



**DENVER**  
THE MILE HIGH CITY

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

**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Karen Walton City Attorney's Office  
*Karen Walton*  
**FROM:** Robert J. Duncanson P.E., Engineering Manager II  
Right-of-Way Services  
**DATE:** January 5, 2012  
**ROW #:** 2010-0169-05 **SCHEDULE #:** Parcel #1-A portion of 0223400051000  
Parcel #2-A portion of 0223400052000.  
**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as 43<sup>rd</sup> Ave.  
Located at the intersection of 43<sup>rd</sup> Ave and Vine St.

**SUMMARY:** Request for a Resolution for laying out, opening, and establishing certain real property as part of the system of thoroughfares of the municipality, i.e. as 43<sup>rd</sup> Ave. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project Ralston Purina.

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 43<sup>rd</sup> Ave. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW (# 2010-0169-05) HERE.**

A map of the area to be dedicated is attached.

RD/JL/GG *See file*  
**cc:** Asset Management, Steve Wirth  
City Councilperson, Judy Montero, District #9  
City Council Staff, Gretchen Williams  
Environmental Services, David Erickson  
Public Works, Manager's Office, Alba Castro  
Public Works, Manager's Office, Christine Downs  
Public Works, Manager's Office, Stacie Loucks  
Public Works, Right-of-Way Engineering Services, Rob Duncanson  
Department of Law, Karen Aviles  
Department of Law, Karen Walton  
Department of Law, Arlene Dykstra  
Public Works Survey, John Lautenschlager  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2010-0169-05



for City Services

Denver gets it done!

D:\DRC\2010\2010D000622-SITESURVEY\Dedication\3rdSubmittal-9.7.11\2010-0169-05 Dedication\RESOLUTION REQUEST 2100 E 43rd Ave.doc

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Stacy Loucks at  
Stacie.Loucks@denvergov.org by **NOON on Monday.**

*\*All fields must be completed.\*  
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: January 5, 2012

Please mark one:     Bill Request    or     Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes     No

If yes, please explain:

2. **Title:** *(Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)*

This request is to dedicate a parcel of land as Public Right of Way as 43<sup>rd</sup> Ave.  
Located at the intersection of 43<sup>rd</sup> Ave and Vine St.

3. **Requesting Agency:** PW Right of Way Engineering Services.

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

- Name: Greg Grant
- Phone: 720-865-3108
- Email: greg.grant@denvergov.org

5. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)*

- Name: Stacie Loucks
- Phone: 720-865-8720
- Email: Stacie.Loucks@denvergov.org

6. **General description of proposed ordinance including contract scope of work if applicable:**

Request for a Resolution for laying out, opening, and establishing certain real property as part of the system of thoroughfares of the municipality: i.e. as 43<sup>rd</sup> Ave. These parcels of land are being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project Ralston Purina.

**\*\*Please complete the following fields: (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)**

- a. **Contract Control Number:** N/A
- b. **Duration:** Permanent
- c. **Location:** 43<sup>rd</sup> Ave and Vine St
- d. **Affected Council District:** Dist#9 Judy Montero
- e. **Benefits:** N/A
- f. **Costs:** N/A

7. **Is there any controversy surrounding this ordinance? (Groups or individuals who may have concerns about it?)** Please explain.

None

*To be completed by Mayor's Legislative Team:*

SIRE Tracking Number: \_\_\_\_\_ Date Entered: \_\_\_\_\_



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title:**2010-0169-05, Ralston Purina Dedication

**Description of Proposed Project:**This request is to dedicate a parcel(s) of land as Public Right of Way as 43rd Ave. Located at the intersection of 43rd Ave and Vine St.

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project:**This is private property being dedicated as Right of Way.

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

**What is the known duration of an MEP:**N/A

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















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

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

**Additional information:**This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way, as a part of a development project called, Ralston Purina.

# 43rd Ave. Parcel 1



-  Denver County (Boundary)
-  Street Centerline
-  Interstate
-  US Highway
-  Other
-  Parcels
-  Block Numbers
-  Lots/Blocks (Base Map)
-  2010 Color
-  Denver County (Shaded)
-  Denver County
-  Adams County
-  Arapahoe County
-  Jefferson County

Map generated 12/15/2011 - The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. This information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.



