



Department of Public Works
Permit Operations and Right of Way Enforcement
201 W. Colfax Avenue, Dept. 507
Denver, CO 80202
P: 720-865-2782
F: 720-865-3280
www.denvergov.org/pwprs

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Karen Walton, City Attorney's Office
FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services
DATE: February 20, 2014
ROW #: 2014-0051-07 **SCHEDULE #:** Parcel 1-0512519053000 Parcel 2-0512519054000
Parcel 3-0512529055000 Parcel 4-0512530009000
Parcel 5-0512530024000 Parcel 6-0512531008000

TITLE: This request is to dedicate a City owned land as Alameda Ave.
Located near the intersection of Alameda Ave. and S. Colorado Blvd and Alameda Ave. and S Garfield 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 Alameda Ave..

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of existing City owned land for Public Right-of-Way purposes as Alameda Ave. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW (2014-0051-07-001) HERE.

A map of the area to be dedicated is attached.

RD/JL/BLV

- cc: Asset Management, Steve Wirth
- City Councilperson & Aides, Jeanne Robb District # 10
- City Council Staff, Gretchen Williams
- Environmental Services, David Erickson
- Public Works, Manager's Office, Alba Castro
- Public Works, Manager's Office, Nancy Kuhn
- Public Works, Right-of-Way Engineering Services, Rob Duncanson
- Department of Law, Karen Aviles
- Department of Law, Brent Eisen
- Department of Law, Karen Walton
- Public Works Survey, Ralph Pettit
- Public Works Survey, Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2014-0051-07

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at Nancy.Kuhn@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: February 19, 2014

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 City owned land as Alameda Ave.

Located near the intersection of Alameda Ave. and S. Colorado Blvd and Alameda Ave. and S Garfield St.

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

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

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** Barbara.valdez@denvergov.org

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

- **Name:** Nancy Kuhn
- **Phone:** 720-865-8720
- **Email:** Nancy.Kuhn@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 Alameda Ave.

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

- a. **Contract Control Number:** N/A
- b. **Duration:** Permanent
- c. **Location:** Alameda Ave. and S. Colorado Blvd and Alameda Ave. and S Garfield St.
- d. **Affected Council District:**
- 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: _____



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2014-0051-07

Description of Proposed Project: This request is to dedicate a City owned land as Alameda Ave. Located near the intersection of Alameda Ave and S. Colorado Blvd and Alameda Ave. and S Garfield St.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: Dedicating City owned land to Public Right of Way, from the vacant parcel program approved through City Council.

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

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

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

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

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

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way.

