

Return to:  
Peck, Shaffer & Williams LLP  
Attn: Georgeann Becker, Esq.  
1801 Broadway  
Suite 1700  
Denver, CO 80202

QUITCLAIM DEED  
(Denver Properties/2012C)

THE CITY AND COUNTY OF DENVER, a Colorado municipal corporation and home rule city ("Grantor"), whose address is 1437 Bannock Street, Denver, Colorado, 80202, for the consideration of Ten Dollars (\$10.00), and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, hereby sells and quitclaims to Denver Properties Leasing Trust 2012C, a trust created under the laws of the State of Colorado ("Grantee"), whose address is c/o Zions First National Bank, as Trustee, 1001 Seventeenth Street, Suite 850, Denver, Colorado 80202, the following real property in the City and County of Denver, State of Colorado, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND  
INCORPORATED HEREIN BY THIS REFERENCE

SIGNED this [17<sup>th</sup>] day of May, 2012.

ATTEST:

CITY AND COUNTY OF DENVER

By: \_\_\_\_\_  
Clerk and Recorder, Ex-Officio Clerk  
of the City and County of Denver

By: \_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

Douglas J. Friednash, Attorney for  
the City and County of Denver

By: \_\_\_\_\_  
Assistant City Attorney

EXHIBIT A

LEGAL DESCRIPTION OF SITES\*

Name/Address of Component

Legal Description of Sites\*

Denver Office Building  
200 W. 14<sup>th</sup> Avenue  
Denver, CO 80204

LOTS 1 THROUGH 6, AND THE NORTH 21 FEET OF LOT 7, BLOCK 22, EVANS ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO

\*\*\*\*

Arie P. Taylor Building and  
Denver District 5 Police  
Station  
4685 Peoria Street  
Denver, CO 80239

THAT PORTION OF BLOCK 1, MONTBELLO NO. 19, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 1;  
THENCE EASTERLY ON THE NORTH LINE OF SAID BLOCK 1 A DISTANCE OF 770.93 FEET;  
THENCE ON AN ANGLE TO THE RIGHT OF 90 DEGREES 11 MINUTES 28 SECONDS A DISTANCE OF 200.20 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING ON THE LAST DESCRIBED COURSE A DISTANCE OF 20.00 FEET TO A POINT OF CURVE;  
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 37 DEGREES 20 MINUTES 49 SECONDS, AN ARC DISTANCE OF 101.03 FEET TO A POINT OF TANGENT;  
THENCE ON SAID TANGENT A DISTANCE OF 373.27 FEET;  
THENCE ON AN ANGLE TO THE LEFT OF 127 DEGREES 20 MINUTES 49 SECONDS AND ALONG THE NORTH LINE OF EXHIBIT M AS DESCRIBED IN DEED RECORDED APRIL 14, 1980 IN BOOK 2139 AT PAGE 670 A DISTANCE OF 401.00 FEET;  
THENCE ON AN ANGLE TO THE LEFT OF 53 DEGREES 30 MINUTES 37 SECONDS A DISTANCE OF 272.78 FEET;  
THENCE ON AN ANGLE TO THE LEFT OF 36 DEGREES 29 MINUTES 23 SECONDS A DISTANCE OF 109.48 FEET;  
THENCE ON AN ANGLE TO THE RIGHT OF 89 DEGREES 48 MINUTES 32 SECONDS A DISTANCE OF 165.00 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 1;  
THENCE ON AN ANGLE TO THE LEFT OF 89 DEGREES 48 MINUTES 32 SECONDS AND ON THE EAST LINE OF SAID BLOCK 1 A DISTANCE OF 41.00 FEET;  
THENCE ON AN ANGLE TO THE LEFT OF 90 DEGREES 11 MINUTES 28 SECONDS AND ALONG THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 15, 1981 IN BOOK 2412 AT PAGE 526 A DISTANCE OF 200.00 FEET;  
THENCE ON AN ANGLE TO THE RIGHT OF 90 DEGREES 11 MINUTES 28 SECONDS AND ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 42.00 FEET;  
THENCE ON AN ANGLE TO THE LEFT OF 90 DEGREES 11 MINUTES 28 SECONDS AND ALONG THE SOUTH LINE OF EXHIBIT K AS DESCRIBED IN DEED RECORDED APRIL 14, 1980 IN BOOK 2139 AT PAGE 670 A DISTANCE OF 270.00 FEET TO THE TRUE POINT OF BEGINNING,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

\*\*\*\*

Denver Fire Station No. 10  
3200 Steele Street  
Denver, CO 80205

LOTS 4, 5 AND 6, EXCEPT THE WEST 20.7 FEET THEREOF AND LOTS 7, 8, 9, 10 AND THE NORTH ½ OF LOT 11 AND THE SOUTH ½ OF LOT 11, AND ALL OF LOTS 12, 13, 14 AND 15, EXCEPT THAT PORTION OF SAID LOTS LYING IN STEELE STREET, BLOCK 4, J. COOK, JR.'S NORTH DIVISION OF CAPITOL HILL, CITY AND COUNTY OF DENVER, STATE OF COLORADO

