



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney’s Office

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

Signed by:

DF13EBC85E48471...

DATE: May 15, 2026

ROW #: 2026-DEDICATION-0000055 **SCHEDULE #:** 1) 0508124048000, 2) 0508124049000, 3) 0508402040000, 4) 0508403032000, 5) 0508405031000, 6) 0508405033000, 7) Adjacent to 0508412039000, 8) 0508412043000, and 9) 0508412038000

TITLE: This request is to dedicate nine City-owned parcels of land as Public Right-of-Way as 1) North Federal Boulevard, located at the intersection of North Federal Boulevard and West Short Place, 2) North Federal Boulevard, located at the intersection of North Federal Boulevard and West 4th Avenue, 3) North Federal Boulevard, located at the intersection of North Federal Boulevard and West 4th Avenue, 4) North Federal Boulevard, located at the intersection of North Federal Boulevard and West 2nd Avenue, 5) North Federal Boulevard, located at the intersection of North Federal Boulevard and West 2nd Avenue, 6) North Federal Boulevard, located at the intersection of North Federal Boulevard and West Park Place, 7) North Federal Boulevard, located at the intersection of North Federal Boulevard and West Park Place, 8) North Federal Boulevard, located near the intersection of North Federal Boulevard and West 1st Avenue, and 9) North Federal Boulevard, located at the intersection of North Federal Boulevard and West 1st Avenue.

SUMMARY: Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as 1) North Federal Boulevard, 2) North Federal Boulevard, 3) North Federal Boulevard, 4) North Federal Boulevard, 5) North Federal Boulevard, 6) North Federal Boulevard, 7) North Federal Boulevard, 8) North Federal Boulevard, and 9) North Federal Boulevard.

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 1) North Federal Boulevard, 2) North Federal Boulevard, 3) North Federal Boulevard, 4) North Federal Boulevard, 5) North Federal Boulevard, 6) North Federal Boulevard, 7) North Federal Boulevard, 8) North Federal Boulevard, and 9) North Federal Boulevard. The land is described as follows:

**INSERT PARCEL DESCRIPTION ROW (2026-DEDICATION-0000055-001, 002, 003, 004, 005, 006, 007, 008, 009)
HERE.**

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-865-3002

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A map of the area to be dedicated is attached.

GB/PR/LRC

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson Jamie Torres, District # 3
Council Aide, Daisy Rocha Vasquez
Council Aide, Angelina Gurule
Council Aide, Ayn Tougaard Slavis
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Janet Valdez
Department of Law, Mar'quasa Maes
DOTI Survey, Paul Rogalla
DOTI Ordinance
MileHighOrdinance
Project file folder 2026-DEDICATION-0000055

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ORDINANCE/RESOLUTION REQUEST

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

Date of Request: May 15, 2026

Please mark one: Bill Request or Resolution Request

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

Yes No

1. Type of Request:

- Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment
 Dedication/Vacation Appropriation/Supplemental DRMC Change
 Other:

2. Title: Dedicate nine City-owned parcels of land as Public Right-of-Way as 1) North Federal Boulevard, located at the intersection of North Federal Boulevard and West Short Place, 2) North Federal Boulevard, located at the intersection of North Federal Boulevard and West 4th Avenue, 3) North Federal Boulevard, located at the intersection of North Federal Boulevard and West 4th Avenue, 4) North Federal Boulevard, located at the intersection of North Federal Boulevard and West 2nd Avenue, 5) North Federal Boulevard, located at the intersection of North Federal Boulevard and West 2nd Avenue, 6) North Federal Boulevard, located at the intersection of North Federal Boulevard and West Park Place, 7) North Federal Boulevard, located at the intersection of North Federal Boulevard and West Park Place, 8) North Federal Boulevard, located near the intersection of North Federal Boulevard and West 1st Avenue, and 9) North Federal Boulevard, located at the intersection of North Federal Boulevard and West 1st Avenue.

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

4. Contact Person:

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

5. General description or background of proposed request. Attach executive summary if more space needed:
 Surveyor is requesting a remnant parcel cleanup dedication as 1) North Federal Boulevard, 2) North Federal Boulevard, 3) North Federal Boulevard, 4) North Federal Boulevard, 5) North Federal Boulevard, 6) North Federal Boulevard, 7) North Federal Boulevard, 8) North Federal Boulevard, and 9) North Federal Boulevard.

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

7. City Council District: Jamie Torres, District # 3

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

To be completed by Mayor’s Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

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

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

Contract control number (legacy and new):

Location:

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

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

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

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

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

Scope of work:

Was this contractor selected by competitive process? If not, why not?

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

Source of funds:

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

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

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2026-DEDICATION-0000055

Description of Proposed Project: Surveyor is requesting a remnant parcel cleanup dedication as 1) North Federal Boulevard, 2) North Federal Boulevard, 3) North Federal Boulevard, 4) North Federal Boulevard, 5) North Federal Boulevard, 6) North Federal Boulevard, 7) North Federal Boulevard, 8) North Federal Boulevard, and 9) North Federal Boulevard.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to be dedicated as 1) North Federal Boulevard, 2) North Federal Boulevard, 3) North Federal Boulevard, 4) North Federal Boulevard, 5) North Federal Boulevard, 6) North Federal Boulevard, 7) North Federal Boulevard, 8) North Federal Boulevard, and 9) North Federal Boulevard.

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

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

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

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

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

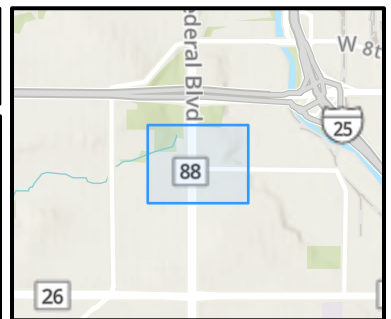
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Federal Boulevard, 2) North Federal Boulevard, 3) North Federal Boulevard, 4) North Federal Boulevard, 5) North Federal Boulevard, 6) North Federal Boulevard, 7) North Federal Boulevard, 8) North Federal Boulevard, and 9) North Federal Boulevard.

City and County of Denver Department of Transportation & Infrastructure
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Phone: 720-913-1311

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Map Title



Legend

Denver Base Layers

- Streets
- County Boundary
- Parcels

Notes

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. These are credits



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Map Generated: 05-14-2026

THIS MAP IS NOT TO BE USED FOR NAVIGATION

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-000055-001:

LAND DESCRIPTION – NORTH FEDERAL BOULEVARD PARCEL NO. 1
(SCHEDULE NUMBER 0508124048000)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING A PART OF LOT 1, BLOCK 2, BURNS BOULEVARD ADDITION, AS RECORDED IN BOOK 18, PAGE 6, IN THE CLERK AND RECORDER'S OFFICE, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED MAY 24, 2010 AT RECEPTION NUMBER 2010056026 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 8;
THENCE N 02°10'24" E, A DISTANCE OF 1600.55 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH RIGHT OF WAY (R.O.W.) LINE OF W. SHORT PLACE (SEPTEMBER 2008);
THENCE S 40°54'31" W, A DISTANCE OF 31.17 FEET TO THE EASTERLY R.O.W. LINE OF S.H.88 (FEDERAL BLVD., SEPTEMBER 2008);
THENCE N 00°25'34" W, A DISTANCE OF 23.46 FEET ALONG SAID EASTERLY R.O.W. LINE TO SAID SOUTH R.O.W. LINE OF W. SHORT PLACE (SEPTEMBER 2008);
THENCE N 89°44'26" E, A DISTANCE OF 20.59 FEET ALONG SAID SOUTH R.O.W. LINE TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS 242 SQUARE FEET (0.006 ACRES), MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-000055-002:

LAND DESCRIPTION – NORTH FEDERAL BOULEVARD PARCEL NO. 2
(SCHEDULE NUMBER 0508124049000)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING A PART OF LOTS 9 AND 10, BLOCK 2, BURNS BOULEVARD ADDITION, AS RECORDED IN BOOK 18, PAGE 6, IN THE CLERK AND RECORDER'S OFFICE, CONVEYED TO THE CITY AND COUNTY OF DENVER BY STIPULATED RULE AND DECREE RECORDED FEBRUARY 11, 2011 AT RECEPTION NUMBER 2011016184 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 8;
THENCE N 01°34'48" E, A DISTANCE OF 1397.81 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTH LINE OF LOT 9 IN SAID SUBDIVISION;
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 4,716.50 FEET, A CENTRAL ANGLE OF 00°16'37", A DISTANCE OF 22.80 FEET, (A CHORD BEARING S 00°17'30" E, A DISTANCE OF 22.80 FEET);
THENCE S 00°25'49" E, A DISTANCE OF 19.65 FEET;
THENCE S 45°08'08" E, A DISTANCE OF 13.47 FEET TO THE NORTH RIGHT OF WAY (R.O.W.) LINE OF W. 4TH AVENUE (SEPTEMBER 2008);
THENCE S 89°44'26" W, A DISTANCE OF 18.35 FEET ALONG SAID NORTH R.O.W. LINE TO THE EASTERLY R.O.W. LINE OF S.H. 88 (FEDERAL BLVD., SEPTEMBER 2008);
THENCE N 00°25'34" W, A DISTANCE OF 52.01 FEET ALONG SAID EASTERLY R.O.W. LINE TO SAID NORTH LOT LINE;
THENCE N 89°44'26" E, A DISTANCE OF 8.93 FEET ALONG SAID NORTH LOT LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 507 SQUARE FEET (0.012 ACRES), MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-000055-003:

LAND DESCRIPTION – NORTH FEDERAL BOULEVARD PARCEL NO. 3
(SCHEDULE NUMBER 0508402040000)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING A PART OF LOT 19, BLOCK 2, SOUTH DENVER, AS RECORDED IN BOOK 2, PAGE 53, IN THE CLERK AND RECORDER'S OFFICE, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED JANUARY 22, 2010 AT RECEPTION NUMBER 2010008175 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 8;
THENCE N 01°49'07" E, A DISTANCE OF 1276.59 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY (R.O.W.) LINE OF S.H. 88 (FEDERAL BLVD., SEPTEMBER 2008);
THENCE N 00°25'34" W, A DISTANCE OF 9.33 FEET ALONG SAID EASTERLY R.O.W. LINE TO THE SOUTH R.O.W. LINE OF W 4TH AVE. (SEPTEMBER 2008);
THENCE N 89°44'26" E, A DISTANCE OF 9.39 FEET ALONG SAID SOUTH R.O.W. LINE;
THENCE S 44°51'52" W, A DISTANCE OF 13.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 44 SQUARE FEET (0.001 ACRES), MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-000055-004:

LAND DESCRIPTION – NORTH FEDERAL BOULEVARD PARCEL NO. 4
(SCHEDULE NUMBER 0508403032000)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING A PART OF LOT 28, BLOCK 27, SOUTH DENVER, AS RECORDED IN BOOK 2, PAGE 53, IN THE CLERK AND RECORDER'S OFFICE, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED FEBRUARY 26, 2010 AT RECEPTION NUMBER 2010022436 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 8;
THENCE N 03°37'41" E, A DISTANCE OF 707.24 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY (R.O.W.) LINE OF S.H. 88 (FEDERAL BLVD., SEPTEMBER 2008);
THENCE S 45°30'40" E, A DISTANCE OF 15.03 FEET TO THE NORTH R.O.W. LINE OF W 2ND AVE. (SEPTEMBER 2008);
THENCE S 89°45'26" W, A DISTANCE OF 10.65 FEET ALONG SAID NORTH R.O.W. LINE TO SAID EASTERLY R.O.W. LINE;
THENCE N 00°25'34" W, A DISTANCE OF 10.58 FEET ALONG SAID EASTERLY R.O.W. LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 56 SQUARE FEET (0.001 ACRES), MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-000055-005:

LAND DESCRIPTION – NORTH FEDERAL BOULEVARD PARCEL NO. 5
(SCHEDULE NUMBER 0508405031000)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING A PART OF LOT 19, BLOCK 40, SOUTH DENVER, AS RECORDED IN BOOK 2, PAGE 53, IN THE CLERK AND RECORDER'S OFFICE, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED MAY 7, 2010 AT RECEPTION NUMBER 2010050224 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 8;
THENCE N 04°13'57" E, A DISTANCE OF 615.65 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY (R.O.W.) LINE OF S.H. 88 (FEDERAL BLVD., SEPTEMBER 2008);
THENCE N 00°25'34" W, A DISTANCE OF 11.27 FEET ALONG SAID EASTERLY R.O.W. LINE TO THE SOUTH R.O.W. LINE OF W. 2ND AVE. (SEPTEMBER 2008);
THENCE N 89°45'26" E, A DISTANCE OF 11.20 FEET ALONG SAID SOUTH R.O.W. LINE;
THENCE S 44°29'22" W, A DISTANCE OF 15.87 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 63 SQUARE FEET (0.001 ACRES), MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-000055-006:

LAND DESCRIPTION – NORTH FEDERAL BOULEVARD PARCEL NO. 6
(SCHEDULE NUMBER 0508405033000)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING A PART OF LOT 28, BLOCK 40, SOUTH DENVER, AS RECORDED IN BOOK 2, PAGE 53, IN THE CLERK AND RECORDER'S OFFICE, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED APRIL 23, 2010 AT RECEPTION NUMBER 2010044326 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 8;
THENCE N 07°11'44" E, A DISTANCE OF 377.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY (R.O.W.) LINE OF S.H. 88 (FEDERAL BLVD., SEPTEMBER 2008);
THENCE S 45°16'29" E, A DISTANCE OF 12.45 FEET TO THE NORTH R.O.W. LINE OF W. PARK PLACE (SEPTEMBER 2008);
THENCE S 89°45'26" W, A DISTANCE OF 8.78 FEET ALONG SAID NORTH R.O.W. LINE TO SAID EASTERLY R.O.W. LINE;
THENCE N 00°25'34" W, A DISTANCE OF 8.80 FEET ALONG SAID EASTERLY R.O.W. LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 39 SQUARE FEET (0.001 ACRES), MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-000055-007:

LAND DESCRIPTION – NORTH FEDERAL BOULEVARD PARCEL NO. 7
(NO SCHEDULE NUMBER)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING A PART OF LOTS 19 THROUGH 21, BLOCK 41, SOUTH DENVER, AS RECORDED IN BOOK 2, PAGE 53, IN THE CLERK AND RECORDER'S OFFICE, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED JULY 7, 2004 AT RECEPTION NUMBER 2004156371 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

THE WEST 5 FEET OF SAID LOTS 19 THROUGH 21.