Alameda Ave. Parcel 1

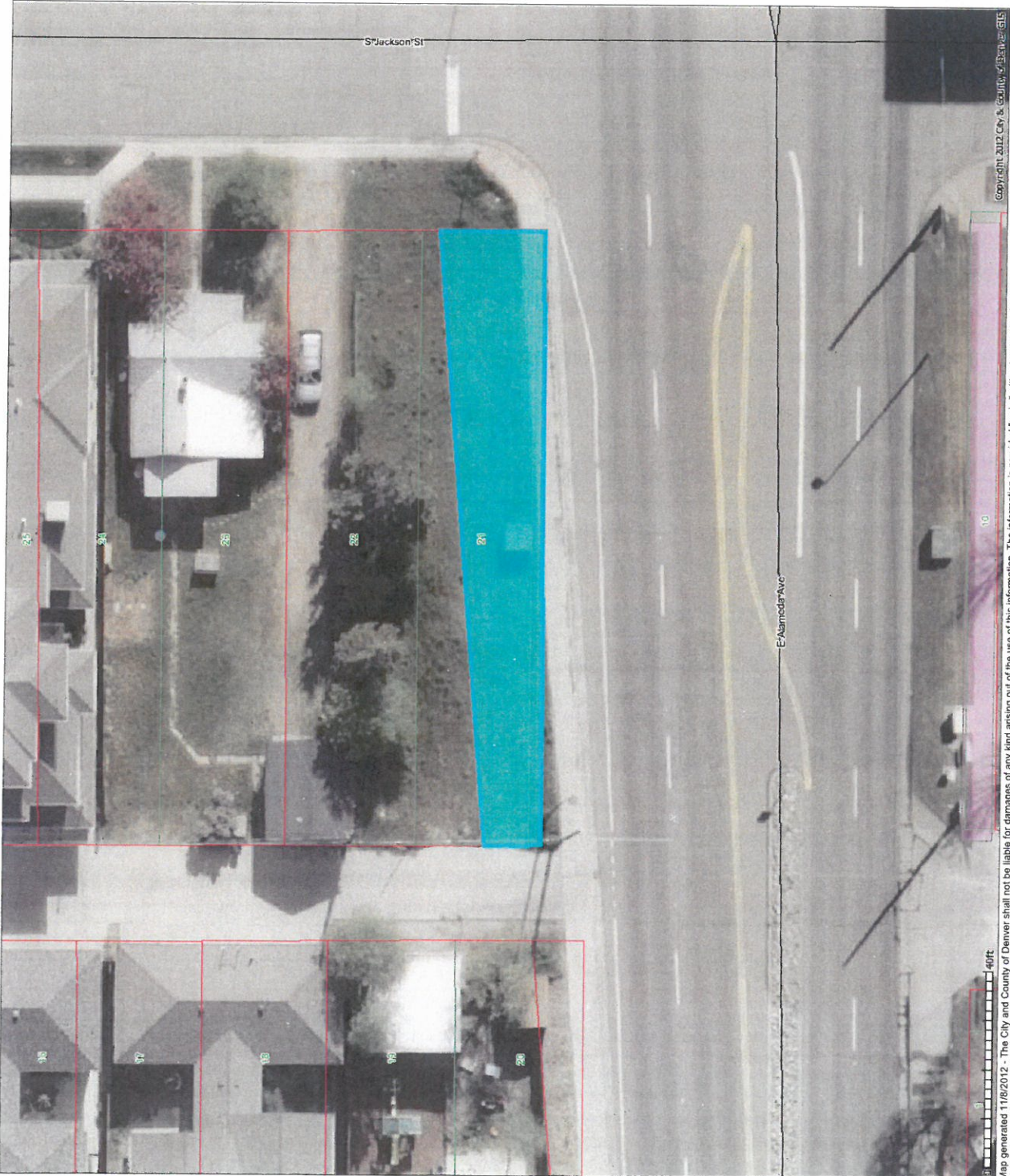


- Vacating Ordinances
- Dedicating Ordinances
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Block Numbers
- Lots/Blocks (Base Map)
- mask
- 2010_Denver.jp2.iri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 11/9/2012 - 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.

