



**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  
**FROM:** Robert J. Duncanson P.E., Engineering Manager II  
Right-of-Way Services

**DATE:** January 9, 2012

**ROW #:** 2011-0634-02 **SCHEDULE #:** 0505218036000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as W. 14<sup>th</sup> Ave. Located at the intersection of Federal Blvd.

**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 W. 14<sup>th</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 (RTD West Corridor).

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 W. 14<sup>th</sup> Ave. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW (# 2011-0634-02) HERE.**

A map of the area to be dedicated is attached.

RD/JL/LRA *JL*

- cc: Asset Management, Steve Wirth
- City Councilperson, Susan K. Shepherd, District # 1
- City Council Staff, Gretchen Williams
- Environmental Services, David Erickson
- Mayor's Office, City Council Liaison, R. D. Sewald
- 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 2011-0634-02



## 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 9, 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 W. 14<sup>th</sup> Ave. Located at the intersection of Federal Blvd.

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

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

- **Name:** Lisa R. Ayala
- **Phone:** 720-865-3153
- **Email:** lisa.ayala@denvergov.org

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

- **Name:** 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 W. 14<sup>th</sup> Ave. This parcels(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project (RTD West Corridor).

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

- a. **Contract Control Number:** NO
- b. **Duration:** Permanent
- c. **Location:** W. 14<sup>th</sup> Ave at Federal Blvd.
- d. **Affected Council District:** # 1, Susan K. Shepherd
- 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

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To be completed by Mayor's Legislative Team:

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



## EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title: 2011-0634-02 Project Dedication at W. 14<sup>th</sup> Ave., at Federal Blvd.**

**Description of Proposed Project: Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as W. 14<sup>th</sup> Ave.**

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project: This request is to dedicate a parcel of land as Public Right of Way as W. 14<sup>th</sup> Ave. Located at the intersection of Federal Blvd.**

**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 to dedicate it as Public Right-of-Way, as a part of a development project called, (RTD West Corridor).**

Information to Complete Request for Dedication

DES/ROW #:

2011-063A - 02

District 1 Susan Shepherd

DISTRICT / COUNCIL MEMBER:

STREET NAME (s)

W. 14<sup>th</sup> Ave.

ADDRESS/INTERSECTION:  
(if not clear on drawing)

W. 14<sup>th</sup> Ave. at Federal Blvd.

Type of Deed/DATE / RECEPTION #

Quit Claim Deed 11/04/2010 Reception No.  
2010127547

SCHEDULE #

0505218036000

PROJECT NAME:

RTD West Corridor.

Other language as requested:

NA

**A parcel of land located in the Northwest 1/4 of Section 5, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.**

**A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 4th of November 2010 by Reception Number 2010127547 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:**

**PARCEL 1 (Described as Parcel 507 on the deed)**

**All of Parcel 507 except the Easterly 20 feet thereof.**

Parcel No. 507 containing 4,429 square feet, being all that parcel of land as described in Reception No. 2010013814 recorded on February 2, 2010 also being part of a parcel of land as described in Reception No. 013337 recorded on January 7, 1986 and being a portion of a vacated alley as described in Ordinance No. 334 Series of 1991, all in the records of the City and County of Denver Clerk and Recorder's Office, and being part of Lots 40 through 44, inclusive, Block 8, Avondale as originally recorded in Plat Book 3 at Page 10 in the Arapahoe County Clerk and Recorder's Office, and located in the Northeast Quarter of the Northwest Quarter of Section 5, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, and being additionally described as follows:

BEGINNING at the southeast corner of said Lot 40; WHENCE the North Quarter Corner of said Section 5 (a found chiseled "+" as referenced on State Monument Record accepted on March 26, 2008) bears N02°19'57"E a distance of 995.88;

THENCE S89°46'16"W along the southerly line of said Lot 40 a distance of 20.00 feet;

THENCE N00°33'42"W a distance of 98.25 feet;

THENCE S88°59'49"W a distance of 112.91 feet to a point on the centerline of said vacated alley;

THENCE N00°36'08"W along centerline of said vacated alley a distance of 20.00 feet to a point on the southerly line of that tract of land described in the deed recorded in Book 9106, Page 160 on September 26, 1963 in said records;

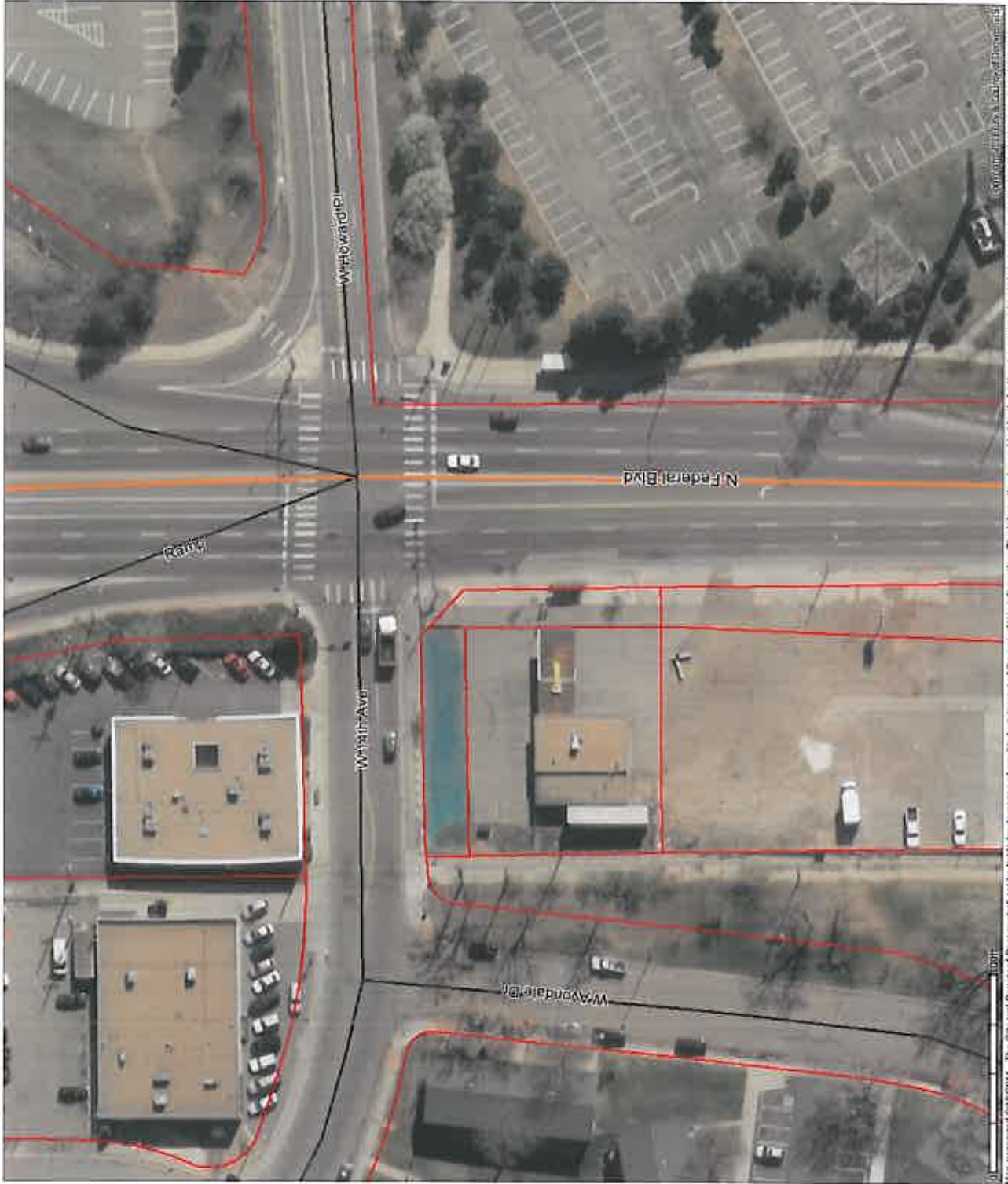
THENCE N88°59'49"E along said southerly line of said Book 9106, Page 160 a distance of 111.53 feet to a point on the southwesterly line of that tract of land described in the deed recorded in Book 8390, Page 363 on July 7, 1959 in said records;

THENCE S49°55'12"E along said southwesterly line of Book 8390, Page 363 a distance of 28.22 feet to a point on the easterly line of said Block 8;

THENCE S00°32'44"E along said easterly line of Block 8 a distance of 99.98 feet to the POINT OF BEGINNING.

**Basis of Bearing:** East line of the Northeast Quarter of the Northwest Quarter of said Section 5 bearing South 00°32'44" East (assumed), a distance of 1336.85 feet between a found chiseled cross as referenced on State Monument Record accepted on March 26, 2008 at the North Quarter corner of said Section 5, T4S, R68W, 6<sup>th</sup> PM and a 3-1/4" Aluminum Cap at the Witness corner for the Center-North Sixteenth corner stamped "MERRICK WC 33' LS 13155" of said Section 5, T4S, R68W, 6<sup>th</sup> PM.

# W. 14th Ave.



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 5/15/2015 - 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.