# 43rd Ave. Parcel 2



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Block Numbers
- Lots/Blocks (Base Map)
- 2010 Color
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 12/15/2011 - The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.

Two parcels of land located in the Southeast 1/4 of Section 23, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

A parcel of land conveyed by Special Warranty Deed to the City & County of Denver, recorded on the 8th of December 2011 by Reception Number 2011139425 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

**Parcel 1 LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23, WHENCE THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°42'16" WEST, A DISTANCE OF 5,286.08 FEET;**

**THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89°42'16" WEST, A DISTANCE OF 867.05' FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN MINERAL DEED RECORDED IN BOOK 813, PAGE 97 ON DECEMBER 26, 1973 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;**

**THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL OF LAND, SOUTH 00°14'01" EAST, A DISTANCE OF 35.00 FEET;**

**THENCE DEPARTING SAID WEST BOUNDARY, PARALLEL WITH AND 35.00' SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89°42'16" WEST, A DISTANCE OF 456.38 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER;**

**THENCE ALONG SAID WEST LINE, NORTH 00°16'47" WEST, A DISTANCE OF 35.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;**

**THENCE ALONG SAID NORTH LINE, NORTH 89°42'16" EAST, A DISTANCE OF 456.41 FEET TO THE POINT OF BEGINNING.**

**CONTAINING AN AREA OF 0.366 ACRES, (15,973 SQUARE FEET), MORE OR LESS.**

**A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 8th of December 2011 by Reception Number 2011139253 & by Quit Claim Deed to the City & County of Denver, recorded on the 8th of December 2011 by Reception Number 2011139254 in the City and County of Denver Clerk & Records Office being more particularly described as follows:**

**Parcel 2 LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 23, WHENCE THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°42'16" WEST, A DISTANCE OF 5,286.08 FEET;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89°42'16" WEST, A DISTANCE OF 817.05' FEET TO THE **POINT OF BEGINNING** AND THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 92-0125398 ON OCTOBER 23, 1992 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;

THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL OF LAND, SOUTH 00°14'01" EAST, A DISTANCE OF 35.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND;

THENCE DEPARTING SAID WEST BOUNDARY, SOUTH 89°42'16" WEST, A DISTANCE OF 50.00 FEET;

