



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: Melinda Olivarez, City Attorney's Office
FROM: *FOR* Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services *Lindsay H. Sturlock*

DATE: September 21, 2010

ROW #: 2010-0375-01 **SCHEDULE #:** Parcel # 1 0606315018000 Parcel # 2 0606315017000
Parcel # 3 0501501016000 Parcel # 4 0236401042000
Parcel # 5 0130324023000 Parcel # 6 0130324022000
Parcel # 7 0225426016000 Parcel # 8 0225426017000
Parcel # 9 0225136019000 Parcel # 10 0225136021000

TITLE: This request is to dedicate existing City owned land as Colorado Blvd. Located at: Colorado Blvd between 7th Ave. and 8th Ave., Colorado Blvd and 8th Ave., Colorado Blvd and 16th Ave., Colorado Blvd, between 28th Ave. and 29th Ave., Colorado Blvd., between Bruce Randolph Ave and 35th Avenue.

SUMMARY: Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as Colorado Blvd.

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 Colorado Blvd. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW (# 2010-0375-01) HERE.

A map of the area to be dedicated is attached.

RD/JL/LRA

- cc: Asset Management, Steve Wirth
- City Councilperson and Aides, Marcia Johnson, District # 5
- City Councilperson and Aides, Carla Madison, District # 8
- City Councilperson and Aides, Jeanne Robb, District # 10
- City Council Staff, Gretchen Williams
- Department of Law, Karen Aviles
- Department of Law, Melinda Olivarez
- Department of Law, Arlene Dykstra
- Environmental Services, David Erickson
- Mayor's Office, City Council Liaison, R. D. Sewald
- Mayor's Office, Heather Barry
- Public Works, Manager's Office, Christine Downs
- Public Works, Manager's Office, Daelene Mix
- Public Works, Right-of-Way Engineering Services, Rob Duncanson
- Public Works, Right-of-Way Engineering Services, John Lautenschlager
- Public Works Survey-Paul Rogalla
- Owner: City and County of Denver

Project file folder 2010-0375-01



ORDINANCE/RESOLUTION REQUEST

Please email requests to Daelene Mix at
daelene.mix@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: September 21, 2010

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 existing City owned land as Colorado Blvd. Located at: Colorado Blvd between 7th Ave. and 8th Ave., Colorado Blvd and 8th Ave., Colorado Blvd and 16th Ave., Colorado Blvd, between 28th Ave. and 29th Ave., Colorado Blvd., between Bruce Randolph Ave and 35th Avenue.

3. **Requesting Agency:** Public Works Right-of-Way Engineering 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:** Daelene Mix
- **Phone:** 720-865-8720
- **Email:** daelene.mix@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 Colorado Blvd.

****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:** n/a
- c. **Location:** Colorado Blvd between 7th Ave. and 8th Ave., Colorado Blvd and 8th Ave., Colorado Blvd and 16th Ave., Colorado Blvd between 28th Ave and 29th Ave., Colorado Blvd between Bruce Randolph Ave. and 35th Ave.
- d. **Affected Council District:** # 5, Marcia Johnson, # 8, Carla Madison and # 10, Jeanne Robb
- e. **Benefits:** n/a
- f. **Costs:** n/a

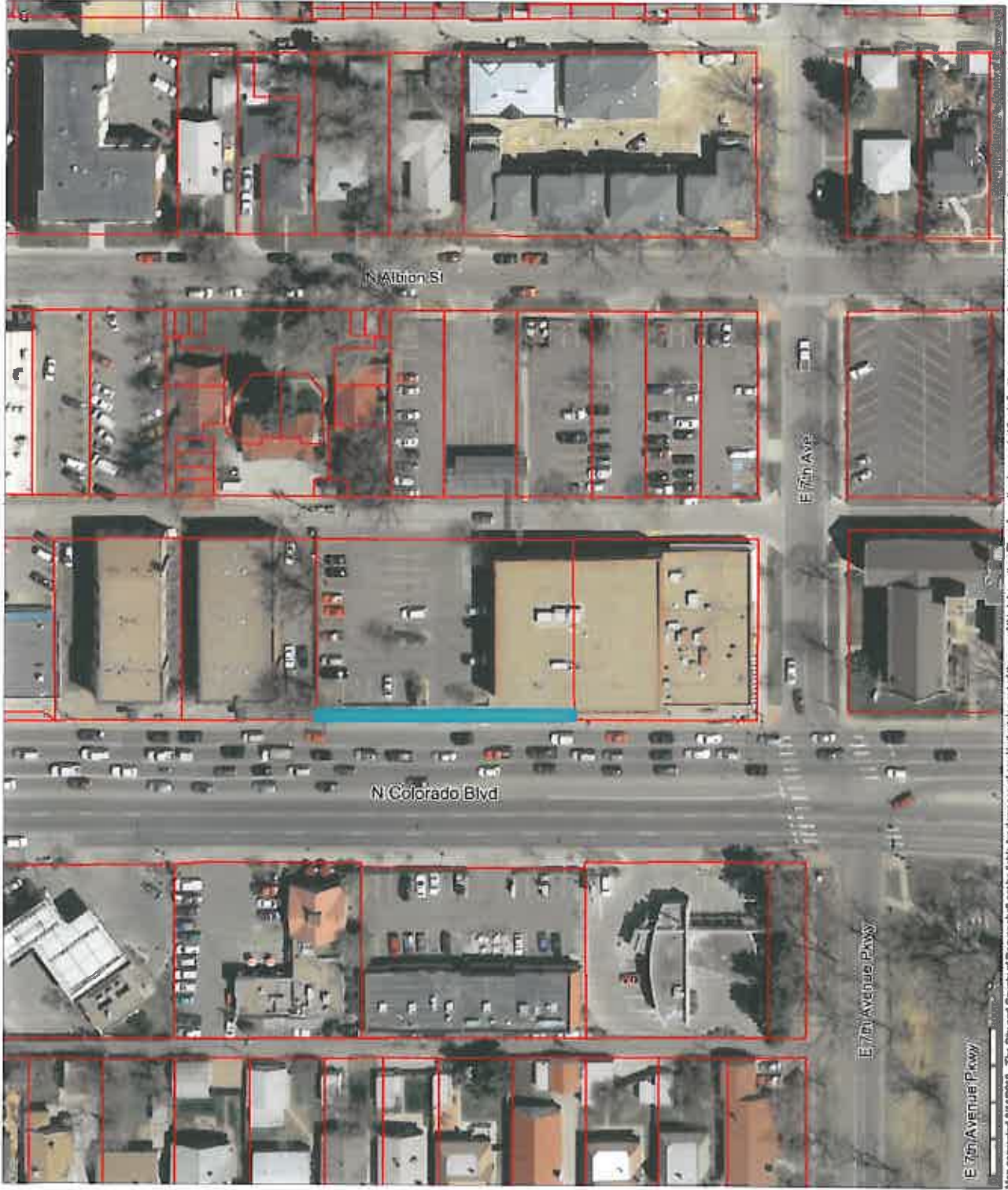
7. **Is there any controversy surrounding this ordinance?** *(Groups or individuals who may have concerns about it?)* Please explain. None