Real Property Records

Date last updated: Friday, September 16, 2011

**Real Property Records Search**

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

- [Link to real property information for this property](#)
- [Link to comparable sales information for this property](#)
- [Link to chain of title information for this property](#)
- [Link to property sales information for this neighborhood](#)
- [Link to property tax information for this property](#)
- [Link to property sales information for all Denver neighborhoods](#)
- [Link to map/historic district listing for this Property](#)
- [Link to zoning and neighborhood information for this Property](#)

[Back to Property List](#)

**The property description shown is data from the Assessor's active, in-progress 2011 file. The "current year" values are from the 2011 tax year for real property tax due in 2012. These values are based on the property's physical status as of January 1, 2011.**

PROPERTY INFORMATION

Property Type: VACANT LAND

Parcel: 0505218036000

Name and Address Information

Legal Description

CITY & COUNTY OF DENVER

AVONDALE BLK 8 L 40-44 EXC  
PTN

201 W COLFAX AVE 1009

DAF BEG SE COR L 40 TH W 20FT  
N 98.25FT W 112.91FT N 19.34FT  
E 104.03FT SE 28.22FT S

DENVER, CO 80202-5332

99.98FT TO POB & THE E 1/2 OF  
THE ADJ VAC ALLEY

Property Address: 1365 FEDERAL BLVD

Tax District DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
<b>Current Year</b>				
Land	76900	22300		
Improvements	0	0		
<b>Total</b>	<b>76900</b>	<b>22300</b>	<b>22300</b>	<b>0</b>
<b>Prior Year</b>				
Land	90500	26250		
Improvements	0	0		
<b>Total</b>	<b>90500</b>	<b>26250</b>	<b>26250</b>	<b>0</b>

Style: Other

Reception No.: 2010127547

Year Built:

Recording Date: 11/04/10

Building Sqr. Foot: 0

Document Type: Quit Claim

Bedrooms:

Sale Price: 1





**EXHIBIT "A"**

**PARCEL NO: 500**  
**Date: July 6, 2010**  
**DESCRIPTION**

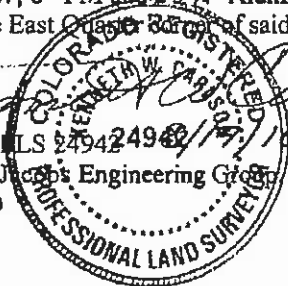
Parcel No. 500 containing 9,271 square feet, and being a portion of a parcel of land as described in Reception No. 2008113854 recorded on August 18, 2008 in the records of the City and County of Denver Clerk and Recorder's Office, and being part of Lots 10, 11, 12 and 13, Runyan's Subdivision as originally recorded in Plat Book 16, at Page 63 in the Jefferson County Clerk and Recorder's office, located in the Southeast Quarter of the Northeast Quarter of Section 1, Township 4 South, Range 69 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows;

**COMMENCING** at the East Quarter Corner of said Section 1 (a found 3/4" aluminum cap stamped "LS 28286 1996"); **WHENCE** the North Sixteenth Corner of said Section 1 (a found 3/4" aluminum cap stamped "LS 34579 2005") bears N00°03'21"W a distance of 1321.09 feet; **THENCE** N11°23'01"W a distance of 152.73 feet to the Southeast corner of Lot 13 of said Runyan's Subdivision, being the **POINT OF BEGINNING**;  
**THENCE** S89°28'00"W along the southerly line of said Lot 13, Runyan's Subdivision a distance of 25.09 feet;  
**THENCE** N00°02'34"W a distance of 138.15 feet;  
**THENCE** N01°58'29"W a distance of 193.19;  
**THENCE** S88°01'31"W a distance of 2.24 feet;  
**THENCE** N00°02'34"W a distance of 14.28 feet to a point on the northerly line of Lot 10 of said Runyan's Subdivision;  
**THENCE** the following two (2) courses along said northerly line Lot 10, Runyan's Subdivision:  
1. N89°28'21"E tangent with the following described curve a distance of 8.55 feet;  
2. **THENCE** along the arc of a curve to the right, having a central angle of 90°28'18", a radius of 25.00 feet, a chord bearing of S45°17'30"E a distance of 35.50 feet, and an arc distance of 39.48 feet to a point on the easterly line of said parcel of land as described in Reception No. 2008113854, said point also lying on the westerly right of line of Sheridan Boulevard;  
**THENCE** S00°03'21"E tangent with the last described curve a distance of 320.30 feet to the **POINT OF BEGINNING**.

Said Parcel No. 500 containing 9,271 square feet, (0.213 Acres), more or less.

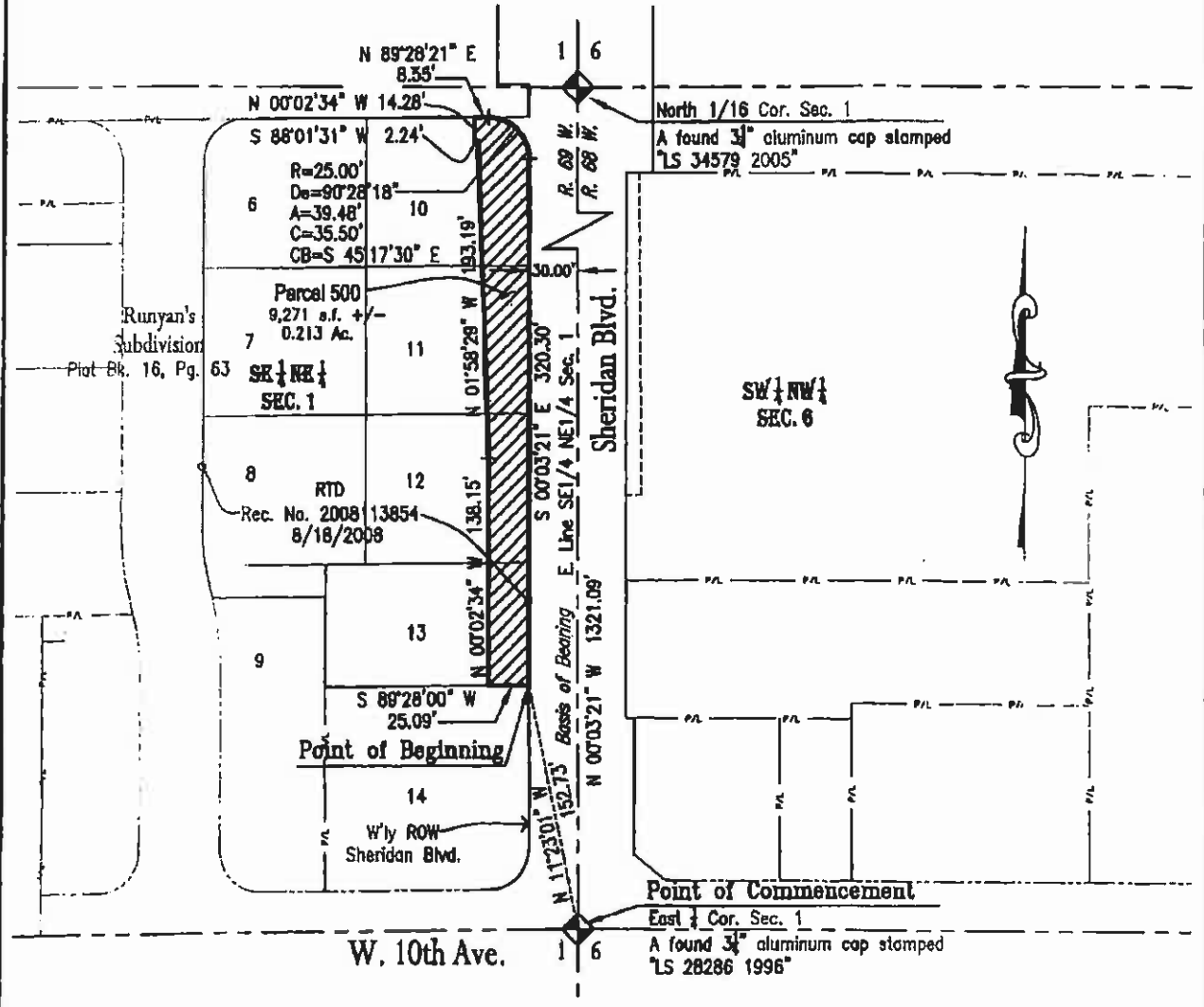
**Basis of Bearing:** East line of the Southeast Quarter of the Northeast Quarter of Section 1 bearing N00°03'21"W (assumed), a distance of 1321.09 feet between a found 3/4" Aluminum Cap stamped "LS 34579 2005" in a monument box at the North One-sixteenth corner of said Section 1, T4S, R69W, 6<sup>th</sup> PM and a 3/4" Aluminum Cap stamped "LS 28286 1996" in a monument box at the East Quarter Corner of said Section 1.

Prepared by: *Kenneth W. Carlson*  
Kenneth W. Carlson LS 27942 24968  
For and on behalf of Jacobs Engineering Group, Inc.  
707 17<sup>th</sup> Street #2300  
Denver, CO 80202  
303.820.5240



# EXHIBIT PARCEL NO. 500

SE1/4 NE1/4 Section 1, Township 4 South, Range 69 West, 6th P.M.