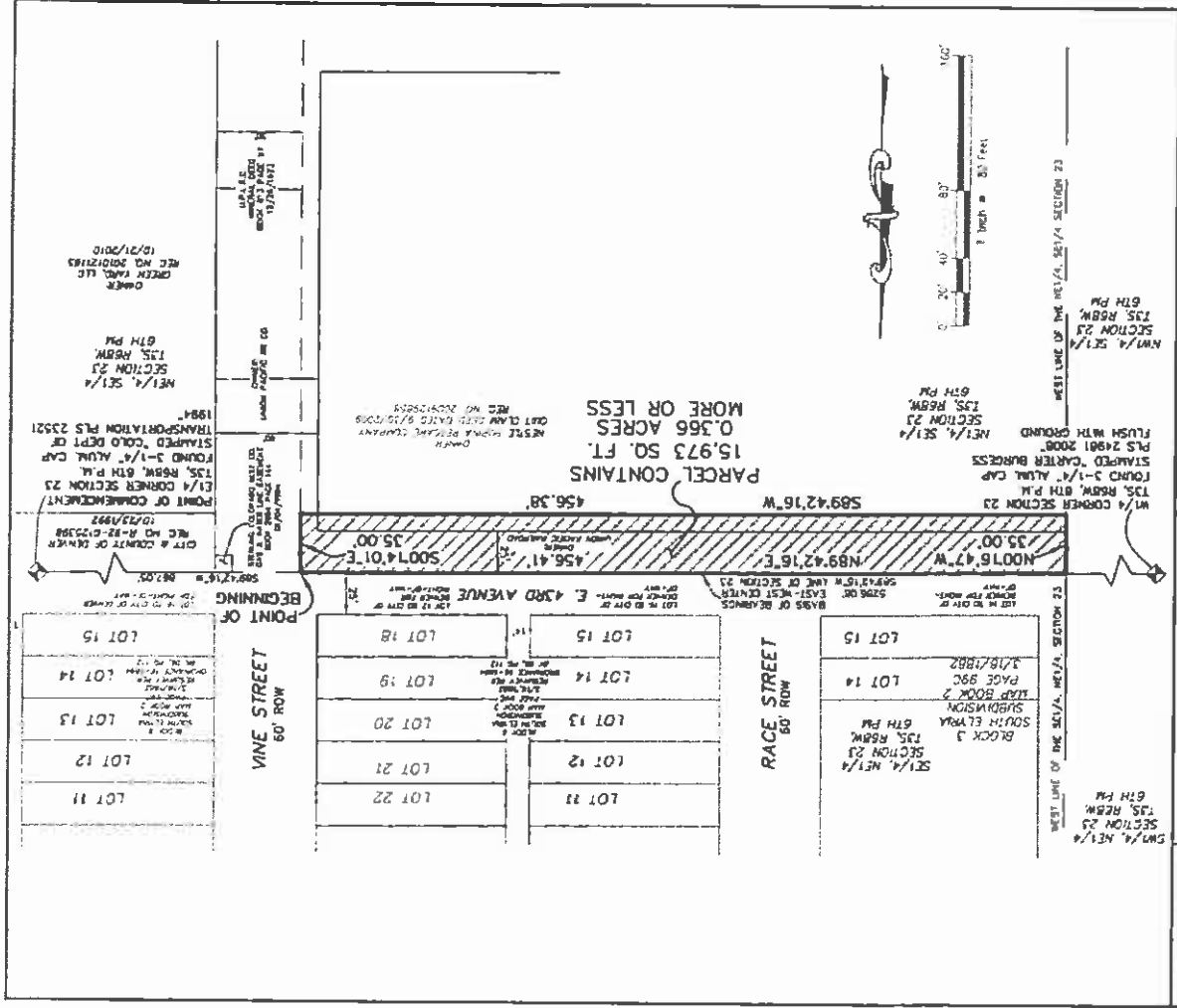
THENCE NORTH 00°14'01" WEST, A DISTANCE OF 35.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE, NORTH 89°42'16" EAST, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.040 ACRES, (1,750 SQUARE FEET), MORE OR LESS.

PARCEL 1

ILLUSTRATION TO EXHIBIT A



PATH: P:\STATION-DWG  
 DWG NAME: ROW 050-4  
 DWG: DGN CHK: DCR  
 DATE: 10/05/2011  
 SCALE: 1" = 50'

**AZTEC**  
 CONSULTANTS, P.C.  
 344 East Alameda Ave. Suite 1  
 Lakewood, Colorado 80112  
 Phone: (303) 751-1500  
 Fax: (303) 751-1501  
 www.aztecconsultants.com

**EXHIBIT A**  
 PART OF THE SE 1/4 OF SEC. 23, T35, R88W, 6TH PM  
 CITY AND COUNTY OF DENVER, COLORADO  
 FOR ORDER 07869-01  
 2 OF 2 SHEETS



PAGE 1

Page 1 of 5  
12/08/2011 12:29 P  
eRecorded in C/C of Denver, CO  
Debra Johnson, Clerk and Recorder

Reception # 2011139425  
R: \$ 31.00 D: \$ 0.00  
Doc Code: WD

When recorded, return to  
Karen Aviles, Esq  
Assistant City Attorney  
1437 Bannock Street, Room 353  
Denver, Colorado 80202

DOC FEE \$ 0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 6<sup>th</sup> day of December, 2011, between NESTLE PURINA PETCARE COMPANY, a Missouri corporation ("Grantor"), whose address is One Checkerboard Square, St. Louis, MO 63164 and CITY AND COUNTY OF DENVER, a Colorado municipal corporation and home rule city ("Grantee"), whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, THAT, Grantor, for and in consideration of TEN and 00/100ths Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver, State of Colorado, legally described as follows (the "Property"):

See Exhibit A, attached hereto and incorporated herein by this reference.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the Property, and the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming by through or under Grantor, subject to those matters set forth in Exhibit B, attached hereto and incorporated herein by this reference.