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

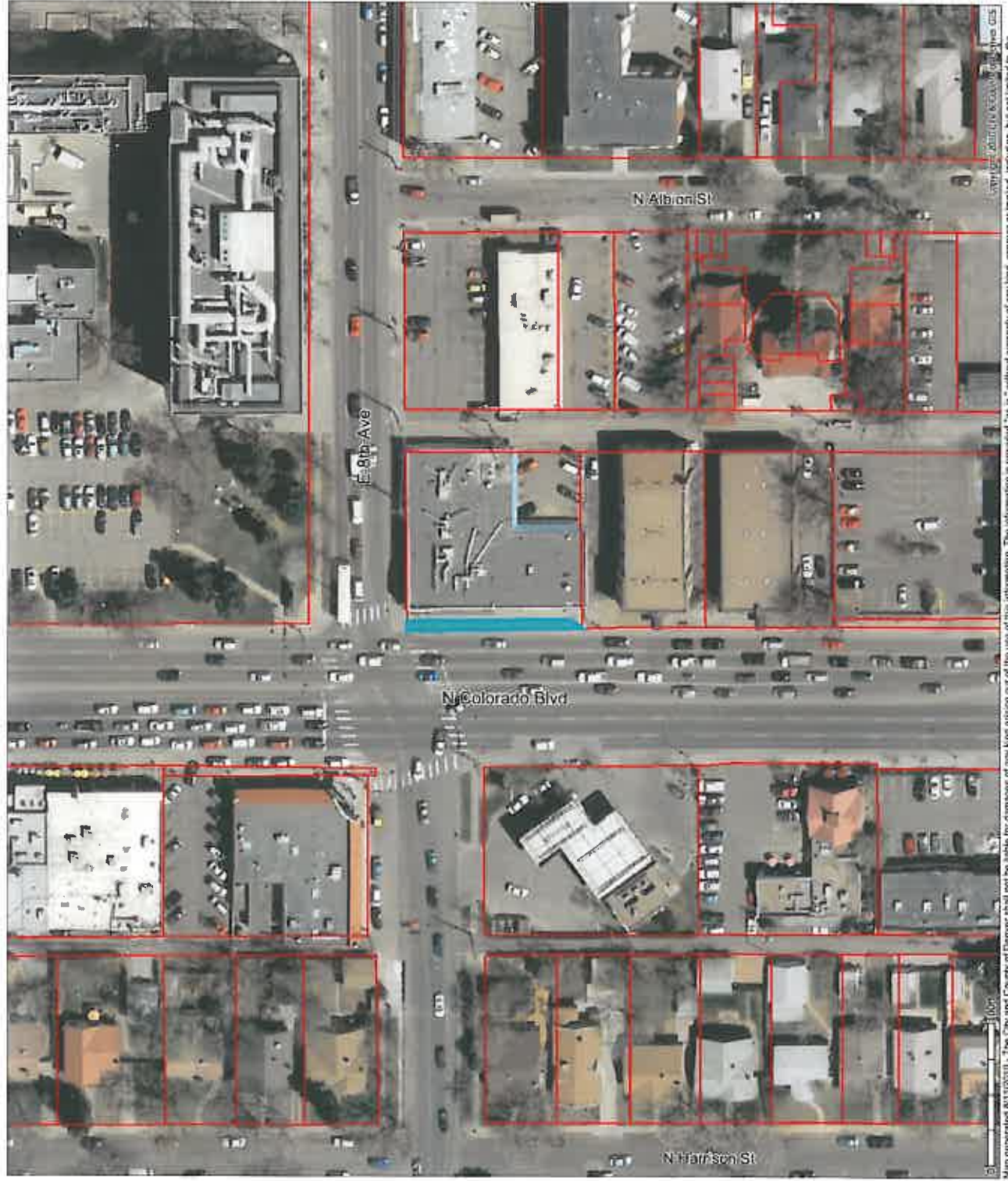
Date Entered: _____

Colorado Blvd. Parcel 1



Map generated 01/22/2010 - 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.

Colorado Blvd. Parcel 2



- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

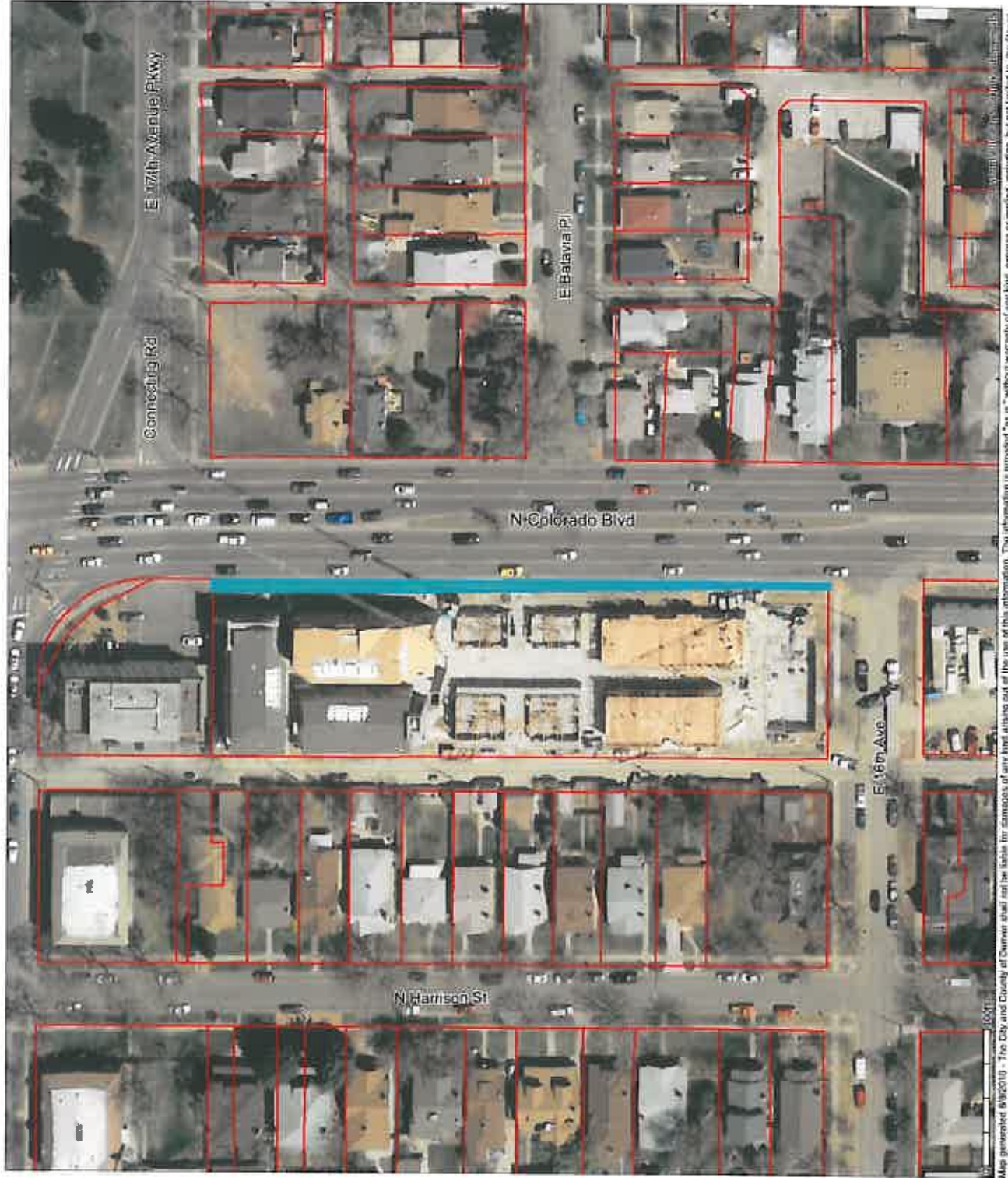
Map generated 8/15/2011 - The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the accuracy or timeliness of the information. This is not a legal document.

Colorado Blvd. Parcel 3



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Colorado Blvd. Parcel 4



- Street Centerline
- Dedicating Ordinances
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 4/18/2018. 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 instrument.

Colorado Blvd. Parcel 5



- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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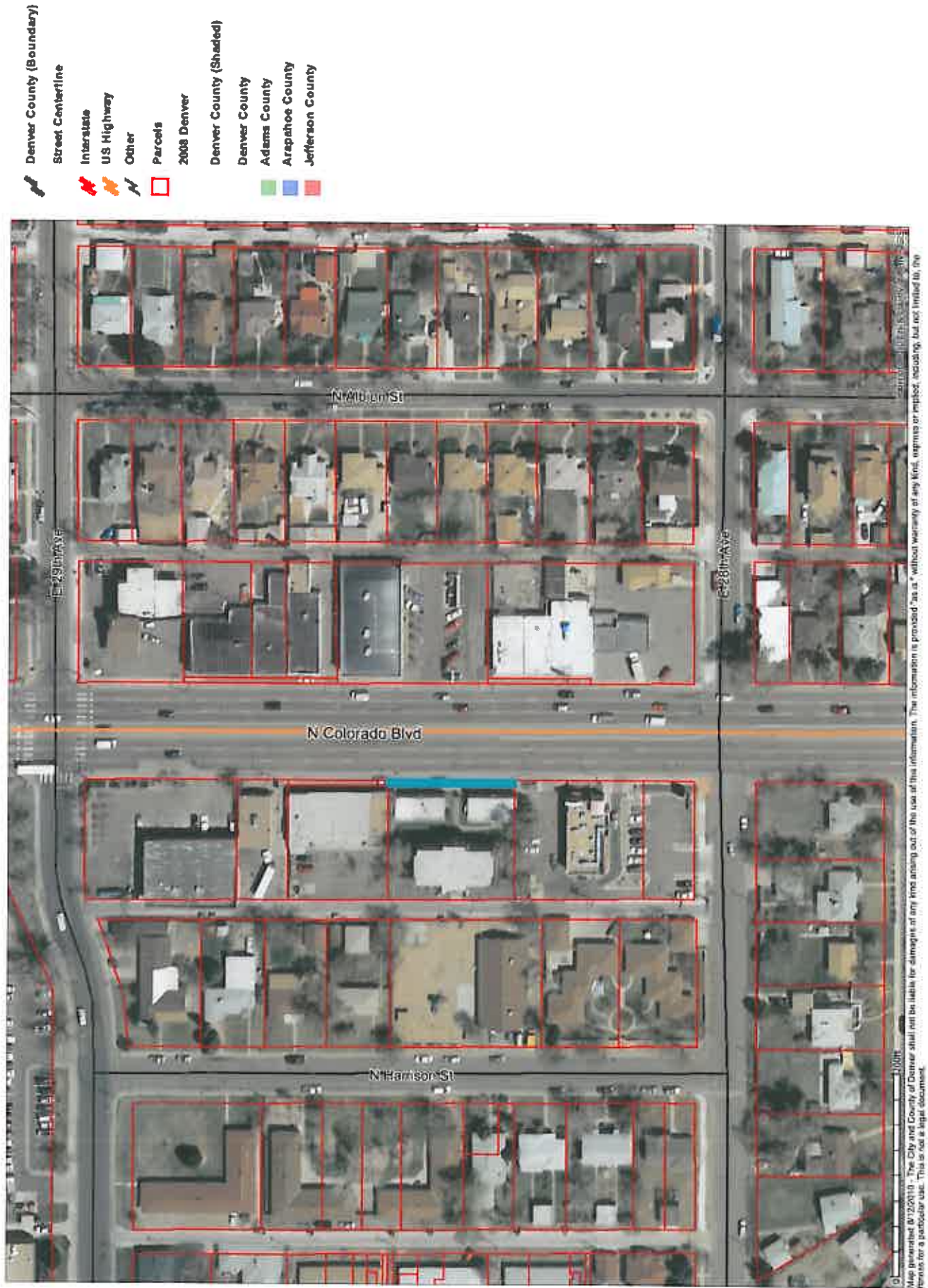
Colorado Blvd. Parcel 6

- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County



Map generated 8/12/2010 - 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.