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

JACOBS PROJECT NO.		W06V7410	
CLIENT PROJECT NO.		-	
REVISION DESCRIPTION			
DRAWN	JMS	DATE	7-6-2010
		SCALE	1"=100'
<b>JACOBS</b>			
707 17th Street, Suite 2300, Denver CO 80202			
<small>(303) 825-8200 Fax (303) 825-8842</small>			
<small>THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS ENGINEERING GROUP INC. FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS ENGINEERING GROUP INC. SHALL BE AT THE SOLE RISK OF THE USER.</small>			

<b>PARCEL NO. 500</b> City and County of Denver SE1/4 NE1/4 Sec. 1, T4S, R69W		
TITLE:		
REVISION:	DRAWING NO. 500-TK 20100510.dwg	SHEET NO. 2 of 2

**EXHIBIT "A"**

**PARCEL NUMBER: 501**

**Date: June 25, 2010**

**DESCRIPTION**

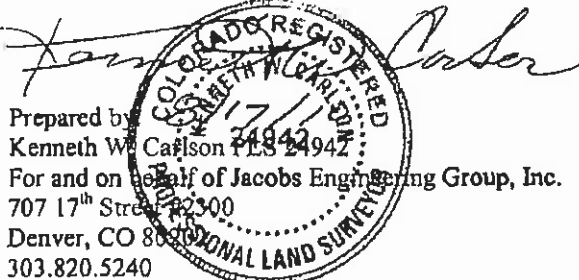
Parcel No. 501 containing 3,414 square feet being all of a parcel of land described in Reception No. 2009133434 recorded on October 7, 2009, also being a part of a parcel of land described in Reception No. 2005209393 and in Book 1489 at Page 51, all recorded in the records of the City and County of Denver Clerk and Recorder's Office, and located in the Southwest Quarter of the Northwest Quarter of Section 6, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, and being additionally described as follows:

**BEGINNING** at the Southwest corner of said parcel of land described in Book 1489 at Page 51; **WHENCE** the West Quarter Corner of said Section 6 (a found 3/4" aluminum cap stamped "LS 28286 1996") bears South 01°54'50" West a distance of 872.81 feet; **THENCE** North 00°03'21" West, along the easterly right-of-way line of Sheridan Blvd., a distance of 274.33 feet to the Northwest corner of said parcel described at Reception No. 2005209393; **THENCE** South 89°38'36" East, along the northerly line of said parcel described at Reception No. 2005209393, a distance of 10.00 feet; **THENCE** South 00°03'21" East, a distance of 226.50 feet; **THENCE** North 89°36'20" East, a distance of 13.68 feet; **THENCE** South 00°02'34" East, a distance of 37.32 feet to a point of curvature; **THENCE** along a curve to the left having a radius of 15.00 feet, a central angle of 45°35'17", an arc length of 11.93 feet, and a chord which bears South 22°50'13" East, a distance of 11.62 feet to the intersection with the southerly line of said parcel of land described in Book 1489 at Page 51; **THENCE** North 89°38'28" West along said southerly line, a distance of 28.18 feet to the **POINT OF BEGINNING**;

Said Parcel No. 501 containing 3,414 square feet or 0.078 acre(s) of land, more or less.

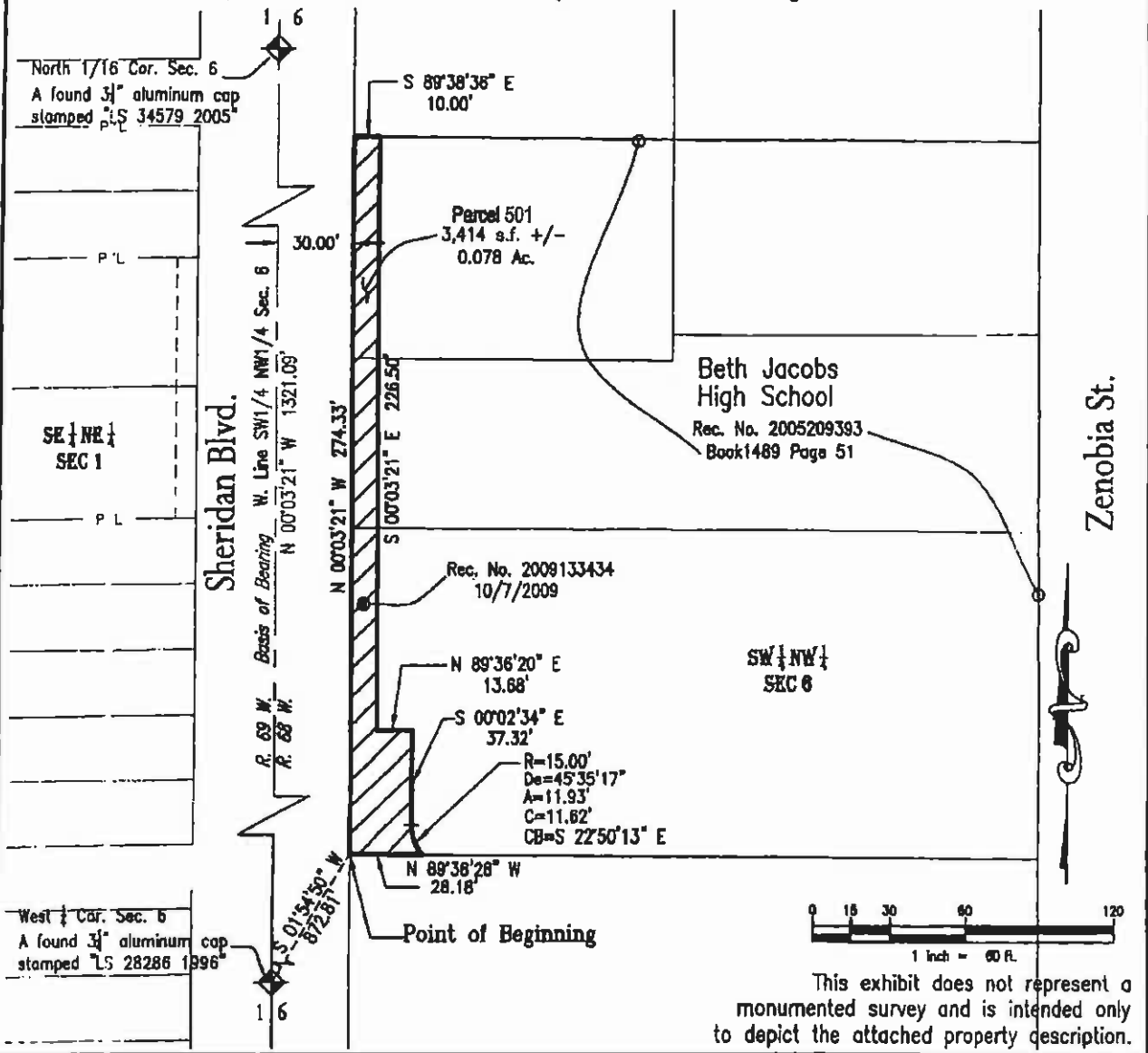
**Basis of Bearing:** West line of the Southwest Quarter of the Northwest Quarter of Section 6 bearing North 00°03'21" West (assumed), a distance of 1321.09 feet between a found 3-1/4" Aluminum Cap in a monument box stamped "LS 34579 2005" at the North One-sixteenth corner of said Section 6, T4S, R68W, 6<sup>th</sup> PM and Section 1, T4S, R69W, 6<sup>th</sup> PM and a 3-1/4" Aluminum Cap in a monument box stamped "LS 28286 1996" at the West Quarter corner of said Section 6.

Prepared by  
Kenneth W. Carlsson  
For and on behalf of Jacobs Engineering Group, Inc.  
707 17<sup>th</sup> Street, Suite 2300  
Denver, CO 80202  
303.820.5240



# EXHIBIT PARCEL NO. 501

SW1/4 NW1/4 Section 6, Township 4 South, Range 68 West, 6th P.M.



