFSTUTLER ENGINEERING SERVICE, Inc.

SURVY NO. 82-26
REVISED 27 OCTOBER 1982
DATE 19 JULY 1982

SHEET 1 OF 2
SEE SHEET 2 FOR
PROPERTY DESCRIPTION



CERTIFICATE OF SURVEY: 2682 433

LEGEND:
A.M. = AS MEASURED
A.P. = AS PLATTED

NOTE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event shall any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

I do hereby certify that on 19 July 1982 a survey was made under my supervision of the above property and that the plat shown hereon is a true and accurate representation of said survey to the best of my knowledge and belief. The location and dimensions of all easements and rights-of-way in evidence or known to me are accurately shown. I further certify that property markers were set or recovered as shown.

Exhibit B

REGISTERED LAND SURVYOR NO. 7696

Madeline Johnson

PA 222 11

12843

Recorded at _____ o'clock 8:56:37 879 JAN -4 AM 11:31

Reception No. _____

E. EVANS AVE
R.O.W

THIS DEED, Made this 30th day of December
19 77, between G. DOUGLAS THOMAS

RECORDS SECTION
COUNTY CLERK
DENVER COUNTY

1579 148

of the City and county of Denver and State of
Colorado, of the first part, and THE CITY AND COUNTY OF DENVER
Room 302, 1445 Cleveland Pl., Denver, CO 80202

000.0

A Municipal corporation
organized and existing under and by virtue of the laws of the State of
Colorado, of the second part:

WITNESSETH, That the said part _____ of the first part, for and in consideration of the sum of
GOOD AND VALUABLE CONSIDERATION SOLD
to the said part _____ of the first part in hand paid by the said party of the second part, the receipt whereof
is hereby confessed and acknowledged, he reverted, released, sold, conveyed and QUIT CLAIMED, and by
these presents does revert, release, sell, convey and QUIT CLAIM unto the said party of the second part, his
successors and assigns forever, all right, title, interest, claim and demand which the said party
of the first part has in and to the following described real property
situate, lying and being in the City and County of Denver and State of Colorado, to wit:

The south 5 feet of the west 306.6 feet of Block 20,
University Addition, and the south 5 feet of the east one-half (54)
of vacated Kearney Street, formerly known as Merritt Street,
adjoining said Block 20.

APPROVED FOR RECORDING
AND OFFICE

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and privileges thereto
belonging or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever, of the
said party _____ of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party
of the second part, his successors and assigns forever.

IN WITNESS WHEREOF, The said part _____ of the first part has hereunto set his hand
and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of _____
G. Douglas Thomas (REAL)
Douglas Thomas (REAL)

(REAL)
(REAL)

SEE TO FORM

STATE OF COLORADO,
City and _____ County of Denver

The foregoing instrument was acknowledged before me this 30th day of December
19 77, by DOUGLAS THOMAS

NOTARY PUBLIC
GARRA
STATE OF COLORADO

July 21, 1978

Witness my hand and official seal.
George C. Garramone
Notary Public

*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or an
attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by other person or
persons, then insert name of each officer or officers, as the president or other officers of such corporation, naming it.
Acknowledgment, Section 1507.
No. 222. Give (7) A's when no number above

INDEXED 2-10-77
PLATTED SE 96

1579 148

Recorded at _____ o'clock _____ M.
Reception No. _____ Recorder.

Recorder's Stamp
076016

E EVANS AVE
R.O.W

THIS DEED, Made this _____ day of _____ 1977,
between SAMUEL BROWN, as to an undivided 15/60th interest,
RONALD BROWN, as to an undivided 3/60th interest, GARY MOSKO,
as to an undivided 3/60th interest, HAROLD KAPELOVITZ, as to
an undivided 6/60th interest, KENNETH JEUNG, as to an undivided
3/60th interest, COOPER INVESTMENTS, a partnership consisting
of Michael Cooper, Gary Cooper, Richard Cooper, as to an undivided
10/60th interest, GERALD KERNIS, as to undivided 10/60th
interest, and ROBERT RIFKIN, as to an undivided 10/60th interest.
of the City and County of Denver and State of Colorado, of the first part, and
CITY AND COUNTY OF DENVER, Room 302, 1445 Cleveland Place, Denver, CO
80202, a municipal corporation organized and existing under and by virtue of
the laws of the State of Colorado, of the second part:

STATE OF COLORADO
CITY & COUNTY
OF DENVER
FILED IN MY OFFICE OF
MAR 31 1 56 PM '77
RECORDED IN 1412 566
F. J. SERAFINI
PUBLIC RECORDER

660.00 A # 1

WITNESSETH, That the said parties of the first part, for and in consideration
of the sum of GOOD AND VALUABLE CONSIDERATION, to the said parties of the first
part in hand paid by the said party of the second part, the receipt whereof is
hereby confessed and acknowledged, have remised, released, sold, conveyed and
QUIT CLAIMED, and by these presents do remise release, sell, convey and QUIT
CLAIM unto the said party of the second part, its successors and assigns
forever, all right, title, interest, claim and demand which the said parties
of the first part have in and to the following described real property situate,
lying and being in the City and County of Denver and State of Colorado, to-wit:

#36

The south 5 feet of the following described parcel of land;
The west 126.25 feet of Block 19 and the east 423.75 feet of Block 20,
University Addition, and the S 1/4 of abandoned Colorado and Southern Railway
right-of-way adjoining said tract lying within the NE 1/4 of NW 1/4 of Section
29, T.4S., R.67W., of the 6th P.M., City and County of Denver, State
of Colorado, and subject to any existing roads, easements or right of way
of record.
The above described is hereby granted as public right of way (East Evans
Ave) for as long as it is used for public sidewalk or street purposes.

APPROVED FOR RECORDING
LAND OFFICE

AS TO FORM
[Signature]
City Clerk's Office

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and privileges thereto
belonging or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever, of the
said part of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party
of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said part of the first part hereunto set hand
and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

STATE OF COLORADO,
City and County of Denver

The foregoing instrument was acknowledged before me this 3rd day of March
1977, by GARY MOSKO

My commission expires _____ My Commission Expires November 6, 1980, 19. Witness my hand and official seal.

[Signature]
PUBLIC NOTARY
DIVISION

*If by natural person or persons hereinafter named or named, if by person acting in representative or official capacity or an
agency in fact, then in full name of person or persons, address in full or other capacity, or description, of the nature of the
position, then full name of such officer or officers, or the president or other officer of such corporation, naming the Secretary
No. 522. QUIT CLAIM UNDER CONVEYANCE.

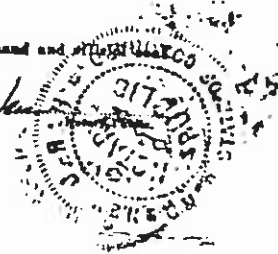
1412 566

INDEXED W/A 4-27-77
PLATTED JE 96

STATE OF COLORADO,
County of DENVER

The foregoing instrument was acknowledged before me this 28th day of March 1977, by Harold Brown
My commission expires 10/28, 1978. Witness my hand and official seal.

Robert J. [Signature]
Notary Public



STATE OF COLORADO,
County of DENVER

The foregoing instrument was acknowledged before me this 23 day of March 1977, by Harold Kapelovitz
My commission expires 5/1/77. Witness my hand and official seal.

Susan G. McCarroll
Notary Public



STATE OF COLORADO,
County of DENVER

The foregoing instrument was acknowledged before me this 23rd day of March 1977, by KENNETH JEUNG
My commission expires My Commission Expires Nov. 2, 1978. Witness my hand and official seal.

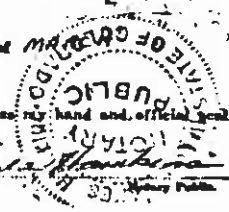
Harold James [Signature]
Notary Public



STATE OF COLORADO,
County of DENVER

The foregoing instrument was acknowledged before me this 23rd day of March 1977, by SAMUEL BROWN
My commission expires My Commission Expires Nov. 2, 1978. Witness my hand and official seal.