\*\*\*\*

Denver District 3 Police Station  
1625 S. University Blvd.  
Denver, CO 80210

ALL OF BLOCKS 7 AND 8, RESER'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

EXCEPTING THEREFROM THAT PORTION CONVEYED BY WARRANTY DEED RECORDED APRIL 15, 1914 IN BOOK 2410 AT PAGE 235, AND FURTHER EXCEPTING THOSE PORTIONS TAKEN BY RULE AND ORDER RECORDED JULY 11, 2002 UNDER RECEPTION NO. 2002122738, CITY AND COUNTY OF DENVER, STATE OF COLORADO

\*\*\*

Denver District 1 Police Station  
1311 W. 46<sup>th</sup> Avenue  
Denver, CO 80211

THAT PART OF THE S1/2 NW1/4 NE1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF WEST 46TH AVENUE 33 FEET NORTH AND 641 FEET EAST OF THE SOUTHWEST CORNER OF SAID NW 1/4 NE1/4; THENCE NORTH PARALLEL TO PECOS STREET A DISTANCE OF 322.85 FEET MORE OR LESS TO A POINT 305.5 FEET SOUTH OF NORTH LINE OF SAID S1/2 NW1/4 NE1/4; THENCE EAST PARALLEL WITH NORTH LINE OF WEST 46TH AVENUE, A DISTANCE OF 654.07 FEET MORE OR LESS, TO A POINT 33 FEET WEST OF THE EAST LINE OF SAID NW1/4 NE1/4; THENCE SOUTH ALONG WEST LINE OF LIPAN STREET, A DISTANCE OF 322.85 FEET MORE OR LESS TO NORTH LINE OF WEST 46TH AVENUE; THENCE WEST ALONG NORTH LINE OF WEST 46TH AVENUE, A DISTANCE OF 653.83 FEET MORE OR LESS TO POINT OF BEGINNING,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
EXCEPTING THEREFROM THAT PORTION LAID OUT, OPENED AND ESTABLISHED AS A PART OF LIPAN STREET BY ORDINANCE NO. 454, SERIES OF 2002, RECORDED JUNE 14, 2002 UNDER RECEPTION NO. 2002107088.

\*\*\*

Denver District 2 Police Station  
3921 Holly Street  
Denver, CO 80205

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE NORTH 53 DEGREES 13 MINUTES 58 SECONDS WEST, A DISTANCE OF 49.93 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST R.O.W. LINE OF HOLLY STREET AND THE NORTH R.O.W. LINE OF 38TH AVENUE;

THENCE SOUTH 89 DEGREES 50 MINUTES 22 SECONDS WEST, ALONG THE NORTH R.O.W. LINE OF 38TH AVENUE AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 582.00 FEET TO THE EAST R.O.W. LINE OF GRAPE STREET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST R.O.W. LINE OF GRAPE STREET AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 950.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 22 SECONDS EAST, A DISTANCE OF 582.00 FEET TO A POINT 40 FEET WEST OF THE EAST LINE OF SAID SECTION 19, SAID POINT ALSO BEING ON THE WEST R.O.W. OF HOLLY STREET, WHENCE SAID POINT BEARS NORTH 01 DEGREES 22 MINUTES 12 SECONDS EAST, A DISTANCE OF 1672.95 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST R.O.W. LINE OF HOLLY STREET, A DISTANCE OF 950.00 FEET TO THE TRUE POINT OF BEGINNING

**\*The legal descriptions of the Sites are preliminary and may be revised as set forth in Section 7 of the City Ordinance authorizing this Quitclaim Deed.**

## DESCRIPTION OF BUILDINGS

<u>Name/Address of Component</u>	<u>Description of Buildings</u>
Denver Office Building 200 W. 14 <sup>th</sup> Avenue Denver, CO 80204	A three story brick and frame office building comprised of approximately 25,736 square feet; significantly reconstructed in 1982; primary use is as an office building housing various City offices.
Arie P. Taylor Building and Denver District 5 Police Station 4685 Peoria Street Denver, CO 80239	A two story brick and metal office building comprised of approximately 40,836 square feet; constructed in 1980; primary use is as an office building housing various offices and a Denver police station.
Denver Fire Station No. 10 3200 Steele Street Denver, CO 80205	A single story brick and frame building comprised of approximately 10,900 square feet; constructed in 1994; primary use is as a Denver fire station.
Denver District 3 Police Station 1625 S. University Blvd. Denver, CO 80210	A two story brick and metal building comprising approximately 41,765 square feet; constructed in 2003; primary use is as a Denver police station.
Denver District 1 Police Station 1311 W. 46 <sup>th</sup> Avenue Denver, CO 80211	A two story brick and metal building comprised of approximately 40,131 square feet; constructed in 2002; primary use is as a Denver police station.
Denver District 2 Police Station 3921 Holly Street Denver, CO 80205	A two story brick and metal building comprised of approximately 50,028 square feet; constructed in 2003; primary use is as a Denver police station.