THE ABOVE DESCRIBED PARCEL CONTAINS 400 SQUARE FEET, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000055-008:

LAND DESCRIPTION – NORTH FEDERAL BOULEVARD PARCEL NO. 8
(SCHEDULE NUMBER 0508412043000)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING A PART OF LOTS 22 TO 25, BLOCK 41, SOUTH DENVER, AS RECORDED IN BOOK 2, PAGE 53, IN THE CLERK AND RECORDER'S OFFICE, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED MAY 14, 2010 AT RECEPTION NUMBER 2010053104 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 8;
THENCE N 27°06'15" E, A DISTANCE OF 129.48 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH LINE OF LOT 25 IN SAID SUBDIVISION;
THENCE S 89°45'26" W, A DISTANCE OF 9.85 FEET ALONG SAID SOUTH LINE TO THE EASTERLY RIGHT OF WAY (R.O.W.) LINE OF S.H. 88 (FEDERAL BLVD., SEPTEMBER 2008);
THENCE N 00°25'34" W, A DISTANCE OF 100.01 FEET ALONG SAID EASTERLY R.O.W. LINE TO THE NORTH LINE OF LOT 22;
THENCE N 89°45'26" E, A DISTANCE OF 6.68 FEET ALONG SAID NORTH LOT LINE;
THENCE S 02°45'44" E, A DISTANCE OF 6.31 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 4,823.50 FEET, A CENTRAL ANGLE OF 01°06'50", A DISTANCE OF 93.77 FEET, (A CHORD BEARING S 02°12'19" E, A DISTANCE OF 93.77 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 843 SQUARE FEET (0.019 ACRES), MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000055-009:

LAND DESCRIPTION – NORTH FEDERAL BOULEVARD PARCEL NO. 9
(SCHEDULE NUMBER 0508412038000)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING A PART OF LOTS 26 TO 28, BLOCK 41, SOUTH DENVER, AS RECORDED IN BOOK 2, PAGE 53, IN THE CLERK AND RECORDER'S OFFICE, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED NOVEMBER 25, 2009 AT RECEPTION NUMBER 2009154342 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 8;
THENCE N 27°06'15" E, A DISTANCE OF 129.48 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTH LINE OF LOT 26 IN SAID SUBDIVISION;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 4,823.50 FEET, A CENTRAL ANGLE OF 00°57'02", A DISTANCE OF 80.02 FEET, (A CHORD BEARING S 01°10'24" E, A DISTANCE OF 80.02 FEET) TO THE NORTH RIGHT OF WAY (R.O.W.) LINE OF W. 1ST AVE. (SEPTEMBER 2008);
THENCE S 89°45'26" W, A DISTANCE OF 10.89 FEET ALONG SAID NORTH R.O.W. LINE TO THE EASTERLY R.O.W. LINE OF S.H. 88 (FEDERAL BLVD., SEPTEMBER 2008);
THENCE N 00°25'34" W, A DISTANCE OF 80.01 FEET ALONG SAID EASTERLY R.O.W. LINE TO SAID NORTH LOT LINE;
THENCE N 89°45'26" E, A DISTANCE OF 9.85 FEET ALONG SAID NORTH LOT LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 838 SQUARE FEET (0.019 ACRES), MORE OR LESS.



WARRANTY DEED

THIS DEED, dated May 24, 2010, is between **Trimed Enterprises, LLC, a Colorado limited liability company** of the City and County of Denver and State of Colorado, grantor, and the **City and County of Denver, a Colorado municipal corporation and home rule city** whose address is 1437 Bannock St., Denver, CO 80202 of the City and County of Denver and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of TWENTY TWO THOUSAND FIFTY AND NO DOLLARS (\$22,050.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

SEE ATTACHED EXHIBIT "A"

Assessor's schedule or parcel number: 05081-24-046-000 (part of)
Address: 412 Federal Blvd., Denver, CO 80219 (part of)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the 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, its successors and assigns forever. The grantor covenants, grants, bargains, and agrees to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has 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, encumbrances and restrictions of whatever kind or nature soever.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

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

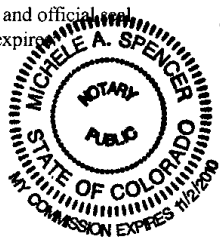
Trimed Enterprises, LLC, a Colorado limited liability company

M. Afsar Ali
By: M. Afsar Ali
Its: Member/Manager

STATE OF COLORADO
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this day 24th of May, 2010 by M. Afsar Ali as Member/Manager of Trimed Enterprises, LLC, a Colorado limited liability company.

Witness my hand and official seal
My commission expires



Michelle A. Spencer
Notary Public

return to
H.C PECK & ASSOCIATES, INC.
4001 FOX ST.
DENVER, CO 80216

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

EXHIBIT "A"

PROJECT NUMBER: STU C010-068

PARCEL NO.: 95

Project Code: 13810

November 26, 2008

DESCRIPTION

A tract or parcel of land, No. 95 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 242 sq. ft. (0.006 acres), more or less, in a portion of Lots 1 to Block 2, BURNS BOULEVARD ADDITION, as recorded in Book 18, Page 6, in the Clerk and Recorder's office, said subdivision lying in the N.W. ¼ of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

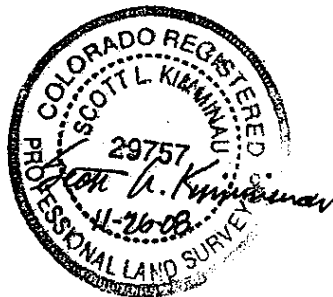
Commencing at the C ¼ corner of said Section 8; Thence N. 2°10'24" E., a distance of 1600.55 feet to the POINT OF BEGINNING; said point lying on the south Right of Way (R.O.W.) line of W. Short Place (September 2008);

1. Thence S. 40°54'31" W., a distance of 31.17 feet to the easterly R.O.W. line of S.H.88 (Federal Blvd., September 2008);
2. Thence N. 00°25'34" W., a distance of 23.46 feet along said easterly R.O.W. line to said south R.O.W. Line of W. Short Place (September 2008);
3. Thence N. 89°44'26" E., a distance of 20.59 feet along said south R.O.W. line to the POINT OF BEGINNING.

The above described parcel contains 242 sq. ft. (0.006 acres), more or less.

Basis of Bearings: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, NAD 1983(1992) as determined by a fast static GPS survey. The line between point MOE and point ALAMEDA bears S.24°42'20.3"W. These two stations are NGS standard horizontal control disks set in concrete with stampings "MOE 1994" and "ALAMEDA 1977" respectively.

Authored For and on Behalf of the
Department of Transportation
Scott Kimminau
{(303) 757-9923}
2000 S. Holly St.
Denver, CO 80222





GRANTED

Movant shall serve copies of this ORDER on any pro se parties, pursuant to CRCP 5, and file a certificate of service with the Court within 10 days.

Brian Whitney
District Court Judge

~~FILED~~ ~~DEPOSITED~~ ~~ON ATTACHMENT~~
CO Denver County District Court 2nd JD
Filing Date: Mar 19 2010 1:11PM MDT
Filing ID: 30153875
Review Clerk: Tara L. Nelson

DISTRICT COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO
1437 Bannock Street, Room 256
Denver, Colorado 80202

Petitioner: CITY AND COUNTY OF DENVER, a home rule city and municipal corporation

Respondents: 400 FEDERAL, LLC; a Colorado Limited Liability Company; STEPHANIE Y. O'MALLEY, Public Trustee of the City and County of Denver; CLAUDE J. PUMILIA, Manager of Finance of the City and County of Denver; PETER PARK, Manager of Community Planning and Development of the City and County of Denver; STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, an Illinois Corporation; ARGENT MORTGAGE COMPANY, LLC, a Delaware Limited Liability Company; All Unknown Owners of the Real Properties Sought to be Condemned Herein; and All Unknown Persons Who Claim Any Interest in the Subject Matter of this Action

Attorneys for Petitioner
DAVID R. FINE, Atty. No. 16852, Denver City Attorney
Jo Ann Weinstein, Atty. No. 5335
Katherine L. Wilmoth, Atty. No. 32923
Assistant City Attorneys
1437 Bannock, St., Room 353
Denver, CO 80202
Telephone: (720) 913-3275
Fax: (720) 913-3180

▲ COURT USE ONLY ▲

Case Number: 09CV9313
Division/Ctrm: 5

STIPULATED RULE AND DECREE

THIS MATTER having come on to be heard on the Petition of the City and County of Denver, a municipal corporation, for the taking of certain real property hereinafter described, and for the ascertainment of the compensation to be paid therefore and by reason thereof and the time now being at hand for the entry of a Stipulated Rule and Decree, the Court,

DOTH FIND:

1. Petitioner is vested with the power of eminent domain pursuant to Article XX of the Constitution of the State of Colorado, §§ 30-35-201; 38-1-201; 38-1-202; 43-1-217; 43-2-204; and

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Page: 1 of 8
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R0.00 D0.00
DEC
City & County of Denver

43-3-107 of the Colorado Revised Statutes, and other applicable law. Pursuant to such laws, Petitioner has the legal authority to acquire and condemn property, including the property that is the subject of this action. Petitioner is authorized under Ordinance Nos. 356, Series 2008; 63, Series 2009; and 226, Series 2009 to use its power of eminent domain by condemnation proceedings to appropriate property for its local and municipal purposes, and, in particular, is authorized to appropriate the property interests set forth in paragraph 3(A) of the Petition in Condemnation filed in the above-captioned matter (“Petitioner”) and legally described in Exhibit A (“Property”) and 3(B) of the Petition and legally described in Exhibit B (“Temporary Easement”). Exhibit A and Exhibit B are attached hereto and hereby incorporated by reference and the lands and interests sought therein by Petitioner are collectively referred to as the “Property Interests”.