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

JACOBS PROJECT NO.		WXXV7410	
CLIENT PROJECT NO.		-	
REVISION DESCRIPTION			
DRAWN	JMS	DATE	6-25-10
SCALE	1"=60'		
<b>JACOBS</b>			
707 17th Street, Suite 2300, Denver CO 80202			
(303) 833-5240 Fax (303) 833-9849			
<small>THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS ENGINEERING GROUP INC. FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS ENGINEERING GROUP INC. SHALL BE AT THE SOLE RISK OF THE USER.</small>			

<b>PARCEL NO. 501</b>		
City and County of Denver		
SW1/4 NW1/4 Sec. 6, T4S, R68W		
TITLE:		
REVISION:	DRAWING NO.	SHEET NO.
	501-TK 20100511.dwg	2 of 2

**EXHIBIT "A"**

**PARCEL NUMBER: 502**

**Date: July 6, 2010**

**DESCRIPTION**

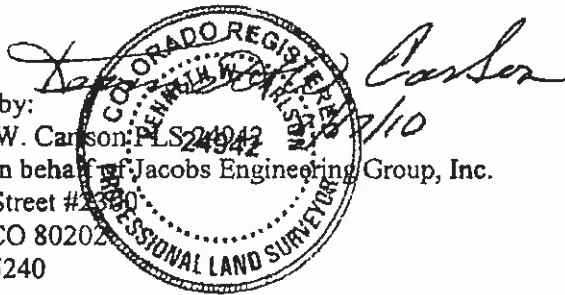
Parcel No. 502 containing 4,249 square feet, being all of that parcel of land as described in Reception No. 2009082034 recorded on June 30, 2009, also being part of a parcel of land described in Reception No's 2001172575 and 2001172576, all recorded in the records of the City and County of Denver Clerk and Recorder's Office, and located in the Southwest Quarter of the Northwest Quarter of Section 6, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, and being additionally described as follows:

**BEGINNING** at the Southwest corner of said parcel of land described in Reception No. 2001172576; **WHENCE** the West Quarter Corner of said Section 6 (a found 3/4" aluminum cap stamped "LS 28286 1996") bears South 07°56'09" West a distance of 215.79 feet;  
**THENCE** North 00°03'21" West, along the westerly line of said parcel and along easterly line of Sheridan Boulevard, a distance of 248.10 feet to the Northwest corner of said parcel of land described in Reception No. 2001172575;  
**THENCE** South 89°39'47" East, along the northerly line of said parcel described in Reception No. 2001172575, a distance of 17.14 feet;  
**THENCE** South 00°03'21" East, parallel with said westerly line, a distance of 248.10 feet to a point on the southerly line of said parcel of land described in Reception No. 2001172576;  
**THENCE** North 89°39'45" West, along said southerly line, a distance of 17.14 feet to the **POINT OF BEGINNING**;

Said Parcel No. 502 containing 4,249 square feet or 0.098 acre(s) of land, more or less.

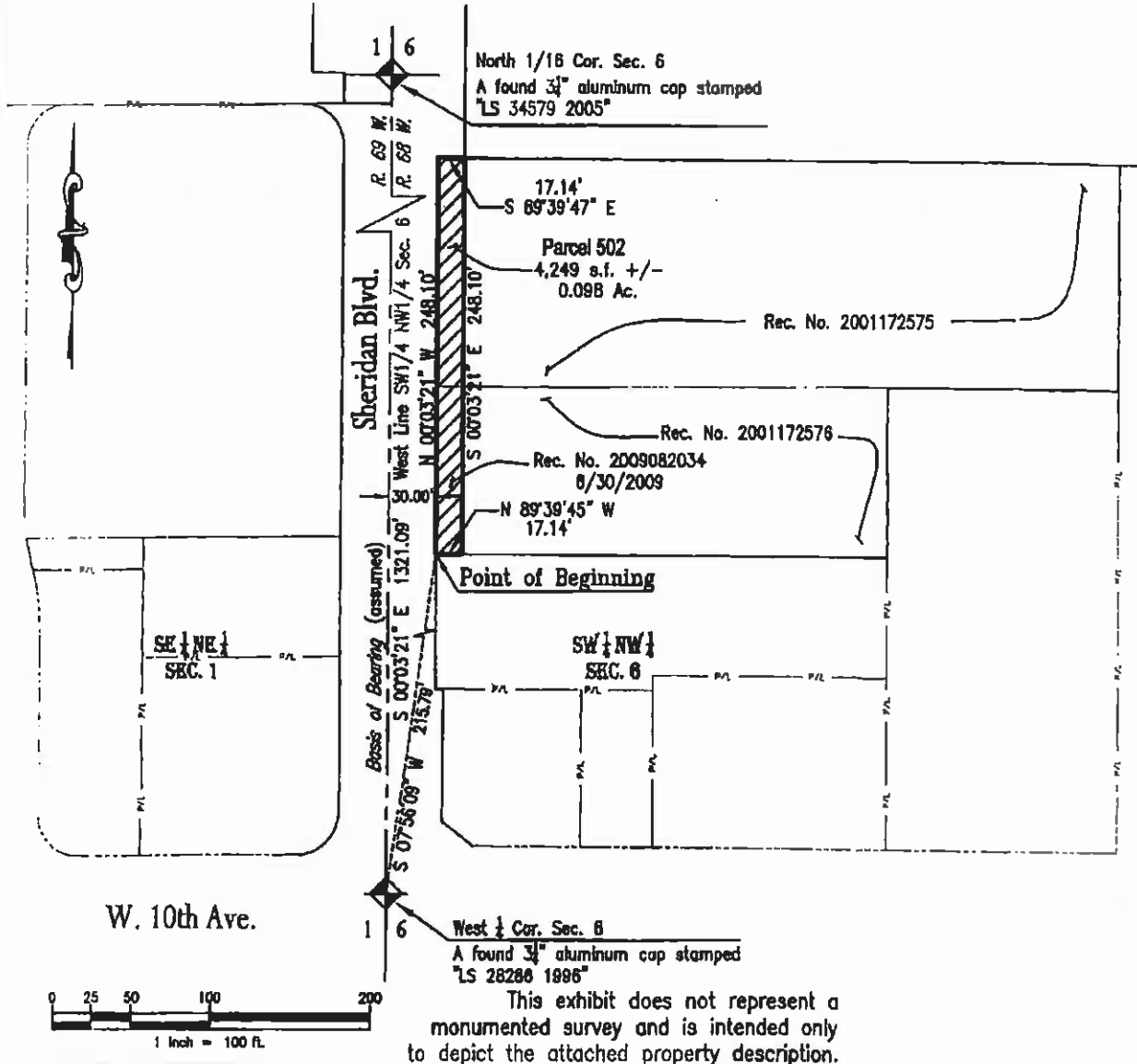
**Basis of Bearing:** West line of the Southwest Quarter of the Northwest Quarter of Section 6 bearing South 00°03'21" East (assumed), a distance of 1321.09 feet between a found 3-1/4" Aluminum Cap in a monument box stamped "LS 34579 2005" at the North One-sixteenth corner of said Section 6, T4S, R68W, 6<sup>th</sup> PM and Section 1, T4S, R69W, 6<sup>th</sup> PM and a 3-1/4" Aluminum Cap in a monument box stamped "LS 28286 1996" at the West Quarter corner of said Section 6.

Prepared by:  
Kenneth W. Carlson: PLS 24942  
For and on behalf of Jacobs Engineering Group, Inc.  
707 17<sup>th</sup> Street #2300  
Denver, CO 80202  
303.820.5240



# EXHIBIT PARCEL NO. 502

SW1/4 NW1/4 Section 6, Township 4 South, Range 68 West, 6th P.M.



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

JACOBS PROJECT NO.		WXY7410	
CLIENT PROJECT NO.		-	
REVISION OF DESCRIPTION			
DRAWN	JNS	DATE 7-8-2010	SCALE 1"=100'
<b>JACOBS</b>			
707 17th Street, Suite 2300, Denver CO 80202			
<small>(303) 850-8800 Fax (303) 850-8844</small>			
<small>THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS ENGINEERING GROUP INC. FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS ENGINEERING GROUP INC. SHALL BE AT THE SOLE RISK OF THE USER.</small>			

<b>PARCEL NO. 502</b>		
City and County of Denver		
SW1/4 NW1/4 Sec. 6, T4S, R68W		
TITLE:		
REVISION:	DRAWING NO. 502-TK 20100511.dwg	SHEET NO. 2 of 2

**EXHIBIT "A"**

**PARCEL NUMBER: 504**

**Date: July 6, 2010**

**DESCRIPTION**

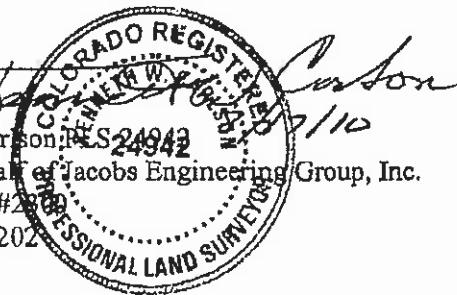
Parcel No. 504 containing 7,912 square feet, being a portion of a parcel of land as described in Reception No. 2010026742 recorded on March 9, 2010 and being a portion of a parcel of land as described in Reception No. 9700068462 and Reception No. 9700068463, all in the records of the City and County of Denver Clerk and Recorder's Office, and being part of Lots 28 through 39, inclusive, Block 8, Avondale as originally recorded in Plat Book 3 at Page 10 in the Arapahoe County Clerk and Recorder's Office, and located in the Northeast Quarter of the Northwest Quarter of Section 5, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, and being more particularly described as follows:

**BEGINNING** at the northeast corner of said Lot 39 and a point on the westerly right-of-way line of Federal Blvd.; **WHENCE** the North Quarter Corner of said Section 5 (a found chiseled "+" as referenced on State Monument Record accepted on March 26, 2008) bears N02°19'57"E a distance of 995.88 feet;  
THENCE S00°32'44"E along the westerly right of way of Federal Boulevard a distance of 274.25 feet to the southeasterly corner of said Reception No. 2010026742;  
THENCE S58°59'35"W along the southeasterly line of said Reception No. 2010026742 a distance of 43.23 feet;  
THENCE N03°17'45"E a distance of 121.59 feet;  
THENCE N02°26'07"E a distance of 175.19 feet to a point on the northerly line of said Lot 39;  
THENCE N89°46'16"E along the northerly line of said Lot 39 a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said Parcel 504 containing 7,912 square feet, (0.182 Acres), more or less.

