

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Ivone Avila-Ponce, City Attorney's Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services 

DATE: February 28, 2025

ROW #: 2025-DEDICATION-0000038 **SCHEDULE #:** 1) Adjacent to 0515625003000, 2) 0515500063000, 3) 0515500059000, 4) 0515500063000, 5) 0515609025000, adjacent to 0515609016000, 6) 0515200086000, 7) 0515200086000, 8) 0515200086000, 9) 0515500124000, 10) 0515200091000, 11) 0515500130000, and 12) 0515500131000

TITLE: This request is to dedicate twelve City-owned parcels of land as Public Right-of-Way as 1) South Broadway, located at the intersection of South Broadway and East Tennessee Avenue, 2) South Broadway, located near the intersection of South Broadway and West Kentucky Avenue, 3) South Broadway, located at the intersection of South Broadway and West Kentucky Avenue, 4) South Broadway, located near the intersection of South Broadway and West Kentucky Avenue, 5) South Broadway, located at the intersection of South Broadway and East Ohio Avenue, 6) South Bannock Street, located near the intersection of West Exposition Avenue and South Broadway, 7) South Bannock Street, located near the intersection of West Exposition Avenue and South Broadway, 8) South Bannock Street, located near the intersection of West Exposition Avenue and South Broadway, 9) South Bannock Street, located near the intersection of West Exposition Avenue and South Broadway, 10) South Bannock Street, located near the intersection of West Exposition Avenue and South Broadway, 11) South Broadway, located near the intersection of South Broadway and West Kentucky Avenue, and 12) South Broadway, located near the intersection of South Broadway and West Kentucky Avenue.

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 1) South Broadway, 2) South Broadway, 3) South Broadway, 4) South Broadway, 5) South Broadway, 6) South Bannock Street, 7) South Bannock Street, 8) South Bannock Street, 9) South Bannock Street, 10) South Bannock Street, 11) South Broadway, and 12) South Broadway. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "I-25 and S Broadway improvement project."

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 land for Public Right-of-Way purposes as 1) South Broadway, 2) South Broadway, 3) South Broadway, 4) South Broadway, 5) South Broadway, 6) South Bannock Street, 7) South Bannock Street, 8) South Bannock Street, 9) South Bannock Street, 10) South Bannock Street, 11) South Broadway, and 12) South Broadway. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000038-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012) HERE.

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311



A map of the area to be dedicated is attached.

GB/DS/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Flor Alvidrez District # 7
Councilperson Aide, Mark Montoya
Councilperson Aide, Caleb Todd
Councilperson Aide, Jake Yolles
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Matthew Mulbarger
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Dana Sperling
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000038

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311

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ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: February 28, 2025

Please mark one: ☐ Bill Request or ☒ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☒ Yes ☐ No

1. Type of Request:

☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment

☒ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☐ Other:

2. **Title:** Dedicate twelve City-owned parcels of land as Public Right-of-Way as 1) South Broadway, located at the intersection of South Broadway and East Tennessee Avenue, 2) South Broadway, located near the intersection of South Broadway and West Kentucky Avenue, 3) South Broadway, located at the intersection of South Broadway and West Kentucky Avenue, 4) South Broadway, located near the intersection of South Broadway and West Kentucky Avenue, 5) South Broadway, located at the intersection of South Broadway and East Ohio Avenue, 6) South Bannock Street, located near the intersection of West Exposition Avenue and South Broadway, 7) South Bannock Street, located near the intersection of West Exposition Avenue and South Broadway, 8) South Bannock Street, located near the intersection of West Exposition Avenue and South Broadway, 9) South Bannock Street, located near the intersection of West Exposition Avenue and South Broadway, 10) South Bannock Street, located near the intersection of West Exposition Avenue and South Broadway, 11) South Broadway, located near the intersection of South Broadway and West Kentucky Avenue, and 12) South Broadway, located near the intersection of South Broadway and West Kentucky Avenue.

3. **Requesting Agency:** DOTI, Right-of-Way Services
Agency Section: Survey

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Lisa R. Ayala	Name: Alaina McWhorter
Email: Lisa.ayala@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

This request is for the wedge ramp project at I-25 and South Broadway. The Department of Transportation and Infrastructure is requesting to dedicate twelve parcels of land as 1) South Broadway, 2) South Broadway, 3) South Broadway, 4) South Broadway, 5) South Broadway, 6) South Bannock Street, 7) South Bannock Street, 8) South Bannock Street, 9) South Bannock Street, 10) South Bannock Street, 11) South Broadway, and 12) South Broadway.

6. City Attorney assigned to this request (if applicable):

7. **City Council District:** Flor Alvidrez District # 7

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

Location:

Is this a new contract? ☐ Yes ☐ No Is this an Amendment? ☐ Yes ☐ No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before? ☐ Yes ☐ No

Source of funds:

Is this contract subject to: ☐ W/MBE ☐ DBE ☐ SBE ☐ XO101 ☐ ACDBE ☐ N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000038

Description of Proposed Project: This request is for the wedge ramp project at I-25 and South Broadway. The Department of Transportation and Infrastructure is requesting to dedicate twelve parcels of land as 1) South Broadway, 2) South Broadway, 3) South Broadway, 4) South Broadway, 5) South Broadway, 6) South Bannock Street, 7) South Bannock Street, 8) South Bannock Street, 9) South Bannock Street, 10) South Bannock Street, 11) South Broadway, and 12) South Broadway.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to be dedicated as 1) South Broadway, 2) South Broadway, 3) South Broadway, 4) South Broadway, 5) South Broadway, 6) South Bannock Street, 7) South Bannock Street, 8) South Bannock Street, 9) South Bannock Street, 10) South Bannock Street, 11) South Broadway, and 12) South Broadway.

Has a Temp MEP been issued, and if so, what work is underway: N/A

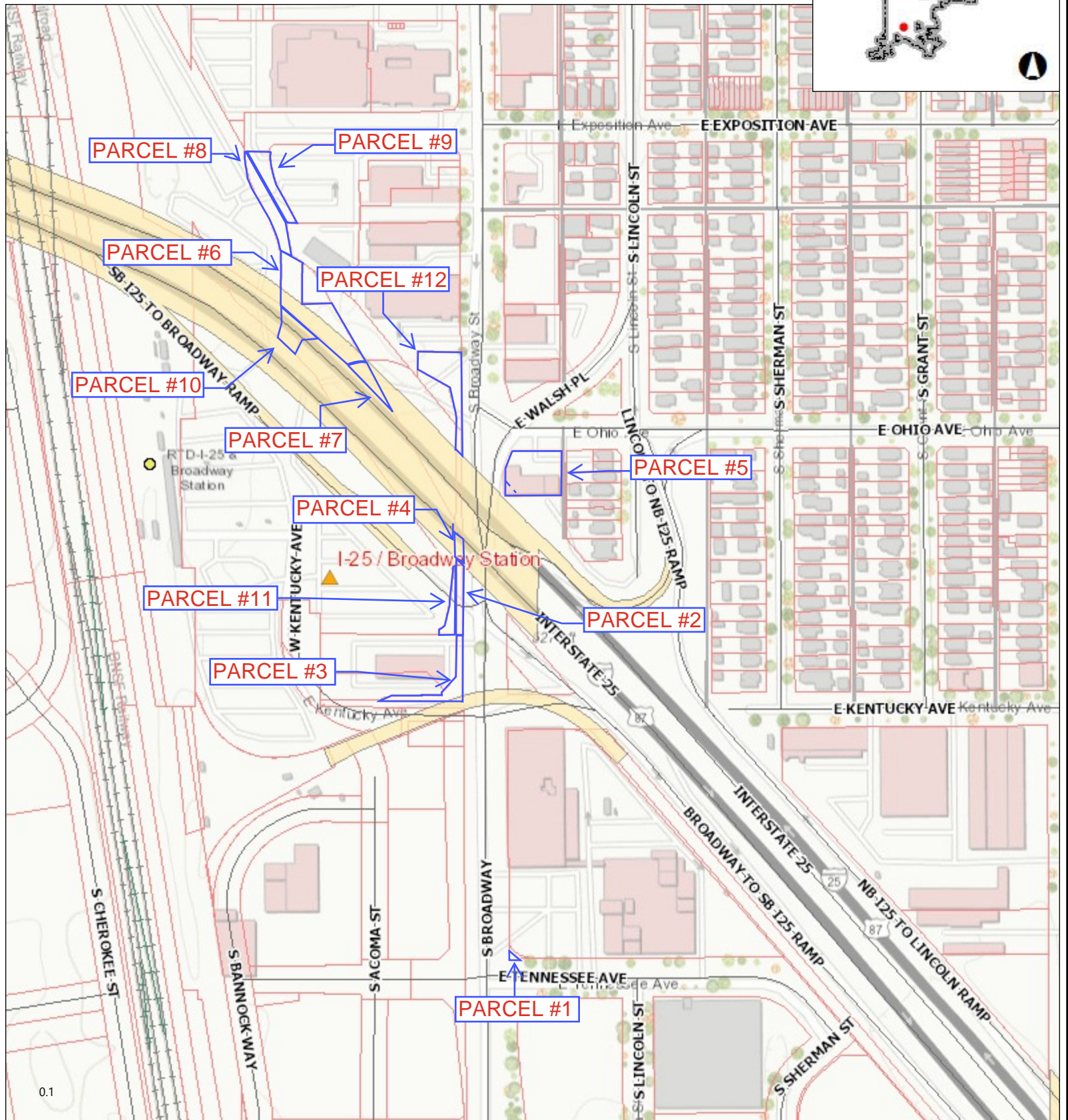
What is the known duration of a MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

Will an easement be placed over a vacated area, and if so explain: N/A

Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) South Broadway, 2) South Broadway, 3) South Broadway, 4) South Broadway, 5) South Broadway, 6) South Bannock Street, 7) South Bannock Street, 8) South Bannock Street, 9) South Bannock Street, 10) South Bannock Street, 11) South Broadway, and 12) South Broadway, as part of the wedge ramp project at I-25 and South Broadway.



579 0 289.5 579 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City and County of Denver

1:4,514

Map Generated: 1/28/2025

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THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-001:

LEGAL DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF JANUARY, 2023, AT RECEPTION NUMBER 2023005750 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A parcel of land in the City and County of Denver, State of Colorado, containing 3,134 square feet or 0.072 acres, more or less, and described as Parcel No. 6 of the Department of Transportation, State of Colorado, Project No. NH 0252-299 in Lots 19 to 22 inclusive, Block 5, LINCOLN SUBDIVISION, a subdivision lying in the Southeast ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, and recorded in a Rule and Order at Reception Number (R.N.) 2004254951 on December 16, 2004 in the records of the Office of the City and County of Denver Clerk and Recorder, being more particularly described as follows:

All of that land designated as Parcel Number 6 as described in said Rule and Order at Reception Number 2004254951 on December 16, 2004 in the records of the Office of the City and County of Denver Clerk and Recorder.

The area described herein contains 3,134 square feet or 0.072 acres, more or less.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-002:

LEGAL DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF JANUARY, 2023, AT RECEPTION NUMBER 2023005750 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A parcel of land in the City and County of Denver, State of Colorado, containing 2,508 square feet, or 0.057 acres, more or less, and being a portion of that parcel of land described in Exhibit A as Parcel No. 605 of the Department of Transportation, State of Colorado, Project No. IM 0252-315 situated in the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, and recorded in a Quit Claim Deed at Reception Number (R.N.) 2001124391 on July 31, 2001 in the records of the Office of the City and County of Denver Clerk and Recorder, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor 1-25/1-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3 ¼-inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 37" East (South 00° 44' 35" East, as measured), 2,647.75 feet.

COMMENCING at the Northerly point of the Basis of Bearings;

THENCE along the East line of said Southwest ¼ of Section 15 South 00° 44' 37" East (South 00° 44' 35" East, as measured), 1012.42 feet;

THENCE departing the East line of said Southwest ¼ of Section 15 South 89° 15' 27" West (South 89° 15' 25" West, as measured), 50.00 feet to a point on the East line of said Parcel No. 605, also being a point on the West Right-of-Way of South Broadway (Ordinance 97-1898 Decree 2191-394), and the POINT OF BEGINNING;

THENCE along the East line of said Parcel No. 605 South 00° 44' 37" East (South 00° 44' 35" East, as measured), 145.55 feet, also being the West Right-of-Way line of South Broadway;

THENCE departing aforesaid East line North 89° 58' 26" West (North 89° 58' 24" West, as measured), 16.00 feet along the South line of said Parcel No. 605, also being the North line of a Parcel No. 615C of land recorded at R.N. 2004205973 on October 1, 2004 in the records of said county;

THENCE departing aforesaid South line North 00° 44' 37" West (North 00° 44' 35" West, as measured), 167.64' along the West line of said Parcel 605, also being the East line of a parcel of land recorded at R.N. 1980014795 on July 1, 1980 in the records of said county;

THENCE departing aforesaid West line South 36° 23' 19" East (South 36° 23' 17" East, as measured), 27.46 feet to the POINT OF BEGINNING.

Said parcel contains 2,508 square feet, or 0.057 acres, more or less.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-003:

LEGAL DESCRIPTION - STREET PARCEL #3:

A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF JANUARY, 2023, AT RECEPTION NUMBER 2023005750 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A portion of a parcel of land in the City and County of Denver, State of Colorado, containing 5,143 square feet or 0.118 acres, more or less, and described as Parcel No. 615C of the Department of Transportation, State of Colorado, Project No. IM 0252-315 situated in the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, and recorded in a Rule and Order at Reception Number (R.N.) 2004205973 on October 1, 2004 in the records of the Office of the City and County of Denver Clerk and Recorder, being more particularly described as follows:

All of the land designated as Parcel No. 615C as described in said Rule and Order at Reception Number (R.N.) 2004205973 on October 1, 2004 in the records of the Office of the City and County of Denver Clerk and Recorder.

Said parcel contains 5,143 square feet, or 0.118 acres, more or less.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-004:

LEGAL DESCRIPTION - STREET PARCEL #4:

A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF JANUARY, 2023, AT RECEPTION NUMBER 2023005750 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A parcel of land in the City and County of Denver, State of Colorado, containing 1,357 square feet, or 0.031 acres, more or less, and being a portion of that parcel of land described in Exhibit A as Parcel No. 605 of the Department of Transportation, State of Colorado, Project No. IM 0252-315 situated in the Southwest $\frac{1}{4}$ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, and recorded in a Quit Claim Deed at Reception Number (R.N.) 2001124391 on July 31, 2001 in the records of the Office of the City and County of Denver Clerk and Recorder, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor 1-25/1-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest $\frac{1}{4}$ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3 $\frac{1}{4}$ -inch brass cap stamped "GRIENER ENG, 1 /4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00°44' 37" East (South 00°44' 35" East, as measured), 2,647.75 feet.

COMMENCING at the Northerly point of the Basis of Bearings;

THENCE along the East line of said Southwest $\frac{1}{4}$ of Section 15 South 00°44' 37" East (South 00°44' 35" East, as measured), 930.77 feet;

THENCE departing the East line of said Southwest $\frac{1}{4}$ of Section 15 South 89° 15' 27" West (South 89°15' 25" West, as measured), 50.00 feet to the Northeasterly corner of said Parcel No. 605, also being a point on the West Right-of-Way of South Broadway (Ordinance 97-1898 Decree 2191-394), and the Southerly most point of a parcel of land recorded at Reception Number 1961058473 on October 31, 1961 in the records of said county and to POINT OF BEGINNING;

THENCE along the East line of said Parcel No. 605 South 00° 44' 37" East (South 00° 44' 35" East, as measured), 81.65 feet, also being the West Right-of-Way line of South Broadway;

THENCE departing aforesaid East line North 36° 23' 19" West (North 36' 23' 17" West, as measured), 27.46 feet to a point on the West line of said Parcel No. 605;

THENCE North 00° 44' 37" West (North 00° 44' 35" West, as measured), 88.01 feet along said West line of said Parcel No. 605, also being the East line of a parcel of land recorded at R.N. 1994092231 on June 3, 1994 in the records of said county;

THENCE departing aforesaid West line South 29° 54' 44" East (South 29° 54' 42" East, as measured), 32.83 feet along the North line of said Parcel No. 605, also being the South line of said parcel recorded at R.N. 1961058473, to the POINT OF BEGINNING.