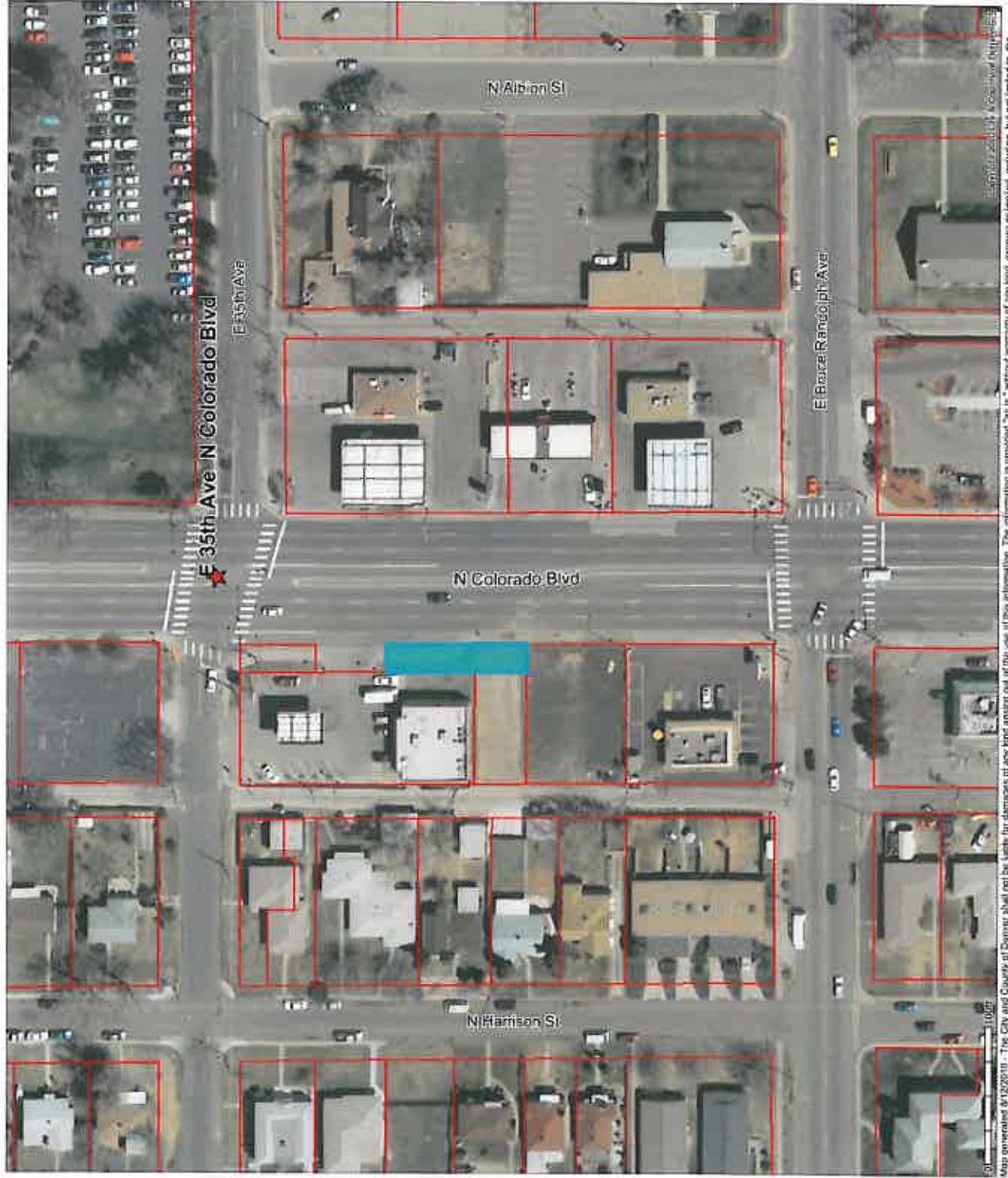
Colorado Blvd. Parcel 7



Colorado Blvd. Parcel 8



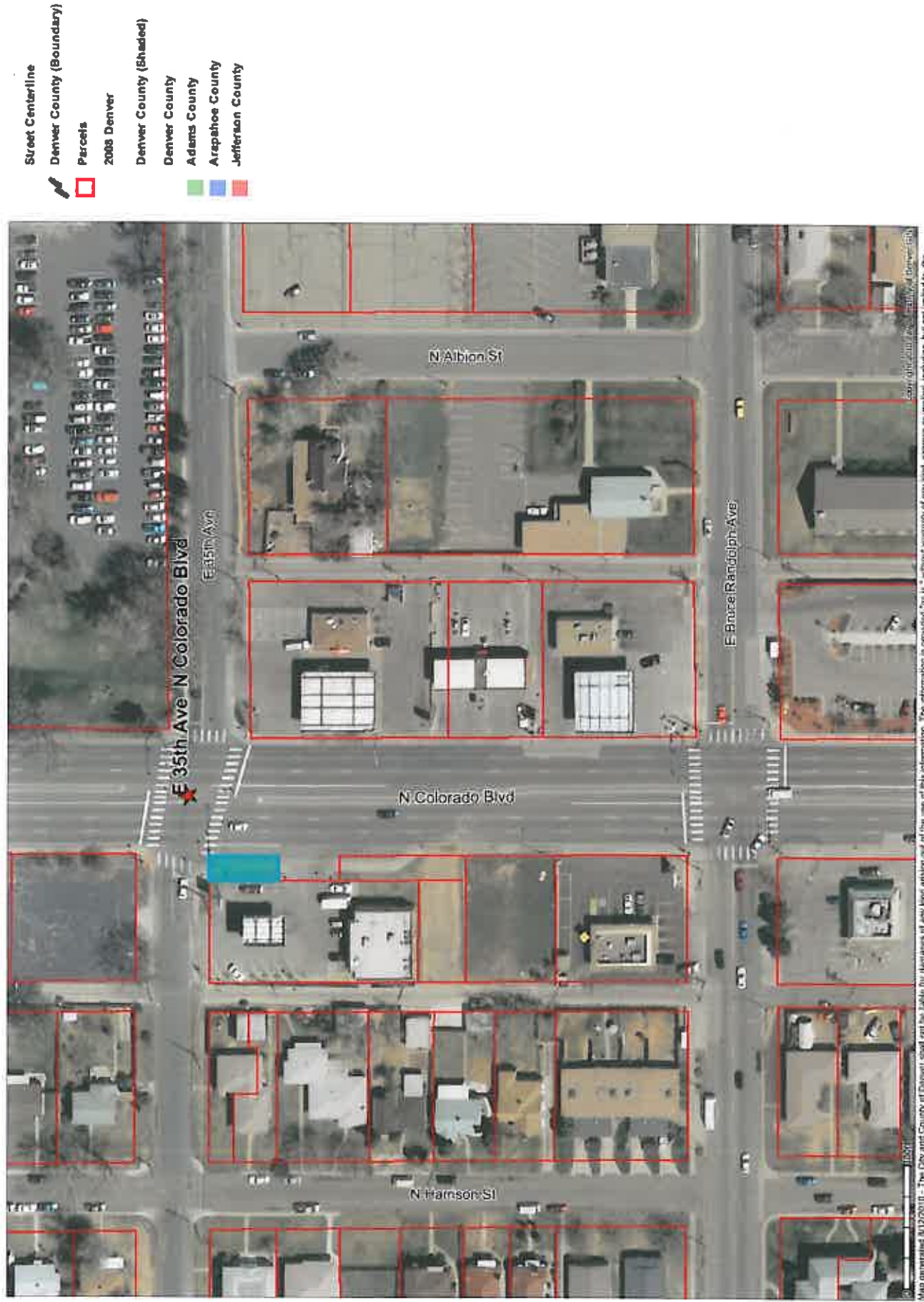
Colorado Blvd. Parcel 9



- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 11/2/2011. 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, accuracy for a particular use. This is not a legal document.

Colorado Blvd. Parcel 10



Two parcel's of land located in the Southwest 1/4 of Section 6, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 1

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 30th of October 1958 in Book 8266 Page 154 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

The west 5 feet of Lots 13 to 19, Block 1, Skinner Bro's Subdivision.

Parcel 2

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 30th of October 1958 in Book 8266 Page 151 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

The west 5 feet of the west 74 feet of Lots 1 to 5, Block 1, Skinner Bro's Subdivision.

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

Parcel 3

A parcel of land conveyed by Executor's Deed to the City & County of Denver, recorded on the 30th of October 1958 in Book 8266 Page 156 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

The East Five (5) feet of Lots Eighteen (18) to Twenty-three (23), inclusive, Block Three Hundred Twenty-nine (329), Capitol Avenue Subdivision, Third Filing, except the South Five (5) feet of the East One Hundred Nine-teen (119) feet of said Lot Eighteen (18).

A parcel of land located in the Southeast 1/4 of Section 36, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 4

A parcel of land conveyed by Correction Deed to the City & County of Denver, recorded on the 21st of April 2008 by Reception No. 2008053579 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

A parcel of land located in the SE1/4 of Section 36, Township 3 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, more particularly described as follows: A portion of Lots 24 thru 41, Block 1, Colfax Ave Park Subdivision, more particularly described as follows: Beginning at the southeast Corner of Block 1, Colfax Avenue Park Subdivision; thence N 00°00'00" E a distance of 450.00 feet to the northeast corner of said Lot 41; thence N 89°48'20" W along the north line of said Lot 41, a distance of 8.00 feet; thence S 00°00'00" E a distance of 150.00 feet; thence S 01°08'45" E a distance of 250.07 feet; thence S 00°00'00" E a distance of 50.00 feet to a point of the south line of said Block 1; thence S 89°48'20" E along said south line, a distance of 3.00 feet to the point of beginning. The above described parcel contains 2,725 square feet or 0.06256 acres more or less.