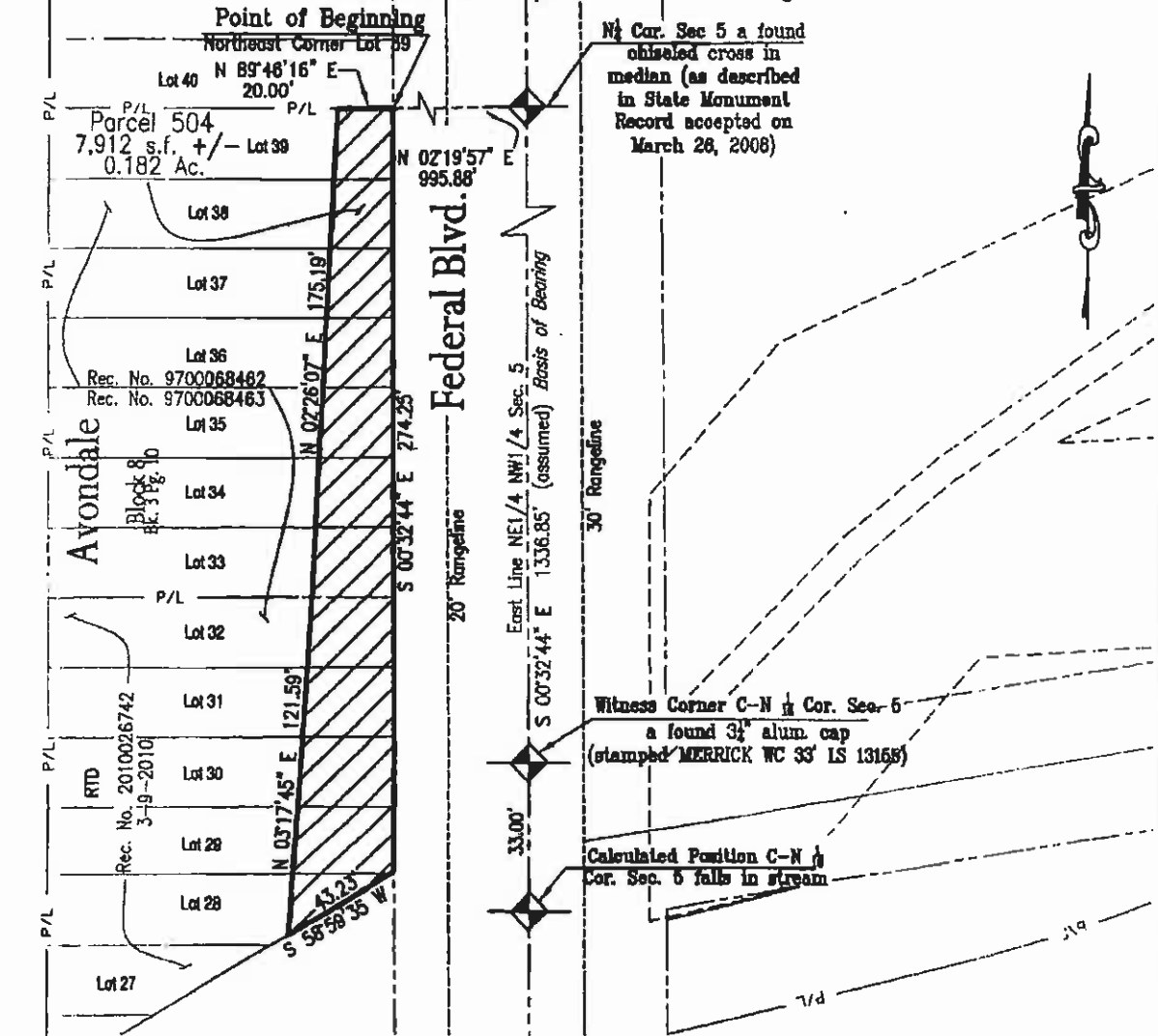
**Basis of Bearing:** East line of the Northeast Quarter of the Northwest Quarter of said Section 5 bearing South 00°32'44" East (assumed), a distance of 1336.85 feet between a found chiseled cross at the North Quarter corner of said Section 5, T4S, R68W, 6<sup>th</sup> PM as referenced on State Monument Record accepted on March 26, 2008 and a 3-1/4" Aluminum Cap at the Witness corner stamped "MERRICK WC 33' LS 13155" for the Center-North Sixteenth corner of said Section 5, T4S, R68W, 6<sup>th</sup> PM.

Prepared by: *Kenneth W. Carlson*  
Kenneth W. Carlson, PLS 24942  
For and on behalf of Jacobs Engineering Group, Inc.  
707 17<sup>th</sup> Street #2300  
Denver, CO 80202  
303.820.5240



# EXHIBIT PARCEL NO. 504

NE1/4 NW1/4 Section 5, Township 4 South, Range 68 West, 6th P.M.



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

JACOBS PROJECT NO. <span style="float: right;">WAV7410</span>	
CLIENT PROJECT NO. <span style="float: right;">-</span>	
REVISION DESCRIPTION	
DRAWN	JNS DATE 7-8-2010 SCALE 1"=60'
<b>JACOBS</b>	
707 17th Street, Suite 2300, Denver CO 80202 (303) 530-5249 Fax (303) 630-1442	
THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS ENGINEERING GROUP INC. FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS ENGINEERING GROUP INC. SHALL BE AT THE SOLE RISK OF THE USER.	

<b>PARCEL NO. 504</b> City and County of Denver NE1/4 NW1/4 Sec. 5, T4S, R68W		
TITLE:		
REVISION:	DRAWING NO. 504-TK 20100518.dwg	SHEET NO. 2 of 2



**EXHIBIT "A"**

**PARCEL NUMBER: 505**

**Date: June 25, 2010**

**DESCRIPTION**

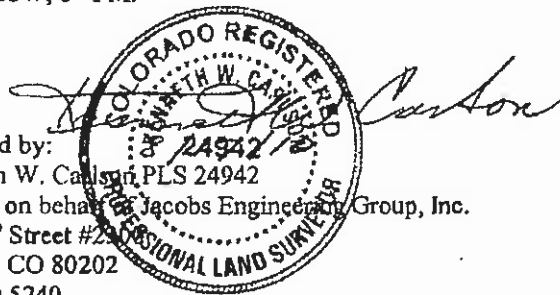
Parcel No. 505 containing 6,377 square feet, being all of that parcel of land as described in Reception No. 2010018578 recorded on February 18, 2010, also being a portion of a parcel of land as described in Book 9973, Page 491 recorded on December 30, 1968, all in the records of the City and County of Denver Clerk and Recorder's Office, and being part of Lots 34 through 43, inclusive, Block 8, Villa Park, as originally recorded in Plat Book 5, Page 38 in the records of the Arapahoe County Clerk and Recorder's Office and located in the Southeast Quarter of the Northwest Quarter of Section 5, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, and being additionally described as follows:

**BEGINNING** at the Southeast corner of said Lot 34, **WHENCE** the North Quarter Corner of said Section 5 (a found chiseled "+" as referenced on State Monument Record accepted on March 26, 2008) bears N00°44'44"E a distance of 1775.44 feet;  
THENCE S89°43'56"W along the southerly line of said Lot 34 a distance of 17.75 feet;  
THENCE N05°33'11"W tangent with the following described curve a distance of 102.30 feet;  
THENCE along the arc of a curve to the right, having a central angle of 3°10'28", a radius of 1554.50 feet, a chord bearing N03°57'57"W a distance of 86.11 feet, and an arc distance of 86.12 feet;  
THENCE N15°41'53"W a distance of 24.69 feet to a point on the northerly line of Book 9973, Page 491;  
THENCE N44°35'24"E along said northerly line a distance of 54.00 feet;  
THENCE S00°32'44"E along the westerly line of Federal Boulevard a distance of 249.88 feet to the **POINT OF BEGINNING**.

Said Parcel No. 505 containing 6,377 square feet or 0.146 acre(s) of land, more or less.