Said parcel contains 1,357 square feet, or 0.031 acres, more or less.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-005:

LEGAL DESCRIPTION - STREET PARCEL #5:

A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF DECEMBER, 2021, AT RECEPTION NUMBER 2021229913 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

That part of Block 5, Lincoln Subdivision (Book 557, Page 479 recorded on March 17, 1890) as described in Reception Number 9300171697 and recorded on December 15, 1993 in the City and County of Denver, Office of the Clerk and Recorder, State of Colorado, therein described as follows:

PARCEL 1:

Lots 1 to 4 and the West or rear 60 feet of Lots 43 and 44, except that portion of Lots 1 and 2 described as follows:

COMMENCING at the Southwest corner of Lot 2, Block 5, Lincoln Subdivision;

THENCE Northerly along the West line of said Lot 2, a distance of 10 feet to the TRUE POINT OF BEGINNING;

THENCE continuing Northerly on said West line to the Northwest corner of Lot 1 of said Block 5;

THENCE Easterly along the North line of said Lot 1, a distance of 14 feet;

THENCE Southwesterly to the POINT OF BEGINNING;

And except that portion of Lots 3 and 4 conveyed to The State Department of Highways, Division of Highways, State of Colorado, described as follows:

All of the rights above an elevation of 5,275 feet directly over a parcel of land being more particularly described as follows:

All that portion of Lots 3 and 4, Block 5, Lincoln Subdivision, lying Southwesterly of the following described line:

BEGINNING at a point on the South line of Lot 4 which is 26.0 feet East of the Southwest corner of Lot 4;

1. THENCE Northwesterly a distance of 46.9 feet, more or less, to a point on the West line of Lot 3 which is 39.0 feet North of the Southwest corner of Lot 4, Block 5, Lincoln Subdivision,

City and County of Denver, State of Colorado.

PARCEL 2:

The right to maintain a building on the following described premises not exceeding 14 feet in height as reserved in Deed recorded November 12, 1976 in Book 1345 at Page 586, to-wit:

That portion of Lots 3 and 4 conveyed to The State Department of Highways, Division of Highways, State of Colorado, described as follows:

All of the rights above an elevation of 5,275 feet directly over a parcel of land being more particularly described as follows:

All that portion of Lots 3 and 4, Block 5, Lincoln Subdivision, lying Southwesterly of the following described line:

BEGINNING at a point on the South line of Lot 4 which is 26.0 feet East of the Southwest corner of Lot 4;

1. THENCE Northwesterly a distance of 46.9 feet, more or less, to a point on the West line of Lot 3, which is 39.0 feet North of the Southwest corner of Lot 4, Block 5, Lincoln Subdivision,

City and County of Denver, State of Colorado.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-006:

LEGAL DESCRIPTION - STREET PARCEL #6:

A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 13TH DAY OF JULY, 2022, AT RECEPTION NUMBER 2022094045 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A portion of a parcel of land in the City and County of Denver, State of Colorado, Project Number 1-16006, containing 15,612 square feet or 0.358 acres, more or Less, described by Correction Quitclaim Deed as Exhibit "A-2" at Reception Number (R.N.) 1994092231, recorded on June 3, 1994 in the records of the Office of the City and County of Denver Clerk and Recorder, State of Colorado, situate in the Northeast ¼ of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor 1-25/1-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3¼-inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 35" East, 2,647.75 feet.

COMMENCING at the Center Quarter-Section Corner of said Section 15;

THENCE along said East line of the Southwest Quarter of Section 15, South 00° 44' 35" East, a distance of 315.93 feet;

THENCE departing said East line of the Southwest Quarter of Section 15, South 89° 15' 25" West a distance of 405.34 feet to a point on the common boundary of parcels at R.N. 1994092231, R.N. 2020109536 and the Northeasterly Right-of-Way line of Valley Highway (Interstate 25), as recorded at R.N.1962095054 on February 1, 1962, and the POINT OF BEGINNING;

THENCE departing said common boundary of those parcels at R.N. 1994092231 and R.N. 2020109536 and the Northeasterly Right-of-Way line of Valley Highway (Interstate 25), South 00° 00' 38" East a distance of 92.33 feet;

THENCE North 89° 15' 25" East, a distance of 64.74 feet to a point on the common boundary of those parcels at R.N. 1994092231 and R.N. 1961058473 and the Northeasterly Right-of-Way line of Valley Highway (Interstate 25);

THENCE along said common boundary of those parcels at R.N. 1994092231 and R.N. 1961058473 and the Northeasterly Right-of-Way line of Valley Highway (Interstate 25), South 29° 54' 48" East a distance of 148.19 feet to the beginning of a curve to the left;

THENCE departing said common boundary of those parcels at R.N. 1994092231 and R.N. 1961058473 and the Northeasterly Right-of-Way line of Valley Highway (Interstate 25) and along said curve to the left, counterclockwise, with a radius of 75.00 feet, a central angle of 23° 20' 03" and an arc length of 30.54 feet, (the chord of said curve bears South 63° 28' 17" West, 30.33 feet) to the beginning of a curve to the left;

THENCE along said curve to the left, counterclockwise, having a radius of 1735.06 feet, a central angle of 07° 08' 29" and an arc length of 216.26 feet, (the chord of said curve bears North 48° 49' 12" West, 216.12 feet);

THENCE North 00° 00' 00" West, a distance of 88.23 feet to the beginning of a curve to the left;

THENCE along said curve to the left, counterclockwise, having a radius of 204.83 feet, a central angle of 12° 13' 48" and an arc length of 43.72 feet (the chord of said curve bears North 06° 06' 54" West, 43.64 feet) to a point on the common boundary of said parcels at R.N. 1994092231,

R.N. 2020109536, and said Northeasterly Right-of-Way line of Valley Highway (Interstate 25) to the beginning of a curve to the right;

THENCE along said curve to the right, clockwise, along the common boundary of parcels at R.N. 1994092231, R.N. 2020109536, and said Northeasterly Right-of-Way line of Valley Highway (Interstate 25), having a radius of 1298.33 feet, a central angle of 03° 02' 29" and arc length

of 68.92 feet (the chord of said curve bears South 54° 04' 12" East, 68.91 feet) to the POINT OF BEGINNING.

The area described herein contains 15,612 square feet or 0.358 acres, more or less.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-007:

LEGAL DESCRIPTION - STREET PARCEL #7:

A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 13TH DAY OF JULY, 2022, AT RECEPTION NUMBER 2022094045 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A portion of a parcel of land in the City and County of Denver, State of Colorado, Project Number 1-16006, containing 1,855 square feet or 0.043 acres, more or less, described by Correction Quitclaim Deed as Exhibit "A-2" at Reception Number (R.N.) 1994092231, recorded on June 3, 1994 in the records of the Office of the City and County of Denver Clerk and Recorder, State of Colorado, situate in the Northeast ¼ of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor I-25/1-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3¼-inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 35" East a distance of 2,647.75 feet.

BEGINNING at a point on the East line of said parcel at R.N. 1994092231, also being the West line of a parcel of land recorded at R.N. 1961058473 on October 31, 1961 in the records of said county from whence the Northerly point of the Basis of Bearings Bears North 25° 53' 03" East a distance of 601.44 feet and the Southerly point thereof bears South 08° 01' 23" East a distance of 2,127.25 feet;
THENCE along the common boundary of said parcels at R.N.s 1994092231 & 1961058473 South 29° 54' 48" East a distance of 127.97 feet to a point from whence the Southerly point of said parcel at R.N. 1961058473, also being a point on the West Right-of-Way line of South Broadway bears South 29° 54' 48" East a distance of 322.49 feet;
THENCE departing said common boundary on a non-tangent curve to the left having a radius of 1,735.02 feet, a central angle of 04° 02' 05" and an arc length of 133.28 feet. The chord of said curve bears North 43° 02' 56" West a distance of 133.25 feet;
THENCE on a non-tangent curve to the right having a radius of 75.00 feet, a central angle of 23° 20' 03" and an arc length of 30.54 feet. The chord of said curve bears North 63° 28' 17" East a distance of 30.33 feet to the POINT OF BEGINNING.

The area described herein contains 1,855 square feet or 0.043 acres, more or less.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-008:

LEGAL DESCRIPTION - STREET PARCEL #8:

A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 13TH DAY OF JULY, 2022, AT RECEPTION NUMBER 2022094045 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A portion of a parcel of land of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 6,004 square feet or 0.138 acres, more or less, within a parcel of land described by Correction Quitclaim Deed as Exhibit "A-2" at Reception Number (R.N.) 1994092231 recorded on June 2, 1994 in the records of the Office of the City and County of Denver Clerk and Recorder, State of Colorado, situate in the Northeast ¼ of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor 1-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3 ¼-inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 35" East a distance of 2,647.75 feet.

COMMENCING at the Northerly point of the Basis of Bearings;

THENCE along the North line of the Southwest ¼ of said Section 15 South 89° 59' 00" West a distance of 573.73 feet to a point on the East line of said parcel at R.N. 1994092231, also being the Northwest corner of a parcel of land described at R.N. 2004209815, recorded on October 6, 2004 in the records of said county;

THENCE along the common boundary of said parcels at R.N.s 1994092231 and 2004209815 South 29° 54' 17" East a distance of 71.51 feet to the POINT OF BEGINNING.

THENCE continuing along said common boundary South 29° 54' 17" East a distance of 193.76 feet to the Southwest corner of said parcel at R.N. 2004209815, also being the Northwest corner of a parcel of land described at R.N. 2020109536, recorded on July 29, 2020 in the records of said county;

THENCE along the common boundary of said parcels at R.N.s 1994092231 and 2020109536 South 12° 45' 08" East a distance of 75.20 feet to the Northeasterly Right-of-Way of Valley Highway (Interstate 25) as recorded at R.N. 1962095054 on February 1, 1962 in the records of said

county;

THENCE along said Right-of-Way on a non-tangent curve to the left having a radius of 1,298.33 feet, a central angle of 01° 44' 12" and an arc length of 39.35 feet. The chord of said curve bears North 54° 43' 21" West a distance of 39.35 feet;

THENCE departing said Right-of-Way on a non-tangent curve to the left having a radius of 204.83 feet, a central angle of 16° 49' 22" and an arc length of 60.14 feet. The chord of said curve bears North 20° 38' 28" West a distance of 59.93 feet;

THENCE North 29° 03' 09" West a distance of 62.91 feet;

THENCE along a tangent curve to the right having a radius of 231.17 feet, a central angle of 24° 40' 43" and an arc length of 99.57 feet;

THENCE North 04° 22' 26" West a distance of 12.91 feet to the POINT OF BEGINNING.

The area described herein contains 6,004 square feet or 0.138 acres, more or less.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-009:

LEGAL DESCRIPTION - STREET PARCEL #9:

A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 13TH DAY OF JULY, 2022, AT RECEPTION NUMBER 2022094055 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A portion of a parcel 138 of land of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 5,067 square feet or 0.116 acres, more or less, described as Parcel "C1" in a Warranty Deed at Reception Number (R.N.) 2004209815 recorded on October 6, 2004 in the records of the Office of the City and County of Denver Clerk and Recorder, State of Colorado, situate in the Northeast ¼ of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor 1-25/1-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3 ¼-inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 35" East a distance of 2,647.75 feet.

BEGINNING at the Southwest corner of said Parcel C1 from whence the North point of the Basis of Bearings bears North 62° 28' 14" East a distance of 497.86 feet and the South point of the Basis of Bearings bears South 11° 08' 07" East a distance of 2,463.80 feet;

THENCE along the West line of said Parcel C1 North 29° 54' 17" West a distance of 185.49 feet to the Southwest corner of a parcel of land described in a Quit Claim Deed recorded at R.N. 2019105743 on August 9, 2019 in the records of said county (see also Resolution ID No. 20191355 at R.N. 2020003145 recorded on January 9, 2020 creating the public street known as West Exposition Avenue);

THENCE departing said West line South 89° 53' 33" East a distance of 55.06 feet along the South line of said Quit Claim Deed to the Southeast corner thereof;

THENCE departing the South line of said Quit Claim Deed South 00° 06' 27" West a distance of 1.50 feet;

THENCE in a Southerly direction on a tangent curve to the left having a radius of 180.00 feet, a central angle of 29° 09' 36" and an arc length of 91.61 feet;

THENCE South 29° 03' 09" East a distance of 47.05 feet;

THENCE in a Southeasterly direction on a tangent curve to the right having a radius of 256.00 feet, a central angle of 07° 30' 23" and an arc length of 33.54 feet to a point on the South line of said Parcel C1;

THENCE along the South line of said Parcel C1 South 89° 59' 00" West a distance of 22.40 feet; to the POINT OF BEGINNING.

The area described herein contains 5,067 square feet or 0.116 acres, more or less.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-010:

LEGAL DESCRIPTION - STREET PARCEL #10:

A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 27TH DAY OF JULY, 2022, AT RECEPTION NUMBER 2022099785 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A Partial Acquisition No.131 of the City and County of Denver, State of Colorado, Project Number 1- 16006, containing 4,512 square feet or 0.104 acres, more or less, being a part of that property as described by Correction Quitclaim Deed as Exhibit "A-2" at Reception Number (R.N.) 1994092231, recorded on June 3, 1994 in the records of the Office of the City and County of Denver Clerk and Recorder, State of Colorado, situate in the Northeast ¼ of the Southwest Quarter of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor 1-25/1-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3¼-inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 35" East, 2,647.75 feet.

COMMENCING at the Center Quarter-Section Corner of said Section 15;
THENCE along said East line of the Southwest Quarter of Section 15, South 00° 44' 35" East, a distance of 480.70 feet;
THENCE departing said East line of the Southwest Quarter of Section 15, South 89° 15' 25" West a distance of 369.96 feet to the POINT OF BEGINNING;

THENCE North 90° 00' 00" West, a distance of 42.49 feet, to the beginning of a curve to the right;
THENCE along said curve to the right, clockwise, with a radius of 197.67, a central angle of 11° 17' 26" and an arc length of 38.95 feet (the chord of said curve bears South 20° 33' 32" West, 38.89 feet) to a point on the common boundary of the parcels recorded at R.N. 1994092231, R.N. 1980014795, and the Southwesterly Right-of-Way line of Valley Highway (Interstate 25) and the beginning of a curve to the left;
THENCE along said curve to the left, counterclockwise, on said common boundary of the parcels recorded at R.N. 1994092231, R.N. 1980014795, and the Southwesterly Right-of-Way line of Valley Highway (Interstate 25) with a radius of 1050.01 feet, a central angle of 03° 22' 50" and an arc length of 61.95 feet (the chord of said curve bears North 48° 31' 01" West, 61.94 feet);
THENCE departing said common boundary of the parcels recorded at R. N. 199409231, R.N. 1980014795, and the Southwesterly Right-of-Way line of Valley Highway (Interstate 25), South 72° 37' 06" East a distance of 4.65 feet to the beginning of a curve to the left;
THENCE along said curve to the left, counterclockwise, with a radius of 140.83 feet, a central angle of 21° 06' 32" and an arc length of 51.89 feet, (the chord of said curve bears North 10° 33' 16" East, 51.59 feet);
THENCE North 00° 00' 00" East a distance of 19.16 feet, to the beginning of a curve to the right;
THENCE along said curve to the right, clockwise, having a radius of 1735.06 feet, a central angle of 03° 47' 44" and an arc length of 114.94 feet (the chord of said curve bears South 50° 29' 35" East, 114.92 feet) to the POINT OF BEGINNING.

The area described herein contains 4,512 square feet or 0.104 acres, more or less.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-011:

LEGAL DESCRIPTION - STREET PARCEL #11:

A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 27TH DAY OF JULY, 2022, AT RECEPTION NUMBER 2022099785 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A Partial Acquisition of Parcel No. 128 of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 2,734 square feet or 0.063 acres, more or less, within a parcel of land described by Deed in Exhibit "A" of Reception Number 1980014795, in the records of the Office of the City and County of Denver Clerk and Recorder, State of Colorado, in the Northeast ¼ of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, said parcel being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor 1-25/1-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3¼-inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a monument box. The Basis of Bearings between said points is South 00° 44' 35" East a distance of 2,647. 75 feet.

COMMENCING at the Northerly point of the Basis of Bearings;
THENCE along the East line of said Southwest ¼ of Section 15 South 00° 44' 35" East a distance of 902.32 feet;
THENCE departing the East line of said Southwest ¼ of Section 15 South 89° 15' 25" West a distance of 66.00 feet to the North corner of the East line of said parcel recorded at Reception Number 1980014795, also being the Northwest corner of a parcel of land recorded at Reception Number 2001124391 on July 31, 2001 in the records of said county, and the POINT OF BEGINNING;

THENCE along the East line of said parcel recorded at Reception Number 1980014795 South 00° 44' 35" East a distance of 255.43 feet to the Southeast corner of said parcel;

THENCE along the South line of said parcel North 89° 58' 27" West a distance of 39.56 feet;

THENCE departing said South line and through the land of said parcel the following six (6) courses:

1. North 00° 18' 17" East a distance of 10.00 feet;
2. North 48° 11' 52" East a distance of 21.17 feet;
3. North 10° 00' 47" East a distance of 85.08 feet;
4. Along a tangent curve to the left having a radius of 48.33 feet, a central angle of 08° 27' 31" and an arc length of 7.14 feet;
5. North 01° 33' 16" East a distance of 142.27 feet to the North line of said parcel;
6. Along said North line South 29° 54' 48" East a distance of 2.09 feet to the POINT OF BEGINNING.

The partial acquisition described herein contains 2,734 square feet, or 0.063 acres, more or less.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-012:

LEGAL DESCRIPTION - STREET PARCEL #12:

A PARCEL OF LAND CONVEYED BY QUITCLAIM WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 27TH DAY OF JULY, 2022, AT RECEPTION NUMBER 2022099785 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A Partial Acquisition of Parcel No. 134 of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 8,216 square feet or 0.189 acres, more or less, within a parcel of land described by Deed at Reception Number (R.N.) 1993141910 on October 14, 1993, in the records of the Office of the City and County of Denver Clerk and Recorder, State of Colorado, situate in the Northeast ¼ of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, said parcel being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor 1-25/1-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3 ¼-inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a monument box. The Basis of Bearings between said points is South 00° 44' 35" East a distance of 2,647.75 feet.