2. The Court has jurisdiction of the parties herein and of the subject matter of this action.

3. The parties hereby stipulate and agree to a final disposition of this matter as it relates to the real property described herein without the necessity of a trial.

4. Respondent 400 Federal, LLC is the owner of the real property identified as the Property and Temporary Easement by virtue of a certain instrument recorded among the records of the Clerk and Recorder of the City and County of Denver and State of Colorado.

5. On December 24, 2009, Respondent 400 Federal, LLC was served with the Summons, Petition in Condemnation, Motion for Immediate Possession, and Notice of Lis Pendens regarding the Property Interests.

6. On or about October 20, 2009 Respondent Stephanie Y. O’Malley, as the Public Trustee for the City and County of Denver, (“Public Trustee”) filed an Answer disclaiming all right, title and interest in the Property Interests except as to asset an interest in the land that is subject matter to the above-captioned matter to the extent necessary to protect the Public Trustee in her official capacity and responsibilities and to protect and secure the right, title, and interest of the holder or holders for the indebtedness secured by the described Deed(s) of Trust.

7. On or about October 20, 2009 Respondent Claude J. Pumilia, as the Manager of Finance of the City and County of Denver, (“MOF”) filed an Answer asserting a claim to and for all outstanding liens covering general taxes, special assessments, use taxes, local public improvement district assessments, and service or utility charges which are now due or may hereafter become due with respect to the subject property. Respondent MOF further stated that said liens are superior to, and have priority over, any claim asserted by the Petitioner and that said liens shall extend to and include interest and penalties on outstanding taxes and assessments above referred to as the same have now accrued or will hereafter accrue. Respondent MOF has determined that taxes in the amount of \$3,551.38 are due and owing.

8. On or about October 20, 2009, Respondent Peter Park, as the Manager of Community Planning and Development for the City and County of Denver (“MCPD”), asserted a claim to and

for the interests held by the City and County of Denver that Petitioner sought to acquire. Respondent MCPD has determined that four liens in the total amount of \$2,648.00 are due and owing.

9. On October 16, 2009, Respondent State Farm Mutual Automobile Insurance Company("State Farm") was served with the Summons, Petition in Condemnation, Motion for Immediate Possession, and Notice of Lis Pendens. Respondent State Farm has not appeared herein, but has contacted counsel for Petitioner and stated they had no interest in the Property Interests.

10. On October 13, 2009, Respondent Argent Mortgage Company, LLC, ("Argent") was served with the Summons, Petition in Condemnation, Motion for Immediate Possession, and Notice of Lis Pendens. Respondent Argent has not appeared herein.

11. Upon information and belief, Bank of America may be a successor in interest to Argent and may have an interest in the Property Interests. Bank of America has actual knowledge of the above-captioned matter and of the hearing for Immediate Possession but has not appeared herein.

12. That other than the persons aforesaid no other person, firm or corporation has appeared herein or has any claim or claims to, any interest or interests in, or any lien or liens, encumbrance or encumbrances pertaining to the property hereinafter described.

13. An accurate description of the property, situated in the City and County of Denver, Colorado, with respect to which property the Petitioner is acquiring fee simple title is set forth in Exhibit A and with respect to which property the Petitioner is acquiring a temporary easement in is set forth in Exhibit B.

14. Pursuant to this Rule and Decree, the sum of Thirty Thousand Dollars and no/100 (\$30,000.00) is the total compensation due Respondent 400 Federal, LLC for the taking of the Property and Temporary Easement, including, but not limited to, the value of said property, the damages to the residue or remainder of any property not taken, if any, and any and all attorney's fees, costs, disbursements, and expenses incurred herein. Said total compensation shall not be subject to adjustment as provided in Section 38-1-114, C.R.S.

WHEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED:

1. The Petitioner City and County of Denver, a home rule city and municipal corporation, be and it hereby is adjudged to be the absolute holder and owner of the real property referred to in Paragraph 13, Exhibit A herein, free and clear of all rights, title, interests, easements, liens or encumbrances of the Respondents, or any of them, after making the payments authorized herein, and also free of all rights of reversion or reversionary interests, including but not limited to, the possibility of reverter and rights of entry for conditions broken, in said real properties sought to be acquired and heretofore described. Possession by the City and County of Denver is effective as of February 18, 2010, which shall also be the valuation date.

2. The Petitioner is hereby authorized to take possession of the temporary easement property described in Paragraph 3(B) of the Petition in Condemnation and referred to in Paragraph 13 above as Exhibit B and it be and is hereby authorized to hold the same, as follows:

A. The term of the temporary easement will commence thirty (30) days after the Petitioner (or Petitioner through its contractor) issues written notice to the Respondent 400 Federal, LLC and will terminate twenty (20) months from the commencement date.

B. Petitioner shall return the Temporary Easement free from all construction debris and in a condition as nearly as practicable to its original condition, taking into consideration the nature of the work being performed.

C. Petitioner, and its successors and assigns, including their respective contractors, consultants, subcontractors, sub-consultants, materialmen, suppliers, and workers may perform construction and related activities on the Temporary Easement and on lands adjoining or in close proximity to the Temporary Easement. Performance of construction and related activities includes the rights to: (a) perform construction activities for the Project on the Temporary Easement, (b) enter on and have access to the Temporary Easement, (c) store materials on the Temporary Easement, (d) operate construction equipment on the Temporary Easement, and (e) perform any other work incidental to the construction of the Project. Incidental work includes removing asphalt and concrete; grading, paving, and landscaping the Property; and performing utility work.

D. No building, structure, or other above or below ground obstruction that might interfere with the purposes of the temporary easement may be placed, erected, installed or permitted upon the easement property during its term. If the terms of the temporary easement are violated, at the Petitioner's election, Respondent 400 Federal, LLC shall immediately correct or cause to be corrected any violations or the Petitioner may correct or cause to be corrected any violations at Respondent 400 Federal, LLC's sole expense. If the Petitioner elects to correct, or causes to be corrected, the violation(s), Respondent 400 Federal, LLC shall reimburse the Petitioner for all costs incurred in enforcing the terms of the temporary easement within thirty (30) days of receipt of an invoice.

E. During the phase(s) of the Project when construction activities are being performed on, or in the vicinity of, the Respondent 400 Federal, LLC's property referred to in Paragraph 13, access to the remainder of Respondent 400 Federal, LLC's property from Federal Boulevard may be restricted or blocked.

F. Upon the expiration of the temporary easement term, the temporary easement, together with the right, privilege and authority to construct, reconstruct, operate or maintain fixtures, devices, or structures upon the easement property, is terminated, all covenants contained herein are released and the easement property shall be considered free and clear of any restriction or any right or privilege attaching to the easement.