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

GRANTOR:  
NESTLE PURINA PETCARE COMPANY,  
a Missouri corporation

Attest:  
Susan M. Denigan  
Secretary, SUSAN M. DENIGAN  
By: Mark B. Burns  
Name: Mark B. Burns  
Title: Vice President + Director, Manufacturing



10299956

Parcel 1

# E-RECORDED

THIS DOCUMENT WAS RECORDED \_\_\_\_\_

When recorded return to  
Karen Aviles, Esq  
Assistant City Attorney  
1437 Bannock Street, Room 353  
Denver, Colorado 80202

Doc Fee \$0

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 6<sup>th</sup> day of December, 2011, between NESTLE PURINA PETCARE COMPANY, a Missouri corporation ("Grantor"), whose address is One Checkerboard Square, St. Louis, MO 63164 and CITY AND COUNTY OF DENVER, a Colorado municipal corporation and home rule city ("Grantee"), whose address is 1437 Bannock Street, Denver, Colorado 80202.

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TO HAVE AND TO HOLD the Property with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming by through or under Grantor, subject to those matters set forth in Exhibit B, attached hereto and incorporated herein by this reference.

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GRANTOR:  
NESTLE PURINA PETCARE COMPANY,  
a Missouri corporation

Attest:

Susan M. Denigan

Secretary, SUSAN M. DENIGAN

By: Merrick B. Burns

Name: Merrick B. Burns

Title: Vice President + Director, Manufacturing



PARCEL 1

STATE OF MISSOURI )  
City )  
COUNTY OF ST. LOUIS )

On December 5, 2011, before me, Maureen Elbert,  
Notary Public in and for said County State, personally appeared  
Mark B. Burns and Susan M. Deniged, who are the  
Vice President & Director Mfg and the Secretary  
of Nestle Purina Petcare Company, a Missouri corporation, and who are personally  
known to me (or proved to me on the basis of satisfactory evidence) to be the persons  
whose names are subscribed to in the within instrument, and acknowledged to me that  
they executed the same in their authorized capacities, and that by their signatures on the  
instrument the persons, or the entity upon behalf of which the persons acted, executed  
the instrument.

WITNESS my hand and official seal.

(Seal)



MAUREEN ELBERT  
My Commission Expires  
May 28, 2014  
St. Louis City  
Commission # 1048442

Maureen Elbert  
Notary Public

Parcel 1

**EXHIBIT A  
LEGAL DESCRIPTION**

**EXHIBIT A  
LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23, WHENCE THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°42'16" WEST, A DISTANCE OF 5,286.08 FEET,

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89°42'16" WEST, A DISTANCE OF 867.05' FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN MINERAL DEED RECORDED IN BOOK 813, PAGE 97 ON DECEMBER 26, 1973 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;

THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL OF LAND, SOUTH 00°14'01" EAST, A DISTANCE OF 35 00 FEET;

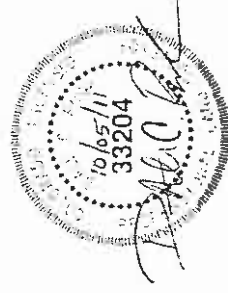
THENCE DEPARTING SAID WEST BOUNDARY, PARALLEL WITH AND 35.00' SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89°42'16" WEST, A DISTANCE OF 456.38 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER,

THENCE ALONG SAID WEST LINE, NORTH 00°16'47" WEST, A DISTANCE OF 35 00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER,

THENCE ALONG SAID NORTH LINE, NORTH 89°42'16" EAST, A DISTANCE OF 456 41 FEET TO THE POINT OF BEGINNING,

CONTAINING AN AREA OF 0 368 ACRES, (15,973 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