COMMENCING at the Northerly point of the Basis of Bearings;

THENCE along the East line of said Southwest ¼ of Section 15 South 00° 44' 35" East a distance of 700.02 feet;

THENCE departing the East line of said Southwest ¼ of Section 15 South 89° 15' 25" West a distance of 50.00 feet to the South corner of said parcel at Reception Number 1993141910, also being a point of intersection between the West Right-of-Way of South Broadway and the North Right-of-Way of Interstate 25, and the POINT OF BEGINNING;

THENCE along the South line of said parcel, also being the North Right-of-Way of said Interstate 25 North 39° 38' 09" West, 21.07 feet;

THENCE departing said Right-of-Way North 00° 42' 13" West, 26.50 feet;

THENCE North 16° 03' 38" West, 60.39 feet;

THENCE North 60° 09' 05" West, 82.27 feet to a point on the West line of said parcel at R.N. 1993141910, also being the East line of a parcel of land recorded at R.N. 2019098746 in the records of said county;

THENCE along the common boundary of said parcels at R.N.s 1993141910 & 2019098746 North 00° 44' 35" West, 38.81 feet to the Northwest corner of said parcel at R.N. 1993141910.

THENCE continuing along said common boundary North 89° 59' 00" East, 100.00 feet to the Northeast corner of said parcel at R.N. 1993141910, also being the West Right-of-Way of said South Broadway;

THENCE along the East line of said parcel at R.N. 1993141910 and said Right-of-Way South 00° 44' 35" East, 180.57 feet to the POINT OF BEGINNING.

The partial acquisition described herein contains 8,216 square feet, or 0.189 acres, more or less.



01/25/2023 11:41 AM R \$63.00 D \$0.00
City & County of Denver QCD
Electronically Recorded

QUITCLAIM DEED

THIS DEED is dated January 17, 2023 and is made between DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, the "Grantor", of the City and County of Denver and State of Colorado, and **City and County of Denver, a home rule city and municipal corporation of the State of Colorado**, the "Grantee," whose legal address is **1437 N Bannock Street** of the City and County of Denver and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS, (\$10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the City and County of DENVER and State of Colorado, described as follows:

See attached Exhibit "A" for Parcel(s) 6-EX, 605-EX, 615C-EX and PE-605=EX dated June 29, 2022.

Reference
CDOT Project Number: NH_0252-299

SUBJECT TO any and all easements of record and to any and all utilities as constructed and for their maintenance as necessary.

IN THE EVENT THE PROPERTY HEREIN CONVEYED FAILS TO BE USED FOR PUBLIC TRANSPORTATION PURPOSES THIS DEED SHALL BECOME NULL AND VOID AND THE PROPERTY SHALL REVERT TO THE DEPARTMENT OF TRANSPORTATION, STATE OF 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 the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever.

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

ATTEST:

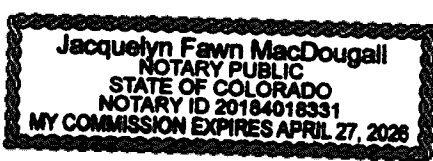
Andrea Griner
ANDREA GRINER
Chief Clerk for Property Management

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO
Stephen Harelson
STEPHEN HARELSON, P.E.
Chief Engineer

STATE OF COLORADO)
) ss.
City and County of Denver)

The foregoing instrument was acknowledged before me this 17th day of January, 20 23 by Andrea Griner, Chief Clerk for Property Management and Stephen Harelson, P.E. as Chief Engineer of the Department of Transportation, State of Colorado.

Witness my hand and official seal.
My commission expires: April 27, 2026



Jacqui F. MacDougall
Notary Public

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

EXHIBIT "A"
Project Number: NH_0252-299
Parcel Number: 6-EX
Date: June 29, 2022

A parcel of land in the City and County of Denver, State of Colorado, containing 3,134 square feet or 0.072 acres, more or less, and described as Parcel No. 6 of the Department of Transportation, State of Colorado, Project No. NH 0252-299 in Lots 19 to 22 inclusive, Block 5, LINCOLN SUBDIVISION, a subdivision lying in the Southeast $\frac{1}{4}$ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, and recorded in a Rule and Order at Reception Number (R.N.) 2004254951 on December 16, 2004 in the records of the Office of the City and County of Denver Clerk and Recorder, being more particularly described as follows:

All of that land designated as Parcel Number 6 as described in said Rule and Order at Reception Number 2004254951 on December 16, 2004 in the records of the Office of the City and County of Denver Clerk and Recorder.

The area described herein contains 3,134 square feet or 0.072 acres, more or less.

Exhibit attached and by this reference made a part hereof.

I, Mark A. Hall, a duly Registered Professional Land Surveyor under the laws of the state of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Mark A. Hall
Colorado Professional Land Surveyor
License Number 36073
June 29, 2022

Prepared for and on behalf of NV5, Inc.
2420 W. 26th Avenue, Suite D-360
Denver, Colorado 80211
Tel: (303) 220-6463



CENTER 1/4 CORNER
SECTION 15, TWP. 4 SOUTH,
RANGE 68 WEST 6TH P.M.
STONE WITH NOTCH
1 FOOT DEEP IN A RANGE
BOX.



SE 1/4 S15, T4S,
R68W, 6th P.M.
City and County of
Denver

South Broadway
(R.O.W. Varies Per Ord. 97-1898 Decree 2101-594)

West line of the SE 1/4 S15 T4S R68W 6th P.M.
Basis of Bearings S00°44'37"E 2,647.75'

Southwesterly line of
Parcel A, formerly the
C&GS Railway Co.

N0°44'37"W
85.91'

P.O.B.

S89°14'25"W
72.87'

**Kentucky
Ave.**

LRT GUIDEWAY
(No R.O.W.
record found)

NOTES:

- City and County of Denver Project 1-16006
- Parcel 6 - Colorado Department of Transportation, Reception Number 2004254951, Recorded November 19, 2004, Schedule Number 0515609007000, 888 S. Broadway, Denver, CO
- P.O.B. - Point of Beginning, P.O.C. - Point of Commencement
- Records are per City and County of Denver Clerk and Records office unless noted otherwise.
- This exhibit does not represent a monumented survey. It is intended only to depict the attached description.
- Described area contains 3,134 square feet or 0.072 acres, more or less.

EXHIBIT FOR LEGAL DESCRIPTION
Colorado Department of Transportation
6-EX

PAGE NUMBER

3

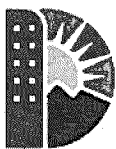
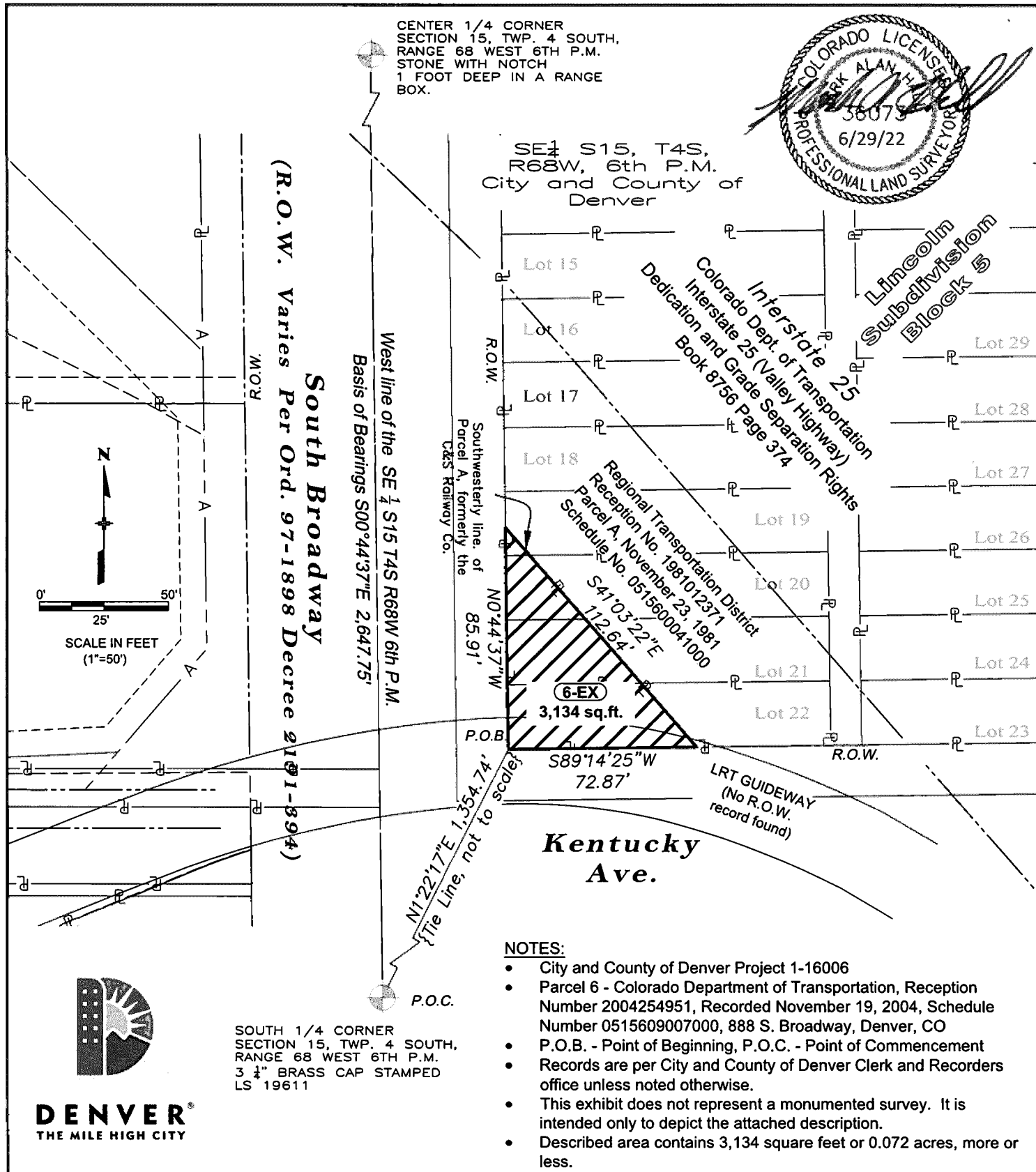
OF 3 PAGES

JOB NUMBER

223516-0000032.00

Prepared for: City and County of Denver

Date: June 29, 2022



DENVER
THE MILE HIGH CITY

SOUTH 1/4 CORNER
SECTION 15, TWP. 4 SOUTH,
RANGE 68 WEST 6TH P.M.
3 1/2" BRASS CAP STAMPED
LS 19611

N|V|5

2420 26th Ave., Suite D-360
Denver, CO 80211
303.220.6463 TEL
www.NV5.com

EXHIBIT "A"
Project Number: IM 0252-315
Parcel Number: 605-EX
Date: June 29, 2022

A parcel of land in the City and County of Denver, State of Colorado, containing 2,508 square feet, or 0.057 acres, more or less, and being a portion of that parcel of land described in Exhibit A as Parcel No. 605 of the Department of Transportation, State of Colorado, Project No. IM 0252-315 situated in the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, and recorded in a Quit Claim Deed at Reception Number (R.N.) 2001124391 on July 31, 2001 in the records of the Office of the City and County of Denver Clerk and Recorder, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3 ¼-inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 37" East (South 00° 44' 35" East, as measured), 2,647.75 feet.

COMMENCING at the Northerly point of the Basis of Bearings;

THENCE along the East line of said Southwest ¼ of Section 15 South 00° 44' 37" East (South 00° 44' 35" East, as measured), 1012.42 feet;

THENCE departing the East line of said Southwest ¼ of Section 15 South 89° 15' 27" West (South 89° 15' 25" West, as measured), 50.00 feet to a point on the East line of said Parcel No. 605, also being a point on the West Right-of-Way of South Broadway (Ordinance 97-1898 Decree 2191-394), and the **POINT OF BEGINNING**;

THENCE along the East line of said Parcel No. 605 South 00° 44' 37" East (South 00° 44' 35" East, as measured), 145.55 feet, also being the West Right-of-Way line of South Broadway;

THENCE departing aforesaid East line North 89° 58' 26" West (North 89° 58' 24" West, as measured), 16.00 feet along the South line of said Parcel No. 605, also being the North line of a Parcel No. 615C of land recorded at R.N. 2004205973 on October 1, 2004 in the records of said county;

THENCE departing aforesaid South line North 00° 44' 37" West (North 00° 44' 35" West, as measured), 167.64' along the West line of said Parcel 605, also being the East line of a parcel of land recorded at R.N. 1980014795 on July 1, 1980 in the records of said county;

THENCE departing aforesaid West line South 36° 23' 19" East (South 36° 23' 17" East, as measured), 27.46 feet to the **POINT OF BEGINNING**.

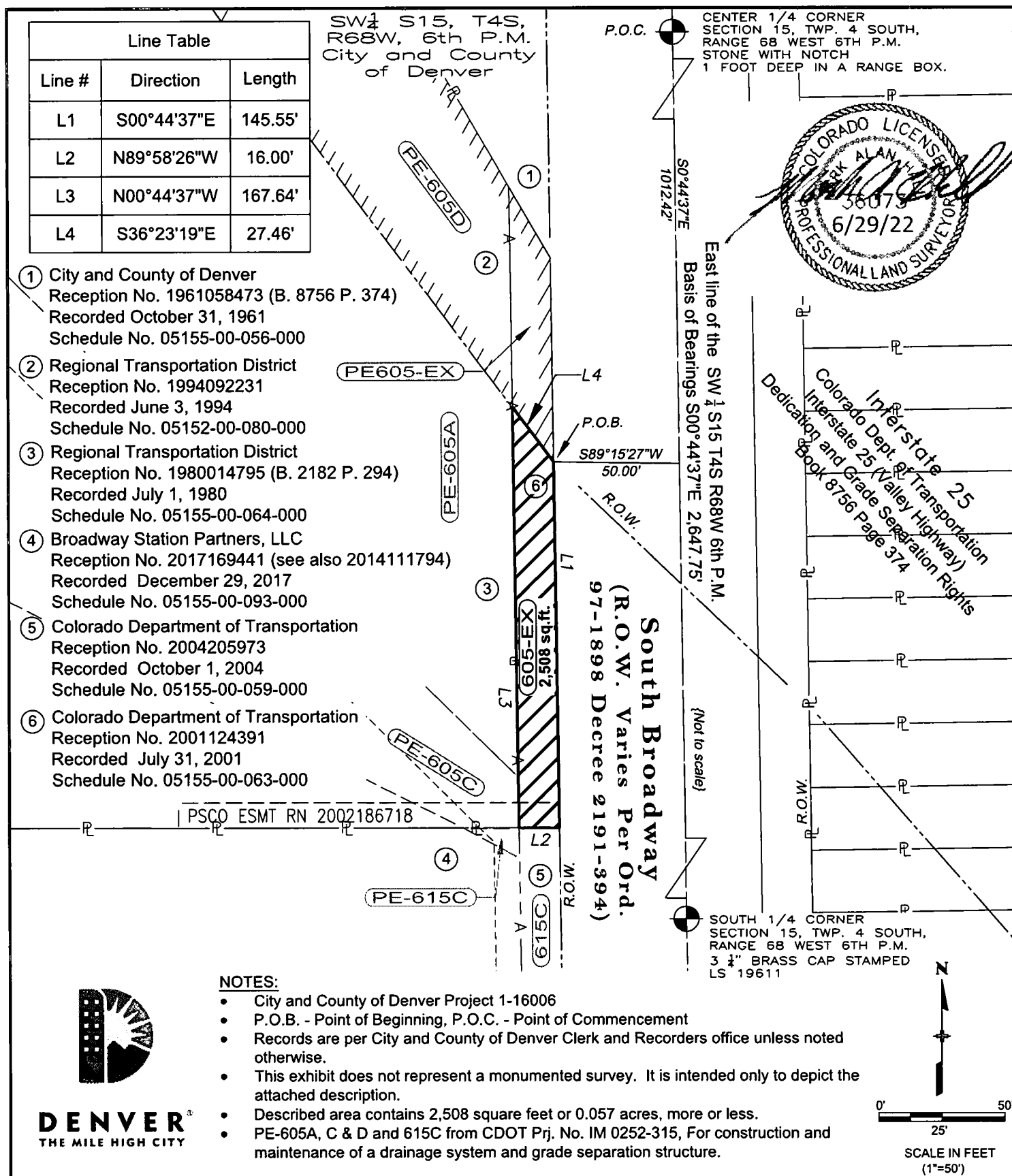
Said parcel contains 2,508 square feet, or 0.057 acres, more or less.