G. Petitioner has the right to assign its rights and obligations set forth in Paragraph 2 (A)

through (F) herein, which right Petitioner may exercise based on its sole and absolute discretion. If Petitioner so assigns the Temporary Easement, it will be relieved of all obligations so assigned. Petitioner shall provide Respondent 400 Federal, LLC with a copy of any assignment.

3. The sum of Thirty Thousand Dollars and no/100 (\$30,000.00) be and is hereby determined to be the total just compensation due Respondent 400 Federal, LLC for the taking of the Property Interests hereinabove described including, but not limited to, the value of said property, the damages to the residue or remainder of any property not taken, if any, and any and all attorneys' fees, costs, disbursements and expenses incurred herein.

4. Petitioner shall deposit into the Registry of the Court and the Clerk of the Court the sum of Thirty Thousand Dollars and no/100 (\$30,000.00), which sum shall be disbursed as follows:

A. The sum of \$3,551.38 by check made payable to the City and County of Denver and mailed to Charles T. Solomon, Assistant City Attorney, 201 W. Colfax Ave., Dept. 1207, Denver, CO 80202. This amount is the sum due to the City and County of Denver pursuant to paragraph 7 above.

B. The sum of \$2,648.00 by check made payable to the City and County of Denver and mailed to Charles T. Solomon, Assistant City Attorney, 201 W. Colfax Ave., Dept. 1207, Denver, CO 80202. This amount is the sum due to the City and County of Denver pursuant to paragraph 8 above.

C. In the event no other claims are made on the funds deposited by March 31, 2010, the balance of such funds in the amount of \$23,800.62 by check made payable to 400 Federal, LLC shall be mailed to such Respondent at 1487 Wyatt Place, Corona, CA 92879-1147.

5. A certified copy of this Rule and Decree in Condemnation be recorded and indexed in the Office of the Clerk and Recorder of the City and County of Denver and State of Colorado in like manner and with like effect as if it were a deed of conveyance from the owner and parties interested to the Petitioner herein.

DATED: _____, 2010.

BY THE COURT:

District Court Judge

This document constitutes a filing of the court and should be treated as such

Court: CO Denver County District Court 2nd JD

Judge: Brian R Whitney

File & Serve

Transaction ID: 30110794

Current Date: Mar 19, 2010

Case Number: 2009CV9313

Case Name: C&C OF DENVER vs. 400 FED LLC et al

/s/ **Judge Brian R Whitney**

EXHIBIT "A"

PROJECT NUMBER: STU C010-068

PARCEL NUMBER: 94

PROJECT CODE: 13810

DATE: December 19, 2008

FILED Document

Denver County District Court 2nd JD

Filing Date: Mar 17 2010 2:30PM MDT

Filing ID: 30110794

Review Clerk: Sean McGowan

DESCRIPTION

A tract or parcel of land, No. 94 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 507 sq. ft. (0.012 acres), more or less, in a portion of Lots 9 and 10, Block 2, BURNS BOULEVARD ADDITION, as recorded in Book 18, Page 6, in the Clerk and Recorder's office, said subdivision lying in the N.E. ¼ of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C ¼ corner of said Section 8; thence N. 1°34'48" E., a distance of 1397.81 feet to the POINT OF BEGINNING; said point lying on the north line of Lot 9 in said subdivision;

1. Thence on the arc of a curve to the left, a radius of 4,716.50 feet, a central angle of 00°16'37", a distance of 22.80 feet, (a chord bearing S. 00°17'30" E., a distance of 22.80 feet);
2. Thence S. 00°25'49" E., a distance of 19.65 feet;
3. Thence S. 45°08'08" E., a distance of 13.47 feet to the north Right of Way (R.O.W.) line of W. 4th Avenue (September 2008);
4. Thence S. 89°44'26" W., a distance of 18.35 feet along said north R.O.W line to the easterly R.O.W. line of S.H. 88 (Federal Blvd., September 2008);
5. Thence N. 00°25'34" W., a distance of 52.01 feet along said easterly R.O.W line to said north lot line;
6. Thence N. 89°44'26" E., a distance of 8.93 feet along said north lot line to the POINT OF BEGINNING.

The above described parcel contains 507 sq. ft. (0.012 acres), more or less.

Basis of Bearings: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, NAD 1983(1992) as determined by a fast static GPS survey. The line between point MOE and point ALAMEDA bears S.24°42'20.3"W. These two stations are NGS standard horizontal control disks set in concrete with stampings "MOE 1994" and "ALAMEDA 1977" respectively.

Authored For and on Behalf of the
Department of Transportation
Scott Kimminau
{(303) 757-9923}
2000 S. Holly St.
Denver, CO 80222



Exhibit B is a temporary construction easement and is NOT included in the request for dedication

EXHIBIT B

PROJECT NUMBER: STU C010-068
TEMPORARY EASEMENT NUMBER: TE-94
PROJECT CODE: 13810
DATE: December 19, 2008

FILED Document
 CO Denver County District Court 2nd JD
 Filed: Mar 17 2010 2:30PM MDT
 Filing ID: 30110794
 Review Clerk: Sean McGowan

DESCRIPTION

A Temporary Easement, No. TE-94 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 462 sq. ft. (0.011 acres), more or less, in a portion of Lots 9 and 10, Block 2, BURNS BOULEVARD ADDITION, as recorded in Book 18, Page 6, in the Clerk and Recorder's office, said subdivision lying in the N.E. ¼ of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C ¼ corner of said Section 8; thence N. 1°34'48" E., a distance of 1397.81 feet to the POINT OF BEGINNING; said point lying on the north line of Lot 9 in said subdivision;

1. Thence N. 89°44'26" E., a distance of 10.00 feet along said north lot line;
2. Thence S. 00°12'19" W., a distance of 52.01 feet;
3. Thence N. 45°08'08" W., a distance of 13.47 feet;
4. Thence N. 00°25'49" W., a distance of 19.65 feet;
5. Thence on the arc of a curve to the right, a radius of 4,716.50 feet, a central angle of 00°16'37", a distance of 22.80 feet, (a chord bearing N. 00°17'30" W., a distance of 22.80 feet), to the POINT OF BEGINNING.

The above described Temporary Easement contains 462 sq. ft. (0.011 acres), more or less, and is for roadway construction. This easement is intended for the work area only and existing improvements within its limits will not be impacted.

Basis of Bearings: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, NAD 1983(1992) as determined by a fast static GPS survey. The line between point MOE and point ALAMEDA bears S.24°42'20.3"W. These two stations are NGS standard horizontal control disks set in concrete with stampings "MOE 1994" and "ALAMEDA 1977" respectively.

Authored For and on Behalf of the
 Department of Transportation
 Scott Kimmminau
 {(303) 757-9923}
 2000 S. Holly St.
 Denver, CO 80222





WARRANTY DEED

THIS DEED, dated January 22, 2010, is between **LaVina Redden** of the City and County of Denver and State of Colorado, grantor, and the **City and County of Denver, a Colorado municipal corporation and home rule city** whose address is 1437 Bannock St., Denver, CO 80202 of the City and County of Denver and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of FIVE THOUSAND THREE HUNDRED SIX AND NO DOLLARS (\$5,306.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

SEE ATTACHED EXHIBIT "A"

Assessor's schedule or parcel number: 05084-02-031-000 (part of)
Address: 336 Federal Blvd., Denver, CO 80219 (part of)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the 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, its successors and assigns forever. The grantor covenants, grants, bargains, and agrees to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has 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, encumbrances and restrictions of whatever kind or nature soever.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

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

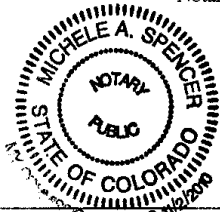
LaVina Redden
LaVina Redden

STATE OF COLORADO
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this day 22nd of January, 2010 by LaVina Redden.