Two parcels of land located in the Southwest 1/4 of Section 30, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 5

A portion of a parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 12th of November 1958 in Book 8272 Page 486 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

The west 5 feet of Lots 17 to 20, Block 8, Park Hill Heights.

Parcel 6

A portion of a parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 12th of November 1958 in Book 8272 Page 486 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

The west 5 feet of Lot 8 and the south 9.38 feet of Lot 7, Block 8, Park Hill Heights.

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 12th of November 1958 in Book 8272 Page 489 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

The west 5 feet of Lots 9 and 10, Block 8, Park Hill Heights.

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 12th of November 1958 in Book 8272 Page 483 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

The west 5 feet of Lots 5 and 6, and the north 15.62 feet of Lot 7, Block 8, Park Hill Heights.

Two parcels of land located in the Southeast 1/4 of Section 25, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 7

A parcel of land conveyed by Bargain and Sell Deed to the City & County of Denver, recorded on the 10th of February 1959 in Book 8309 Page 539 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

The East 5 feet of Lots 32 to 36, Block 2, Buell's Addition.

Parcel 8

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 10th of February 1959 in Book 8309 Page 542 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

The East 5 feet of Lots 37 to 40, Block 2, Buell's Addition.

Two parcels of land located in the Northeast 1/4 of Section 25, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 9

A portion of a parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 29th of November 1950 in Book 6838 Page 194 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

The east 20 feet of the east 40 feet of Lots 23 to 26, Block 2, East View Addition.

Parcel 10

A portion of a parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 2nd of May 1955 in Book 7668 Page 206 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

The east 20 feet of the east 40 feet of the west 103.5 feet of Lots 29 and 30, Block 2, East View Addition.

44723
8266 154

OCT 30 1958

Recorded at _____ o'clock _____ M

Reception No.

44723

080

6

THIS DEED, Made this 12th day of SEPTEMBER
in the year of our Lord one thousand nine hundred and FIFTY-EIGHT
between MAX KURTZ

RECORDER'S STAMP
OCT 30 AM 6 47
8266 154
RECORDED IN BOOK
CHARLES D. BYRNE
CLERK AND RECORDER

1 FEE 10

CITY AND County of DENVER and State of Colorado, of the first part, and CITY AND COUNTY OF DENVER, A MUNICIPAL corporation organized and existing under and by virtue of the laws of the State of COLORADO of the second part;

1127
eye

WITNESSETH, That the said party of the first part, for, and in consideration of the sum of ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATIONS to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confer, unto the said party of the second part, its successors and assigns forever, all the following described lot or parcel of land, situate, lying and being in the CITY AND County of DENVER, and State of Colorado, to-wit: THE WEST 5 FEET OF LOTS 13 TO 19, BLOCK 1, SKINNER BROS SUBDIVISION; BUT ON CONDITION THAT THE SAID PREMISES HEREIN DESCRIBED SHALL BE USED ONLY AS A PUBLIC PARKING AREA FOR MOTOR VEHICLES, AND ON THE FURTHER CONDITION THAT CONSTRUCTION OF THE SAID PARKING AREA SHALL BE SUBSTANTIALLY COMPLETED ON OR BEFORE DECEMBER 31, 1959, SUBJECT, HOWEVER, TO ANY EXTENSION OF THE SAID TIME GRANTED TO ANY CONSTRUCTION CONTRACTOR ENGAGED IN THE CONSTRUCTION OF THE SAID PARKING AREA UNDER ANY OF THE TERMS OF HIS CONSTRUCTION CONTRACT WHICH PROVIDE FOR EXTENSION OF TIME FOR EXCUSABLE DELAY. IF EITHER OF THE AFORESAID CONDITIONS IS BREACHED, THE GRANTOR, AND HIS SUCCESSORS, MAY ENTER AND TERMINATE THEM, HE HEREBY CONVEYED AND THE AFORESAID PREMISES SHALL THEN REVERT TO THE SAID GRANTOR AND HIS SUCCESSORS

OCT 30 58 3 25 00

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said party of the first part, for HIMSELF, HIS heirs, executors, and administrators, do covenants, grant, bargain and agree it and with the said party of the second part, its successors and assigns, that, at the time of the executing and delivery of these presents, HE IS well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, leases, mortgages and incumbrances of whatever kind or nature soever.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

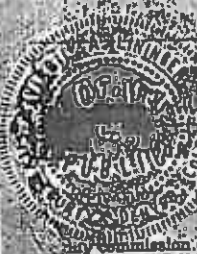
IN WITNESS WHEREOF, The said party of the first part has hereunto set HIS hand and seal this 12th day and year first above written.

Signed, Sealed and Delivered in the Presence of
Max Kurtz (SEAL)

(SEAL)
(SEAL)

AS TO FORM
See [Signature]

APPROVED FOR RECORDING
LAND OFFICE [Signature]



STATE OF COLORADO, County of DENVER, Max Kurtz was acknowledged before me this 12th day of September 1958.

[Signature]
Notary Public

My Commission expires December 21, 1959

OCT 30 1958

8266-151

Recorded at _____ of the _____ Recorder: 44721

Reception No. _____

RECORDER'S STAMP

0.00

ON 331 I

OCT-30-58 325005

This instrument made this 17th day of SEPTEMBER 1958 of the Lord one thousand nine hundred and FIFTY-EIGHT between ROSE LAFF, JULIA EISENFELD AND BLANCHE GOODMAN FORMERLY BLANCHE FRIEDMAN of the County of DENVER and State of COLORADO of the first part, and CITY AND COUNTY OF DENVER, MUNICIPAL corporation organized and existing under and by virtue of the laws of the State of COLORADO of the second part.

8266-151

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of ONE THOUSAND DOLLAR AND OTHER VALUABLE CONSIDERATIONS of the said parties of the first part in and paid by the said party of the second part, the receipt whereof is hereby acknowledged and acknowledged, HAVE granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, All the following described lot or parcel of land, situate, lying and being in the CITY AND County of DENVER and State of Colorado, to-wit: THE WEST 35 FEET OF THE WEST 74 FEET OF LOTS 1 TO 5, BLOCK 1, SKINNER SUBDIVISION; BUT ON CONDITION THAT THE SAID PREMISES HEREIN DESCRIBED SHALL BE USED ONLY AS A PUBLIC PARKING AREA FOR MOTOR VEHICLES; AND THE FURTHER CONDITION THAT CONSTRUCTION OF THE SAID PARKING AREA SHALL BE SUBSTANTIALLY COMPLETED ON OR BEFORE DECEMBER 31, 1959 SUBJECT, HOWEVER, TO ANY EXTENSION OF THE SAID TIME GRANTED TO ANY CONSTRUCTION CONTRACTOR ENGAGED IN THE CONSTRUCTION OF THE SAID PARKING AREA UNDER ANY OF THE TERMS OF HIS CONSTRUCTION CONTRACT WHICH PROVIDES FOR EXTENSION OF TIME FOR EXCUSABLE DELAY. IF EITHER OF THE FORESAID CONDITIONS IS BREACHED, THE GRANTORS, AND THEIR SUCCESSORS, MAY ENTER AND TERMINATE THE ESTATE HEREBY CONVEYED AND THE FORESAID PREMISES SHALL THEN REVERT TO THE SAID GRANTORS AND THEIR SUCCESSORS.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said parties of the first part, their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the sealing and delivery of these presents, THEY ARE well seized of the premises above conveyed, as of good, sure, perfect, absolute and lawful estate of inheritance, in law, in fee simple, and HAVE good right, full power and lawful authority to sell and convey the same inanner and form as aforesaid, and that the same are free and clear from all taxes, assessments, mortgages, liens, taxes, assessments and incumbrances of whatever kind or nature.

The said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part of the said premises and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set THEIR hands and seals, the day and year first above written.

Witnessed and Delivered in the Presence of

[Signatures and Seals of Rose Laff, Julia Eisenfeld, and Blanche Goodman Formerly Friedman]

STATE OF COLORADO, in and for the County of DENVER, on this 17th day of SEPTEMBER 1958, by ROSE LAFF, JULIA EISENFELD AND BLANCHE GOODMAN FORMERLY BLANCHE FRIEDMAN, my hand and official seal.

My commission expires _____

APPROVED FOR RECORDING AND OFFICE USE ONLY

44725

OCT 30 1958

8266 156

44725

0.00

8

1958 OCT 30 AM 8:48

1 FEELS

8266 156

EXECUTOR'S DEED

REC 1958 III

THIS INDENTURE, Made this 21st day of October, in the year One Thousand Nine Hundred Fifty-eight, between EUGENE H. FREEDHEIM, as the Executor of the Estate of Alfred A. Freedheim, Deceased, party of the first part, and CITY AND COUNTY OF DENVER, a municipal corporation organized and existing under and by virtue of the laws of the State of Colorado, party of the second part, WITNESSETH:

WHEREAS, Alfred A. Freedheim, late of the City and County of Denver in the State of Colorado, died on the 13th day of April, 1958; and, WHEREAS, at the time of his death, the said Alfred A. Freedheim was the owner of the real estate hereinafter described; and, WHEREAS, said Alfred A. Freedheim left a Last Will and Testament and a Codicil thereto and such Last Will and Testament and Codicil were by the County Court in and for the City and County of Denver and State of Colorado duly admitted to probate on the 2nd day of June, 1958; and, WHEREAS, on said 2nd day of June, 1958, the said Eugene H. Freedheim was, by said Court, duly appointed Executor of the Estate of said Alfred A. Freedheim, Deceased and, at all times since then, has been, and now is, the duly appointed, qualified and acting Executor of the said Estate.