Harold James [Signature]
Notary Public



STATE OF COLORADO,
County of Denver

The foregoing instrument was acknowledged before me this 29th day of March 1977, by Michael Cooper
My commission expires Oct. 4, 1978

Witness my hand and official seal
Phillip J. Miller
Notary Public
State of Colorado

STATE OF COLORADO,
County of Denver

The foregoing instrument was acknowledged before me this 29th day of March 1977, by Robert Kiffin
My commission expires Oct. 4, 1978

Witness my hand and official seal
Phillip J. Miller
Notary Public
State of Colorado

STATE OF COLORADO,
County of Denver

The foregoing instrument was acknowledged before me this 29th day of March 1977, by Gerald Legnis
My commission expires Oct. 4, 1978

Witness my hand and official seal
Phillip J. Miller
Notary Public
State of Colorado

PARCEL 13

GEORGE L. COLE
LEGAL FORMS NO B21
OCTOBER, 1967

009323

882 AUG 30 AM 11: 51

QUIT CLAIM DEED

Statutory blank

(Corporation to Corporation)

F.J. BERANIN
COUNTY CLERK
DENVER COUNTY

2646 174

(The Above Space For Recorder's Use Only)

THE GRANTOR McDonald's Corporation
 a corporation created and existing under and by virtue of the laws of the State of Delaware
 and duly authorized to transact business in the State of Colorado
 of Ten (\$10.00) for the consideration
 and other good and valuable consideration DOLLARS.
 in hand paid and pursuant to authority given by the Board of Directors
 CONVEYS and QUIT CLAIMS unto City of Denver
municipal
 a corporation organized and existing under and by virtue of the laws of the State of Colorado
 having its principal office in the City of Denver County of Denver
 and State of Colorado all interest in the following described Real Estate situated in the County of
Denver and State of Colorado, to wit:
Colorado

SEE EXHIBIT "A" GC .00

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name
 to be signed to these presents by its Vice President, and attested by its
 Assistant Secretary, this 23rd day of August, 1982.

ACTUALLY FOR RECORDING
LAND OFFICE

McDonald's Corporation (NAME OF CORPORATION)
 BY [Signature] Vice PRESIDENT
 ATTEST: [Signature] ASSISTANT SECRETARY

State of Illinois, County of Illinois ss. I, the undersigned, a Notary Public, in and for the
 County and State aforesaid, DO HEREBY CERTIFY, that W.H. Sutherland
 personally known to me to be the Vice President of the McDonald's Corporation
 a Delaware

corporation, and SEYMOUR GREENBERG personally known to me to be
 the Assistant Secretary of said corporation, and personally known to
 me to be the same persons whose names are subscribed to the foregoing instru-
 ment, appeared before me this day in person and severally acknowledged that as
 such Vice President and Assistant Secretary, they signed
 and delivered the said instrument as Vice President and Assistant
 Secretary of said corporation, and caused the corporate seal of said corporation
 to be affixed thereto, pursuant to authority, given by the Board of Directors
 of said corporation as their free and voluntary act, and as the free and voluntary
 act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of AUGUST, 1982
 Commission expires 2/27 1985
[Signature]
 NOTARY PUBLIC

TO
 (Name)
 (Address)
 (City, State and Zip)

ADDRESS OF PROPERTY:

 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
 ONLY AND IS NOT A PART OF THIS DEED.
 SEND SUBSEQUENT TAX BILLS TO:

 2646 174

RECORDER'S OFFICE BOX NO

INDEXED 1A-20-82 PC

PLATTED SE 96

E. EVANS AND ASSN

APPLICANTS FOR REVENUE STAMPS HERE

DOCUMENT NUMBER

LEGAL DESCRIPTION

PROPOSED 10 FOOT RIGHT OF WAY DEDICATION:

A 10 foot wide parcel of land to be dedicated to the City and County of Denver, Colorado, for future right of way purposes, being the South 10 feet of that part of blocks 19 and 20, University Addition, located in the NE ¼ of the NW ¼ of Section 29, Township 4 South, Range 67 West of the 6th principle meridian, City and County of Denver, State of Colorado, as described in Book 1327 at Pages 683, 684 & 685 of the records of the Clerk and Recorder, City and County of Denver, Colorado.