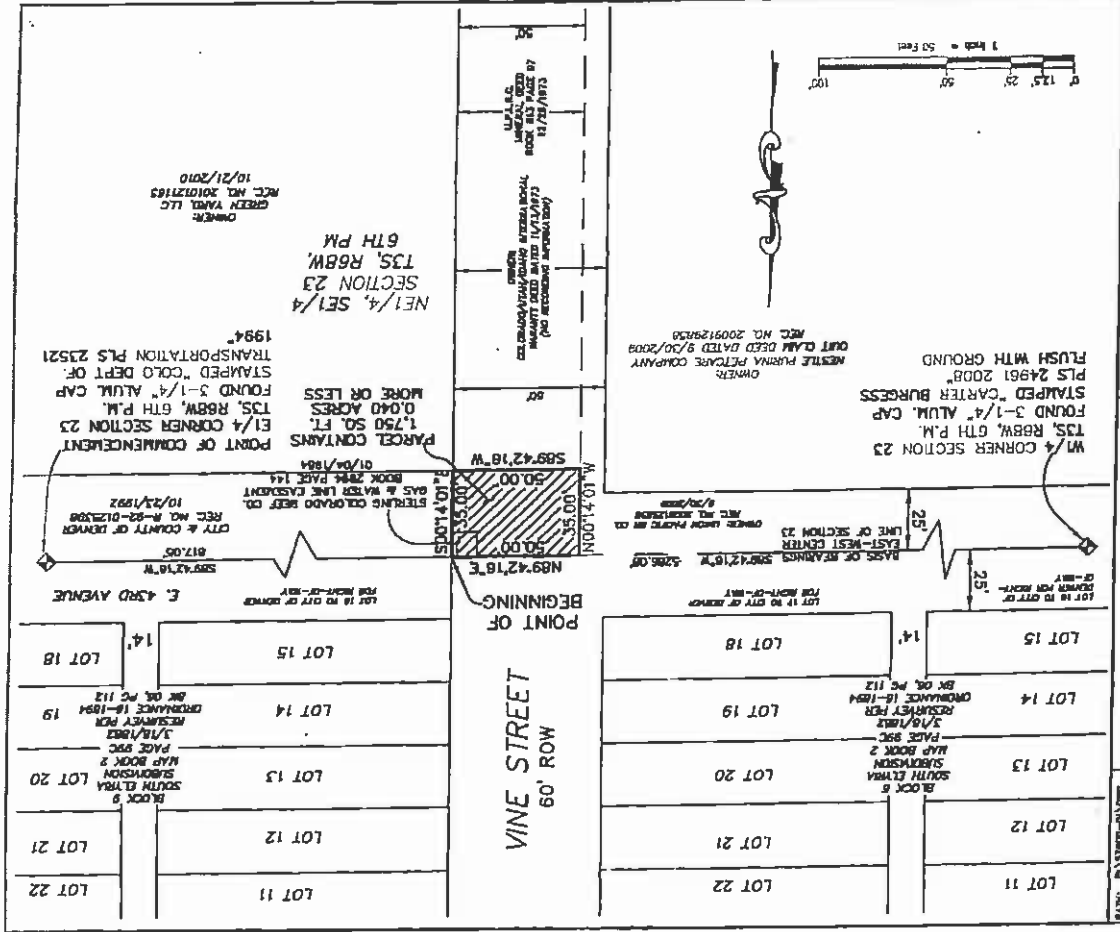
DALE C. RUSH  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 33204  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTE: THIS LEGAL DESCRIPTION IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT BE RELIED UPON FOR ANY PURPOSE. NESTLE PURINA PETCARE COMPANY, A MISSOURI CORPORATION, FOR ITSELF, ITS OFFICERS, DIRECTORS, EMPLOYEES AND AFFILIATES, MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION HEREIN





ILLUSTRATION TO EXHIBIT A



**PLAN, ELEVATION, AND VIEWS**  
 CIVIL ENGINEER  
 DATE: 10/05/2011  
 SCALE: 1" = 50'

**AZTEC CONSULTANTS, INC.**  
 3030 South Broadway, Suite 100  
 Denver, Colorado 80202  
 Phone: 303.733.7400  
 Fax: 303.733.7401  
 www.aztecconsultants.com

**EXHIBIT A**  
 PART OF THE SE1/4 OF SEC. 23, T35N, R68W, 6TH PM  
 CITY AND COUNTY OF DENVER, COLORADO  
 SEE NUMBER 21258-91

PARCEL 2 "A"