City and County of Denver GIS

Alameda Ave. Parcel 2

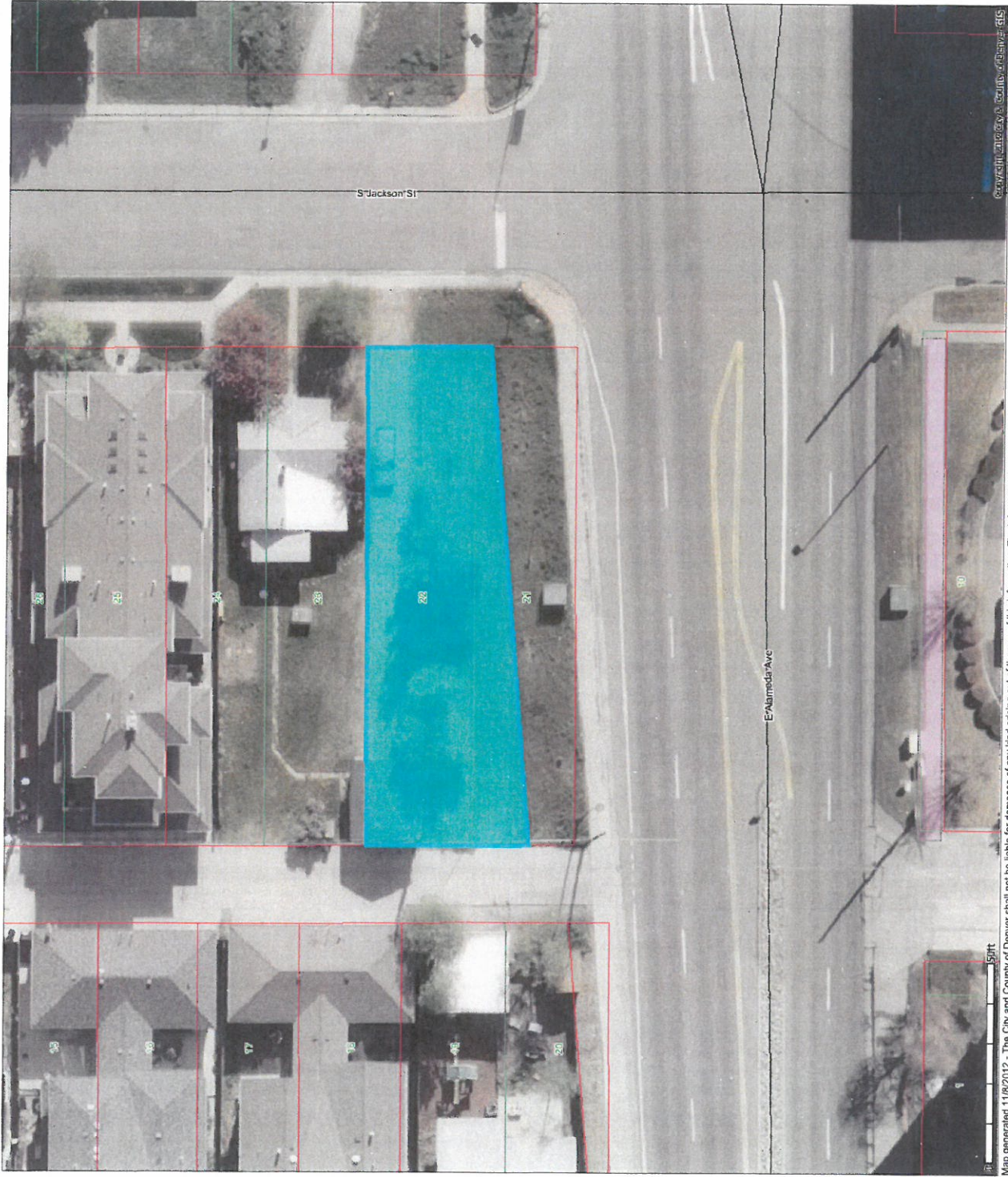


- Vacating Ordinances
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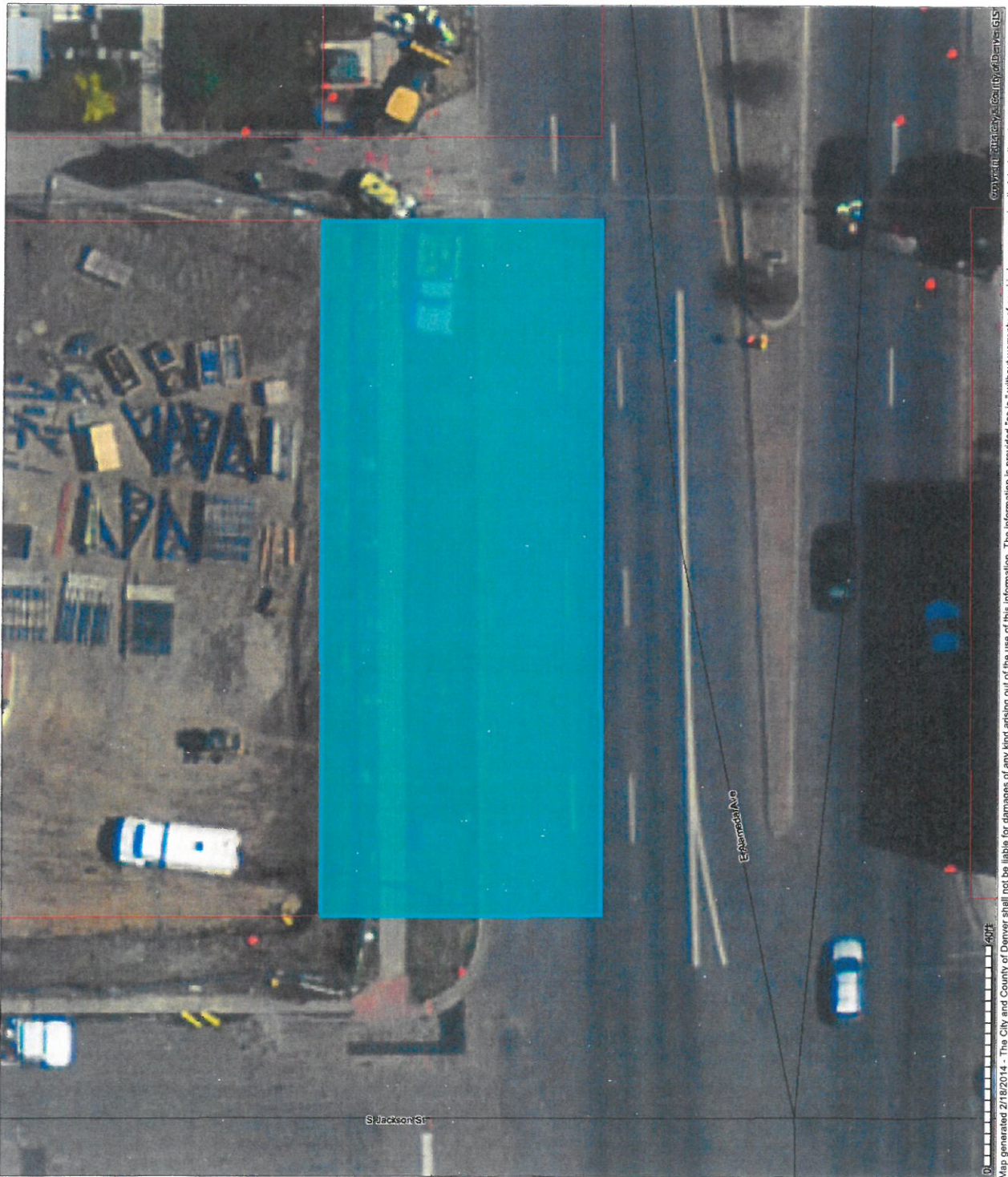
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Alameda Ave. Parcel 3



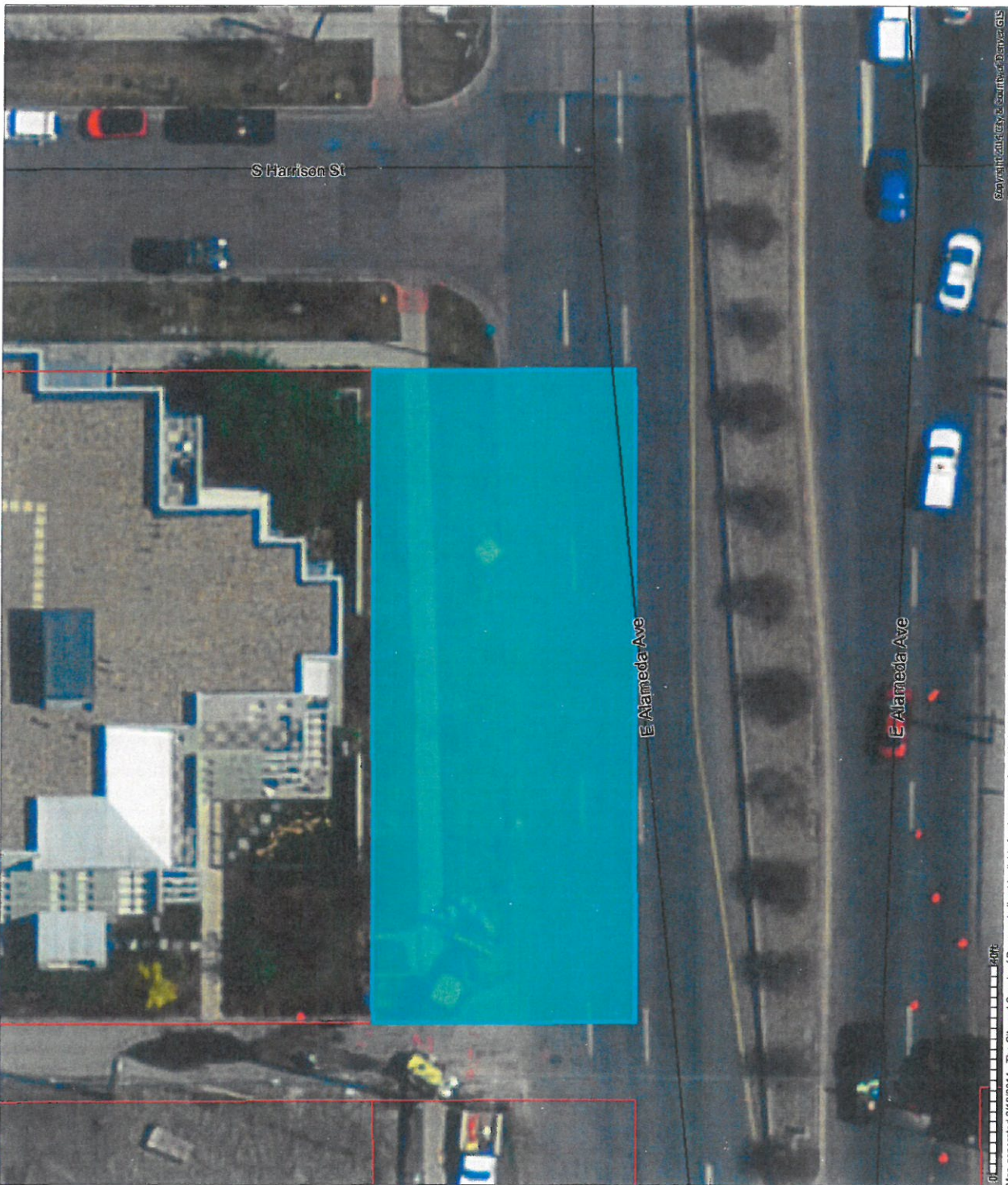
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Alameda Ave. Parcel 4