I, Mark A. Hall, a duly Registered Professional Land Surveyor under the laws of the state of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Mark A. Hall
Colorado Professional Land Surveyor
License Number 36073
June 29, 2022

Prepared for and on behalf of NV5, Inc.
2420 W. 26th Avenue, Suite D-360
Denver, Colorado 80211
Tel: (303) 220-6463





DENVER
THE MILE HIGH CITY

N|V|5

2420 26th Ave., Suite D-360
Denver, CO 80211
303.220.6463 TEL
www.NV5.com

EXHIBIT FOR LEGAL DESCRIPTION

Colorado Department of Transportation
605-EX

Prepared for: City and County of Denver

Date: June 29, 2022

PAGE NUMBER

4

OF 4 PAGES

JOB NUMBER

223516-0000032.00

EXHIBIT "A"
PROJECT NUMBER: IM 0252-315
PARCEL NUMBER: 615C-EX
JUNE 29, 2022

A portion of a parcel of land in the City and County of Denver, State of Colorado, containing 5,143 square feet or 0.118 acres, more or less, and described as Parcel No. 615C of the Department of Transportation, State of Colorado, Project No. IM 0252-315 situated in the Southwest $\frac{1}{4}$ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, and recorded in a Rule and Order at Reception Number (R.N.) 2004205973 on October 1, 2004 in the records of the Office of the City and County of Denver Clerk and Recorder, being more particularly described as follows:

All of the land designated as Parcel No. 615C as described in said Rule and Order at Reception Number (R.N.) 2004205973 on October 1, 2004 in the records of the Office of the City and County of Denver Clerk and Recorder.

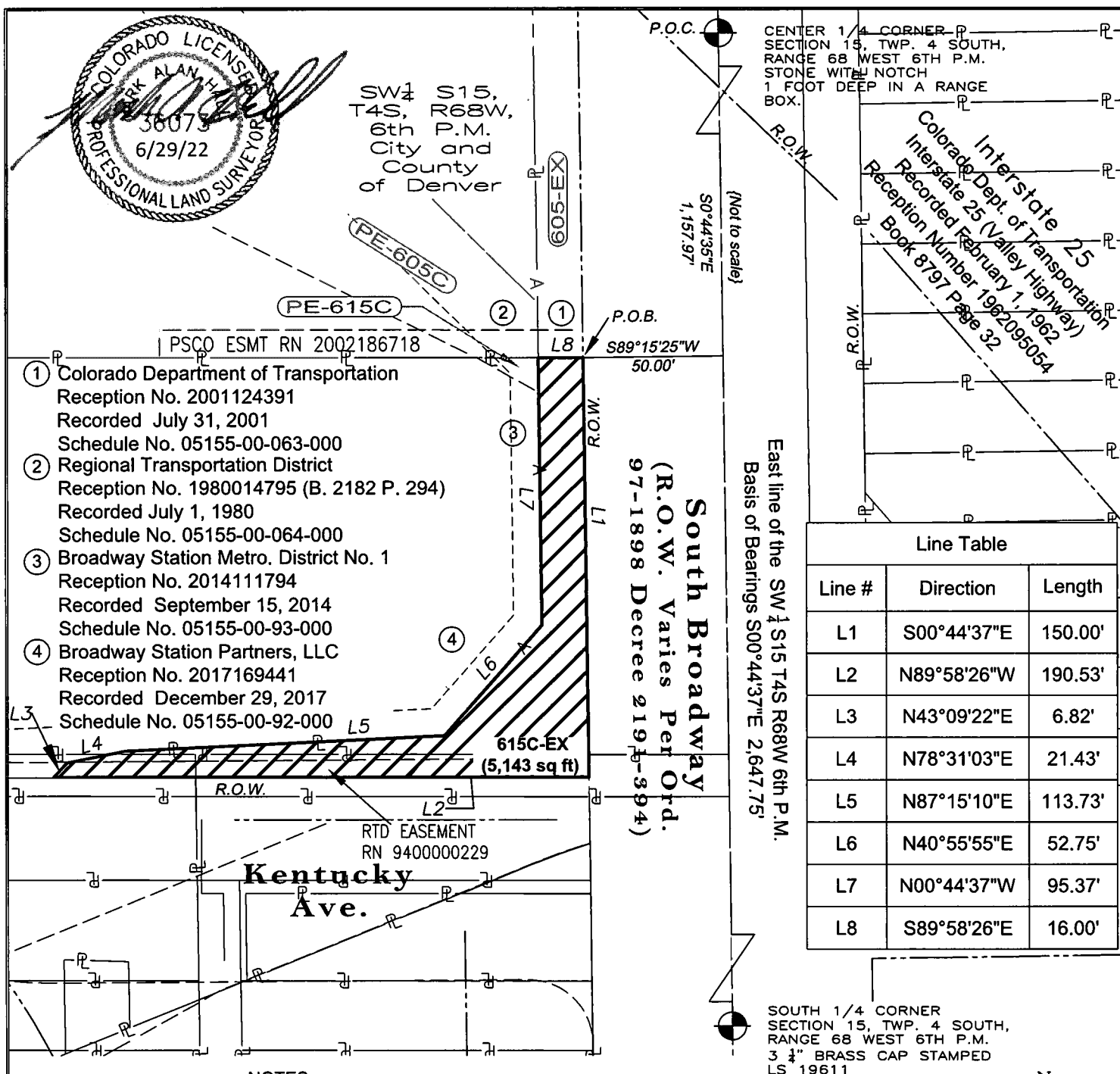
Said parcel contains 5,143 square feet, or 0.118 acres, more or less.

I, Mark A. Hall, a duly Registered Professional Land Surveyor under the laws of the state of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Mark A. Hall
Colorado Professional Land Surveyor
License Number 36073
June 29, 2022

Prepared for and on behalf of NV5, Inc.
2420 W. 26th Avenue, Suite D-360
Denver, Colorado 80211
Tel: (303) 220-6463



**NOTES:**

- City and County of Denver Project 1-16006
- Parcel 615C - Colorado Department of Transportation, Reception Number 2004205973, Recorded October 1, 2004, Schedule Number 0515500059000.
- P.O.B. - Point of Beginning, P.O.C. - Point of Commencement
- Records are per City and County of Denver Clerk and Records office unless noted otherwise.
- This exhibit does not represent a monumented survey. It is intended only to depict the attached description.
- Described area contains 5,143 square feet or 0.118 acres, more or less.



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THE MILE HIGH CITY

NV5

2420 26th Ave., Suite D-360
Denver, CO 80211
303.220.6463 TEL
www.NV5.com

EXHIBIT FOR LEGAL DESCRIPTION
Colorado Department of Transportation
615C-EX

Prepared for: City and County of Denver

Date: June 29, 2022

PAGE NUMBER

3

OF 3 PAGES

JOB NUMBER

223516-0000032.00

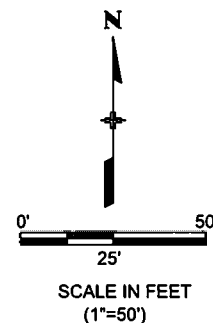


EXHIBIT "A"
Project Number: IM 0252-315
Parcel Number: PE605-EX
Date: June 29, 2022

A parcel of land in the City and County of Denver, State of Colorado, containing 1,357 square feet, or 0.031 acres, more or less, and being a portion of that parcel of land described in Exhibit A as Parcel No. 605 of the Department of Transportation, State of Colorado, Project No. IM 0252-315 situated in the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, and recorded in a Quit Claim Deed at Reception Number (R.N.) 2001124391 on July 31, 2001 in the records of the Office of the City and County of Denver Clerk and Recorder, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3 ¼-inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 37" East (South 00° 44' 35" East, as measured), 2,647.75 feet.

COMMENCING at the Northerly point of the Basis of Bearings;

THENCE along the East line of said Southwest ¼ of Section 15 South 00° 44' 37" East (South 00° 44' 35" East, as measured), 930.77 feet;

THENCE departing the East line of said Southwest ¼ of Section 15 South 89° 15' 27" West (South 89° 15' 25" West, as measured), 50.00 feet to the Northeasterly corner of said Parcel No. 605, also being a point on the West Right-of-Way of South Broadway (Ordinance 97-1898 Decree 2191-394), and the Southerly most point of a parcel of land recorded at Reception Number 1961058473 on October 31, 1961 in the records of said county and to **POINT OF BEGINNING**;

THENCE along the East line of said Parcel No. 605 South 00° 44' 37" East (South 00° 44' 35" East, as measured), 81.65 feet, also being the West Right-of-Way line of South Broadway;

THENCE departing aforesaid East line North 36° 23' 19" West (North 36° 23' 17" West, as measured), 27.46 feet to a point on the West line of said Parcel No. 605;

THENCE North 00° 44' 37" West (North 00° 44' 35" West, as measured), 88.01 feet along said West line of said Parcel No. 605, also being the East line of a parcel of land recorded at R.N. 1994092231 on June 3, 1994 in the records of said county;

THENCE departing aforesaid West line South 29° 54' 44" East (South 29° 54' 42" East, as measured), 32.83 feet along the North line of said Parcel No. 605, also being the South line of said parcel recorded at R.N. 1961058473, to the **POINT OF BEGINNING**.

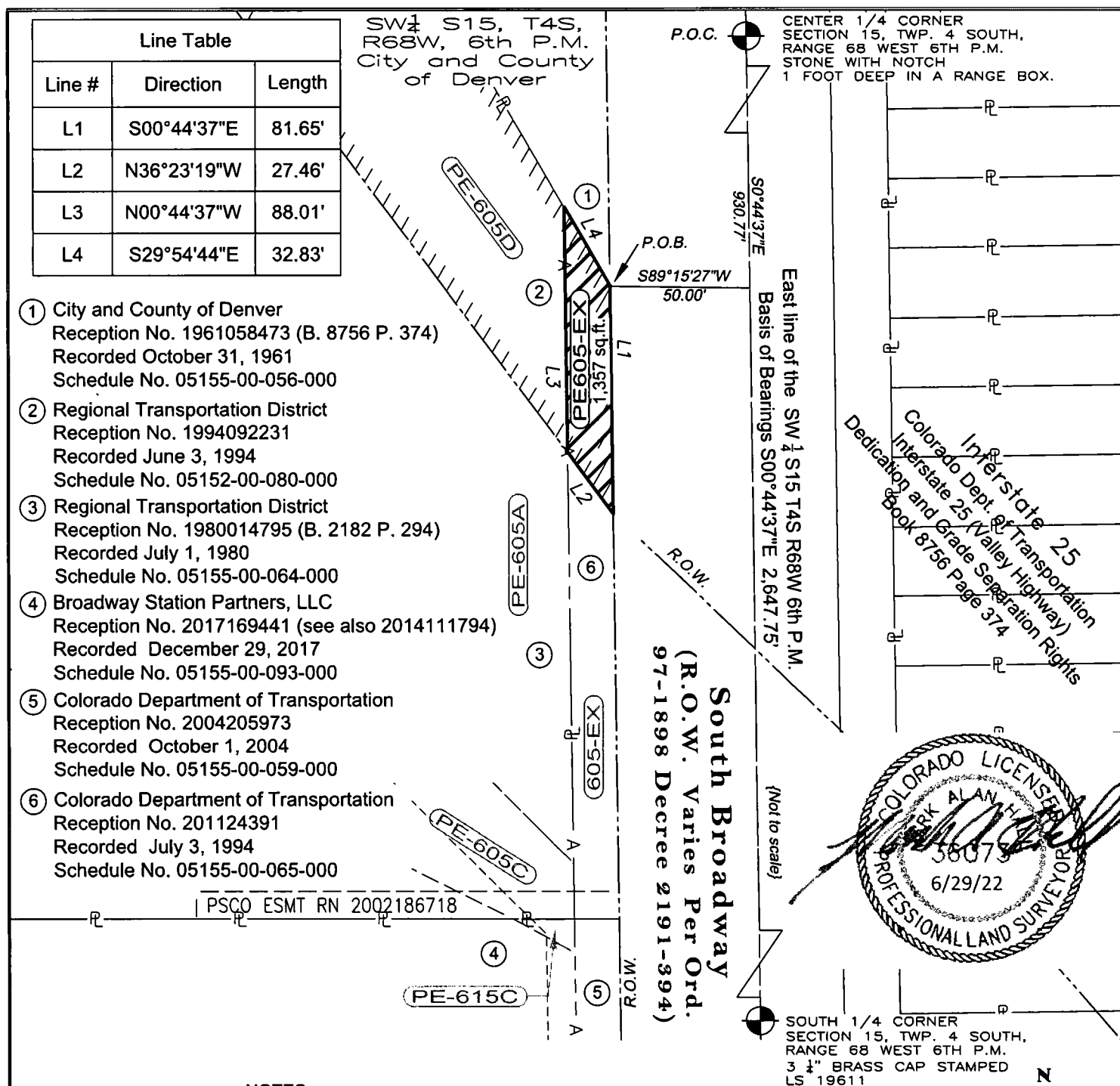
Said parcel contains 1,357 square feet, or 0.031 acres, more or less.

I, Mark A. Hall, a duly Registered Professional Land Surveyor under the laws of the state of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Mark A. Hall
Colorado Professional Land Surveyor
License Number 36073
June 29, 2022

Prepared for and on behalf of NV5, Inc.
2420 W. 26th Avenue, Suite D-360
Denver, Colorado 80211
Tel: (303) 220-6463





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Denver, CO 80211
303.220.6463 TEL
www.NV5.com

EXHIBIT FOR LEGAL DESCRIPTION

Colorado Department of Transportation
PE605-EX

Prepared for: City and County of Denver

Date: June 29, 2022

PAGE NUMBER

4

OF 4 PAGES

JOB NUMBER

223516-0000032.00



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City & County of Denver

R \$0.00

ODR

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Page: 1 of 7

D \$0.00

DISTRICT COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO 1437 Bannock Street, Room 256 Denver, Colorado 80202		DATE FILED: October 8, 2021 1:55 PM CASE NUMBER: 2020CV34113
Petitioner: CITY AND COUNTY OF DENVER, a home rule city and municipal corporation, v. Respondent: JAY C. MCGEE an individual; BANK OF COLORADO; UMB Bank Colorado, a National Association; PAUL LOPEZ, in his official capacity as Public Trustee for the City & County of Denver; and STEVE ELLINGTON, in his official capacity as Treasurer for the City & County of Denver.		▲ COURT USE ONLY ▲ Case Number: 2020CV034113 Courtroom: 269
FINAL RULE AND ORDER, ORDER FOR DEPOSIT OF ADDITIONAL FUNDS, DISBURSEMENT TO RESPONDENT-LANDOWNER, AND VACATION OF TRIAL DATE		

THIS MATTER comes before the Court on the Stipulated Motion for Entry of Final Rule and Order, Deposit of Additional Funds, Disbursement to Respondent-Landowner, and Vacation of Trial Date filed by Petitioner, City and County of Denver ("City") and Respondent-Landowner, Jay C. McGee ("McGee"). THE COURT, having reviewed said Motion and the other pleadings and documents filed in this action, and otherwise being fully advised in the premises, hereby FINDS:

1. The City initiated this eminent domain matter on December 3, 2020.
2. The City is seeking to acquire the parcel of land commonly known as 800 S. Broadway and 26 E. Ohio Avenue, Denver, Colorado, 80209 ("Subject Property"). The property interests to be obtained are set forth more particularly in the Project Parcel Description on, over, under, and across the real property situated in Denver County, Colorado, legally described in **Exhibit A** to this proposed Final Rule and Order and is incorporated by reference (the "Takings Property").
3. The City is seeking to acquire the Takings Property for the City's Broadway Station at I-25 Multimodal & Safety Improvement Project, located at

the Broadway and Interstate 25 Interchange in Denver Colorado ("the Project"), pursuant to Article XX of the Constitution of the State of Colorado, Section 3.2.5 of Denver's Charter, §§ 30-35-201; 38-1-201; 38-1-202, and 38-6-1-1, et seq. of the Colorado Revised Statutes, and other applicable law. The acquisition of the Subject Properties, which is the subject of this condemnation action, has been approved by the Denver City Council pursuant to the Charter of the City and County of Denver as duly adopted Ordinance No. 20190335, Series of 2019 ("Ordinance").

4. The Court has subject matter jurisdiction pursuant to C.R.S. § 38-1-102.

5. The real property at issue in this case is located in Denver County, Colorado. Venue in this Court is proper pursuant to Colo. R. Civ. P. 98.

6. Service has been perfected on the Respondent pursuant to C.R.C.P. 4. A waiver and acceptance of service from the Respondent has been filed with the Court. Accordingly, the Court has personal jurisdiction over the parties.

7. Immediate possession of the Takings Property was granted pursuant to stipulation on December 15, 2020. Thereafter the sum of \$4,000,000.00 was deposited into the registry of the court for the immediate possession of the Subject Property by Petitioner and as required by C.R.S. § 38-1-105(6)(a).

8. Respondent McGee filed an Answer and a Notice of Election of a Commission on January 4, 2021.

9. On January 29, 2021, the City filed a Notice of Voluntary Dismissal of Respondent UMB Bank Colorado ("UMB") and the Court dismissed UMB by Order dated February 3, 2021.