Page 1 of 4  
12/08/2011 07:59 A  
eRecorded in C/C of Denver, CO  
Debra Johnson, Clerk and Recorder

Reception # 2011139253  
R \$ 26.00 D \$ 14.34  
Doc Code: CCD

When recorded return to:  
Karen Aviles  
Denver City Attorney's Office  
1437 Bannock, Rm 353  
Denver CO 80202

Space Above for Recorder's Use Only

Doc FEE \$ 0

**QUITCLAIM DEED**  
(43<sup>rd</sup> Ave. and Vine St.)

**UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation ("Grantor"), whose address is 1400 Douglas Street, Omaha, Nebraska 68179, for One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged hereby sells and quitclaims to **THE CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city ("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 EXHIBIT A ATTACHED HERETO AND  
INCORPORATED HEREIN BY THIS REFERENCE

SIGNED this 1<sup>st</sup> day of December, 2011.

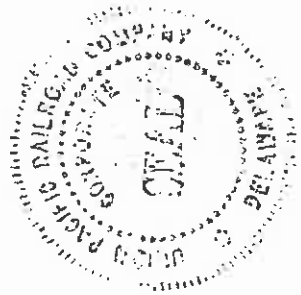
**UNION PACIFIC RAILROAD COMPANY**,  
a Delaware corporation

Attest:

Barbara Under  
Assistant Secretary

By: Joy K Love  
Title: Assistant Vice President - Real Estate

(Seal)



70299956



Parcel 2 A

When recorded return to:  
Karen Aviles  
Denver City Attorney's Office  
1437 Bannock, Rm 353  
Denver CO 80202

**E-RECORDED**

**THIS DOCUMENT WAS RECORDED**

Space Above for Recorder's Use Only

LOCAL FEE \$ 0

**QUITCLAIM DEED**  
(43<sup>rd</sup> Ave. and Vine St.)

**UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation ("Grantor"), whose address is 1400 Douglas Street, Omaha, Nebraska 68179, for One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged hereby sells and quitclaims to **THE CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city ("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 EXHIBIT A ATTACHED HERETO AND  
INCORPORATED HEREIN BY THIS REFERENCE

SIGNED this 1<sup>st</sup> day of December, 2011.

**UNION PACIFIC RAILROAD COMPANY**,  
a Delaware corporation

Attest:

Barbara Jordan

Assistant Secretary

(Seal)



By: Tommy Love

Title: Assistant Vice President - Real Estate

70299956



STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

On December 1, 2011, before me, Susan Hronek, Notary Public in and for said County and State, personally appeared TONY K. LOVE and Barbara Holder who are the Assistant Vice President - Real Estate and the Assistant Secretary, respectively, of Union Pacific Railroad Company, a Delaware corporation, and who are personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to in the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)



*Susan Hronek*  
Notary Public

PARCEL 2 'A'

PARCEL 2 B

Page: 1 of 3  
12/08/2011 07:59 A  
eRecorded in C/C of Denver, CO  
Debra Johnson, Clerk and Recorder

Reception #: 2011139254  
R \$ 21.00  
D \$ 0.00  
Doc Code: QCD

When recorded return to:  
Karen Aviles  
Denver City Attorney's Office  
1437 Bannock, Rm 353  
Denver CO 80202

**QUITCLAIM DEED**  
(43<sup>rd</sup> Ave. and Vine St.)

Doc Rec & C

**CONAGRA GROCERY PRODUCTS COMPANY, LLC**, a Delaware limited liability company, successor by conversion to ConAgra Grocery Products Company, a Delaware corporation, successor by name change to Hunt-Wesson, Inc., a Delaware corporation, successor by merger to Beatrice Company, a Delaware corporation, successor by name change to CAGSUB, Inc., a Delaware corporation, successor by merger to Beatrice Company, a Delaware corporation, successor in interest to Beatrice Companies, Inc., a Delaware corporation, successor by name change to Beatrice Foods, Co., a Delaware corporation, and its division Colorado/Utah/Idaho International ("Grantor"), whose address is One ConAgra Drive, Omaha, NE 68102, for One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged hereby sells and quitclaims to **THE CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city ("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 EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE**

SIGNED this 19<sup>th</sup> day of October, 2011.