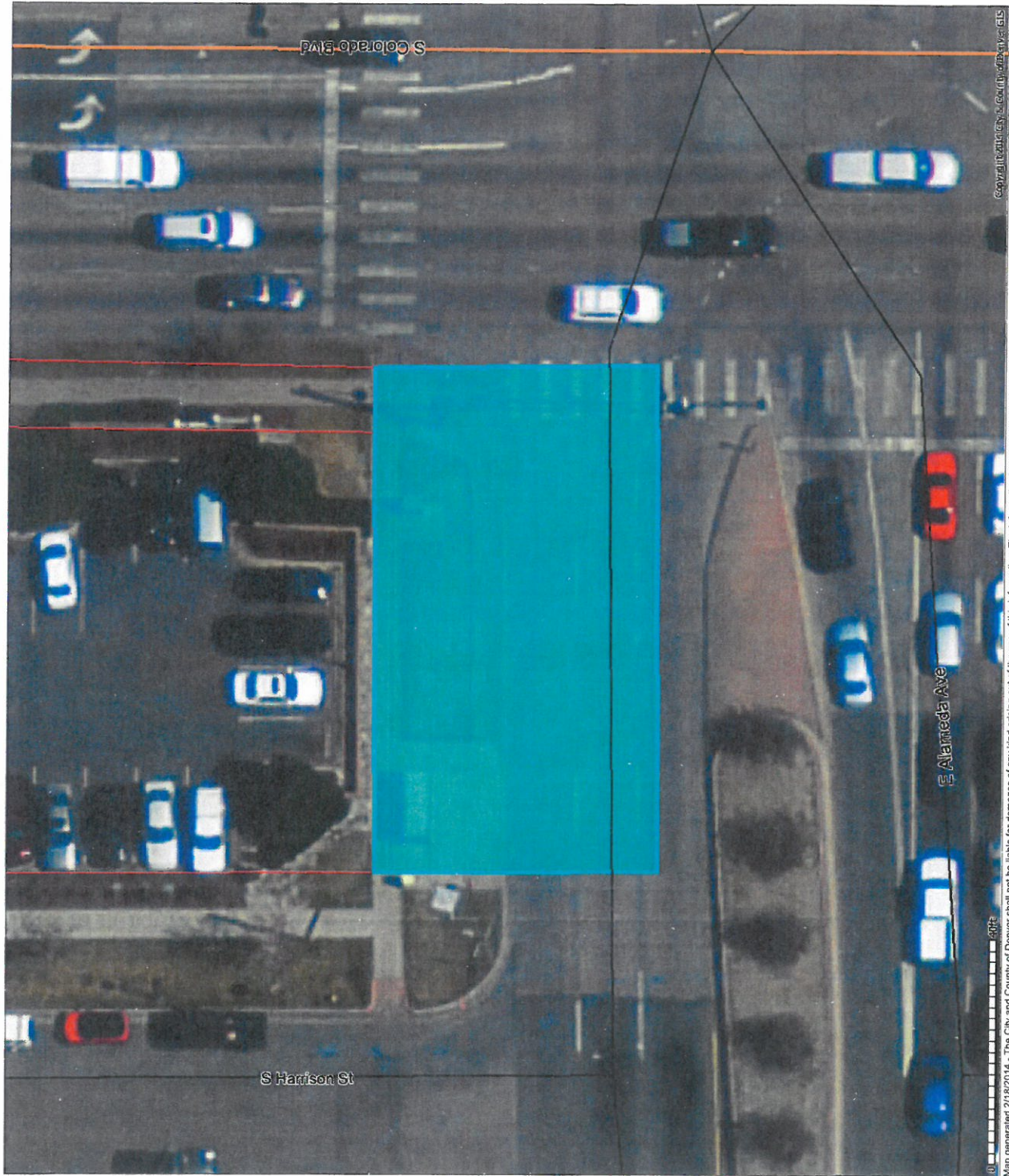
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- 2012_Denver.jp2.irf
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- Denver County
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- Arapahoe County
- Jefferson County

Alameda Ave. Parcel 5



Map generated 2/18/2014. This 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, but not limited to, the fitness for a particular use. This is not a legal document.