10. On February 1, 2021, Respondent Paul Lopez, in his official capacity as Public Trustee for the City and County of Denver, Colorado ("Public Trustee") filed a Disclaimer pursuant to C.R.C.P. 105 (c).

11. Also on February 1, 2021, Respondent Steve Ellington, in his official capacity as Treasurer for the City and County of Denver, Colorado ("Treasurer"), filed an Answer asserting an interest in any and all outstanding liens covering general taxes, special assessments, excise taxes, local public improvement district assessments, and service or utility charges which are due or may hereafter become due.

12. On March 1, 2021, McGee filed a Joint Motion for Withdrawal of Funds, which this Court granted by Order dated March 2, 2021. Pursuant to

that Order, the \$4,000,000.00 that the City previously deposited was disbursed by the Clerk of the Court to McGee, the Treasurer, and Respondent Bank of Colorado ("BOC"). Additionally, the Public Trustee, Treasurer and BOC were formally dismissed from the action.

13. Accordingly, McGee is the only remaining Respondent in this action.

14. A five-day trial to a commission is set to commence on December 9, 2021.

15. The City and McGee have reached a negotiated settlement as to the just compensation to be paid for the Takings Property to be acquired, inclusive of all attorneys' fees, costs, interest, and other amounts that McGee may be entitled to as a result of this action, in the amount of \$8,715,000.

NOW THEREFORE, based upon these findings and other matters in the Court record,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS FOLLOWS:


1. The Takings Property more fully described in **Exhibit A**, attached hereto is and has been duly and lawfully taken and condemned by Petitioner pursuant to the statutes and the Constitution of the State of Colorado, that the interests of the Respondents in the Takings Property have been acquired by Petitioner.
2. The amount of \$8,715,000 represents the total just compensation, attorney fees, costs, and interest to be paid by the Petitioner for the Takings Property.
3. Petitioner previously deposited \$4,000,000, leaving a balance of \$4,715,000 owed ("Additional Amount"). Petitioner shall deposit, and the Clerk of the District Court Registry is directed to accept, the Additional Amount within fourteen business days from the entry of this Final Rule and Order.
4. Upon deposit of the Additional Amount, the Clerk of the District Court Registry shall without further motion or Order from this Court disburse the \$4,715,000 to McGee by check made payable to Jay C. McGee and mailed to the attention of Jack Sperber, Faegre Drinker Biddle & Reath, LLP, 1144 15th Street, Suite 3400, Denver, CO 80202-2569.
5. Upon deposit and disbursement of the Additional Amount as provided for above, the Takings Property is deemed to be acquired by Petitioner, and

title in the Takings Property shall vest in Petitioner.

6. A certified copy of this Final Rule and Order may be recorded and indexed in the office of the Clerk and Recorder of Denver County, Colorado, in the like manner and in the like effect as if it were a deed of conveyance of the property described on the attached **Exhibit A**, from the owners and parties interested therein to the Petitioner, The City and County of Denver. Upon recording of this Final Rule and Order, the *Lis Pendens* recorded on December 8, 2020, at Reception No. 2020206185 with the Clerk and Recorder of Denver County, Colorado, shall be released and of no further effect.
7. The trial to a commission scheduled to begin on Thursday, December 9, 2021 at 9:00 a.m. be vacated.

SO ORDERED this 8th Day of October, 2021,

BY THE COURT:

A handwritten signature in black ink, appearing to read "Michael J. Vallejos", written over a horizontal line.

MICHAEL J. VALLEJOS
Denver District Court Judge

LEGAL DESCRIPTION

EXHIBIT A

DATE FILED: October 4, 2021 3:28 PM

FILING ID: B5AD8C46E466C

CASE NUMBER: 2020CV34113

That part of Block 5, Lincoln Subdivision (Book 557, Page 479 recorded on March 17, 1890) as described in Reception Number 9300171697 and recorded on December 15, 1993 in the City and County of Denver, Office of the Clerk and Recorder, State of Colorado, therein described as follows:

PARCEL 1:

Lots 1 to 4 and the West or rear 60 feet of Lots 43 and 44, except that portion of Lots 1 and 2 described as follows:

COMMENCING at the Southwest corner of Lot 2, Block 5, Lincoln Subdivision;

THENCE Northerly along the West line of said Lot 2, a distance of 10 feet to the **TRUE POINT OF BEGINNING**;

THENCE continuing Northerly on said West line to the Northwest corner of Lot 1 of said Block 5;

THENCE Easterly along the North line of said Lot 1, a distance of 14 feet;

THENCE Southwesterly to the **POINT OF BEGINNING**;

And except that portion of Lots 3 and 4 conveyed to The State Department of Highways, Division of Highways, State of Colorado, described as follows:

All of the rights above an elevation of 5,275 feet directly over a parcel of land being more particularly described as follows:

All that portion of Lots 3 and 4, Block 5, Lincoln Subdivision, lying Southwesterly of the following described line:

BEGINNING at a point on the South line of Lot 4 which is 26.0 feet East of the Southwest corner of Lot 4;

1. **THENCE** Northwesterly a distance of 46.9 feet, more or less, to a point on the West line of Lot 3 which is 39.0 feet North of the Southwest corner of Lot 4, Block 5, Lincoln Subdivision,

City and County of Denver, State of Colorado.

PARCEL 2:

The right to maintain a building on the following described premises not exceeding 14 feet in height as reserved in Deed recorded November 12, 1976 in Book 1345 at Page 586, to-wit:

That portion of Lots 3 and 4 conveyed to The State Department of Highways, Division of Highways, State of Colorado, described as follows:

All of the rights above an elevation of 5,275 feet directly over a parcel of land being more particularly described as follows:

All that portion of Lots 3 and 4, Block 5, Lincoln Subdivision, lying Southwesterly of the following described line:

BEGINNING at a point on the South line of Lot 4 which is 26.0 feet East of the Southwest corner of Lot 4;

1. **THENCE** Northwesterly a distance of 46.9 feet, more or less, to a point on the West line of Lot 3, which is 39.0 feet North of the Southwest corner of Lot 4, Block 5, Lincoln Subdivision,

City and County of Denver, State of Colorado.

Exhibit attached and by this reference made a part hereof.

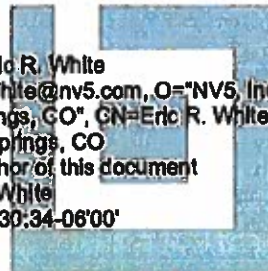
I, Eric R. White, a duly registered Professional Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Eric R. White
Colorado Professional Land Surveyor
License Number 38278
October 29, 2018

Prepared for and on behalf of NV5, Inc.
2650 18th Street, Suite 202
Denver, Colorado 80211
Tel: (303) 220.6400



Digitally signed by Eric R. White
DN: C=US, E=Eric.White@nv5.com, O="NV5, Inc.", OU="Survey
Group Colorado Springs, CO", CN=Eric R. White
Location: Colorado Springs, CO
Reason: I am the author of this document
Contact Info: Eric R. White
Date: 2018.10.29 09:30:34-06'00'



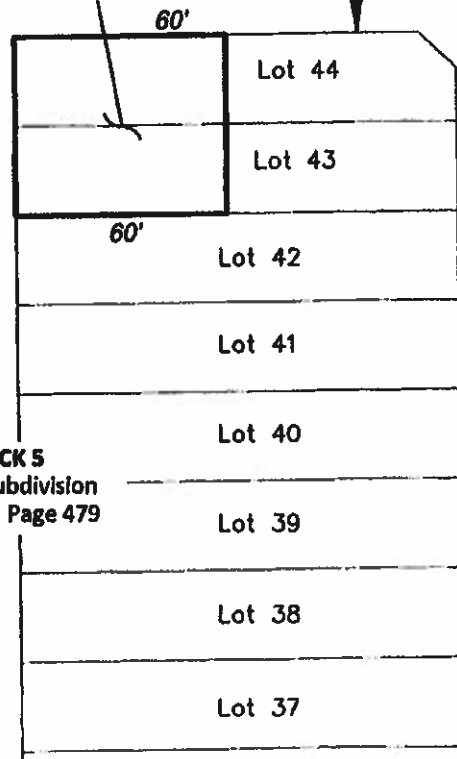
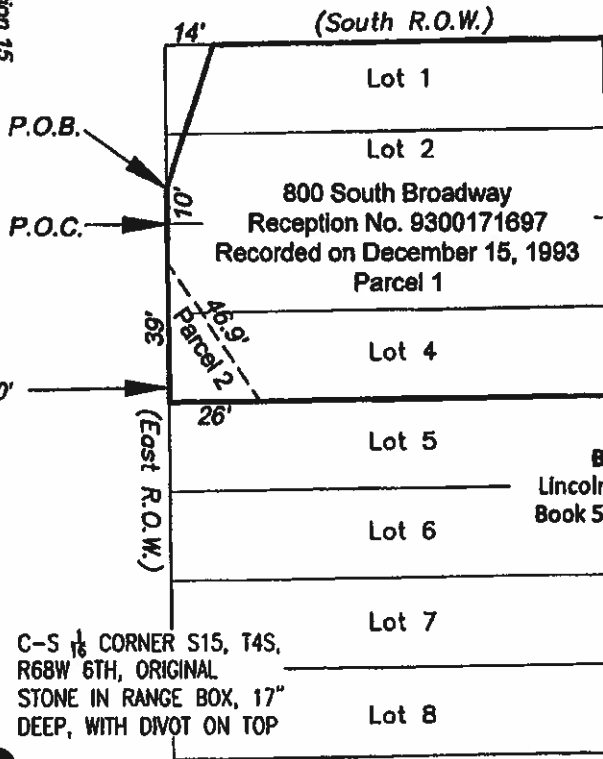
CENTER 1/4 CORNER
SECTION 15, TWP. 4 SOUTH,
RANGE 68 WEST 6TH P.M.
RECOVERED AND ACCEPTED
STONE WITH NOTCH
1 FOOT DEEP IN A RANGE BOX.

South Broadway

East line of the N.E. 1/4 S.W. 1/4 Section 15

East Ohio Ave

26 East Ohio Avenue
Reception No. 9300171697
Recorded on December 15, 1993
Parcel 1



BLOCK 5
Lincoln Subdivision
Book 557, Page 479

C-S 1/4 CORNER S15, T4S,
R68W 6TH, ORIGINAL
STONE IN RANGE BOX, 17"
DEEP, WITH DIVOT ON TOP

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT

Nancy Jerry 6/24/15
20101216 Region 1 R/W Manager

P.O.C. - Point of Commencement
P.O.B. - Point of Beginning



DENVER®
THE MILE HIGH CITY

0' 25' 50'
SCALE IN FEET
(1"=50')

NOTE: Records are per City and County of Denver
records unless noted otherwise.

This exhibit does not represent a monumented survey.
It is intended only to depict the attached description.

N|V|5

2650 18th St., Suite 202
Denver, CO 80211
303.220.6463 TEL
www.NV5.com

EXHIBIT FOR LEGAL DESCRIPTION
800 South Broadway and 26 East Ohio Avenue
Denver, Colorado 80209

Prepared for: City and County of Denver

Date: October 29, 2018

PAGE NUMBER

3

OF 3 PAGES

JOB NUMBER
223516-0000032.00

EXHIBIT A



2022094045

Page: 1 of 15

D \$0.00

After recording, return to:
Division of Real Estate City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: I-25/Broadway Wedge Ramp: Bannock/D4
Asset Mgmt No.: 22-139

QUITCLAIM DEED

(RW 131 South A, RW 131 South C and RW 131 North)

THIS DEED, made this 12th day of July, 2022, between Sliver (D) LLC, a Colorado limited liability company (as to an undivided 9.929% interest), Sliver (C) LLC, a Colorado limited liability company (as to an undivided 19.860% interest), Sliver (W) LLC, a Colorado limited liability company (as to an undivided 0.873% interest), Sliver (J) LLC, a Colorado limited liability company (as to an undivided 0.873% interest), Sliver (Mega) LLC, a Colorado limited liability company (as to an undivided 22.84% interest), Sliver (FRE) LLC, a Colorado limited liability company (as to an undivided 22.8125% interest), and Sliver (FRD) LLC, a Colorado limited liability company (as to an undivided 22.8125% interest), as tenants in common ("Grantors"), whose addresses are c/o D4 Urban LLC, a Colorado limited liability company, 595 South Broadway, Suite 200, Denver, Colorado 80209 for the consideration of **Ten Dollars (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby remised, released, sold and QUITCLAIMED and by these presents does remise, release, sell, and QUITCLAIM unto **THE CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city, whose address is 1437 Bannock Street, Denver, Colorado, 80202 (the "Grantee") and Grantee's heirs, successors and assigns, forever, all right, title and interest in which Grantors have in and to that certain real property situated in the City of Denver, County of Denver, State of Colorado, more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

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 Grantors, either in law or equity, to the only proper use, benefit and behoof of Grantee and Grantee's heirs, successors, and assigns forever.

IN WITNESS WHEREOF, Grantors have caused this deed to be executed on the date set forth below.

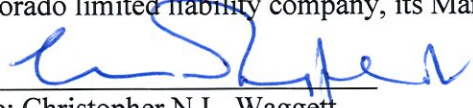
[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]
[Signature Page Follows]

SIGNED this 11th day of July, 2022.

GRANTORS:

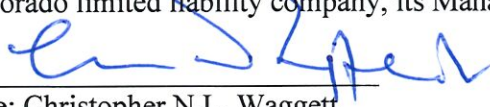
Sliver (D) LLC,
a Colorado limited liability company

By: D4 Urban LLC,
a Colorado limited liability company, its Manager

By: 
Name: Christopher N.L. Waggett
Title: Chief Executive Officer

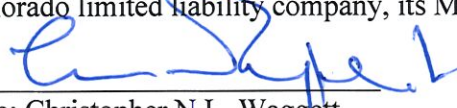
Sliver (C) LLC,
a Colorado limited liability company

By: D4 Urban LLC,
a Colorado limited liability company, its Manager

By: 
Name: Christopher N.L. Waggett
Title: Chief Executive Officer


Sliver (W) LLC,
a Colorado limited liability company

By: D4 Urban LLC,
a Colorado limited liability company, its Manager

By: 
Name: Christopher N.L. Waggett
Title: Chief Executive Officer


**Sliver (J) LLC,
a Colorado limited liability company**

By: D4 Urban LLC,
a Colorado limited liability company, its Manager

By: 
Name: Christopher N.L. Waggett
Title: Chief Executive Officer


**Sliver (Mega) LLC,
a Colorado limited liability company**

By: D4 Urban LLC,
a Colorado limited liability company, its Manager

By: 
Name: Christopher N.L. Waggett
Title: Chief Executive Officer

**Sliver (FRE) LLC,
a Colorado limited liability company**

By: D4 Urban LLC,
a Colorado limited liability company, its Manager

By: 
Name: Christopher N.L. Waggett
Title: Chief Executive Officer

**Sliver (FRD) LLC,
a Colorado limited liability company**

By: D4 Urban LLC,
a Colorado limited liability company, its Manager

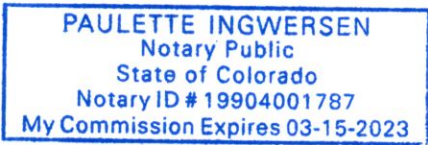
By: 
Name: Christopher N.L. Waggett
Title: Chief Executive Officer

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 11th day of July, 2022, by Christopher N.L. Waggett, as the Chief Executive Officer of D4 Urban LLC, the Manager of each of Sliver (D) LLC, a Colorado limited liability company, Sliver (C) LLC, a Colorado limited liability company, Sliver (W) LLC, a Colorado limited liability company, Sliver (J) LLC, a Colorado limited liability company, Sliver (Mega) LLC, a Colorado limited liability company, Sliver (FRE) LLC, a Colorado limited liability company, and Sliver (FRD) LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 3.15.2023



Paulette Ingwersen
Notary Public

EXHIBIT A
(Legal Description for RW 131 South A, RW 131 South C and RW 131 North)

**CITY AND COUNTY OF DENVER
STATE OF COLORADO
PARTIAL ACQUISITION
CITY AND COUNTY OF DENVER PROJECT 1-16006**

**EXHIBIT "A"
PARCEL 131 SOUTH A
MAY 27, 2022**

A portion of a parcel of land in the City and County of Denver, State of Colorado, Project Number 1-16006, containing 15,612 square feet or 0.358 acres, more or less, described by Correction Quitclaim Deed as Exhibit "A-2" at Reception Number (R.N.) 1994092231, recorded on June 3, 1994 in the records of the Office of the City and County of Denver Clerk and Recorder, State of Colorado, situate in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest $\frac{1}{4}$ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted $\frac{3}{4}$ -inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 35" East, 2,647.75 feet.