Being described by the following land description:

Beginning at the Southwest corner of Block 19, University Addition to Denver, said corner also being on the North right of way line of East Evans Avenue (August 1, 1982); thence Easterly along the North right of way line of East Evans Avenue a distance of 126.25 feet; thence on an interior angle to the right of 89° 58' 09" a distance of 10 feet; thence on an interior angle to the right of 90° 01' 51" and parallel to the North right of way line of East Evans Avenue a distance of 140.00 feet; thence on an interior angle to the right of 89° 57' 07" and parallel to the West line of Block 19 a distance of 10 feet to a point on the North right of way line of East Evans Avenue; thence on an interior angle to the right of 90° 02' 53" and along the North right of way line of East Evans Avenue a distance of 13.75 feet to the point of beginning. Containing 1,400.015 square feet.

PARCEL 14

WARRANTY DEED

THIS DEED, Made this 9TH day of APRIL

19 97, between BLZ COMPANY
5727 GREEN OAK DRIVE
LITTLETON, COLORADO 80121

of the * County of ARAPAHOE
State of Colorado, grantor, and THE CITY AND COUNTY OF DENVER

A MUNICIPAL incorporation organized and
existing under and by virtue of the laws of the State of COLORADO, grantor: whose legal address is
1437 BANNOCK ST., DENVER, CO 80202

WITNESSETH, That the grantor, for and in consideration of the sum of FIFTEEN THOUSAND SIX HUNDRED (\$15,600) DOLLARS,

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:

FOR LEGAL DESCRIPTION REFER TO EXHIBIT "A" WHICH BY REFERENCE HEREIN BECOMES A PART OF THIS WARRANTY DEED.

also known by street and number as: VACANT LAND

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise 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 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. And the grantor, for himself, his 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 sealing and delivery of these presents, he 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, except

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.

BLZ COMPANY

BY: *Joseph Zimmerman*
JOSEPH ZIMMERMAN

BY: *Lynn Zimmerman*
LYNN ZIMMERMAN

STATE OF COLORADO,
County of

ss.

The foregoing instrument was acknowledged before me this 9TH day of APRIL, 1997
by BLZ COMPANY, JOSEPH ZIMMERMAN AND LYNN ZIMMERMAN

My commission expires My Commission Expires Jan. 10, 2000

WITNESS my hand and official seal.



Anthony Olif
Notary Public

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

APPROVED FOR RECORDING
ASSET MGMT.
Bow - JWC - 1410 Waco & Elm St
27-97
TO FORM
City Attorney's Office

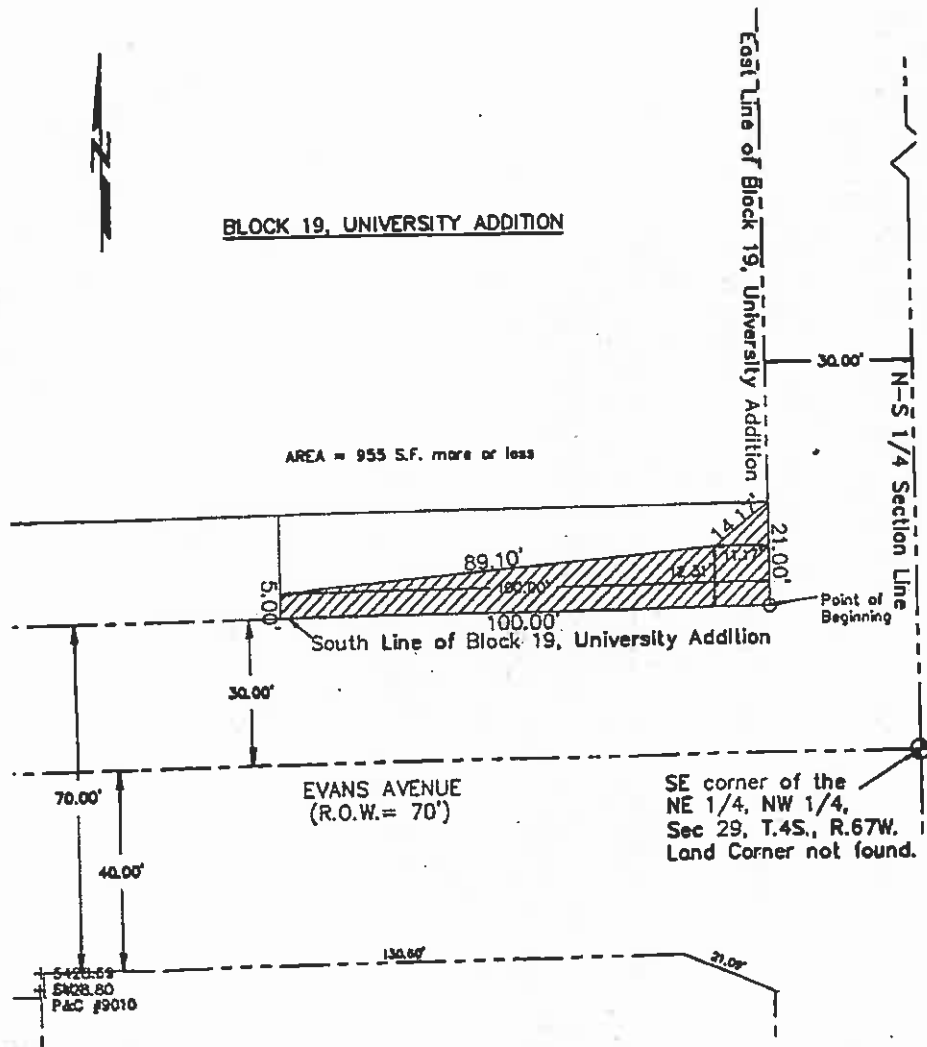
EXHIBIT "A"