AND, WHEREAS, By the provisions of paragraph TWELFTH of said Last Will and Testament said Alfred A. Freedheim constituted and appointed said Eugene H. Freedheim Executor of said Will; and, WHEREAS, paragraph THIRTEENTH of said Last Will and Testament of said decedent provided as follows: "I hereby give to the executor of my estate full power and authority to sell any part or all of the assets, real or personal, of my estate to such person or persons, for such price and upon such terms as such Executor may see fit and to execute and deliver good and sufficient instruments of conveyance conveying the property so sold."

NOW, THEREFORE, THIS INSTRUMENT WITNESSETH, that, in consideration of the premises and for and in consideration of the sum of One Dollar and other good and valuable considerations to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, its successors and assigns forever, all the following described lot or parcel of land, situate, lying and being in the City and County of Denver and State of Colorado, to-wit: the East Five (5) feet of Lots Eighteen (18) to Twenty-three (23), inclusive, Block Three Hundred Twenty-nine (329), Capitol Avenue Subdivision, Third Filing, (except the South Five (5) feet of the East One Hundred Nineteen (119) feet of said Lot Eighteen (18) heretofore conveyed by said Alfred A. Freedheim to the party of the second part) but on the condition that the land hereby conveyed shall be used only as a public parking area for motor vehicles and for ingress to and egress from the customers' parking lot on Lots Twenty-two (22) and Twenty-three (23) in said Block Three Hundred Twenty-nine (329) by motor vehicles and on the further condition that construction of the said parking area shall be substantially completed on or before December 31, 1959, subject, however, to any extension of the said time granted to any construction contractor engaged in the construction of the said parking area under any of the terms of this construction contract which provides for extension of time for excusable delay if either of the aforesaid conditions is breached, the devisees of the land hereby conveyed under the Last Will and Testament of said Alfred A. Freedheim and the Codicil thereto and their successors in interest may enter and terminate the estate hereby conveyed and the lands hereby conveyed shall then revert to said devisees and their successors in interest.

TOGETHER with all and singular the hereditaments and appurtenances therunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all

4129
cyc

01-5058 325009

AS S. S. FOSTER
Do. Butler
 City and County of Denver
 City and County's Office

APPROVED FOR RECORDING
 LAND OFFICE
 10/31/58

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the estate, right, title, interest, claim and demand whatsoever which the said Alfred A. Freedheim owned or was entitled to therein and there- to, either in law or in equity, at the time of his death.

TO HAVE AND TO HOLD: The said lands hereinbefore bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has here- unto set his hand and seal the day and year first herein written.

Eugene H. Freedheim (SEAL)
as the Executor of the Estate of
Alfred A. Freedheim, Deceased

STATE OF OHIO

County of Cuyahoga

The foregoing instrument was acknowledged before me this 21st day of October, 1958 by Eugene H. Freedheim, as the Executor of the Estate of Alfred A. Freedheim, Deceased.

WITNESS My hand and official seal.

My commission expires October 18, 1961



Eugene H. Freedheim
Notary Public

PARCEL 4

2007144746
Page 1 of 3
09/17/2007 09 52A
City & County Of Denver WD RD 00 DO 00

WARRANTY DEED

THIS DEED, is dated Sept. 7, 2007, and is made between COLORADO COMMONS, LLLP

(whether one, or more than one), the "Grantor," of the * CITY & County of DENVER and State of COLORADO and THE CITY & COUNTY OF DENVER, A COLORADO MUNICIPAL CORPORATION

(whether one, or more than one), the "Grantee," whose legal address is 1437 BANNOCK ST. DENVER, CO 80202

of the CITY & County of DENVER and State of COLORADO

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS & OTHER GOOD & VALUABLE CONSIDERATION (\$ 10.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the CITY & County of DENVER and State of Colorado, described as follows:

FOR A LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF THIS GENERAL WARRANTY DEED

CORRECTION DEED

TO CORRECT THE LEGAL DESCRIPTION ON THE RECORDED WARRANTY DEED AS FOUND AT REC.#2007144746.

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

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, 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 above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: none; or the following matters:

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof.

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

07-060
Asset Mgmt. A.
Asset Management: 9-7-07
Date: 9-7-07
Approved: [Signature]

Project Description: 161K & 162K-200

2008053579
Page 1 of 3
04/21/2008 09 47A
City & County Of Denver WD RD 00 DO 00

COLORADO COMMONS, LLLP

BY: [Signature]
South City Park LLC, manager gen partner of
TITLE: Colorado Commons LLLP

STATE OF COLORADO

County of Denver

} ss.

The foregoing instrument was acknowledged before me this 28th day of August, 2007, by Frances Hall

Witness my hand and official seal.
My commission expires: 7/12/2008

*Insert "City and" if applicable.

[Signature]
Notary Public

Approved as to Farm City Attorney's Office: [Signature]
Date: 9-13-07

KIMBERLEY A. MCCRACKEN
Notary Public
State of Colorado

PARCEL 4

ROW PROJECT NO. 2005-0446
DES PARCEL NO. 2005-0446-001

LEGAL DESCRIPTION FOR ADDITIONAL RIGHT-OF-WAY FOR COLORADO BOULEVARD AT 1601
COLORADO BOULEVARD, DENVER, COLORADO

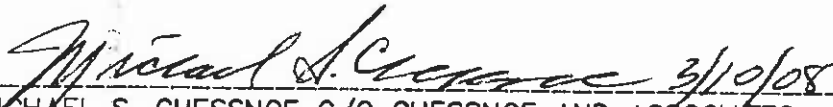
A PARCEL OF LAND LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

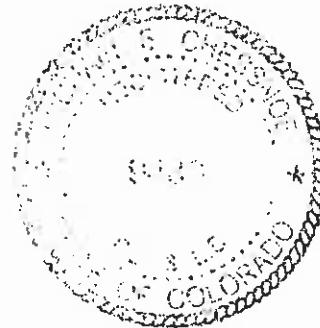
A PORTION OF LOTS 24 THRU 41, BLOCK 1, COLFAX AVENUE PARK SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 1, COLFAX AVENUE PARK SUBDIVISION; THENCE N00°00'00"E, A DISTANCE OF 450.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 41; THENCE N89°48'20"W ALONG THE NORTH LINE OF SAID LOT 41, A DISTANCE OF 8.00 FEET; THENCE S00°00'00"E, A DISTANCE OF 150.00 FEET; THENCE S01°08'45"E, A DISTANCE OF 250.07 FEET; THENCE S00°00'00"E, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 1; THENCE S89°48'20"E ALONG SAID SOUTH LINE, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 2,725 SQUARE FEET OR 0.06256 ACRES MORE OR LESS.

BASIS OF BEARINGS:

AN ASSUMED BEARING OF N00°00'00"E BEING THE EAST LINE OF BLOCK 1, COLFAX AVENUE PARK SUBDIVISION, BETWEEN TWO MONUMENTS 450.00 FEET APART. BOTH MONUMENTS BEING NO. 5 REBARS WITH ORANGE CAPS STAMPED P.E. & L.S. #9489; ONE AT THE SOUTHEAST CORNER OF SAID BLOCK 1 AND THE OTHER BEING 450.00 FEET NORTH AT THE NORTHEAST CORNER OF LOT 41 OF SAID BLOCK 1.


MICHAEL S. CHESSNOE C/O CHESSNOE AND ASSOCIATES
2430 SOUTH UNIVERSITY BLVD. #203
DENVER, CO 80210



PREPARED BY:

CHESSNOE AND ASSOC.
2430 SO. UNIV. BLVD.
SUITE 203
DENVER, CO. 80210
TELE. NO. 303-722-3267
OCTOBER 31, 2006
REV. 1/2/07

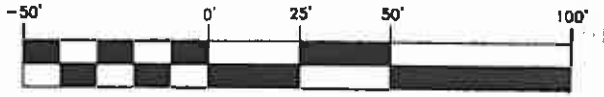
R.O.W. DEDICATION TO CITY AND COUNTY OF DENVER

8.00' A.M.
N89°48'20"W

NORTHEAST CORNER
OF LOT 41, BLOCK 1,
COLFAX AVENUE PARK
SUBDIVISION

NORTH LINE OF
LOT 41, BLOCK 1,
COLFAX AVENUE PARK
SUBDIVISION

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

150.00' A.M.
S00°00'00"E

450.00' A.M.
N00°00'00"E

BASIS OF BEARINGS

EAST LINE OF
BLOCK 1, COLFAX
AVENUE PARK SUBDIVISION

COLORADO BOULEVARD
95.7 FT. ± R/W



NOTE: THIS EXHIBIT DOES
NOT REPRESENT A
MONUMENTED LAND
SURVEY. IT IS ONLY
INTENDED TO DEPICT
THE ATTACHED LEGAL.