Witness my hand and official seal.
My commission expires:

Michelle A. Spencer
Notary Public



H.C PECK & ASSOCIATES, INC.
4001 FOX ST.
DENVER, CO 80216

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

EXHIBIT "A"

PROJECT NUMBER: STU C010-068

PARCEL NO.: 87

Project Code: 13810

November 26, 2008

DESCRIPTION

A tract or parcel of land, No. 87 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 44 sq. ft. (0.001 acres), more or less, in a portion of Lot 19, Block 26, SOUTH DENVER, as recorded in Book 2, Page 53, in the Clerk and Recorder's office, said subdivision lying in the N.E. ¼ of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

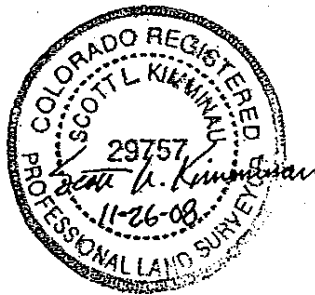
Commencing at the C ¼ corner of said Section 8; Thence N. 1°49'07" E., a distance of 1276.59 feet to the POINT OF BEGINNING; said point lying on the easterly Right of Way (R.O.W.) line of S.H.88 (Federal Blvd., September 2008);

1. Thence N. 00°25'34" W., a distance of 9.33 feet along said easterly R.O.W. line to the south R.O.W. line of W. 4th Ave. (September 2008);
2. Thence N. 89°44'26" E., a distance of 9.39 feet along said south R.O.W. line;
3. Thence S. 44°51'52" W., a distance of 13.22 feet to the POINT OF BEGINNING.

The above described parcel contains 44 sq. ft. (0.001 acres), more or less.

Basis of Bearings: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, NAD 1983(1992) as determined by a fast static GPS survey. The line between point MOE and point ALAMEDA bears S.24°42'20.3"W. These two stations are NGS standard horizontal control disks set in concrete with stampings "MOE 1994" and "ALAMEDA 1977" respectively.

Authored For and on Behalf of the
Department of Transportation
Scott Kimminau
{(303) 757-9923}
2000 S. Holly St.
Denver, CO 80222





WARRANTY DEED

THIS DEED, dated February 25, 2010, is between Jane Apergis a/k/a Demetra Apergis of the City and County of Denver and State of Colorado, grantor, and the City and County of Denver, a Colorado municipal corporation and home rule city whose address is 1437 Bannock St., Denver, CO 80202 of the City and County of Denver and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of ONE THOUSAND FIVE HUNDRED SIXTY EIGHT AND NO DOLLARS (\$1,568.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

SEE ATTACHED EXHIBIT "A"

Assessor's schedule or parcel number: 05084-03-009-000 (part of)
Address: 200 Federal Blvd., Denver, CO 80219 (part of)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the 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, its successors and assigns forever. The grantor covenants, grants, bargains, and agrees to and with the grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the premises above conveyed, has 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, encumbrances and restrictions of whatever kind or nature soever.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

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

Jane Demetra apergis Jane apergis
Jane Apergis a/k/a Demetra Apergis

STATE OF COLORADO

CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this day 25th of February, 2010 by Jane Apergis a/k/a Demetra Apergis.

Witness my hand and official seal.
My commission expires

Michelle Spencer
Notary Public



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

mail to HC Peck & Assoc
4001 Fox St
Denver CO 80216
Attn: Michele Spencer

EXHIBIT "A"

PROJECT NUMBER: STU C010-068

PARCEL NO.: 80

Project Code: 13810

November 26, 2008

DESCRIPTION

A tract or parcel of land, No. 80 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 56 sq. ft. (0.001 acres), more or less, in a portion of Lot 28, Block 27, SOUTH DENVER, as recorded in Book 2, Page 53, in the Clerk and Recorder's office, said subdivision lying in the N.E. ¼ of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C ¼ corner of said Section 8; Thence N. 3°37'41" E., a distance of 707.24 feet to the POINT OF BEGINNING; said point lying on the easterly Right of Way (R.O.W) line of S.H.88 (Federal Blvd., September 2008);

1. Thence S. 45°30'40" E., a distance of 15.03 feet to the north R.O.W. line of W. 2nd Ave.(September 2008)
2. Thence S. 89°45'26" W., a distance of 10.65 feet along said north R.O.W. line to said easterly R.O.W. line;
3. Thence N. 00°25'34" W., a distance of 10.58 feet along said easterly R.O.W. line to the POINT OF BEGINNING.

The above described parcel contains 56 sq. ft. (0.001 acres), more or less.

Basis of Bearings: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, NAD 1983(1992) as determined by a fast static GPS survey. The line between point MOE and point ALAMEDA bears S.24°42'20.3"W. These two stations are NGS standard horizontal control disks set in concrete with stampings "MOE 1994" and "ALAMEDA 1977" respectively.

Authored For and on Behalf of the
Department of Transportation
Scott Kimminau
{(303) 757-9923}
2000 S. Holly St.
Denver, CO 80222





City & County Of Denver WD R0.00 D0.00

WARRANTY DEED

THIS DEED, dated May 7, 2010, is between **YK Marble, Inc., a Colorado corporation** of the City and County of Denver and State of Colorado, grantor, and the **City and County of Denver, a municipal corporation of the State of Colorado**, whose address is 1437 Bannock St., Denver, CO 80202 of the City and County of Denver and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of TWO THOUSAND SIX HUNDRED TWENTY NINE AND NO DOLLARS (\$2,629.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

SEE ATTACHED EXHIBIT "A"

Assessor's schedule or parcel number: 05084-05-025-000
Address: 168 -188 Federal Blvd., Denver, CO 80219

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the 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, its successors and assigns forever. The grantor covenants, grants, bargains, and agrees to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has 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, encumbrances and restrictions of whatever kind or nature soever.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

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


YK Marble, Inc., a Colorado corporation

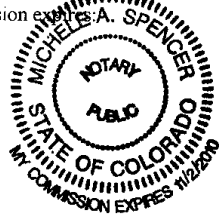

By: Ilya Khrestsov
Its: Vice President

STATE OF COLORADO
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 7th day of May, 2010 by Ilya Khrestsov as Vice President of YK Marble, Inc., a Colorado corporation.

Witness my hand and official seal.
My commission expires


Notary Public



return to
H.C PECK & ASSOCIATES, INC.
4001 FOX ST.
DENVER, CO 80216

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

EXHIBIT "A"

PROJECT NUMBER: STU C010-068

PARCEL NO.: 74

Project Code: 13810

November 26, 2008

DESCRIPTION

A tract or parcel of land, No. 74 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 63 sq. ft. (0.001 acres), more or less, in a portion of Lot 19, Block 40, SOUTH DENVER, as recorded in Book 2, Page 53, in the Clerk and Recorder's office, said subdivision lying in the N.E. ¼ of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C ¼ corner of said Section 8; Thence N. 4°13'57" E., a distance of 615.65 feet to the POINT OF BEGINNING; said point lying on the easterly Right of Way (R.O.W) line of S.H.88 (Federal Blvd., September 2008);

1. Thence N. 00°25'34" W., a distance of 11.27 feet along said easterly R.O.W. line to the south R.O.W. line of W. 2nd Ave. (September 2008);
2. Thence N. 89°45'26" E., a distance of 11.20 feet along said south R.O.W. line;
3. Thence S. 44°29'22" W., a distance of 15.87 feet to the POINT OF BEGINNING.

The above described parcel contains 63 sq. ft. (0.001 acres), more or less.

Basis of Bearings: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, NAD 1983(1992) as determined by a fast static GPS survey. The line between point MOE and point ALAMEDA bears S.24°42'20.3"W. These two stations are NGS standard horizontal control disks set in concrete with stampings "MOE 1994" and "ALAMEDA 1977" respectively.