**GRANTOR**  
CONAGRA GROCERY PRODUCTS COMPANY, LLC  
A Delaware limited liability company

By: Leo A Knowles  
Name: Lco A. Knowles  
Title: President

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 19 day of October, 2011, by Leo A. Knowles, as President of ConAgra Grocery Products Company, LLC, a Delaware limited liability company.  
Witness my hand and official seal.

My commission expires: 7/4/2013



Kristin Renee Brown  
Notary Public



10299956



When recorded return to:  
Karen Aviles  
Denver City Attorney's Office  
1437 Bannock, Rm 353  
Denver CO 80202

**E-RECORDED**

THIS DOCUMENT HAS BEEN RECORDED

**QUITCLAIM DEED**

(43<sup>rd</sup> Ave. and Vine St.)

Doc Fee \$0

**CONAGRA GROCERY PRODUCTS COMPANY, LLC**, a Delaware limited liability company, successor by conversion to ConAgra Grocery Products Company, a Delaware corporation, successor by name change to Hunt-Wesson, Inc., a Delaware corporation, successor by merger to Beatrice Company, a Delaware corporation, successor by name change to CAGSUB, Inc., a Delaware corporation, successor by merger to Beatrice Company, a Delaware corporation, successor in interest to Beatrice Companies, Inc., a Delaware corporation, successor by name change to Beatrice Foods, Co., a Delaware corporation, and its division Colorado/Utah/Idaho International ("Grantor"), whose address is One ConAgra Drive, Omaha, NE 68102, for One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged hereby sells and quitclaims to **THE CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city ("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 EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

SIGNED this 19<sup>th</sup> day of October, 2011.

**GRANTOR**

CONAGRA GROCERY PRODUCTS COMPANY, LLC  
A Delaware limited liability company

By: Leo A. Knowles

Name: Leo A. Knowles

Title: President

STATE OF NEBRASKA )

) ss.

COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 19 day of October 2011, by Leo A. Knowles, as President of ConAgra Grocery Products Company, LLC, a Delaware limited liability company.  
Witness my hand and official seal.

My commission expires: 7/4/2013

(Seal)



Kristin Renee Brown  
Notary Public

70299956



Parcel 2 "B"

**EXHIBIT A**  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23, WHENCE THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°42'16" WEST, A DISTANCE OF 5,288.08 FEET;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89°42'16" WEST, A DISTANCE OF 817.05' FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 92-0125386 ON OCTOBER 23, 1982 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;

THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL OF LAND, SOUTH 00°14'01" EAST, A DISTANCE OF 35.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND;

THENCE DEPARTING SAID WEST BOUNDARY, SOUTH 89°42'16" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00°14'01" WEST, A DISTANCE OF 35.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE, NORTH 89°42'16" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.040 ACRES, (1,760 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DALE C. RUSH  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 33204  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTE: THIS LEGAL DESCRIPTION IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT BE RELIED UPON FOR ANY PURPOSE. NESTLE PURINA PETCARE COMPANY, A MISSOURI CORPORATION, FOR ITSELF, ITS OFFICERS, DIRECTORS, EMPLOYEES AND AFFILIATES, MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION HEREIN.

Parcel 2 'b'

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23, WHENCE THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°42'16" WEST, A DISTANCE OF 5,288.06 FEET;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89°42'16" WEST, A DISTANCE OF 817.05' FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 82-0125398 ON OCTOBER 23, 1992 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;

THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL OF LAND, SOUTH 00°14'01" EAST, A DISTANCE OF 35.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND;

THENCE DEPARTING SAID WEST BOUNDARY, SOUTH 88°42'18" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00°14'01" WEST, A DISTANCE OF 35.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE, NORTH 89°42'18" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.040 ACRES, (1,750 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DALE C. RUSH  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 33204  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTE: THIS LEGAL DESCRIPTION IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT BE RELIED UPON FOR ANY PURPOSE. NESTLE PURINA PETCARE COMPANY, A MISSOURI CORPORATION, FOR ITSELF, ITS OFFICERS, DIRECTORS, EMPLOYEES AND AFFILIATES, MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION HEREIN.