Alameda Ave. Parcel 6



PW Legal Description No. 2014-0051-07-001

Six parcels of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 25th of July 2012, by Reception No. 2012097017 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows:

Parcel 1

A tract or parcel of land No. 1 of the Department of Transportation, State of Colorado, Project No. STU 0021-020 containing .004 hectares/43.1 square meters (0.11 acres/464 sq. ft.) more or less, in a portion of Lot 20, Block 43, Burlington Capitol Hill Addition, a subdivision lying in the SE $\frac{1}{4}$ of Section 12, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the SE corner of said section; thence S. $89^{\circ}39'20''$ W., a distance of 215.049 meters (705.54 feet) along the south $\frac{1}{4}$ section of said section; thence N. $0^{\circ}14'14''$ W., a distance of 60.012 meters (196.89 feet) to the TRUE POINT OF BEGINNING, said point lying on the east line of lot 20 in said subdivision;

- (1) Thence S. $0^{\circ}14'08''$ E., a distance of 2.501 meters (8.21 feet) along said east lot line to the north R.O.W. line of E. Alameda Ave;
- (2) Thence S. $89^{\circ}47'11''$ W., a distance of 34.485 meters (113.14 feet) along said north R.O.W. line;
- (3) Thence N. $85^{\circ}38'16''$ E., a distance of 34.575 meters (113.43 feet), more or less to the TRUE POINT OF BEGINNING.

The above described parcel contains .004 hectares/43.1 square meters (0.11 acres/464 square feet) more or less.

Parcel 2

A tract or parcel of land No. 2 of the Department of Transportation, State of Colorado, Project No. STU 0021-020 containing .016 hectares/160.6 square meters (0.40 acres/1728 sq. ft.) more or less, in a portion of Lot 21, Block 43, Burlington Capitol Hill Addition, a subdivision lying in the SE $\frac{1}{4}$ of Section 12, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the SE corner of said section; thence S. $89^{\circ}39'20''$ W., a distance of 210.477 meters (690.54 feet) along the south $\frac{1}{4}$ section line of said section; thence N. $0^{\circ}14'14''$ W., a distance of 60.333 meters (197.94) feet) to the TRUE POINT OF BEGINNING, said point lying on the west line of lot 21 in said subdivision;

- (1) Thence S. $0^{\circ}14'08''$ E., a distance of 2.833 meters (9.29 feet) along said west lot line to the north R.O.W. line of E. Alameda Ave;
- (2) Thence N. $89^{\circ}47'11''$ E., a distance of 38.100 meters (125.00 feet) along said north R.O.W. line to the west R.O.W. line of S. Jackson Street;
- (3) Thence N. $00^{\circ}14'08''$ W., a distance of 5.596 meters (18.36 feet) along said west R.O.W. line;

- (4) Thence S. 85°38'16"W., a distance of 38.199 meters (125.32 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains .016 hectares/160.6 square meters (0.040 acres/1728 square feet), more or less.

Parcel 3

A tract or parcel of land No. 2R of the Department of Transportation, State of Colorado, Project No. STU 0021-020 containing .042 hectares/420.1 square meters (0.104 acres/4522 sq. ft.) more or less, in a portion of Lot 21 and all of Lot 22, Block 43, Burlington Capitol Hill Addition, a subdivision lying in the SE ¼ of Section 12, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the SE corner of said section; thence S. 89°39'20" W., a distance of 210.477 meters (690.54 feet) along the south ¼ section of said section; thence N 0°14'14" W., a distance of 60.333 meters (197.94 feet) to the TRUE POINT OF BEGINNING, said point lying on the west line of lot 21 in said subdivision;

- (1) Thence N. 0°14'08" W., a distance of 12.407 meters (40.71 feet) along said west line of lots 21 and 22 to the north line of said lot 22;
- (2) Thence N. 89°47'11" E., a distance of 38.100 meters (125.00 feet) along said north lot line to the west R.O.W. line of S. Jackson Street;
- (3) Thence S. 0°14'18" W., a distance of 9.644 meters (31.64 feet) along said west R.O.W. line;
- (4) Thence S. 85°38'16"W., a distance of 38.199 meters (125.32 feet), more or less, to the TRUE POINT OF BEGINNING.

The above parcel contains .042 hectares/420.1 square meters (0.104 acres/4522 square feet) more or less. Reserving an easement across the west 3.048 meters (10.00 ft.) of the above parcel for Public Service Company.

Parcel 4

A tract or parcel of land No. 3 of the Department of Transportation, State of Colorado, Project No. STU 0021-020 containing .058 hectares/580.6 square meters (0.143 acres/6250 sq. ft.), more or less, in Lots 19 and 20, Block 44, Burlington Capitol Hill Addition, a subdivision lying in the SE ¼ of Section 12, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel of land being more particularly described as follows:

All of Lots 19 and 20, Block 44, Burlington Capitol Hill Addition, as entered in Book 5, Page 14, dated March 3, 1888, in the Arapahoe County Clerk and Recorder's Office.

The above described parcel contains .058 hectares/580.6 square meters (0.143 acres/6250 square feet), more or less.

Parcel 5

A tract or parcel of land No. 4 of the Department of Transportation, State of Colorado, Project No. STU 0021-020 containing .058 hectares/580.6 square meters (0.143 acres/6250 sq. ft.), more or less, in Lots 21 and 22, Block 44, Burlington Capitol Hill Addition, a subdivision lying in the SE ¼ of Section 12, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel of land being more particularly described as follows:

All of Lots 21 and 22, Block 44, Burlington Capitol Hill Addition, as entered in Book 5, Page 14, dated March 3, 1888, in the Arapahoe County Clerk and Recorder's Office.