COMMENCING at the Center Quarter-Section Corner of said Section 15;

THENCE along said East line of the Southwest Quarter of Section 15, South 00° 44' 35" East, a distance of 315.93 feet;

THENCE departing said East line of the Southwest Quarter of Section 15, South 89° 15' 25" West a distance of 405.34 feet to a point on the common boundary of parcels at R.N. 1994092231, R.N. 2020109536 and the Northeasterly Right-of-Way line of Valley Highway (Interstate 25), as recorded at R.N.1962095054 on February 1, 1962, and the **POINT OF BEGINNING**;

THENCE departing said common boundary of those parcels at R.N. 1994092231 and R.N. 2020109536 and the Northeasterly Right-of-Way line of Valley Highway (Interstate 25), South 00° 00' 38" East a distance of 92.33 feet;

THENCE North 89° 15' 25" East, a distance of 64.74 feet to a point on the common boundary of those parcels at R.N. 1994092231 and R.N. 1961058473 and the Northeasterly Right-of-Way line of Valley Highway (Interstate 25);

THENCE along said common boundary of those parcels at R.N. 1994092231 and R.N. 1961058473 and the Northeasterly Right-of-Way line of Valley Highway (Interstate 25), South 29° 54' 48" East a distance of 148.19 feet to the beginning of a curve to the left;

THENCE departing said common boundary of those parcels at R.N. 1994092231 and R.N. 1961058473 and the Northeasterly Right-of-Way line of Valley Highway (Interstate 25) and along said curve to the

left, counterclockwise, with a radius of 75.00 feet, a central angle of $23^{\circ} 20' 03''$ and an arc length of 30.54 feet, (the chord of said curve bears South $63^{\circ} 28' 17''$ West, 30.33 feet) to the beginning of a curve to the left;

THENCE along said curve to the left, counterclockwise, having a radius of 1735.06 feet, a central angle of $07^{\circ} 08' 29''$ and an arc length of 216.26 feet, (the chord of said curve bears North $48^{\circ} 49' 12''$ West, 216.12 feet);

THENCE North $00^{\circ} 00' 00''$ West, a distance of 88.23 feet to the beginning of a curve to the left;

THENCE along said curve to the left, counterclockwise, having a radius of 204.83 feet, a central angle of $12^{\circ} 13' 48''$ and an arc length of 43.72 feet (the chord of said curve bears North $06^{\circ} 06' 54''$ West, 43.64 feet) to a point on the common boundary of said parcels at R.N. 1994092231, R.N. 2020109536, and said Northeasterly Right-of-Way line of Valley Highway (Interstate 25) to the beginning of a curve to the right;

THENCE along said curve to the right, clockwise, along the common boundary of parcels at R.N. 1994092231, R.N. 2020109536, and said Northeasterly Right-of-Way line of Valley Highway (Interstate 25), having a radius of 1298.33 feet, a central angle of $03^{\circ} 02' 29''$ and arc length of 68.92 feet (the chord of said curve bears South $54^{\circ} 04' 12''$ East, 68.91 feet) to the **POINT OF BEGINNING**.

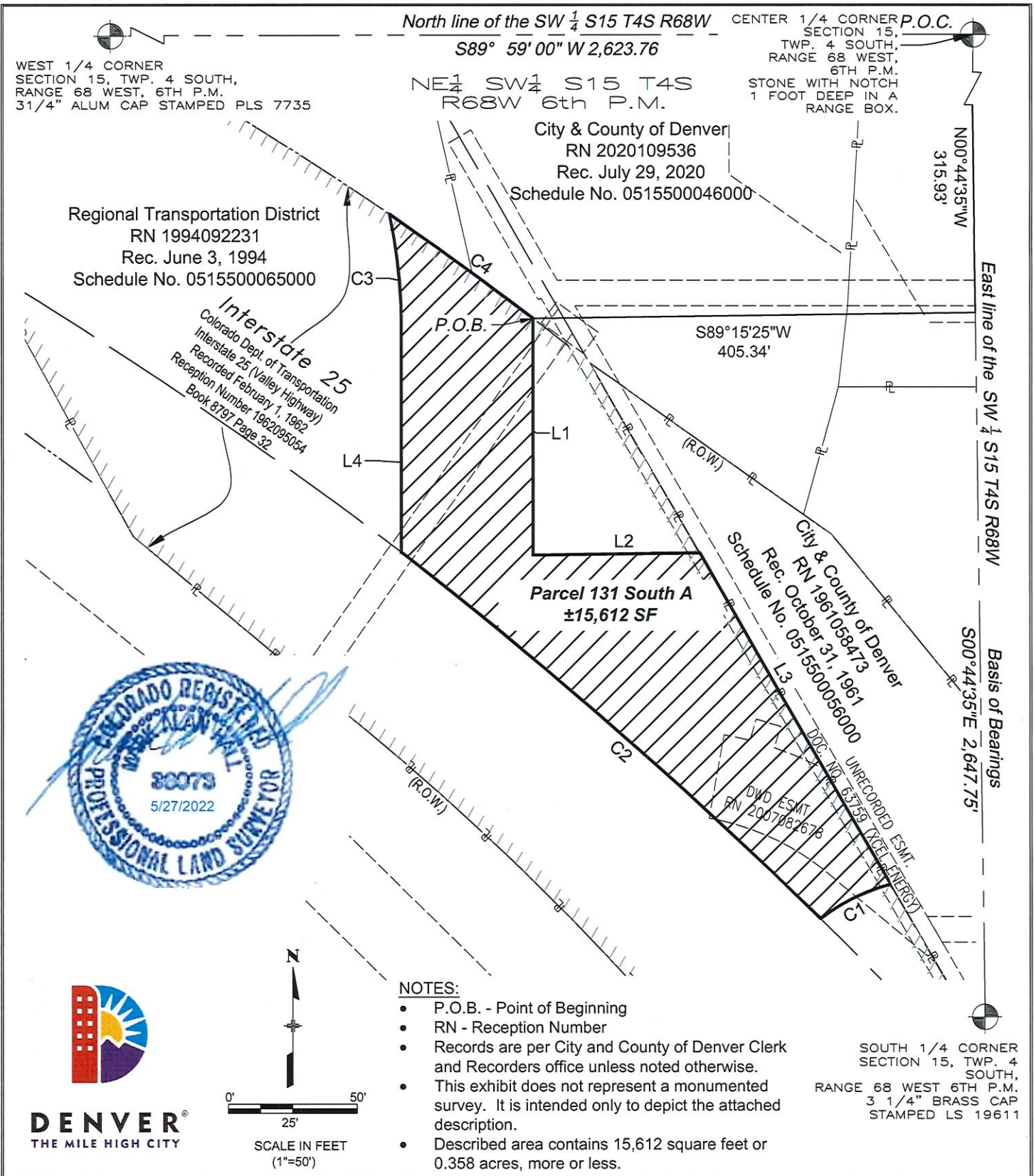
The area described herein contains 15,612 square feet or 0.358 acres, more or less.

I, Mark A. Hall, a duly registered land surveyor under the laws of the state of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Mark A. Hall
Colorado Professional Land Surveyor
License Number 36073
May 27, 2022

Prepared for and on behalf of NV5, Inc.
2420 W. 26th Avenue, Suite D-360
Denver, Colorado 80211
Tel: (303) 808-0054





<div data-bbox="89 1854 251 1975">N V 5</div> <div data-bbox="259 1854 519 1975">2420 26th Ave., Suite D-360 Denver, CO 80211 303.220.6463 TEL www.NV5.com</div>	<div data-bbox="544 1814 1315 1948">EXHIBIT FOR LEGAL DESCRIPTION PARTIAL ACQUISITION REGIONAL TRANSPORTATION DISTRICT & CITY & COUNTY OF DENVER</div> <div data-bbox="544 1948 1315 2002">Prepared for: City and County of Denver Date: May 24, 2022</div>	<div data-bbox="1356 1814 1502 1841">PAGE NUMBER</div> <div data-bbox="1396 1854 1437 1908">3</div> <div data-bbox="1339 1921 1502 1948">OF 4 PAGES</div> <div data-bbox="1339 1948 1502 2002">JOB NUMBER 223516-0000032.00</div>
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Line Table		
Line #	Direction	Length
L1	S0° 00' 38"E	92.33'
L2	N89° 15' 25"E	64.74'
L3	S29° 54' 48"E	148.19'
L4	N0° 00' 00"W	88.23'

Curve Table					
Curve #	Radius	Delta	Length	Chord	Chord Length
C1	75.00'	23° 20' 03"	30.54'	S63° 28' 17"W	30.33'
C2	1,735.06'	7° 08' 29"	216.26'	N48° 49' 12"W	216.12'
C3	204.83'	12° 13' 48"	43.72'	N6° 06' 54"W	43.64'
C4	1,298.33'	3° 02' 29"	68.92'	S54° 04' 12"E	68.91'



DENVER[®]
THE MILE HIGH CITY

<div>N V 5</div> <div>2420 26th Ave., Suite D-360 Denver, CO 80211 303.220.6463 TEL www.NV5.com</div>	<div>EXHIBIT FOR LEGAL DESCRIPTION</div> <div>PARTIAL ACQUISITION</div> <div>REGIONAL TRANSPORTATION DISTRICT & CITY & COUNTY OF DENVER</div>		PAGE NUMBER
			4
	Prepared for: City and County of Denver	Date: May 24, 2022	<div>OF 4 PAGES</div> <div>JOB NUMBER 223516-0000032.00</div>

**CITY AND COUNTY OF DENVER
STATE OF COLORADO
PARTIAL ACQUISITION
CITY AND COUNTY OF DENVER PROJECT 1-16006**

**EXHIBIT "A"
January 5, 2021**

A portion of a parcel of land in the City and County of Denver, State of Colorado, Project Number 1-16006, containing 1,855 square feet or 0.043 acres, more or less, described by Correction Quitclaim Deed as Exhibit "A-2" at Reception Number (R.N.) 1994092231, recorded on June 3, 1994 in the records of the Office of the City and County of Denver Clerk and Recorder, State of Colorado, situate in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest $\frac{1}{4}$ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted $\frac{3}{4}$ -inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South $00^{\circ} 44' 35''$ East a distance of 2,647.75 feet.

BEGINNING at a point on the East line of said parcel at R.N. 1994092231, also being the West line of a parcel of land recorded at R.N. 1961058473 on October 31, 1961 in the records of said county from whence the Northerly point of the Basis of Bearings Bears North $25^{\circ} 53' 03''$ East a distance of 601.44 feet and the Southerly point thereof bears South $08^{\circ} 01' 23''$ East a distance of 2,127.25 feet;

THENCE along the common boundary of said parcels at R.N.s 1994092231 & 1961058473 South $29^{\circ} 54' 48''$ East a distance of 127.97 feet to a point from whence the Southerly point of said parcel at R.N. 1961058473, also being a point on the West Right-of-Way line of South Broadway bears South $29^{\circ} 54' 48''$ East a distance of 322.49 feet;

THENCE departing said common boundary on a non-tangent curve to the left having a radius of 1,735.02 feet, a central angle of $04^{\circ} 02' 05''$ and an arc length of 133.28 feet. The chord of said curve bears North $43^{\circ} 02' 56''$ West a distance of 133.25 feet;

THENCE on a non-tangent curve to the right having a radius of 75.00 feet, a central angle of $23^{\circ} 20' 03''$ and an arc length of 30.54 feet. The chord of said curve bears North $63^{\circ} 28' 17''$ East a distance of 30.33 feet to the **POINT OF BEGINNING**.

The area described herein contains 1,855 square feet or 0.043 acres, more or less.

Exhibit attached and by this referenced made a part hereof.

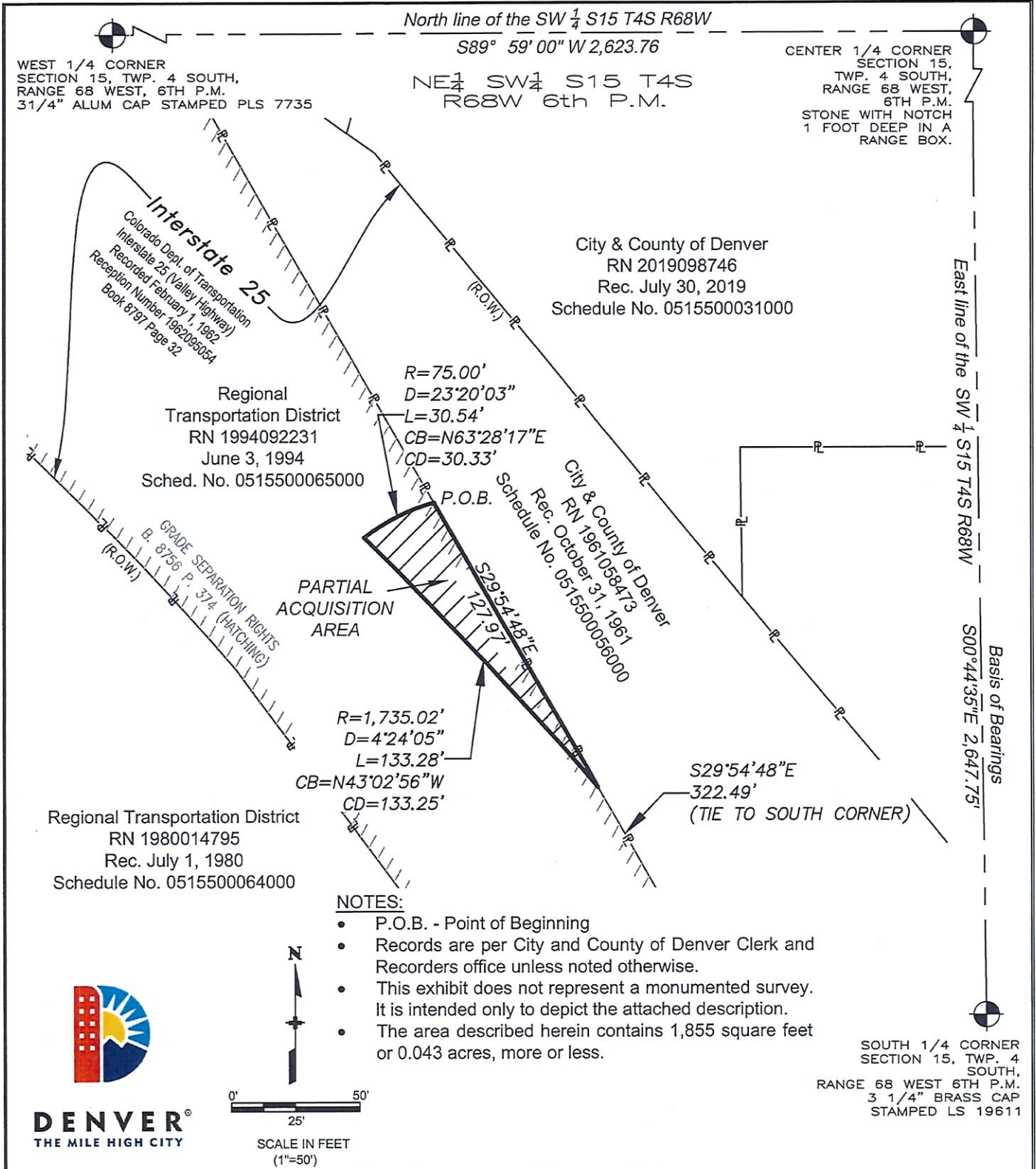
I, Eric R. White, a duly registered land surveyor under the laws of the state of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Eric R. White
Colorado Professional Land Surveyor, License Number 38278

January 5, 2021

NV5, Inc.
2650 18th Street, Suite 202
Denver, CO 80211
Tel: (303) 220-6400





N|V|5

2650 18th St., Suite 202
Denver, CO 80211
303.220.6400 TEL
www.NV5.com

EXHIBIT FOR LEGAL DESCRIPTION

PARTIAL ACQUISITION
REGIONAL TRANSPORTATION DISTRICT to
CITY & COUNTY OF DENVER

Prepared for: City and County of Denver

Date: January 5, 2021

PAGE NUMBER

3

OF 3 PAGES

JOB NUMBER

223516-0000032.00

**CITY AND COUNTY OF DENVER
STATE OF COLORADO
PARTIAL ACQUISITION
CITY AND COUNTY OF DENVER PROJECT 1-16006**

**EXHIBIT "A"
JANUARY 5, 2021**

A portion of a parcel of land of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 6,004 square feet or 0.138 acres, more or less, within a parcel of land described by Correction Quitclaim Deed as Exhibit "A-2" at Reception Number (R.N.) 1994092231 recorded on June 2, 1994 in the records of the Office of the City and County of Denver Clerk and Recorder, State of Colorado, situate in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest $\frac{1}{4}$ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3 $\frac{1}{4}$ -inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South $00^{\circ} 44' 35''$ East a distance of 2,647.75 feet.

COMMENCING at the Northerly point of the Basis of Bearings;

THENCE along the North line of the Southwest $\frac{1}{4}$ of said Section 15 South $89^{\circ} 59' 00''$ West a distance of 573.73 feet to a point on the East line of said parcel at R.N. 1994092231, also being the Northwest corner of a parcel of land described at R.N. 2004209815, recorded on October 6, 2004 in the records of said county;

THENCE along the common boundary of said parcels at R.N.s 1994092231 and 2004209815 South $29^{\circ} 54' 17''$ East a distance of 71.51 feet to the **POINT OF BEGINNING**.