250.07' A.M.
S01°08'45"E

50.00' A.M.
S00°00'00"E

SOUTH LINE OF
BLOCK 1,
COLFAX AVENUE PARK
SUBDIVISION

SOUTHEAST CORNER
OF BLOCK 1, COLFAX
AVENUE PARK SUBDIVISION
POINT OF BEGINNING

16TH AVENUE
70 FT. R/W

3.00' A.M.
S89°48'20"E

LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23

LOT 41
LOT 40
LOT 39
LOT 38
LOT 37
LOT 36
LOT 35
LOT 34
LOT 33
LOT 32
LOT 31
LOT 30
LOT 29
LOT 28
LOT 27
LOT 26
LOT 25
LOT 24

16' WIDE PUBLIC ALLEY

BLOCK ①

BLOCK ①

49616

Recorded at _____ o'clock _____ M
NOV 12 1958

PARCEL 5

49616

8272-186 Reception No.

RECORDERS STAMP

NOV 12 PM 4 19
RECORDED IN 8272 186
BOOK PAGE
CHARLES D. BYRNE
CLERK AND RECORDER

507

THIS DEED, Made this 6TH day of NOVEMBER
in the year of our Lord one thousand nine hundred and FIFTY-EIGHT
between CHARLES S. FLAKS
of the
CITY AND County of DENVER and State
of Colorado, of the first part, and CITY AND COUNTY OF DENVER,
A MUNICIPAL CORPORATION, A corporation organized and
existing under and by virtue of the laws of the State of COLORADO
of the second part.

WITNESSETH That the said party of the first part, for and in consideration of the sum of
ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATIONS
to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is
hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents do
grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever,
all the following described lot or parcel of land, situate, lying and being in the CITY AND
County of DENVER and State of Colorado, to-wit:
THE WEST 5 FEET OF LOT 8 AND OF THE SOUTH 9.38 FEET OF LOT 7, AND
THE WEST 5 FEET OF LOTS 17 TO 20, BLOCK 8, PARK HILL HEIGHTS, BUT ON
CONDITION THAT THE SAID PREMISES HEREIN DESCRIBED SHALL BE USED ONLY
AS A PUBLIC PARKING AREA FOR MOTOR VEHICLES, AND ON THE FURTHER CON-
DITION THAT CONSTRUCTION OF THE SAID PARKING AREA SHALL BE SUBSTAN-
TIALLY COMPLETED ON OR BEFORE DECEMBER 31, 1959, SUBJECT, HOWEVER, TO
ANY EXTENSION OF THE SAID TIME GRANTED TO ANY CONSTRUCTION CONTRACTOR
ENGAGED IN THE CONSTRUCTION OF THE SAID PARKING AREA UNDER ANY OF
THE TERMS OF HIS CONSTRUCTION CONTRACT WHICH PROVIDE FOR EXTENSION
OF TIME FOR EXCUSABLE DELAY. IF EITHER OF THE AFORESAID CONDITIONS
IS BREACHED, THE GRANTOR, OR HIS SUCCESSOR, MAY ENTER AND TERMINATE
THE ESTATE HEREBY CONVEYED, AND THE AFORESAID PREMISES SHALL THEN
REVERT TO THE SAID GRANTOR AND HIS SUCCESSOR.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise
appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits thereof; and all
the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law
or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the
said party of the second part, its successors and assigns forever. And the said party of the first part, for
HIMSELF, HIS heirs, executors, and administrators, do covenant, grant, bargain and agree to and with
the said party of the second part, its successors and assigns, that at the time of the sealing and delivery of
these presents, HE IS well seized of the premises above conveyed, as of good, sure, perfect, absolute and
indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to
grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from
all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature
soever.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its
successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part
thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set HIS hand
and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Charles S. Flaks

[SEAL]

[SEAL]

[SEAL]

STATE OF COLORADO,

CITY AND County of DENVER
The foregoing instrument was acknowledged before me this 6TH day of NOVEMBER
1958 by CHARLES S. FLAKS.

WITNESS my hand and official seal.

My commission expires APRIL 6, 1959



Notary Public.

As to Form

APPROVED FOR RECORDING
LAND OFFICE

Wm. W. DeLoach

#133
COK

NOV-12-58 330919

000

NO 1

49618

Recorded at 11:00 M. NOV 12 1958

8272 189
49618

509

THIS DEED, Made this 6TH day of NOVEMBER
in the year of our Lord one thousand nine hundred and FIFTY-EIGHT
between CHARLES S. FLAKS AND EVA F. FLAKS

RECORDED IN
BOOK 189
PAGE 4
NOV 12 PM 4 1958
CLERK OF RECORDS

of the CITY AND COUNTY OF DENVER and State of COLORADO
A MUNICIPAL corporation organized and existing under and by virtue of the laws of the State of COLORADO
of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATIONS to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following described lot or parcel of land, situate, lying and being in the CITY AND County of DENVER and State of Colorado, to-wit:

THE WEST 5 FEET OF LOTS 9 AND 10, BLOCK 8, PARK HILL HEIGHTS; BUT ON CONDITION THAT THE SAID PREMISES HEREIN DESCRIBED SHALL BE USED ONLY AS A PUBLIC PARKING AREA FOR MOTOR VEHICLES, AND ON THE FURTHER CONDITION THAT CONSTRUCTION OF THE SAID PARKING AREA SHALL BE SUBSTANTIALLY COMPLETED ON OR BEFORE DECEMBER 31, 1959, SUBJECT, HOWEVER, TO ANY EXTENSION OF THE SAID TIME GRANTED TO ANY CONSTRUCTION CONTRACTOR ENGAGED IN THE CONSTRUCTION OF THE SAID PARKING AREA UNDER ANY OF THE TERMS OF HIS CONSTRUCTION CONTRACT WHICH PROVIDE FOR EXTENSION OF TIME FOR EXCUSABLE DELAY. IF EITHER OF THE AFORESAID CONDITIONS IS BREACHED, THE GRANTORS, OR THEIR SUCCESSORS, MAY ENTER AND TERMINATE THE ESTATE HEREBY CONVEYED, AND THE AFORESAID PREMISES SHALL THEN REVERT TO THE SAID GRANTORS AND THEIR SUCCESSORS.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said parties of the first part, for THEMSELVES, THEIR heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the enrolling and delivery of these presents, THEY ARE well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set THEIR hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of
Charles S. Flaks (SEAL)
Eva F. Flaks (SEAL)

STATE OF COLORADO,
CITY AND County of DENVER
The foregoing instrument was acknowledged before me this 6TH day of NOVEMBER 1958 by CHARLES S. FLAKS AND EVA F. FLAKS.

WITNESS my hand and official seal
My commission expires APRIL 6, 1959
Thomas S. [Signature]
Notary Public

As to Form
APPROVED FOR RECORDING
LAND OFFICE

#135 eye

NOV-12-58 5 30 9 21

49616

Recorded at _____ o'clock _____ M.

NOV 12 1958

49616

8272 186 Reception No.

507

THIS DEED, Made this 6TH day of NOVEMBER in the year of our Lord one thousand nine hundred and FIFTY-EIGHT between CHARLES S. FLAKS

CITY AND County of DENVER and State of Colorado, of the first part, and CITY AND COUNTY OF DENVER, A MUNICIPAL CORPORATION, A corporation organized and

existing under and by virtue of the laws of the State of COLORADO of the second part:

WITNESSETH, That the said party of the first part, for, and in consideration of the sum of ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATIONS

to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed; and by these presents doES grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following described lot or parcel of land, situate, lying and being in the CITY AND County of DENVER and State of Colorado, to-wit:

THE WEST 5 FEET OF LOT 8 AND OF THE SOUTH 9.38 FEET OF LOT 7, AND THE WEST 5 FEET OF LOTS 17 TO 20, BLOCK 8, PARK HILLS HEIGHTS, BUT ON CONDITION THAT THE SAID PREMISES HEREIN DESCRIBED SHALL BE USED ONLY AS A PUBLIC PARKING AREA FOR MOTOR VEHICLES, AND ON THE FURTHER CONDITION THAT CONSTRUCTION OF THE SAID PARKING AREA SHALL BE SUBSTANTIALLY COMPLETED ON OR BEFORE DECEMBER 31, 1959, SUBJECT, HOWEVER, TO ANY EXTENSION OF THE SAID TIME GRANTED TO ANY CONSTRUCTION CONTRACTOR ENGAGED IN THE CONSTRUCTION OF THE SAID PARKING AREA UNDER ANY OF THE TERMS OF HIS CONSTRUCTION CONTRACT WHICH PROVIDE FOR EXTENSION OF TIME FOR EXCUSABLE DELAY. IF EITHER OF THE AFORESAID CONDITIONS IS BREACHED, THE GRANTOR, OR HIS SUCCESSOR, MAY ENTER AND TERMINATE THE ESTATE HEREBY CONVEYED, AND THE AFORESAID PREMISES SHALL THEN REVERT TO THE SAID GRANTOR AND HIS SUCCESSOR

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said party of the first part, for HIMSELF, HIS heirs, executors, and administrators, doES covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the unsealing and delivery of these presents, HE IS well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set HIS hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Charles S. Flaks (SEAL)

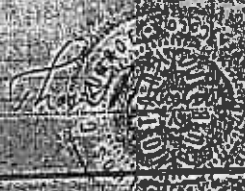
STATE OF COLORADO,

CITY AND County of DENVER

The foregoing instrument was acknowledged before me this 6TH day of NOVEMBER 1958, by CHARLES S. FLAKS.

WITNESS my hand and official seal.

My commission expires APRIL 6, 1959



RECORDED IN BOOK PAGE 8272 186 CHARLES D. BYRNE CLERK AND RECORDER

APPROVED FOR RECORDING LAND OFFICE

AS TO FORM

#133

NOV-12-58 330919

19614

Recorded at _____ o'clock _____ M.