The above described parcel contains .058 hectares/580.6 square meters (0.143 acres/6250 square feet), more or less.

Parcel 6

A tract or parcel of land No. 5 of the Department of Transportation, State of Colorado, Project No. STU 0021-020 containing .042 hectares/416.2 square meters (0.103 acres/4479 sq. ft.) more or less, in Lots 19 and 20, Block 45, Burlington Capitol Hill Addition, a subdivision lying in the SE ¼ of Section 12, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the SE corner of said section; thence S. 89°39'20" W., a distance of 18.288 meters (60.00 feet) along the south ¼ section line of said section; thence N 0°29'38" W., a distance of 72.303 meters (237.21) feet) to the TRUE POINT OF BEGINNING, said point lying on the west R.O.W. line of S. Colorado Blvd. (S.H. 2, Jan. '97) and the north line of lot 19 in said subdivision;

- (1) Thence S. 0°29'38" E., a distance of 15.240 meters (50.00 feet) along said west R.O.W. line to the north R.O.W. line of E. Alameda Ave.;
- (2) Thence S. 89°47'11" W., a distance of 27.341 meters (89.70 feet) along said north R.O.W. line to the east R.O.W. line of S. Harrison Street;
- (3) Thence N. 0°14'08" W., a distance of 15.240 meters (50.00 feet) along said east R.O.W. line to the said north lot line;
- (4) Thence N. 89°47'11" E, a distance of 27.272 meters (89.48 feet), along said north lot line, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains .042 hectares/416.2 square meters (0.103/4479 square feet), more or less.

Basis of Bearing: The geodetic bearing of S. 66°04'07" E., from point "Congress" to point "Crestmore" is based on known GPS Coordinates supplied by CDOT.

Six parcels of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on 07/25/2012 by Reception No. 2012097017, in the City & County of Denver Clerk & Recorder's Office, State of Colorado. More particularly described as follows:

Parcel 1

A tract or parcel of land No. 1 of the Department of Transportation, State of Colorado, Project No. STU 0021-020 containing .004 hectares/43.1 square meters (.011 acres/464 sq. ft.), more or less, in a portion of Lot 20, Block 43, BURLINGTON CAPITOL HILL ADDITION, a subdivision lying in the SE 1/4 of Section 12, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel of land being more particularly described as follows:

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2. Thence S. 89° 47' 11" W., a distance of 34.485 meters (113.14 feet) along said north R.O.W. line;
3. Thence N. 85° 38' 16" E., a distance of 34.575 meters (113.43 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains .004 hectares/43.1 square meters (.011 acres/464 square feet), more or less.

Parcel 2

A tract or parcel of land No. 2 of the Department of Transportation, State of Colorado, Project No. STU 0021-020 containing .016 hectares/160.6 square meters (.040 acres/1728 sq. ft.), more or less, in a portion of Lot 21, Block 43, BURLINGTON CAPITOL HILL ADDITION, a subdivision lying in the SE 1/4 of Section 12, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel of land being more particularly described as follows:

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The above described parcel contains .016 hectares/160.6 square meters (.040 acres/1728 square feet), more or less.

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A tract or parcel of land No. 2R of the Department of Transportation, State of Colorado, Project No. STU 0021-020 containing .042 hectares/420.1 square meters (.104 acres/4522 sq. ft.), more or less, in a portion of Lot 21 and all of Lot 22, Block 43, BURLINGTON CAPITOL HILL ADDITION, a subdivision lying in the SE 1/4 of Section 12, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel of land being more particularly described as follows:

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1. Thence S. 0° 29' 38" E., a distance of 15.240 meters (50.00 feet) along said west R.O.W. line to the north R.O.W. line of E. Alameda Ave.;
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3. Thence N. 0° 14' 08" W., a distance of 15.240 meters (50.00 feet) along said east R.O.W. line to the said north lot line;
4. Thence N. 89° 47' 11" E., a distance of 27.272 meters (89.48 feet); along said north lot line, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains .042 hectares/416.2 square meters (.103/4479 square feet), more or less.

Basis of Bearings:

The geodetic bearing of S. 66° 04' 07" E., from point "Congress" to point "Crestmore" is based on known GPS Coordinates supplied by CDOT.

PARCELS 1-6

2012097017
Page: 1 of 7
07/25/2012 08:54A
City & County Of Denver GCD R0.00 D0.00

QUITCLAIM DEED

THIS DEED, made this 9 day of July, 2012, between

DEPARTMENT OF TRANSPORTATION,
STATE OF COLORADO

of the City and County of Denver and State of Colorado, grantor(s), and

CITY AND COUNTY OF DENVER,
a Colorado municipal corporation

whose legal address is 1437 Bannock Street, Denver, Colorado 80202 of the City and County of Denver and State of Colorado, grantee(s),

After recording, please mail to

Division of Real Estate
Dept. 1010
201 W. Colfax Ave.
Denver, CO 80202

Attn: Steve Wirth

WITNESS, that the grantor(s), for and in consideration of the sum of (\$10.00) - Ten dollars and NO/100th, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto the grantee(s), their heirs, successors and assigns forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

SEE ATTACHED LEGAL DESCRIPTIONS

- EXHIBIT "A", Parcel Numbers 1, 2, 2R, 3, and 4 (Individually dated January 21, 1997).
- EXHIBIT "A", Parcel Number 5 (Dated January 15, 1997).

The above description contains all of the interests conveyed to the Colorado Department of Transportation, as described in Rule and Order, dated April 19, 1999, Reception No. 9900090697; deeds dated July 7, 1997, Reception No. 's 9900047794 & 9900047795; a deed dated August 8, 1997, Reception No. 9700118979; Rule and Order, dated May 24, 2001, Reception No. 2001098108; and Rule and Order, dated May 1, 2000, Reception No. 2000129620 (respectively), which are recorded with the Denver County Clerk and Recorder.