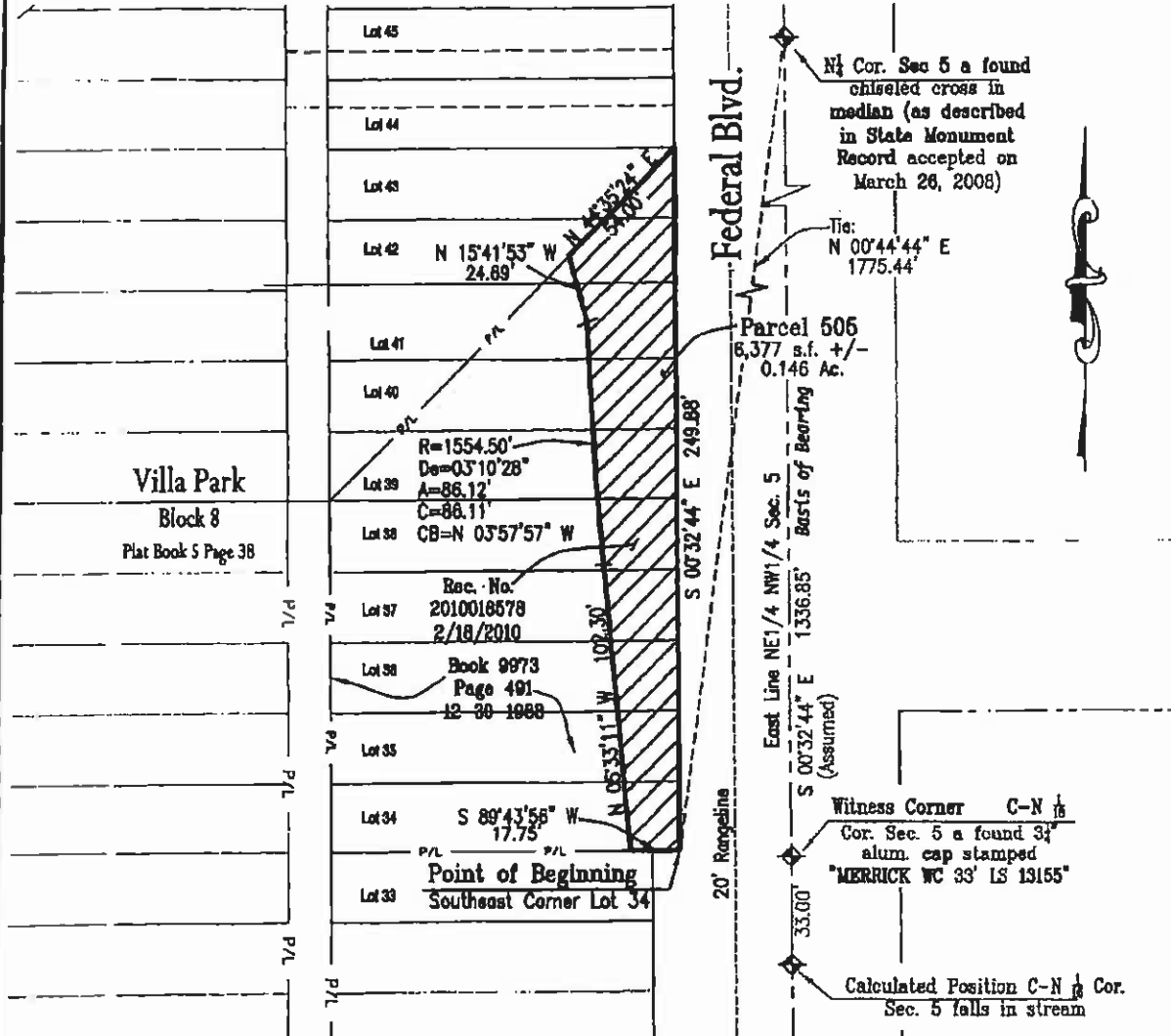
**Basis of Bearing:** East line of the Northeast Quarter of the Northwest Quarter of said Section 5 bearing South 00°32'44" East (assumed), a distance of 1336.85 feet between a found chiseled cross as referenced on State Monument Record accepted on March 26, 2008 at the North Quarter corner of said Section 5, T4S, R68W, 6<sup>th</sup> PM and a 3-1/4" Aluminum Cap at the Witness corner for the Center-North Sixteenth corner stamped "MERRICK WC 33' LS13155" of said Section 5, T4S, R68W, 6<sup>th</sup> PM.

Prepared by:  
Kenneth W. Carlson, PLS 24942  
For and on behalf of Jacobs Engineering Group, Inc.  
707 17<sup>th</sup> Street #200  
Denver, CO 80202  
303.820.5240



# EXHIBIT Parcel 505

SE 1/4 NW 1/4 Section 5, Township 4 South, Range 68 West, 6th P.M.



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

JACOBS PROJECT NO.		WXX7410	
CLIENT PROJECT NO.		-	
REVISION DESCRIPTION			
DRAWN	JES	DATE	6-25-10
		SCALE	1"=60'
<b>JACOBS</b>			
707 17th Street, Suite 2300, Denver CO 80202			
<small>(303) 833-8949 Fax (303) 833-6843</small>			
<small>THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PROVIDED BY JACOBS ENGINEERING GROUP INC. FOR THE PROJECT REPRESENTED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS ENGINEERING GROUP INC. SHALL BE AT THE SOLE RISK OF THE USER.</small>			

Parcel 505		
City and County of Denver		
SE 1/4 NW 1/4 Sec. 5, T4S, R68W		
TITLE:		
REVISION:	DRAWING NO.	SHEET NO.
	505-TK 20100513.dwg	2 of 2

**EXHIBIT "A"**

**PARCEL NUMBER: 506**

**Date: July 6, 2010**

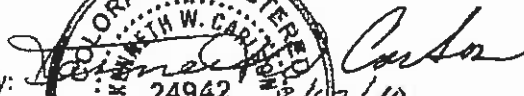
**DESCRIPTION**

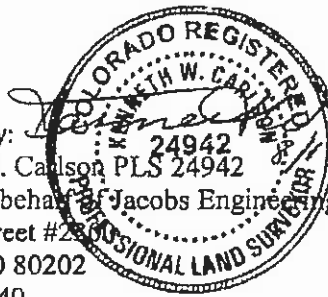
Parcel No. 506 containing 851 square feet, being all of that parcel of land described in Reception No. 2009156343 recorded December 2, 2009, also being a portion of a parcel of land described in Reception No. 9200138085, all in the records of the City and County of Denver Clerk and Recorder's Office, being a portion of Lots 30 through 33, inclusive, Block 8, Villa Park, as originally recorded in Plat Book 5, Page 38 in the records of the Arapahoe County Clerk and Recorder's Office and located in the Southeast Quarter of the Northwest Quarter of Section 5, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, and being additionally described as follows:

**COMMENCING** at the southeast corner of said Lot 30;  
Thence South 89°43'56" West along the southerly line of said Lot 30, a distance of 10.00 feet to the southwest corner of a parcel of land described in Book 980 Page 526, recorded on November 18, 1974 in said records and the **POINT OF BEGINNING**; **WHENCE** the North Quarter Corner of said Section 5 (a found chiseled "+" as referenced on State Monument Record accepted on March 26, 2008) bears North 00°58'56" East a distance of 1875.54 feet;  
Thence continuing along said southerly line, South 89°43'56" West, a distance of 8.87 feet;  
Thence North 00°08'56" West, a distance of 99.93 feet to a point on the northerly line of said Lot 33;  
Thence North 89°43'56" East along said northerly line of Lot 33 a distance of 8.18 feet to the northwest corner of said parcel of land described in said Book 980 Page 526.  
Thence South 00°32'44" East along the westerly line of said parcel of land described in said Book 980 Page 526, a distance of 99.93 feet to the **POINT OF BEGINNING**;

Said Parcel No. 506 containing 851 square feet or 0.020 acre(s) of land, more or less.

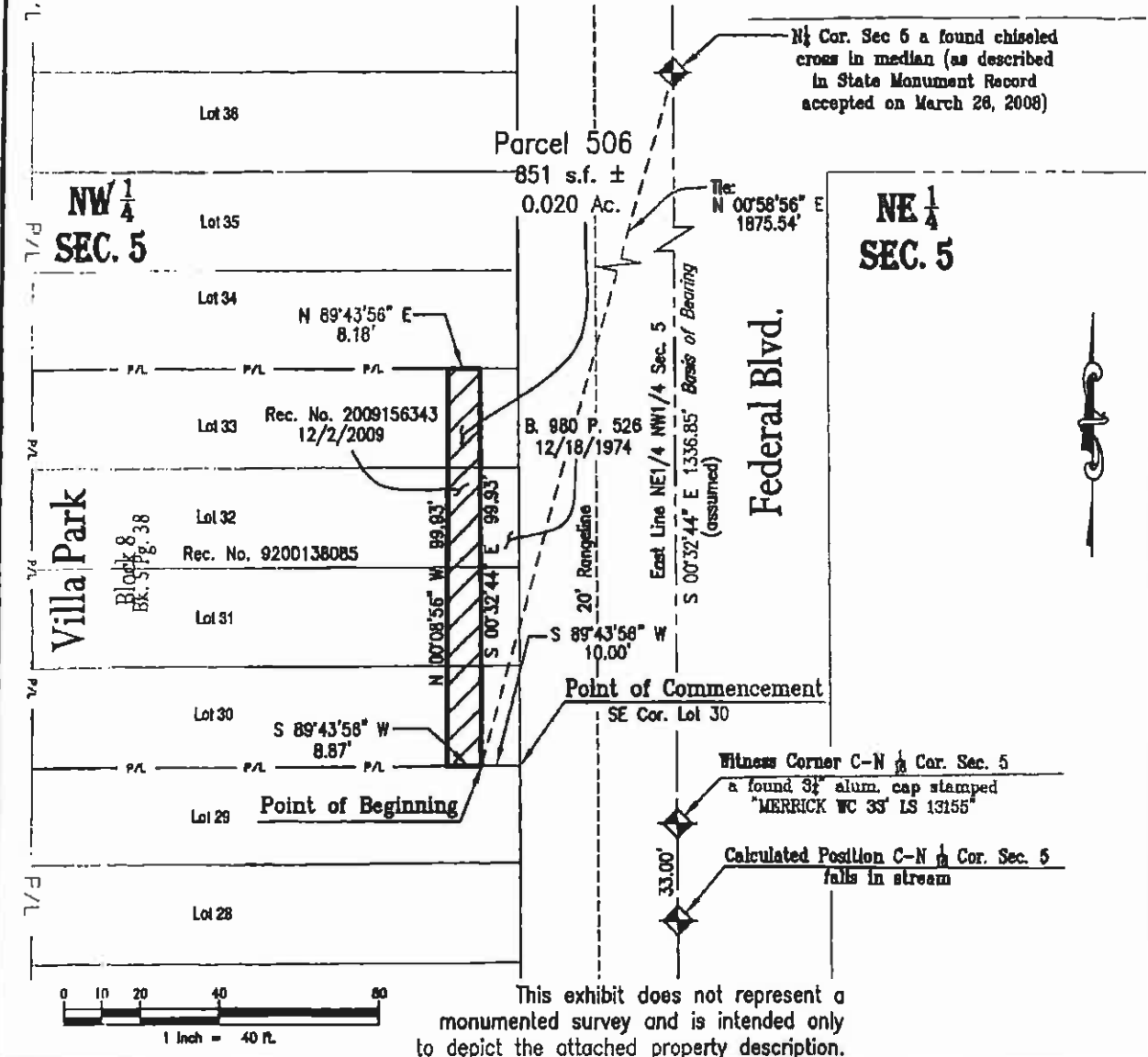
**Basis of Bearing:** East line of the Northeast Quarter of the Northwest Quarter of said Section 5 bearing South 00°32'44" East (assumed), a distance of 1336.85 feet between a found chiseled cross as referenced on State Monument Record accepted on March 26, 2008 at the North Quarter corner of said Section 5, T4S, R68W, 6<sup>th</sup> PM and a 3-1/4" Aluminum Cap at the Witness corner for the Center-North Sixteenth corner stamped "MERRICK WC 33' LS 13155" of said Section 5, T4S, R68W, 6<sup>th</sup> PM.