Authored For and on Behalf of the
Department of Transportation
Scott Kimminau
{(303) 757-9923}
2000 S. Holly St.
Denver, CO 80222



EXHIBIT "A"

PROJECT NUMBER: STU C010-068

PARCEL NO.: 73

Project Code: 13810

November 26, 2008

DESCRIPTION

A tract or parcel of land, No. 73 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 39 sq. ft. (0.001 acres), more or less, in a portion of Lot 28, Block 40, SOUTH DENVER, as recorded in Book 2, Page 53, in the Clerk and Recorder's office, said subdivision lying in the N.E. ¼ of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C ¼ corner of said Section 8; Thence N. 7°11'44" E., a distance of 377.00 feet to the POINT OF BEGINNING; said point lying on the easterly Right of Way (R.O.W.) line of S.H.88 (Federal Blvd., September 2008);

1. Thence S. 45°16'29" E., a distance of 12.45 feet to the north R.O.W. line of W. Park Place (September 2008);
2. Thence S. 89°45'26" W., a distance of 8.78 feet along said north R.O.W. line to said easterly R.O.W. line;
3. Thence N. 00°25'34" W., a distance of 8.80 feet along said easterly R.O.W. line to the POINT OF BEGINNING.

The above described parcel contains 39 sq. ft. (0.001 acres), more or less.

Basis of Bearings: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, NAD 1983(1992) as determined by a fast static GPS survey. The line between point MOE and point ALAMEDA bears S.24°42'20.3"W. These two stations are NGS standard horizontal control disks set in concrete with stampings "MOE 1994" and "ALAMEDA 1977" respectively.

Authored For and on Behalf of the
Department of Transportation
Scott Kimminau
{(303) 757-9923}
2000 S. Holly St.
Denver, CO 80222





2004156371
Page 1 of 3
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RD.00 DD.00

RETURN TO:
CITY & COUNTY OF DENVER
ASSET MANAGEMENT
201 W. COLFAX AVE DEPT 1012
DENVER, CO 80202

Asset Mgmt. #: 04-057

Asset Management:
Date: 7-27-04

Approved
REN

Project Description:
S. FERGUSON & W. PARK PL.

City & County of Denver CO RD.00 DD.00

WARRANTY DEED

THIS DEED, dated July 27, 2004
between ELVIS LAM
138 FEDERAL BOULEVARD
DENVER, CO 80219
of the CITY & County of DENVER and State of COLORADO,
grantor(s) and THE CITY & COUNTY OF DENVER, A COLORADO MUNICIPAL CORPORATION
whose legal address is 1437 BANNOCK ST.
DENVER, CO 80202

of the CITY & County of DENVER and State of COLORADO, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of TEN DOLLARS (\$10.00) & OTHER GOOD & VALUABLE CONSIDERATION//////////DOLLARS, the receipt and sufficiency of which is hereby acknowledged, ha S granted, bargained, sold and conveyed, and by these presents do ES grant, bargain, sell, convey and confirm, unto the grantee(s), ITS heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the CITY & County of DENVER, State of Colorado, described as follows:

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

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

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), 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(s), ITS heirs and assigns forever. The grantor(s), for HIM self, HIS heirs and personal representatives, do ES covenant, grant, bargain and agree to and with the grantee(s), ITS heirs and assigns, that at the time of the encasing and delivery of these presents, HE IS well seized of the premises above conveyed, ha S good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and ha S good right, full power and 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

NONE

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee(s), ITS heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

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

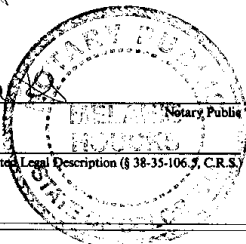
BY:
ELVIS LAM - OWNER

STATE OF COLORADO
County of } ss.

The foregoing instrument was acknowledged before me this 27th day of July, 20 04, by ELVIS LAM, OWNER

Witness my hand and official seal.
My commission expires:

Notary Public



*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.3, C.R.S.)

EXHIBIT A
Sheet 1 of 2

LEGAL DESCRIPTION
Federal Boulevard R.O.W. Dedication
R.O.W. Project No.: 2004-0002
D.E.S. Project No.: 2004-0002-001

A parcel of land being the West 5 Feet of Lots 19 through 21, Block 41, South Denver, a subdivision recorded March 18, 1874 in Plat Book 2 at Page 53 in the Arapahoe County Clerk and Recorder's Office, situated in the Northeast Quarter of Section 8, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

The above parcel containing 400 square feet, more or less.

This legal description was written April 26, 2004 by James W. Rogers, L.S. of Aegis Surveying, Inc., 3395 Yates St., Denver, Colorado 80212, (303)477-9319. This description was based upon a boundary survey performed in December, 2003.



Job Name: SoDenver
Job No. 43702
April 26, 2004
JWR/wp

A handwritten signature in black ink, appearing to be "James W. Rogers", written over the text "JWR/wp".



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Page: 2 of 3
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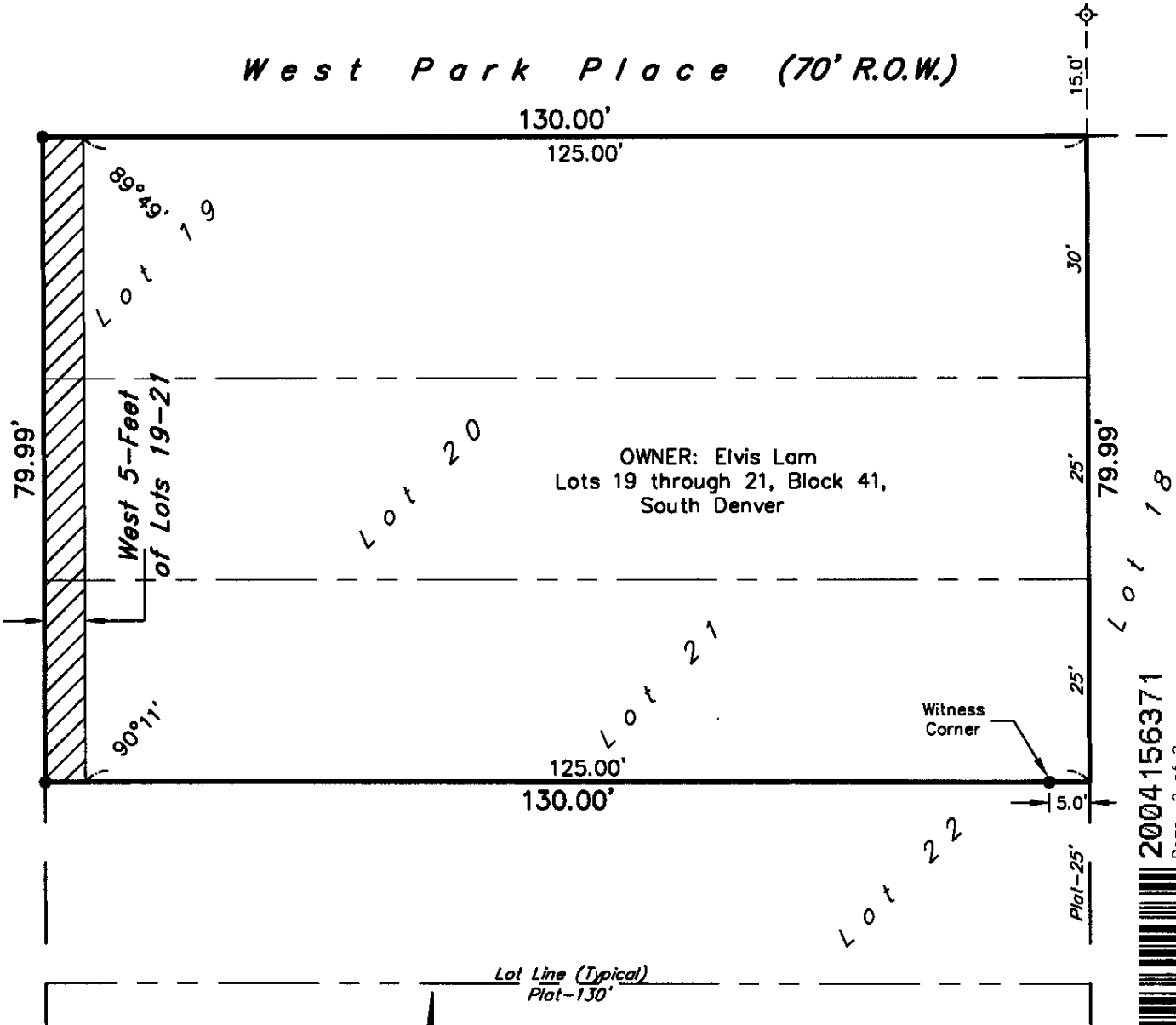
EXHIBIT A

A Portion of the NE1/4 of Section 8, T. 4 S., R. 68 W. of the 6th P.M.
City and County of Denver, State of Colorado

R.O.W. Project No. 2004-0002
D.E.S. Project No. 2004-0002-001

West Park Place (70' R.O.W.)