Subject to any and all easements of record and to any and all existing utilities as constructed and for their maintenance as necessary.

IN THE EVENT THE PROPERTY HEREIN CONVEYED FAILS TO BE USED FOR TRANSPORTATION PURPOSES THEN THIS DEED SHALL BECOME NULL AND VOID AND THE PROPERTY SHALL REVERT TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO.

Former Project Number: STU 0021-020
CDOT Parcel Numbers: 1, 2, 2R, 3, 4, and 5

also known by street and number as:
assessor's schedule or parcel number:

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(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s) their heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

DEPARTMENT OF TRANSPORTATION,
STATE OF COLORADO

David Fox
David Fox, Chief Clerk - Property Management

Timothy J. Harris
Timothy J. Harris, P.E.
Chief Engineer

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

The foregoing instrument was acknowledged before me this 9th day of July, 2012, by Timothy J. Harris, Chief Engineer and Bernhardt K. Rasmussen, Chief Clerk, Department of Transportation, State of Colorado.

BEVERLY E NICKERSON
Notary Public
State of Colorado

Witness my hand and official seal.
My commission expires: 9-16-13

Beverly Nickerson
Notary Public

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

Asset Mgmt. # 12-084
Asset Management Date 7-25-12
Approved
Project Descriptions: Row, Alameda & Colfax Blvd

EXHIBIT "A"

PROJECT NUMBER: STU 0021-020

PARCEL NUMBER: 1

Project Code: 11163

Date: January 21, 1997

DESCRIPTION

A tract or parcel of land No. 1 of the Department of Transportation, State of Colorado, Project No. STU 0021-020 containing .004 hectares/43.1 square meters (.011 acres/464 sq. ft.), more or less, in a portion of Lot 20, Block 43, BURLINGTON CAPITOL HILL ADDITION, a subdivision lying in the SE 1/4 of Section 12, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the SE corner of said section; thence S. 89° 39' 20" W., a distance of 215.049 meters (705.54 feet) along the south 1/4 section line of said section; thence N. 0° 14' 14" W., a distance of 60.012 meters (196.89 feet) to the TRUE POINT OF BEGINNING, said point lying on the east line of lot 20 in said subdivision;

1. Thence S. 0° 14' 08" E., a distance of 2.501 meters (8.21 feet) along said east lot line to the north R.O.W. line of E. Alameda Ave.;
2. Thence S. 89° 47' 11" W., a distance of 34.485 meters (113.14 feet) along said north R.O.W. line;
3. Thence N. 85° 38' 16" E., a distance of 34.575 meters (113.43 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains .004 hectares/43.1 square meters (.011 acres/464 square feet), more or less.

Basis of Bearings:

The geodetic bearing of S. 66° 04' 07" E., from point "Congress" to point "Crestmore" is based on known GPS Coordinates supplied by CDOT.

For and on Behalf of the
Department of Transportation
Patricia Hemmert-Soler
{(303)757-9376} ~ Room 167
2000 S. Holly St., Denver, CO 80222

EXHIBIT "A"

PROJECT NUMBER: STU 0021-020

PARCEL NUMBER: 2

Project Code: 11163

Date: January 21, 1997

DESCRIPTION

A tract or parcel of land No. 2 of the Department of Transportation, State of Colorado, Project No. STU 0021-020 containing .016 hectares/160.6 square meters (.040 acres/1728 sq. ft.), more or less, in a portion of Lot 21, Block 43, BURLINGTON CAPITOL HILL ADDITION, a subdivision lying in the SE 1/4 of Section 12, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the SE corner of said section ; thence S. 89° 39' 20" W., a distance of 210.477 meters (690.54 feet) along the south 1/4 section line of said section; thence N. 0° 14'14" W., a distance of 60.333 meters (197.94 feet) to the TRUE POINT OF BEGINNING; said point lying on the west line of lot 21 in said subdivision;

1. Thence S. 00° 14' 08" E., a distance of 2.833 meters (9.29 feet) along said west lot line to the north R.O.W. line of E. Alameda Ave.;
2. Thence N. 89° 47' 11" E., a distance of 38.100 meters (125.00 feet) along said north R.O.W. line to the west R.O.W. line of S. Jackson Street;
3. Thence N. 00° 14' 08" W., a distance of 5.596 meters (18.36 feet) along said west R.O.W. line;
4. Thence S. 85° 38' 16" W., a distance of 38.199 meters (125.32 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains .016 hectares/160.6 square meters (.040 acres/1728 square feet), more or less.

Basis of Bearings:

The geodetic bearing of S. 66°04' 07" E., from point "Congress" to point "Crestmore" is based on known GPS Coordinates supplied by CDOT.