THENCE continuing along said common boundary South $29^{\circ} 54' 17''$ East a distance of 193.76 feet to the Southwest corner of said parcel at R.N. 2004209815, also being the Northwest corner of a parcel of land described at R.N. 2020109536, recorded on July 29, 2020 in the records of said county;

THENCE along the common boundary of said parcels at R.N.s 1994092231 and 2020109536 South $12^{\circ} 45' 08''$ East a distance of 75.20 feet to the Northeasterly Right-of-Way of Valley Highway (Interstate 25) as recorded at R.N. 1962095054 on February 1, 1962 in the records of said county;

THENCE along said Right-of-Way on a non-tangent curve to the left having a radius of 1,298.33 feet, a central angle of $01^{\circ} 44' 12''$ and an arc length of 39.35 feet. The chord of said curve bears North $54^{\circ} 43' 21''$ West a distance of 39.35 feet;

THENCE departing said Right-of-Way on a non-tangent curve to the left having a radius of 204.83 feet, a central angle of 16° 49' 22" and an arc length of 60.14 feet. The chord of said curve bears North 20° 38' 28" West a distance of 59.93 feet;

THENCE North 29° 03' 09" West a distance of 62.91 feet;

THENCE along a tangent curve to the right having a radius of 231.17 feet, a central angle of 24° 40' 43" and an arc length of 99.57 feet;

THENCE North 04° 22' 26" West a distance of 12.91 feet to the **POINT OF BEGINNING**.

The area described herein contains 6,004 square feet or 0.138 acres, more or less.

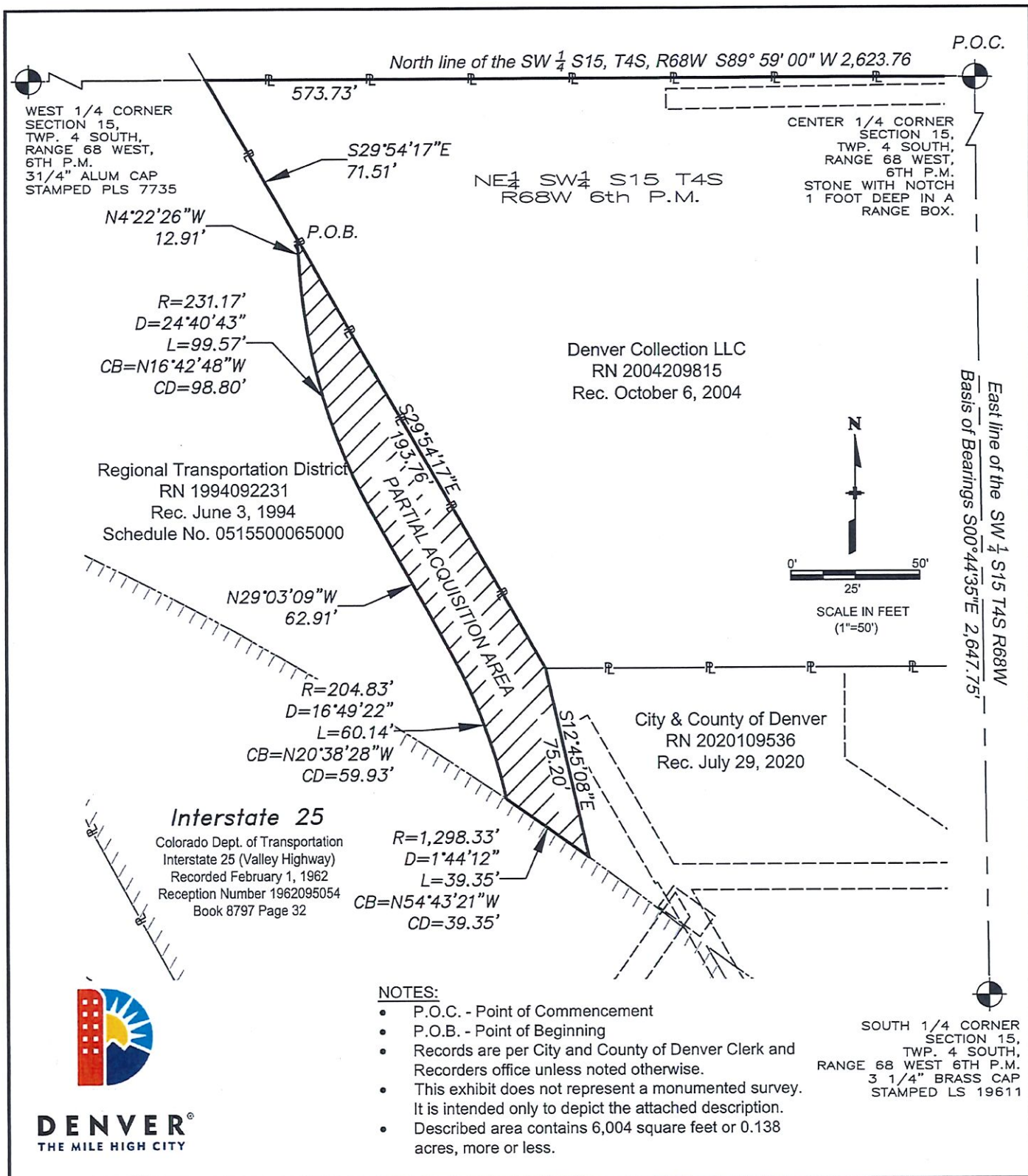
I, Eric R. White, a duly registered land surveyor under the laws of the state of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Eric R. White
Colorado Professional Land Surveyor, License Number 38278

January 5, 2021

NV5, Inc.
2650 18th Street, Suite 202
Denver, CO 80211
Tel: (303) 220-6400





DENVER
THE MILE HIGH CITY

N|V|5

2650 18th St., Suite 202
Denver, CO 80211
303.220.6400 TEL
www.NV5.com

EXHIBIT FOR LEGAL DESCRIPTION

PARTIAL ACQUISITION
REGIONAL TRANSPORTATION DISTRICT to
CITY & COUNTY OF DENVER

Prepared for: City and County of Denver

Date: January 5, 2021

PAGE NUMBER

3

OF 3 PAGES

JOB NUMBER

223516-0000032.00



2022094055
Page: 1 of 7
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After recording, return to:
Division of Real Estate City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: I-25/Broadway Wedge Ramp: Bannock/D4
Asset Mgmt No.: 22-140

QUITCLAIM DEED

(RW 138)

THIS DEED, made this 12th day of July, 2022, between Denver Collection, LLC, a Colorado limited liability company (the "Grantor"), whose address is c/o D4 Urban LLC, a Colorado limited liability company, 595 South Broadway, Suite 200, Denver, Colorado 80209, for the consideration of **Ten Dollars (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby remised, released, sold and QUITCLAIMED and by these presents does remise, release, sell, and QUITCLAIM unto **THE CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city, whose address is 1437 Bannock Street, Denver, Colorado, 80202 (the "Grantee") and Grantee's heirs, successors and assigns, forever, all right, title and interest in which Grantor has in and to that certain real property situated in the City of Denver, County of Denver, State of Colorado, more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee and Grantee's heirs, successors, and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed on the date set forth below.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]
[Signature Page Follows]

SIGNED this 11th day of July, 2022.

GRANTORS:

**Denver Collection, LLC,
a Colorado limited liability company**

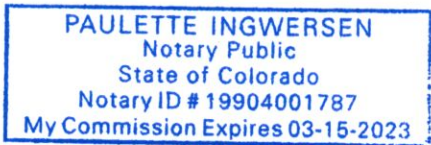
By: 
Name: Christopher N.L. Waggett
Title: Authorized Agent

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 11th day of July, 2022, by Christopher N.L. Waggett, the Authorized Agent of Denver Collection, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 3.15.2023




Notary Public

EXHIBIT A
(Legal Description for RW 138)

CITY AND COUNTY OF DENVER
STATE OF COLORADO
PARTIAL ACQUISITION RW-138
CITY AND COUNTY OF DENVER PROJECT 1-16006

EXHIBIT "A"
JANUARY 18, 2021

A portion of a parcel 138 of land of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 5,067 square feet or 0.116 acres, more or less, described as Parcel "C1" in a Warranty Deed at Reception Number (R.N.) 2004209815 recorded on October 6, 2004 in the records of the Office of the City and County of Denver Clerk and Recorder, State of Colorado, situate in the Northeast ¼ of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3 ¼-inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 35" East a distance of 2,647.75 feet.

BEGINNING at the Southwest corner of said Parcel C1 from whence the North point of the Basis of Bearings bears North 62° 28' 14" East a distance of 497.86 feet and the South point of the Basis of Bearings bears South 11° 08' 07" East a distance of 2,463.80 feet;

THENCE along the West line of said Parcel C1 North 29° 54' 17" West a distance of 185.49 feet to the Southwest corner of a parcel of land described in a Quit Claim Deed recorded at R.N. 2019105743 on August 9, 2019 in the records of said county (see also Resolution ID No. 20191355 at R.N. 2020003145 recorded on January 9, 2020 creating the public street known as West Exposition Avenue);

THENCE departing said West line South 89° 53' 33" East a distance of 55.06 feet along the South line of said Quit Claim Deed to the Southeast corner thereof;

THENCE departing the South line of said Quit Claim Deed South 00° 06' 27" West a distance of 1.50 feet;

THENCE in a Southerly direction on a tangent curve to the left having a radius of 180.00 feet, a central angle of 29° 09' 36" and an arc length of 91.61 feet;

THENCE South 29° 03' 09" East a distance of 47.05 feet;

THENCE in a Southeasterly direction on a tangent curve to the right having a radius of 256.00 feet, a central angle of 07° 30' 23" and an arc length of 33.54 feet to a point on the South line of said Parcel C1;

THENCE along the South line of said Parcel C1 South 89° 59' 00" West a distance of 22.40 feet; to the **POINT OF BEGINNING**.

The area described herein contains 5,067 square feet or 0.116 acres, more or less.

Exhibit attached and by this reference made a part hereof.

I, Eric R. White, a duly registered land surveyor under the laws of the state of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

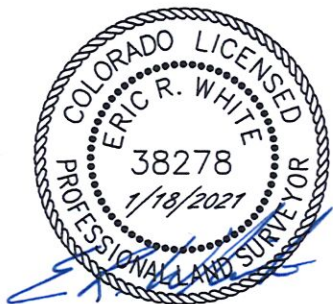
Eric R. White
Colorado Professional Land Surveyor, License Number 38278

January 18, 2021

NV5, Inc.
2650 18th Street, Suite 202
Denver, CO 80211
Tel: (303) 220-6400



WEST 1/4 CORNER
SECTION 15,
TWP. 4 SOUTH,
RANGE 68 WEST,
6TH P.M.
3 1/4" ALUM CAP
STAMPED PLS 7735



Regional Transportation District
RN 1994092231
Rec. June 3, 1994
Schedule No. 0515500065000

North line of the SW 1/4 S15, T4S, R68W S89° 59' 00" W 2,623.76
W. Exposition Ave.
Quit Claim Deed RN 2019105743 8/9/19
Resolution RN 2020003145 1/9/20

CENTER 1/4 CORNER
SECTION 15, T4S, R68W
of the 6th P.M.
STONE WITH NOTCH
1-FOOT DEEP IN A
RANGE BOX.

R.O.W.

S89°53'33"E 55.06'
S0°06'27"W 1.50'

NE 1/4 SW 1/4 S15 T4S
R68W 6th P.M.

R=180.00'
Δ=29°09'36"
L=91.61'

Denver Collection LLC
Parcel C1
RN 2004209815
Rec. October 6, 2004
Schedule No. 0515500095000

East line of the SW 1/4 S15 T4S R68W
Basis of Bearings S00°44'35"E 2,647.75'

N29°54'17"W 185.49'

S29°03'09"E 47.05'

R=256.00'
Δ=7°30'23"
L=33.54'

P.O.B.

S89°59'00"W 22.40'

City & County of Denver
RN 2020109536
Rec. July 29, 2020

Interstate 25

Colorado Dept. of Transportation
Interstate 25 (Valley Highway)
Recorded February 1, 1962
Reception Number 1962095054
Book 8797 Page 32



DENVER
THE MILE HIGH CITY

NOTES:

- City and County of Denver Project 1-16006
- P.O.B. - Point of Beginning
- Records are per City and County of Denver Clerk and Records office unless noted otherwise.
- This exhibit does not represent a monumented survey. It is intended only to depict the attached description.
- Described area contains 5,067 square feet or 0.116 acres, more or less.

SOUTH 1/4 CORNER
SECTION 15,
TWP. 4 SOUTH,
RANGE 68 WEST 6TH P.M.
3 1/4" BRASS CAP
STAMPED LS 19611

0' 50' 100'
SCALE IN FEET
(1"=50')

N|V|5

2650 18th St., Suite 202
Denver, CO 80211
303.220.6400 TEL
www.NV5.com

EXHIBIT FOR LEGAL DESCRIPTION

DENVER COLLECTION LLC
PARTIAL ACQUISITION RW-138

Prepared for: City and County of Denver

Date: January 18, 2021

PAGE NUMBER

3

OF 3 PAGES

JOB NUMBER

223516-0000032.01

January 18, 2021

NV5, Inc.
2650 18th Street, Suite 202
Denver, CO 80211
Tel: (303) 220-6400



After recording, return to:
City Attorney's Office
201 W. Colfax Ave.
Denver, CO 80202
Project Name: South Broadway Multimodal 131 South-B, 128, 134
Asset #: 22-157



2022099785
Page: 1 of 13
D \$0.00

QUITCLAIM DEED

The REGIONAL TRANSPORTATION DISTRICT, a political subdivision of the State of Colorado organized pursuant to Regional Transportation District Act, C.R.S. § 32-9-101, et seq. (the "Grantor"), whose address is 1660 Blake Street, Denver, CO 80202, for the consideration of **Ten Dollars and 00/100 Cents (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby sells and quitclaims to CITY AND COUNTY OF DENVER, a home rule city and municipal corporation of the State of Colorado (the "Grantee"), whose address is 1437 Bannock Street, Denver, Colorado, 80202 the following real property in the City and County of Denver, State of Colorado, to-wit:

See Legal Description attached as **Exhibit A**.

SIGNED this 26th day of July, 2022.

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

REGIONAL TRANSPORTATION DISTRICT

By: 

Approved as to legal form for the Regional Transportation District

Aimee Beckwith

Digitally signed by Aimee Beckwith

Date: 2022.07.25 13:22:33 -06'00'

By:

Aimée Beckwith
Senior Associate General Counsel

STATE OF COLORADO

}

} ss.

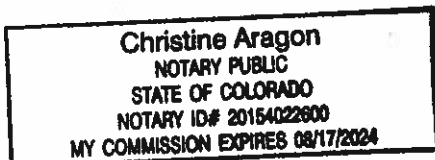
COUNTY OF DENVER

}

The foregoing instrument was acknowledged before me this 26th day of July, 2022, by Debra A. Johnson as General Manager and CEO of Regional Transportation District.

WITNESS MY HAND AND OFFICIAL SEAL





NOTARY PUBLIC

My commission expires:

August 17, 2024

Exhibit A
Legal Description

**CITY AND COUNTY OF DENVER
STATE OF COLORADO
PARTIAL ACQUISITION
CITY AND COUNTY OF DENVER PROJECT 1-16006**

**EXHIBIT "A"
PARCEL 131 SOUTH-B
JUNE 07, 2022**

A Partial Acquisition No.131 of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 4,512 square feet or 0.104 acres, more or less, being a part of that property as described by Correction Quitclaim Deed as Exhibit "A-2" at Reception Number (R.N.) 1994092231, recorded on June 3, 1994 in the records of the Office of the City and County of Denver Clerk and Recorder, State of Colorado, situate in the Northeast ¼ of the Southwest Quarter of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest ¼ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3¼-inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 35" East, 2,647.75 feet.

COMMENCING at the Center Quarter-Section Corner of said Section 15;

THENCE along said East line of the Southwest Quarter of Section 15, South 00° 44' 35" East, a distance of 480.70 feet;

THENCE departing said East line of the Southwest Quarter of Section 15, South 89° 15' 25" West a distance of 369.96 feet to the **POINT OF BEGINNING**;

THENCE North 90° 00' 00" West, a distance of 42.49 feet, to the beginning of a curve to the right;

THENCE along said curve to the right, clockwise, with a radius of 197.67, a central angle of 11° 17' 26" and an arc length of 38.95 feet (the chord of said curve bears South 20° 33' 32" West, 38.89 feet) to a point on the common boundary of the parcels recorded at R.N. 1994092231, R.N. 1980014795, and the Southwesterly Right-of-Way line of Valley Highway (Interstate 25) and the beginning of a curve to the left;

THENCE along said curve to the left, counterclockwise, on said common boundary of the parcels recorded at R.N. 1994092231, R.N. 1980014795, and the Southwesterly Right-of-Way line of Valley Highway (Interstate 25) with a radius of 1050.01 feet, a central angle of 03° 22' 50" and an arc length of 61.95 feet (the chord of said curve bears North 48° 31' 01" West, 61.94 feet);

THENCE departing said common boundary of the parcels recorded at R.N. 199409231, R.N. 1980014795, and the Southwesterly Right-of-Way line of Valley Highway (Interstate 25), South 72° 37' 06" East a distance of 4.65 feet to the beginning of a curve to the left;

THENCE along said curve to the left, counterclockwise, with a radius of 140.83 feet, a central angle of 21° 06' 32" and an arc length of 51.89 feet, (the chord of said curve bears North 10° 33' 16" East, 51.59 feet);

THENCE North 00° 00' 00" East a distance of 19.16 feet, to the beginning of a curve to the right;

THENCE along said curve to the right, clockwise, having a radius of 1735.06 feet, a central angle of 03° 47' 44" and an arc length of 114.94 feet (the chord of said curve bears South 50° 29' 35" East, 114.92 feet) to the **POINT OF BEGINNING**.