PARE 14

14

A portion of Block 19, University Addition, as recorded on April 19, 1889 in Book 7, Page 30, at the Denver Clerk and Recorders Office, which is in the NE 1/4 of the NW 1/4 of Section 29, T.4S., R.67W. of the 6th P.M. in the City and County of Denver, described as follows:

Beginning at the southeast corner of Block 19, University Addition; thence northerly along the east line of said Block 19, 21.00 feet; thence southwesterly 14.17 feet to a point 12.31 feet north of the south line of said Block 19 and 11.17 feet west of the east line of said Block 19; thence southwesterly 89.10 feet to a point 5.00 feet north of the south line of said Block 19 and 100 feet west of the east line; thence southerly and parallel to the east line of Block 19 5.00 feet to the south line of Block 19; thence easterly along said south line a distance of 100.00 feet to the point of beginning, containing 955 square feet, more or less.



PARCEL 15

R.W. ONEIDA EVANS

Recorded at _____ o'clock _____ M.
Reception No. _____ 878

THIS DEED, Made this 9th day of November 1976, between TERLAN, CO. A Colorado Corporation

duly organized and existing under and by virtue of the laws of the State of Colorado, of the first part, and

CITY AND COUNTY OF DENVER, A Municipal corporation duly organized and existing under and by virtue of the laws of the State of Colorado, of the second part,

WITNESS, That the said party of the first part, for and in consideration of the sum of 000.00 **GOOD AND VALUABLE CONSIDERATION**

to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, hath remise, released, sold, conveyed and QUIT CLAIMED, and by these presents doth remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its successors and assigns forever, all the right, title, interest, claim and demand which the said party of the first part hath in and to the following described real property, situate, lying and being in the City and County of Denver and State of Colorado, to wit:

Part of SW¹/₄ NE¹/₄ Section 29, T.4S., R.67W., of the 6th PM., Beginning 52.06 feet west of the east line of said SW¹/₄ NE¹/₄; thence on a curve to the right with a radius of 22 feet an arc distance of 34.62 feet to the west line of South Oneida Street; thence north to the south line of Evans Avenue; thence west to the point of beginning.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, with all the estate, right, title, interest and claim whatsoever, of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto subscribed by its Vice President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

[Signature]
Secretary

[Signature]
W. L. HAMILTON
Vice President

By _____ Vice President

STATE OF COLORADO,
City and County of Denver } ss.
The foregoing instrument was acknowledged before me this 9th day of November 1976, by W. L. Hamilton, Vice President and G.R. Nicholas, Assistant Secretary Treasurer

_____ a corporation.

My Commission expires January 2, 1980
Witness my hand and official seal.

[Signature]
Notary Public

Recorder's Stamp
STATE OF COLORADO
CITY & COUNTY
OF DENVER
FILED IN MY OFFICE ON
Nov 10 8 41 AM '76
RECORDS 1345 58
F. J. SERAFINI
CITY AND COUNTY RECORDER

#109

APPLICANT'S RECORDING
LAND OFFICE

NO TO FORM
[Signature]