Prepared by:   
Kenneth W. Carlson PLS 24942  
For and on behalf of Jacobs Engineering Group, Inc.  
707 17<sup>th</sup> Street #2800  
Denver, CO 80202  
303.820.5240



# EXHIBIT PARCEL NO. 506

SE1/4 NW1/4 Section 5, Township 4 South, Range 68 West, 6th P.M.



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

JACOBS PROJECT NO.		WVXV7410	
CLIENT PROJECT NO.		-	
REVISION DESCRIPTION			
DRAWN	JNS	DATE	7-6-2010
SCALE		1"=40'	
<b>JACOBS</b>			
707 17th Street, Suite 2300, Denver CO 80202			
(303) 820-3240 Fax (303) 820-4942			
THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS ENGINEERING GROUP INC. FOR THE PROJECT INDICATED. ANY USE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS ENGINEERING GROUP INC. SHALL BE AT THE SOLE RISK OF THE USER.			

<b>PARCEL NO. 506</b> City and County of Denver SE1/4 NW1/4 Sec. 5, T4S, R68W		
TITLE:		
REVISION:	DRAWING NO.	SHEET NO.
	506-TK 20100514.dwg	2 of 2

**EXHIBIT "A"**

**PARCEL NUMBER: 507**

**Date: July 20, 2010**


**DESCRIPTION**

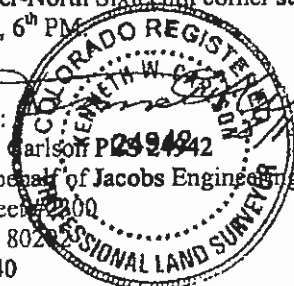
Parcel No. 507 containing 4,429 square feet, being all that parcel of land as described in Reception No. 2010013814 recorded on February 2, 2010 also being part of a parcel of land as described in Reception No. 013337 recorded on January 7, 1986 and being a portion of a vacated alley as described in Ordinance No. 334 Series of 1991, all in the records of the City and County of Denver Clerk and Recorder's Office, and being part of Lots 40 through 44, inclusive, Block 8, Avondale as originally recorded in Plat Book 3 at Page 10 in the Arapahoe County Clerk and Recorder's Office, and located in the Northeast Quarter of the Northwest Quarter of Section 5, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, and being additionally described as follows:

**BEGINNING** at the southeast corner of said Lot 40; **WHENCE** the North Quarter Corner of said Section 5 (a found chiseled "+" as referenced on State Monument Record accepted on March 26, 2008) bears N02°19'57"E a distance of 995.88;  
**THENCE** S89°46'16"W along the southerly line of said Lot 40 a distance of 20.00 feet;  
**THENCE** N00°33'42"W a distance of 98.25 feet;  
**THENCE** S88°59'49"W a distance of 112.91 feet to a point on the centerline of said vacated alley;  
**THENCE** N00°36'08"W along centerline of said vacated alley a distance of 20.00 feet to a point on the southerly line of that tract of land described in the deed recorded in Book 9106, Page 160 on September 26, 1963 in said records;  
**THENCE** N88°59'49"E along said southerly line of said Book 9106, Page 160 a distance of 111.53 feet to a point on the southwesterly line of that tract of land described in the deed recorded in Book 8390, Page 363 on July 7, 1959 in said records;  
**THENCE** S49°55'12"E along said southwesterly line of Book 8390, Page 363 a distance of 28.22 feet to a point on the easterly line of said Block 8;  
**THENCE** S00°32'44"E along said easterly line of Block 8 a distance of 99.98 feet to the **POINT OF BEGINNING**.

Said Parcel No. 507 containing 4,429 square feet or 0.102 acre(s) of land, more or less.

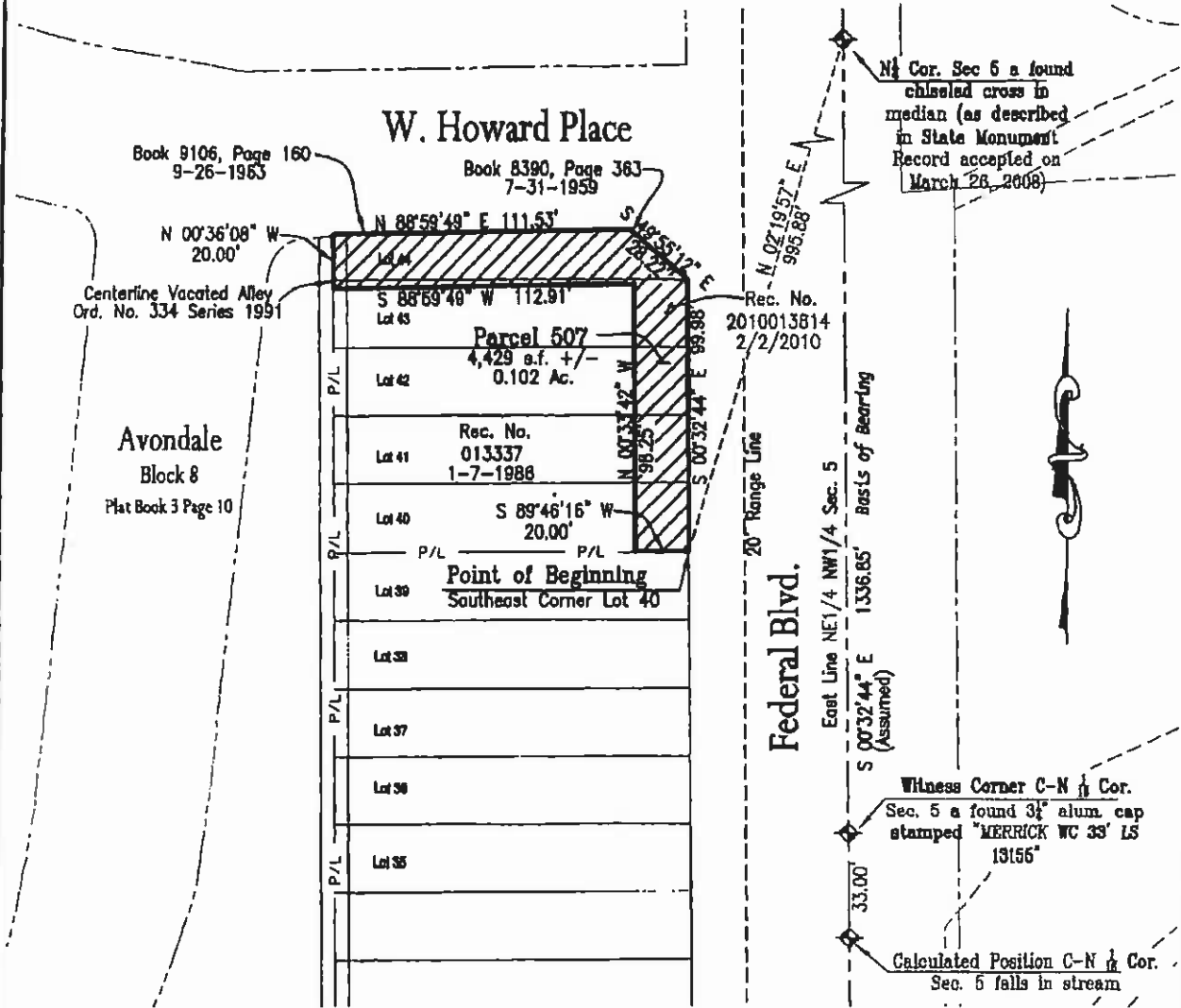
**Basis of Bearing:** East line of the Northeast Quarter of the Northwest Quarter of said Section 5 bearing South 00°32'44" East (assumed), a distance of 1336.85 feet between a found chiseled cross as referenced on State Monument Record accepted on March 26, 2008 at the North Quarter corner of said Section 5, T4S, R68W, 6<sup>th</sup> PM and a 3-1/4" Aluminum Cap at the Witness corner for the Center-North Sixteenth corner stamped "MERRICK WC 33' LS 13155" of said Section 5, T4S, R68W, 6<sup>th</sup> PM.