The area described herein contains 4,512 square feet or 0.104 acres, more or less.

I, Mark A. Hall, a duly registered land surveyor under the laws of the state of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Mark A. Hall
Colorado Professional Land Surveyor
License Number 36073
June 07, 2022

Prepared for and on behalf of NV5, Inc.
2420 W. 26th Avenue, Suite D-360
Denver, Colorado 80211
Tel: (303) 808-0054



WEST 1/4 CORNER
SECTION 15, TWP. 4 SOUTH,
RANGE 68 WEST, 6TH P.M.
3 1/4" ALUM CAP STAMPED PLS 7735

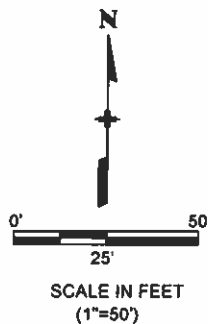
Regional Transportation District
RN 1994092231
Rec. June 3, 1994
Schedule No. 0515500065000

Interstate 25
Colorado Dept. of Transportation
Interstate 25 (Valley Highway)
Recorded February 1, 1962
Reception Number 1962095054
Book 8797 Page 32

Regional Transportation District
Reception No. 1980014795
Recorded July 1, 1980
Schedule No. 0515500064000



DENVER
THE MILE HIGH CITY



North line of the SW 1/4 S15 T4S R68W
S89° 59' 00" W 2,623.76

NE 1/4 SW 1/4 S15 T4S
R68W 6th P.M.

CENTER 1/4 CORNER P.O.C.
SECTION 15,
TWP. 4 SOUTH,
RANGE 68 WEST,
6TH P.M.
STONE WITH NOTCH
1 FOOT DEEP IN A
RANGE BOX.

East line of the SW 1/4 S15 T4S R68W

S00° 44' 35" E
480.7'

Basis of Bearings

S00° 44' 35" E 2,647.75'

City & County of Denver
RN 1961058473
Rec. October 31, 1961
Schedule No. 0515500056000

P.O.B.

S89° 15' 25" W
369.96'

UNRECORDED ESMT.
DWD ESMT.
RN 2007082678

GRADE SEPARATION RIGHTS
B. 8756 P. 374 (HATCHING)

NOTES:

- P.O.B. - Point of Beginning
- RN - Reception Number
- Records are per City and County of Denver Clerk and Recorders office unless noted otherwise.
- This exhibit does not represent a monumented survey. It is intended only to depict the attached description.
- Described area contains 4,512 square feet or 0.104 acres, more or less.

SOUTH 1/4 CORNER
SECTION 15, TWP. 4
SOUTH,
RANGE 68 WEST 6TH P.M.
3 1/4" BRASS CAP
STAMPED LS 19611

EXHIBIT FOR LEGAL DESCRIPTION
PARTIAL ACQUISITION
REGIONAL TRANSPORTATION DISTRICT &
CITY & COUNTY OF DENVER

Prepared for: City and County of Denver

Date: May 26, 2022

PAGE NUMBER

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OF 4 PAGES

JOB NUMBER

223516-0000032.00

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2420 26th Ave., Suite D-360
Denver, CO 80211
303.220.6463 TEL
www.NV5.com

Line Table		
Line #	Direction	Length
L1	N90° 00' 00"W	42.49'
L2	S72° 37' 06"E	4.65'
L3	N0° 00' 00"E	19.16'

Curve Table					
Curve #	Radius	Delta	Length	Chord	Chord Length
C1	197.67'	11° 17' 26"	38.95'	S20° 33' 32"W	38.89'
C2	1,050.01'	3° 22' 50"	61.95'	N48° 31' 01"W	61.94'
C3	140.83'	21° 06' 32"	51.89'	N10° 33' 16"E	51.59'
C4	1,735.06'	3° 47' 44"	114.94'	S50° 29' 35"E	114.92'



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THE MILE HIGH CITY

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EXHIBIT FOR LEGAL DESCRIPTION
PARTIAL ACQUISITION
REGIONAL TRANSPORTATION DISTRICT &
CITY & COUNTY OF DENVER

Prepared for: City and County of Denver

Date: May 26, 2022

PAGE NUMBER

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OF 4 PAGES

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**CITY AND COUNTY OF DENVER
STATE OF COLORADO
PARTIAL ACQUISITION
CITY AND COUNTY OF DENVER PROJECT 1-16006**

**EXHIBIT "A"
Parcel 128 – Partial Acquisition
OCTOBER 13, 2020**

A Partial Acquisition of Parcel No. 128 of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 2,734 square feet or 0.063 acres, more or less, within a parcel of land described by Deed in Exhibit "A" of Reception Number 1980014795, in the records of the Office of the City and County of Denver Clerk and Recorder, State of Colorado, in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, said parcel being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest $\frac{1}{4}$ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted $\frac{3}{4}$ -inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a monument box. The Basis of Bearings between said points is South $00^{\circ} 44' 35''$ East a distance of 2,647.75 feet.

COMMENCING at the Northerly point of the Basis of Bearings;

THENCE along the East line of said Southwest $\frac{1}{4}$ of Section 15 South $00^{\circ} 44' 35''$ East a distance of 902.32 feet;

THENCE departing the East line of said Southwest $\frac{1}{4}$ of Section 15 South $89^{\circ} 15' 25''$ West a distance of 66.00 feet to the North corner of the East line of said parcel recorded at Reception Number 1980014795, also being the Northwest corner of a parcel of land recorded at Reception Number 2001124391 on July 31, 2001 in the records of said county, and the **POINT OF BEGINNING**;

THENCE along the East line of said parcel recorded at Reception Number 1980014795 South $00^{\circ} 44' 35''$ East a distance of 255.43 feet to the Southeast corner of said parcel;

THENCE along the South line of said parcel North $89^{\circ} 58' 27''$ West a distance of 39.56 feet;

THENCE departing said South line and through the land of said parcel the following six (6) courses:

1. North $00^{\circ} 18' 17''$ East a distance of 10.00 feet;
2. North $48^{\circ} 11' 52''$ East a distance of 21.17 feet;
3. North $10^{\circ} 00' 47''$ East a distance of 85.08 feet;
4. Along a tangent curve to the left having a radius of 48.33 feet, a central angle of $08^{\circ} 27' 31''$ and an arc length of 7.14 feet;

5. North $01^{\circ} 33' 16''$ East a distance of 142.27 feet to the North line of said parcel;
6. Along said North line South $29^{\circ} 54' 48''$ East a distance of 2.09 feet to the **POINT OF BEGINNING**.

The partial acquisition described herein contains 2,734 square feet, or 0.063 acres, more or less.

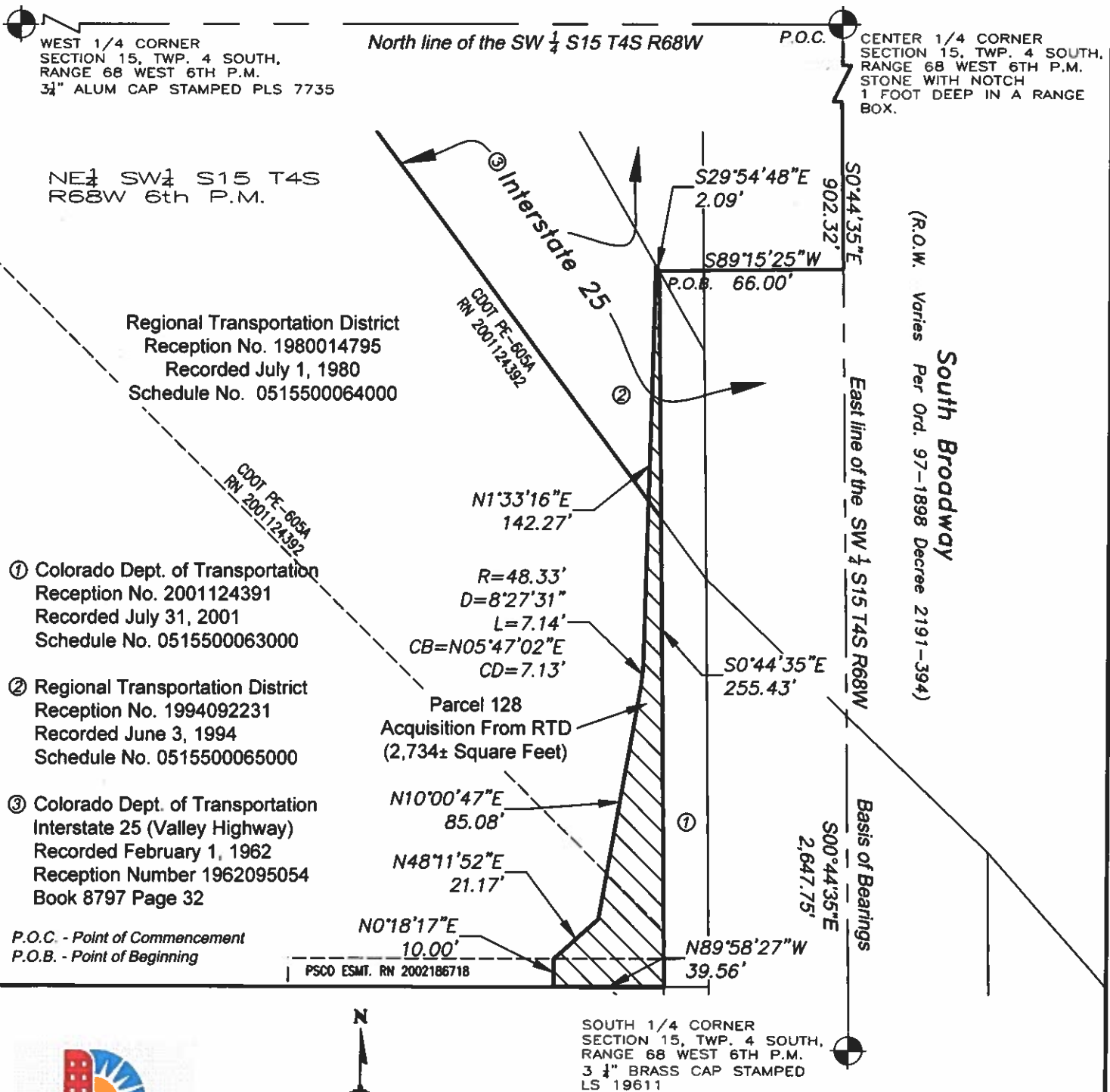
Exhibit attached and by this reference made a part hereof.

I, Eric R. White, a duly registered Professional Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Eric R. White
Colorado Professional Land Surveyor
License Number 38278
October 13, 2020

Prepared for and on behalf of NV5, Inc.
2650 18th Street, Suite 202
Denver, Colorado 80211
Tel: (303) 220-6400





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2650 18th St., Suite 202
Denver, CO 80211
303.220.6463 TEL
www.NV5.com

EXHIBIT FOR LEGAL DESCRIPTION

Regional Transportation District Partial Acquisition Parcel 128

Prepared for: City and County of Denver

Date: October 13, 2020

PAGE NUMBER

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OF 3 PAGES

JOB NUMBER

223516-0000032.00

**CITY AND COUNTY OF DENVER
STATE OF COLORADO
PARTIAL ACQUISITION
CITY AND COUNTY OF DENVER PROJECT 1-16006**

**EXHIBIT "A"
Parcel 134 – Partial Acquisition
MAY 10, 2022**

A Partial Acquisition of Parcel No. 134 of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 8,216 square feet or 0.189 acres, more or less, within a parcel of land described by Deed at Reception Number (R.N.) 1993141910 on October 14, 1993, in the records of the Office of the City and County of Denver Clerk and Recorder, State of Colorado, situate in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, said parcel being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest $\frac{1}{4}$ of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3 $\frac{1}{4}$ -inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a monument box. The Basis of Bearings between said points is South 00° 44' 35" East a distance of 2,647.75 feet.

COMMENCING at the Northerly point of the Basis of Bearings;

THENCE along the East line of said Southwest $\frac{1}{4}$ of Section 15 South 00° 44' 35" East a distance of 700.02 feet;

THENCE departing the East line of said Southwest $\frac{1}{4}$ of Section 15 South 89° 15' 25" West a distance of 50.00 feet to the South corner of said parcel at Reception Number 1993141910, also being a point of intersection between the West Right-of-Way of South Broadway and the North Right-of-Way of Interstate 25, and the **POINT OF BEGINNING**;

THENCE along the South line of said parcel, also being the North Right-of-Way of said Interstate 25 North 39° 38' 09" West, 21.07 feet;

THENCE departing said Right-of-Way North 00° 42' 13" West, 26.50 feet;

THENCE North 16° 03' 38" West, 60.39 feet;

THENCE North 60° 09' 05" West, 82.27 feet to a point on the West line of said parcel at R.N. 1993141910, also being the East line of a parcel of land recorded at R.N. 2019098746 in the records of said county;

THENCE along the common boundary of said parcels at R.N.s 1993141910 & 2019098746 North 00° 44' 35" West, 38.81 feet to the Northwest corner of said parcel at R.N 1993141910.

THENCE continuing along said common boundary North 89° 59' 00" East, 100.00 feet to the Northeast corner of said parcel at R.N. 1993141910, also being the West Right-of-Way of said South Broadway;

THENCE along the East line of said parcel at R.N. 1993141910 and said Right-of-Way South 00° 44' 35" East, 180.57 feet to the **POINT OF BEGINNING**.

The partial acquisition described herein contains 8,216 square feet, or 0.189 acres, more or less.

Exhibit attached and by this reference made a part hereof.

I, Mark A. Hall, a duly registered Professional Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Mark A. Hall
Colorado Professional Land Surveyor
License Number 36073
May 10, 2022

Prepared for and on behalf of NV5, Inc.
2420 26th Avenue, Suite D-360
Denver, Colorado 80211
Tel: (303) 220-6463





WEST 1/4 CORNER
SECTION 15, TWP. 4 SOUTH,
RANGE 68 WEST 6TH P.M.
3 1/4" ALUM CAP STAMPED PLS 7735

North line of the SW 1/4 S15 T4S R68W

NE 1/4 SW 1/4 S15, T4S,
R68W, 6th P.M.

P.O.C.

CENTER 1/4 CORNER
SECTION 15, TWP. 4 SOUTH,
RANGE 68 WEST 6TH P.M.
STONE WITH NOTCH
1 FOOT DEEP IN A RANGE
BOX.

City & County of Denver
RN 2019098746

Parcel 134
Acquisition From RTD
(8,216± Square Feet)

795 South Broadway
RN 1993141910
October 14, 1993

APPROX. LOCATION AND WIDTH OF
UNRECORDED PSCO ESMT
DOC. NO. 41710

CDOT PE-631
RN 2001132599

CDOT PE-632B
RN 2001124395

Interstate 25
R.O.W. Varies
RN 1962095054
(Book 8797 Page 32)
February 1, 1962

(R.O.W. Varies Per Ord. 97-1898 Decree 2191-394)
South Broadway

East line of the NE 1/4 S.W. 1/4 Section 15
700.02'

S00°44'35"E
2,647.75'

Basis of Bearings

E. Ohio Ave

P.O.B.

SOUTH 1/4 CORNER
SECTION 15, TWP. 4 SOUTH,
RANGE 68 WEST 6TH P.M.
3 1/4" BRASS CAP STAMPED
LS 19611

P.O.C. - Point of Commencement
P.O.B. - Point of Beginning



DENVER
THE MILE HIGH CITY



NOTE: Records are per City and County of Denver
Clerk and Records office unless noted otherwise.

This exhibit does not represent a monumented survey.
It is intended only to depict the attached description.

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2650 18th St., Suite 202
Denver, CO 80211
303.220.6463 TEL
www.NV5.com

EXHIBIT FOR LEGAL DESCRIPTION

Regional Transportation District
Partial Acquisition Parcel 134

Prepared for: City and County of Denver

Date: May 10, 2022

PAGE NUMBER

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JOB NUMBER

223516-0000032.00

Line Table		
Line #	Direction	Length
L1	S89°15'25"W	50.00'
L2	N39°38'09"W	21.07'
L3	N00°42'13"W	26.50'
L4	N16°03'38"W	60.39'
L5	N60°09'05"W	82.27'
L6	N00°44'35"W	38.81'
L7	N89°59'00"E	100.00'
L8	S00°44'35"E	180.57'



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THE MILE HIGH CITY

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EXHIBIT FOR LEGAL DESCRIPTION
Regional Transportation District
Partial Acquisition Parcel 134

Prepared for: City and County of Denver

Date: May 10, 2022

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