8272 483

Reception No. NOV 12 1958

-49614

0.00

505

THIS DEED, Made this 6TH day of NOVEMBER in the year of our Lord one thousand nine hundred and FIFTY-EIGHT between CHARLES S. FLAKS, TRUSTEE

RECORDED IN BOOK PAGE 8272 483 CHARLES D. BYRNE CLERK AND RECORDER

CITY AND County of DENVER of Colorado, of the first part, and CITY AND COUNTY OF DENVER, A MUNICIPAL corporation organized and

existing under and by virtue of the laws of the State of COLORADO of the second part:

#131 EFC

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATIONS to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following described lot or parcel of land, situate, lying and being in the CITY AND County of DENVER and State of Colorado, to-wit:

THE WEST 5 FEET OF LOTS 5 AND 6 AND OF THE NORTH 15.62 FEET OF LOT 7; BLOCK 8, PARK HILL HEIGHTS; BUT ON CONDITION THAT THE SAID PREMISES HEREIN DESCRIBED SHALL BE USED ONLY AS A PUBLIC PARKING AREA FOR MOTOR VEHICLES, AND ON THE FURTHER CONDITION THAT CONSTRUCTION OF THE SAID PARKING AREA SHALL BE SUBSTANTIALLY COMPLETED ON OR BEFORE DECEMBER 31, 1959, SUBJECT, HOWEVER, TO ANY EXTENSION OF THE SAID TIME GRANTED TO ANY CONSTRUCTION CONTRACTOR ENGAGED IN THE CONSTRUCTION OF THE SAID PARKING AREA UNDER ANY OF THE TERMS OF HIS CONSTRUCTION CONTRACT WHICH PROVIDE FOR EXTENSION OF TIME FOR EXCUSABLE DELAY. IF EITHER OF THE AFORESAID CONDITIONS IS BREACHED, THE GRANTOR, OR HIS SUCCESSOR, MAY ENTER AND TERMINATE THE ESTATE HEREBY CONVEYED, AND THE AFORESAID PREMISES SHALL THEN REVERT TO THE SAID GRANTOR AND HIS SUCCESSORS

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said party of the first part, for HIMSELF, HIS heirs, executors, and administrators, do covenants, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the enclosing and delivery of these presents, HE IS well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or naturesoever.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set HIS hand and seal the day and year first above written. Signed, Sealed and Delivered in the Presence of

Charles S. Flaks, Trustee (SEAL) CHARLES S. FLAKS, TRUSTEE (SEAL)

APPROVED FOR RECORDING LAND OFFICE

STATE OF COLORADO, CITY AND County of DENVER The foregoing instrument was acknowledged before me this 6TH day of NOVEMBER 1958 by CHARLES S. FLAKS, TRUSTEE.

WITNESS my hand and official seal. My commission expires APRIL 5, 1959

Notary Public seal

10

NOV-12-58 330917

83111
FB-104959

Recorded at _____ on _____ M.

Reception No. _____

Recorder: 8309 539

KNOW ALL MEN BY THESE PRESENTS, That I, J. H. MARTIN

of the City and County of Denver, and State of Colorado,

for the consideration of for and in consideration of the full and continuing performance of the conditions stated below,

do hereby sell and convey to the CITY AND COUNTY OF DENVER, a municipal corporation organized and existing under and by virtue of the laws of the State of Colorado,

the following real property, situate in the City and County of Denver,

and State of Colorado, to-wit: The East 5 feet of Lots 32 to 36, Block 2, BURLI'S ADDITION, but on the following conditions which are the consideration for this conveyance; that this 5 foot strip herein described shall be used only as an unrestricted public parking area for motor vehicles; and on the further condition that construction of said parking area shall be substantially completed on or before March 31, 1960, subject however to any extension of said time granted to any construction contractor engaged in the construction of the said parking area under any of the terms of his construction contract which provide for an extension of time for excusable delay; if any of the said conditions is broken, or if any regulation or ordinance of public authority shall at any time hereafter prohibit or limit said public parking of motor vehicles on the said five foot strip this deed shall thereupon become null and void and the title to the east 5 feet of said Lots 32 to 36 shall ipso facto revert to the then record owner of said lots, his heirs and assigns, and the grantee hereunder, its successors and assigns agrees that it shall forth with surrender possession of the five foot strip hereinabove described. These conditions shall be deemed covenants running with and for the benefit of the immediately adjacent portion of said Lots 32 to 36 and all the benefits thereof including all rights of enforcement shall pass to grantees or transferees thereof as an appurtenance to said lots.

Signed and delivered this 16 day of January, A. D. 19 59.

In the presence of

J. H. Martin [SEAL]
J. H. Martin

[SEAL]

[SEAL]

STATE OF COLORADO,
City and County of Denver

The foregoing instrument was acknowledged before me this 16th day of January

1959 by J. H. MARTIN.

My commission expires November 13, 1960. Witness my hand and official seal.

Robert W. Morris
Notary Public

APPROVED FOR RECORDING
LAND OFFICE



83113
8309 542

Recorded at _____ o'clock _____ M.
Recorder No. FEB 10 1959

PAID
RECEIVED
83113

113

THIS DEED, Made this 14th day of November in the year of our Lord one thousand nine hundred and FIFTY-EIGHT between DORIS PAUL, GORDON SLATKIN AND IRVING W. SLATKIN of the CITY AND County of DENVER and State of Colorado, of the first part, and CITY AND COUNTY OF DENVER A MUNICIPAL CORPORATION a corporation organized and existing under and by virtue of the laws of the State of COLORADO of the second part:

RECORDED IN BOOK PAGE
FEB 10 AM 11:40
8309 542
CHARLES O. GYRNE
CLERK AND RECORDER

#22
etc

WITNESSETH That the said parties of the first part, for and in consideration of the sum of ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATIONS to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following described lot or parcel of land, situate, lying and being in the CITY AND County of DENVER and State of Colorado, to-wit:

THE EAST 5 FEET OF LOTS 37 TO 40, BLOCK 2, BUELL'S ADDITION; BUT ON CONDITION THAT THE SAID PREMISES HEREIN DESCRIBED SHALL BE USED ONLY AS A PUBLIC PARKING AREA FOR MOTOR VEHICLES, AND ON THE FURTHER CONDITION THAT CONSTRUCTION OF THE SAID PARKING AREA SHALL BE SUBSTANTIALLY COMPLETED ON OR BEFORE DECEMBER 31, 1959, SUBJECT, HOWEVER, TO ANY EXTENSION OF THE SAID TIME GRANTED TO ANY CONSTRUCTION CONTRACTOR ENGAGED IN THE CONSTRUCTION OF THE SAID PARKING AREA UNDER ANY OF THE TERMS OF HIS CONSTRUCTION CONTRACT WHICH PROVIDE FOR EXTENSION OF TIME FOR EXCUSABLE DELAY. IF EITHER OF THE AFORESAID CONDITIONS IS BREACHED, THE GRANTORS, OR THEIR SUCCESSORS, MAY ENTER AND TERMINATE THE ESTATE HEREBY CONVEYED, AND THE AFORESAID PREMISES SHALL THEN REVERT TO THE SAID GRANTORS AND THEIR SUCCESSORS

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 said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said parties of the first part, for THEMSELVES, THEIR heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the sealing and delivery of these presents, THEY ARE well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND

IN WITNESS WHEREOF, The said parties of the first part have hereunto set THEIR hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Doris Paul [SEAL]
Gordon Slatkin
Irving W. Slatkin

STATE OF COLORADO,
CITY AND County of DENVER
The foregoing instrument was acknowledged before me this 14th day of November 1958, by DORIS PAUL, GORDON SLATKIN AND IRVING W. SLATKIN.

WITNESS my hand and official seal.
My commission expires Dec 17 1960

John T. McQuinn
Notary Public

AS TO FORM

APPROVED FOR RECORDING
LAND OFFICE

City and County of Denver
John T. McQuinn

000
I FEE 10
571426
FEB-10-59

842938

Reception No.

842938

MAR HINES

THIS DEED, Made this 28th day of November in the year of our Lord one thousand nine hundred and fifty between GEORGE W. BROWN of the City and County of Denver and State of Colorado, of the first part, and THE CITY AND COUNTY OF DENVER, a municipal corporation organized and existing under and by virtue of the laws of the State of Colorado, of the second part:

WITNESSETH, That the said part 1 of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration to the said part 2 of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, he has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following described lot, or parcels, or parts, situate, lying and being in the City and County of Denver and State of Colorado, to-wit:

Lots Twenty-three (23) to Twenty-six (26) Inclusive, Block Two (2), East View Addition to the City of Denver

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand, in and to the above bargained premises, with the hereditaments and appurtenances, or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said part 1 of the first part, for him self, heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the executing and delivery of these presents, he well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and he has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming, or to claim, the whole or any part thereof, the said part 2 of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part 1 of the first part has hereunto set his hand and seal this the day and year first above written.