For and on Behalf of the
Department of Transportation
Patricia Hammert-Soler
{(303)757-9376} ~ Room 167
2000 S. Holly St., Denver, CO 80222

EXHIBIT "A"**PROJECT NUMBER: STU 0021-020****PARCEL NUMBER: 2R****Project Code: 11163****Date: January 21, 1997****DESCRIPTION**

A tract or parcel of land No. 2R of the Department of Transportation, State of Colorado, Project No. STU 0021-020 containing .042 hectares/420.1 square meters (.104 acres/4522 sq. ft.), more or less, in a portion of Lot 21 and all of Lot 22, Block 43, BURLINGTON CAPITOL HILL ADDITION, a subdivision lying in the SE 1/4 of Section 12, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the SE corner of said section; thence S. 89° 39' 20" W., a distance of 210.477 meters (690.54 feet) along the south 1/4 section line of said section; thence N. 0° 14' 14" W., a distance of 60.333 meters (197.94 feet) to the TRUE POINT OF BEGINNING; said point lying on the west line of lot 21 in said subdivision;

1. Thence N. 0° 14' 08" W., a distance of 12.407 meters (40.71 feet) along the west line of lots 21 and 22 to the north line of said lot 22;
2. Thence N. 89° 47' 11" E., a distance of 38.100 meters (125.00 feet) along said north lot line to the west R.O.W. line of S. Jackson Street;
3. Thence S. 0° 14' 08" E., a distance of 9.644 meters (31.64 feet) along said west R.O.W. line;
4. Thence S. 85° 38' 16" W., a distance of 38.199 meters (125.32 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains .042 hectares/420.1 square meters (.104 acres/4522 square feet), more or less. Reserving an easement across the west 3.048 meters (10.00 ft.) of the above parcel for Public Service Company.

Basis of Bearings:

The geodetic bearing of S. 66° 04' 07" E., from point "Congress" to point "Crestmore" is based on known GPS Coordinates supplied by CDOT.

For and on Behalf of the
 Department of Transportation
 Patricia Hemmert-Soler
 {(303)757-9376} ~ Room 167
 2000 S. Holly St., Denver, CO 80222

EXHIBIT "A"

PROJECT NUMBER: STU 0021-020

PARCEL NUMBER: 3

Project Code: 11163

Date: January 21, 1997

DESCRIPTION

A tract or parcel of land No. 3 of the Department of Transportation, State of Colorado, Project No. STU 0021-020 containing .058 hectares/580.6 square meters (.143 acres/6250 sq. ft.), more or less, in Lots 19 and 20, Block 44, BURLINGTON CAPITOL HILL ADDITION, a subdivision lying in the SE 1/4 of Section 12, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel of land being more particularly described as follows:

All of Lots 19 and 20, Block 44, BURLINGTON CAPITOL HILL ADDITION, as entered in Book 5, Page 14, dated March 3, 1888, in the Arapahoe County Clerk and Recorder's Office.

The above described parcel contains .058 hectares/580.6 square meters (.143 acres/6250 square feet), more or less.

Basis of Bearings:

The geodetic bearing of S. 66°04' 07" E., from point "Congress" to point "Crestmore" is based on known GPS Coordinates supplied by CDOT.

For and on Behalf of the
Department of Transportation
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2000 S. Holly St., Denver, CO 80222

EXHIBIT "A"

PROJECT NUMBER: STU 0021-020

PARCEL NUMBER: 4

Project Code: 11163

Date: January 21, 1997

DESCRIPTION

A tract or parcel of land No. 4 of the Department of Transportation, State of Colorado, Project No. STU 0021-020 containing .058 hectares/580.6 square meters (.143 acres/6250 sq. ft.), more or less, in Lots 21 and 22, Block 44, BURLINGTON CAPITOL HILL ADDITION, a subdivision lying in the SE 1/4 of Section 12, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel of land being more particularly described as follows:

All of Lots 21 and 22, Block 44, BURLINGTON CAPITOL HILL ADDITION, as entered in Book 5, Page 14, dated March 3, 1888, in the Arapahoe County Clerk and Recorder's Office.

The above described parcel contains .058 hectares/580.6 square meters (.143 acres/6250 square feet), more or less.

Basis of Bearings:

The geodetic bearing of S. 66°04' 07" E., from point "Congress" to point "Crestmore" is based on known GPS Coordinates supplied by CDOT.

For and on Behalf of the
Department of Transportation
Patricia Hemmert-Soler
{(303)757-9376} ~ Room 167
2000 S. Holly St., Denver, CO 80222

EXHIBIT "A"

PROJECT NUMBER: STU 0021-020

PARCEL NUMBER: 5

Project Code: 11163

Date: January 15, 1997

DESCRIPTION

A tract or parcel of land No. 5 of the Department of Transportation, State of Colorado, Project No. STU 0021-020 containing .042 hectares/416.2 square meters (.103 acres/4479 sq. ft.), more or less, in Lots 19 and 20, Block 45, BURLINGTON CAPITOL HILL ADDITION, a subdivision lying in the SE 1/4 of Section 12, Township 4 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the SE corner of said section; thence S. 89° 39' 20" W., a distance of 18.288 meters (60.00 feet) along the south 1/4 section line of said section; thence N. 0° 29' 38" W., a distance of 72.303 meters (237.21 feet) to the TRUE POINT OF BEGINNING; said point lying on the west R.O.W. line of S. Colorado Blvd. (S.H. 2, Jan. '97) and on the north line of lot 19 in said subdivision;

1. Thence S. 0° 29' 38" E., a distance of 15.240 meters (50.00 feet) along said west R.O.W. line to the north R.O.W. line of E. Alameda Ave.;
2. Thence S. 89° 47' 11" W., a distance of 27.341 meters (89.70 feet) along said north R.O.W. line to the east R.O.W. line of S. Harrison Street;
3. Thence N. 0° 14' 08" W., a distance of 15.240 meters (50.00 feet) along said east R.O.W. line to the said north lot line;
4. Thence N. 89° 47' 11" E., a distance of 27.272 meters (89.48 feet); along said north lot line, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains .042 hectares/416.2 square meters (.103/4479 square feet), more or less.

Basis of Bearings:

The geodetic bearing of S. 66° 04' 07" E., from point "Congress" to point "Crestmore" is based on known GPS Coordinates supplied by CDOT.

For and on Behalf of the
Department of Transportation
Patricia Hemmert-Soler
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