Prepared by:   
Kenneth W. Carlson P23942  
For and on behalf of Jacobs Engineering Group, Inc.  
707 17<sup>th</sup> Street  
Denver, CO 80202  
303.820.5240



# EXHIBIT Parcel 507

NE 1/4 NW 1/4 Section 5, Township 4 South, Range 68 West, 6th P.M.



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

JACOBS PROJECT NO.	WVXV7410
CLIENT PROJECT NO.	-
REVISION DESCRIPTION	
DRAWN	JES
DATE	7-5-2010
SCALE	1"=60'

**JACOBS**  
707 17th Street, Suite 2300, Denver CO 80202  
(303) 880-3346 Fax (303) 880-4843

THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS ENGINEERING GROUP INC. FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS ENGINEERING GROUP INC. SHALL BE AT THE SOLE RISK OF THE USER.

Parcel 507  
City and County of Denver  
NE 1/4 NW 1/4 Sec. 5, T4S, R68W

TITLE:

REVISION:	DRAWING NO. 507-TK 20100514.dwg	SHEET NO. 2 of 2
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**EXHIBIT "A"**  
**PARCEL NUMBER: 511**  
**Date: July 6, 2010**  
**DESCRIPTION**

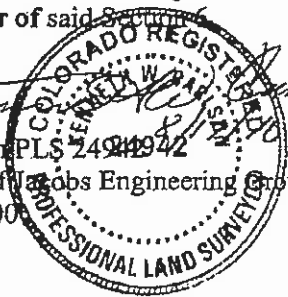
Parcel No. 511 containing 515 square feet, being all of that parcel of land as described in Reception No. 2010087791, recorded on August 9, 2010 and being a portion of a parcel of land described in Reception No. 003196, as recorded in the records of the City and County of Denver Clerk and Recorder's Office on December 11, 1985, and located in the Southwest Quarter of the Northwest Quarter of Section 6, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, and being additionally described as follows:

**COMMENCING** at the West Quarter corner of said Section 6 (a found 3 1/4" aluminum cap in a monument box stamped "T4S 1/4 R69W|R68W S1|S6 LS 28286 1996");  
**WHENCE** the North Sixteenth corner of said Section 6 (a found 3 1/4" aluminum cap in a monument box stamped "COLO DEPT OF TRANSPORTATION T4S R69W R68W N 1/16 S1|S6 2005 PLS NO 34579") bears North 00°03'21" West a distance of 1321.09 feet;  
**THENCE** North 38°02'02" East a distance of 56.74 feet to a point on the easterly line of a parcel of land as described in Reception No. 007498 recorded on December 23, 1985 in said records, also being the **POINT OF BEGINNING**;  
**THENCE** North 00°03'21" West along said easterly line a distance of 85.00 feet to a point on the northerly line of said parcel of land as described in said Reception No. 003196;  
**THENCE** South 89°43'37" East along said northerly line a distance of 5.91 feet;  
**THENCE** South 00°03'21" East a distance of 89.41 feet to a point on the northeasterly line of said parcel of land as described in Reception No. 007498;  
**THENCE** North 53°07'39" West along said northeasterly line, a distance of 7.39 feet to the **POINT OF BEGINNING**.

Parcel No. 511 contains 515 square feet, (0.012 Acres), more or less.

**Basis of Bearings:** The west line of the Southwest Quarter of the Northwest Quarter of Section 6 bearing South 00°03'21" East (assumed), a distance of 1321.09 feet between a found 3-1/4" Aluminum Cap in a monument box stamped "LS 34579 2005" at the North One-sixteenth corner of said Section 6, T4S, R68W, 6<sup>th</sup> PM and Section 1, T4S, R69W, 6<sup>th</sup> PM and a 3-1/4" Aluminum Cap in a monument box stamped "LS 28286 1996" at the West Quarter corner of said Section 6.

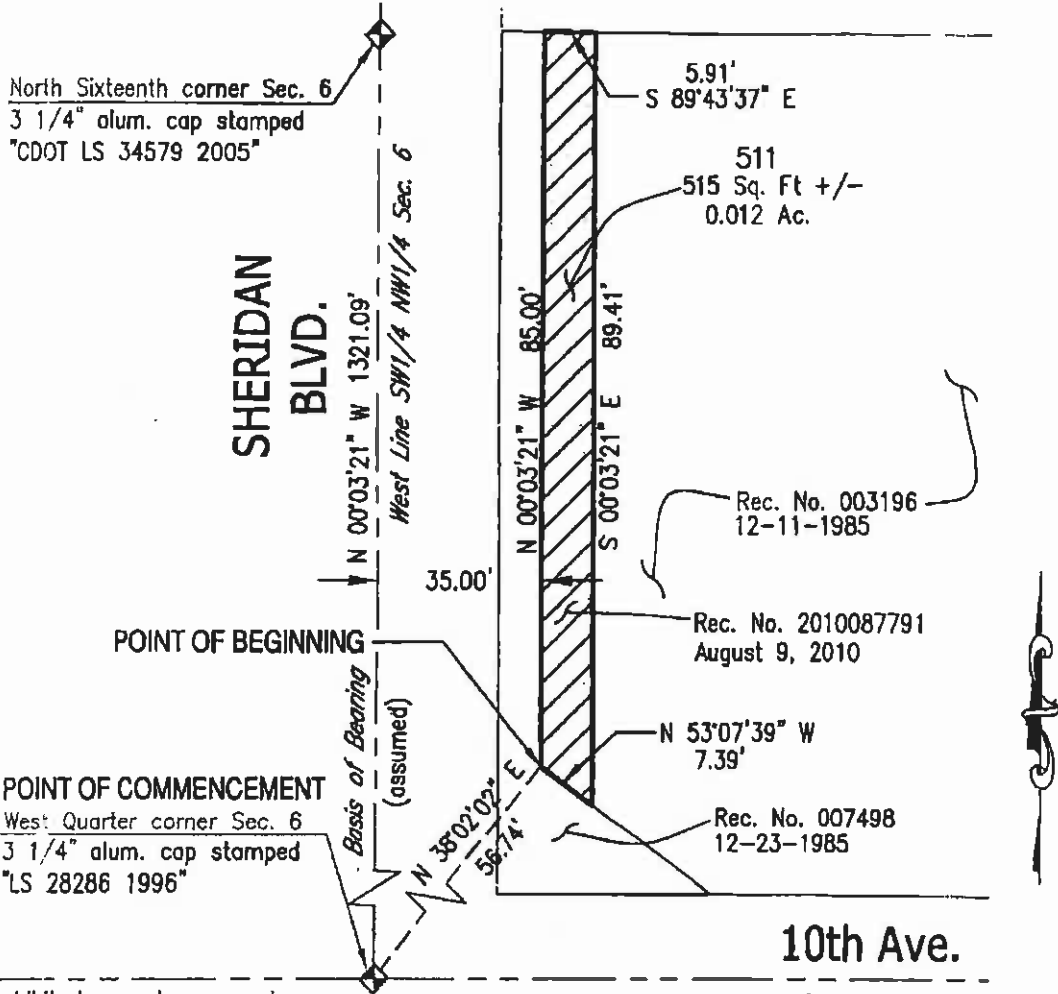
Prepared by:   
Kenneth W. Carlson  
For and on behalf of Jacobs Engineering Group, Inc.  
707 17<sup>th</sup> Street #2300  
Denver, CO 80202  
303.820.5240



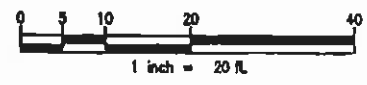
# EXHIBIT

## PARCEL NO. 511

SW $\frac{1}{4}$  NW $\frac{1}{4}$  Section 6, Township 4 South Range 68 West, 6th P.M.



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



JACOBS PROJECT NO.			
CLIENT PROJECT NO.			
REVISION DESCRIPTION			
DRAWN	JNS	DATE 7-6-2010	SCALE 1"=20'
<b>JACOBS</b>			
707 17th Street, Suite 2300, Denver CO 80202			
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<b>PARCEL NO. 511</b> City and County of Denver SW1/4 NW1/4 SEC 6, T4S, R68W, 6th P.M.		
TITLE:		
REVISION:	DRAWING NO. 511-TK 20100519.dwg	SHEET NO. 2 of 2