Federal Boulevard (90' R.O.W.)



OWNER: Elvis Lam
Lots 19 through 21, Block 41,
South Denver

Witness
Corner

Lot Line (Typical)
Plat-130'

Scale: 1" = 20 Feet

- No. 5 Rebar with Plastic Cap L.S. No. 9655.
- ⊕ Chiseled Cross with Disc L.S. No. 9655

2004156371



Page: 3 of 3
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R0.00 D0.00
City & County of Denver
HD



WARRANTY DEED

THIS DEED, dated May 14, 2010, is between Jean Gravina of the City and County of Denver and State of Colorado, grantor, and the City and County of Denver, a Colorado municipal corporation and home rule city, whose address is 1437 Bannock St., Denver, CO 80202 of the City and County of Denver and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of TWENTY THREE THOUSAND SIX HUNDRED FIVE AND NO DOLLARS (\$23,605.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

SEE ATTACHED EXHIBIT "A"

Assessor's schedule or parcel number: 05084-12-035-000 and 05084-12-036-000
Address: 114 and 120 Federal Blvd., Denver, CO 80219

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the 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, its successors and assigns forever. The grantor covenants, grants, bargains, and agrees to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has 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, encumbrances and restrictions of whatever kind or nature soever.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

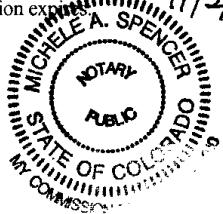
IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Jean Gravina
Jean Gravina

STATE OF COLORADO
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 14th day of May, 2010 by Jean Gravina.

Witness my hand and official seal.
My commission expires 11/2/2010 Notary Public



Michele A. Spencer

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

return to:
H.C PECK & ASSOCIATES, INC.
4001 FOX ST.
DENVER, CO 80216

EXHIBIT "A"

PROJECT NUMBER: STU C010-068

PARCEL NUMBER: 70

PROJECT CODE: 13810

DATE: December 19, 2008

DESCRIPTION

A tract or parcel of land, No. 70 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 843 sq. ft. (0.019 acres), more or less, in a portion of Lots 22 to 25, Block 41, SOUTH DENVER, as recorded in Book 2, Page 53, in the Clerk and Recorder's office, said subdivision lying in the N.E. ¼ of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C ¼ corner of said Section 8; thence N. 27°06'15" E., a distance of 129.48 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 25 in said subdivision;

1. Thence S. 89°45'26" W., a distance of 9.85 feet along said south lot line to the easterly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);
2. Thence N. 00°25'34" W., a distance of 100.01 feet along said easterly R.O.W. line to the north line of Lot 22;
3. Thence N. 89°45'26" E., a distance of 6.68 feet along said north lot line;
4. Thence S. 02°45'44" E., a distance of 6.31 feet;
5. Thence on the arc of a curve to the right, a radius of 4,823.50 feet, a central angle of 01°06'50", a distance of 93.77 feet, (a chord bearing S. 02°12'19" E., a distance of 93.77 feet) to the POINT OF BEGINNING.

The above described parcel contains 843 sq. ft. (0.019 acres), more or less.

Basis of Bearings: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, NAD 1983(1992) as determined by a fast static GPS survey. The line between point MOE and point ALAMEDA bears S.24°42'20.3"W. These two stations are NGS standard horizontal control disks set in concrete with stampings "MOE 1994" and "ALAMEDA 1977" respectively.

Authored For and on Behalf of the
Department of Transportation
Scott Kimminau
{(303) 757-9923}
2000 S. Holly St.
Denver, CO 80222



NOTARY PUBLIC

WARRANTY DEED

THIS DEED, dated November 23, 2009, is between **Harley W. Fehlman** of the City and County of Denver and State of Colorado, grantor, and the **City and County of Denver, a municipal corporation of the State of Colorado**, whose address is 1437 Bannock St., Denver, CO 80202 of the City and County of Denver and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of TWENTY THREE THOUSAND FOUR HUNDRED SIXTY FIVE AND NO DOLLARS (\$23,465.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

SEE ATTACHED EXHIBIT "A"

Assessor's schedule or parcel number: 05084-12-027-000 (part of)
Address: 110 Federal Blvd., Denver, CO 80219 (part of)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the 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, its successors and assigns forever. The grantor covenants, grants, bargains, and agrees to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has 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, encumbrances and restrictions of whatever kind or nature soever.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

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

Harley W. Fehlman
Harley W. Fehlman

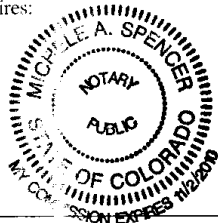


STATE OF COLORADO
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 23rd day of November, 2009 by Harley W. Fehlman.

Witness my hand and official seal.
My commission expires:

Michael A. Spencer
Notary Public



return to:
H.C. PECK & ASSOCIATES, LLC.
4001 FOX ST.
DENVER, CO 80216

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

EXHIBIT "A"

PROJECT NUMBER: STU C010-068

PARCEL NUMBER: 69

PROJECT CODE: 13810

DATE: December 19, 2008

DESCRIPTION

A tract or parcel of land, No. 69 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 838 sq. ft. (0.019 acres), more or less, in a portion of Lots 26 to 28, Block 41, SOUTH DENVER, as recorded in Book 2, Page 53, in the Clerk and Recorder's office, said subdivision lying in the N.E. ¼ of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C ¼ corner of said Section 8; thence N. 27°06'15" E., a distance of 129.48 feet to the POINT OF BEGINNING; said point lying on the north line of Lot 26 in said subdivision;

1. Thence on the arc of a curve to the right, a radius of 4,823.50 feet, a central angle of 00°57'02", a distance of 80.02 feet, (a chord bearing S. 01°10'24" E., a distance of 80.02 feet) to the north Right of Way (R.O.W.) line of W. 1st Ave. (September 2008);
2. Thence S. 89°45'26" W., a distance of 10.89 feet along said north R.O.W. line to the easterly R.O.W. line of S.H. 88 (Federal Blvd. September 2008);
3. Thence N. 00°25'34" W., a distance of 80.01 feet along said easterly R.O.W. line to said north lot line;
4. Thence N. 89°45'26" E., a distance of 9.85 feet along said north lot line to the POINT OF BEGINNING.

The above described parcel contains 838 sq. ft. (0.019 acres), more or less.

Basis of Bearings: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, NAD 1983(1992) as determined by a fast static GPS survey. The line between point MOE and point ALAMEDA bears S.24°42'20.3"W. These two stations are NGS standard horizontal control disks set in concrete with stampings "MOE 1994" and "ALAMEDA 1977" respectively.

Authored For and on Behalf of the
Department of Transportation
Scott Kimminau
{(303) 757-9923}
2000 S. Holly St.
Denver, CO 80222