Signed, *George W. Brown* (REAL)

APPROVED FOR RECORDING: LAND OFFICE, DENVER



STATE OF COLORADO
County of Denver
28th day of November

Witness my hand and official seal
My Commission expires November 2, 1951

[Signature]

CITY TO WALKER
LOTS 23-26

076547

1983 MAR -3 PM 3:37

PARCEL 9

SPECIAL WARRANTY DEED

F. J. SERAFINI
COUNTY CLERK
DENVER COUNTY

2759 326

KNOW ALL MEN BY THESE PRESENTS, That the CITY AND COUNTY OF DENVER, a municipal corporation duly organized and existing under and by virtue of the Constitution of the State of Colorado, for the consideration of EIGHT THOUSAND and No/100 (\$8,000.00) DOLLARS, in hand paid, receipt of which is hereby acknowledged, does hereby sell and convey to HELENETH WALKER, 2749 Gaylord St., Denver, CO 80205 his heirs and assigns, the following described real property situate, lying and being in the City and County of Denver, State of Colorado, to-wit:

The west 63.5 feet of Lots 23-26 Inclusive, Block 23, East View Addition

Authorized by Ordinance No. 103, Series of 1983.

with all its appurtenances and warrants the title against all persons claiming under it.

SIGNED AND DELIVERED this 29th day of February A.D., 1983.

CITY AND COUNTY OF DENVER

WITNESSETH:
F. J. SERAFINI, Clerk and Recorder,
County Clerk of the City and County of Denver

[Signature]
Mayor

[Signature]
Clerk and Recorder



APPROPRIATE RECORDS
AND OFFICE

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

The foregoing instrument was acknowledged before me this 29th day of February, 1983, by W.H. McInnis, Jr., as Mayor, and by F.J. Serafini, a Clerk and Recorder of the City and County of Denver, a municipal corporation.

Witness my hand and official seal.

My commission expires February 2, 1985

[Signature]
Notary Public

2759 326

CITY TO WALKER (CORRECTION DEED)
LOTS 23-26

PARCEL 9

088809

REC. APR - 5 AM 8 25

SPECIAL WARRANTY DEED

F. J. SERAFINI
COUNTY CLERK
DENVER COUNTY

2781 515

KNOW ALL MEN BY THESE PRESENTS, that the CITY AND COUNTY OF DENVER, a municipal corporation duly organized and existing under and by virtue of the Constitution of the State of Colorado, for the consideration of EIGHT THOUSAND and NO/100 (\$8,000.00) DOLLARS, in hand paid, receipt of which is hereby acknowledged, does hereby sell and convey to KENNETH WALKER, 2749 Gaylord St., Denver, Co 80205, his heirs and assigns, the following described real property situate, lying and being in the City and County of Denver, State of Colorado, to-wit:

The west 63.5 feet of Lots 23-26 inclusive,
Block 2, East View Addition.

Authorized by Ordinance No. 103, Series of 1983.

This is a correction deed to correct legal description in deed dated 2/24/83 recorded 3/3/83 in Book 2759 at Page 326.

with all its appurtenances and warrants the title against all persons claiming under it.

SIGNED AND DELIVERED this 1st day of April A.D., 1983.

CITY AND COUNTY OF DENVER

ATTEST:
F. J. SERAFINI, Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver

W. H. McNichols, Jr.
Mayor

F. J. Serafini
Clerk and Recorder



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

The foregoing instrument was acknowledged before me this 1 day of April, 1983, by W. H. McNichols, Jr., as Mayor, and by F. J. Serafini, as Clerk and Recorder of the City and County of Denver, a municipal corporation.

Witness my hand and official seal.

My commission expires February 2, 1985



Eugene M. Peltor
3890 Zephyrus
Notary Public Wheatridge Co

APPROVED FOR RECORDING
LAND OFFICE

INDEXED 5-11-83 PC
PLATTED NE40

2781 515

PARCEL 9

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the CITY AND COUNTY OF DENVER, a municipal corporation duly organized and existing under and by virtue of the Constitution of the State of Colorado, for the consideration of TEN THOUSAND and No/100 (\$10,000.00) DOLLARS and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, does hereby sell and convey to KENNETH A. WALKER, 2319 E. Highland 221-S, Phoenix AZ 85016, the described real property situate in the City and County of Denver, State of Colorado to-wit:

The west 20 feet of the east 40 feet of Lots 23 to 26, inclusive, Block 2, East View Addition and the west 20 feet of the east 40 feet of Lots 29 and 30, Block 2, East View Addition.

Authorized by Ordinance No. 538, Series of 1984.

with all its appurtenances and warrants the title against all persons claiming under it.

This is a correction deed to correct that certain deed dated December 3, 1984, and recorded with Reception No. 048536, recorded December 4, 1984, in the office of Clerk and Recorder of City & County of Denver to correct consideration from \$9,000 to \$10,000 and to correct the block designation in the legal description from Block 6 to Block 2.

SIGNED AND DELIVERED 12th day of JANUARY A.D., 1985.



ATTEST:
FELICIA MUFFIC, Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver

Indicio Peña
Mayor

DENVER COUNTY CLERK FELICIA MUFFIC

01 14 05 PM 4 26-1

Felicia Muffic
Clerk and Recorder

*Approved for recording
Land Office Clerk*

By *Jarvis M. Matheson*
DEPUTY CITY CLERK

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

The foregoing instrument was acknowledged before me this 12th day of January, 1985, by Federico Peña, as Mayor, and by Felicia Muffic, as Clerk and Recorder of the City and County of Denver, a municipal corporation.

Witness by hand and official seal.

My commission expires February 2, 1985

Emilio M. Peltier
Notary Public



7668-206

Recorded at _____ o'clock _____
Reception No. _____

STATE OF COLORADO
NOTARY PUBLIC
RECORDED IN THE
OFFICE OF THE
CLERK AND RECORDER

000

ARTER BURN TO CITY

THIS DEED, Made this 2nd day of May FIFTY-FIVE
in the year of our Lord one thousand nine hundred and
between HAZEL E. ARTERBURN
CITY AND County of DENVER and State
of Colorado, of the first part, and CITY AND COUNTY OF DENVER,
A MUNICIPAL CORPORATION, a corporation organized and
existing under and by virtue of the laws of the State of COLORADO
of the second part:

955 MAY 2 PM 3:22
7668-206

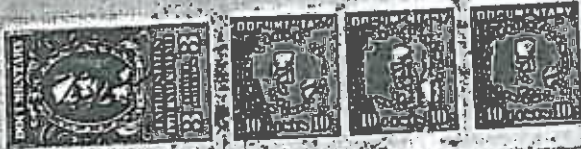
I FEE NO

#106

WITNESSETH That the said party of the first part, for and in consideration of the sum of
TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS
to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is
hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents do es
grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever,
all the following described lots or parcel of land, situate, lying and being in the CITY AND
County of DENVER and State of Colorado, to-wit:

MAY-255 7 4 1 3 6

THE WEST 103.5 FEET OFF LOTS 29 AND 30, BLOCK 2,
EAST VIEW ADDITION



TOGETHER with all and singular the hereditaments and appurtenances therunto belonging or in anywise
appertaining, and the reversion and reversions, remain-er and remainders, rents, issues and profits thereof; and all
the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law
or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the
said party of the second part, its successors and assigns forever. And the said party of the first part, for
HERSELF, HER heirs, executors, and administrators, do es covenant, grant, bargain and agree to and with
the said party of the second part, its successors and assigns, that at the time of the enrolling and delivery of
these presents, SHE HAS well seized of the premises above conveyed, as of good, sure, perfect, absolute and
indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to
grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from
all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature
soever.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its
successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part
thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set HER hand
and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

John E. Flynn

Hazel E. Arterburn (SEAL)
(SEAL)
(SEAL)

As to Form

APPROVED FOR RECORDING:
LAND OFFICE

STATE OF COLORADO
CITY AND County of DENVER
The foregoing instrument was acknowledged before me this 2nd day of May
1955 by HAZEL E. ARTERBURN

WITNESS my hand and official seal
My commission expires March 1st 1956

CITY 7 WALKER

10189

PARCEL 10

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the CITY AND COUNTY OF DENVER, a municipal corporation duly organized and existing under and by virtue of the Constitution of the State of Colorado, for the consideration of TEN THOUSAND and No/100 (\$10,000.00) DOLLARS and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, does hereby sell and convey to KENNETH A. WALKER, 2319 E. Highland 221-S, Phoenix AZ 85016, the described real property situate in the City and County of Denver, State of Colorado to-wit:

The west 20 feet of the east 40 feet of Lots 23 to 26, inclusive, Block 1, East View Addition and the west 20 feet of the east 40 feet of Lots 29 and 30, Block 2, East View Addition.

Authorized by Ordinance No. 538, Series of 1984.

with all its appurtenances and warrants the title against all persons claiming under it.

This is a correction deed to correct that certain deed dated December 3, 1984, and recorded with Reception No. 048536, recorded December 4, 1984, in the office of Clerk and Recorder of City & County of Denver to correct consideration from \$9,000 to \$10,000 and to correct the block designation in the legal description from Block 6 to Block 2.

DEED 16445

864745

SIGNED AND DELIVERED 12th day of JANUARY A.D., 1985.



CITY AND COUNTY OF DENVER

ATTEST:
FELICIA MUFFIC, Clerk and Recorder, Ex-Officio Clerk of the City and County

Federico Peña
Mayor

DENVER COUNTY CLERK FELICIA MUFFIC

01 14 05 PM 4:26

Felicia Muffic
Clerk and Recorder

Approved for recording Land Office

By *Justin M. Matheson*
DEPUTY CITY CLERK

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

The foregoing instrument was acknowledged before me this 12th day of January, 1985, by Federico Peña, as Mayor, and by Felicia Muffic, as Clerk and Recorder of the City and County of Denver, a municipal corporation.

Witness by hand and official seal.

My commission expires February 2, 1985

Evelyn M. Peters
Notary Public

