

WHEN RECORDED RETURN TO:

Brownstein Hyatt Farber Schreck, LLP  
410 17<sup>th</sup> Street, Suite 2200  
Denver, Colorado 80202  
Attention: Blair E. Lichtenfels, Esq.

### QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this \_\_\_\_ day of \_\_\_\_\_, 2016, by the **CITY AND COUNTY OF DENVER**, a municipal corporation and home rule city of the State of Colorado, whose address is 1437 Bannock Street, Denver, Colorado 80202 (the "Grantor"), to **9<sup>TH</sup> AVENUE (DENVER) LAND, LLC**, a Delaware limited liability company, whose address is 1400 16<sup>th</sup> Street, Suite 320, Denver, Colorado (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Zero and no/100 Dollars (\$0.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby sells and quit claims unto the Grantee, its successors and assigns, all of Grantor's right, title, interest, claim and demand which the Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the City and County of Denver, State of Colorado, legally described as follows:

**See Exhibit A attached hereto and incorporated herein by this reference (the "Property").**

Grantor acknowledges that it took title to the Property subject to those certain purchase and sale agreements more particularly described in **Exhibit B**, attached hereto and incorporated herein.

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**ATTEST:**

**CITY AND COUNTY OF DENVER:**

DEBRA JOHNSON,  
Clerk and Recorder Ex-Officio Clerk of the  
City and County of Denver

By: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_

APPROVED AS TO FORM:  
Attorney for the City and County of Denver

By: \_\_\_\_\_  
Assistant City Attorney

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2016 by \_\_\_\_\_, Mayor of the City and County of Denver.

Witness my hand and official seal.  
My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**EXHIBIT A**

Legal Description of the Property

Parcel 1:

**EXHIBIT A**  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS SOUTH 00°15'29" EAST, A DISTANCE OF 2649.00 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 84°45'14" EAST, A DISTANCE OF 316.72 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 11<sup>TH</sup> AVENUE AS DESCRIBED UNDER RECEPTION NO. 9400191068 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 76°09'07" EAST, A DISTANCE OF 2.06 FEET;

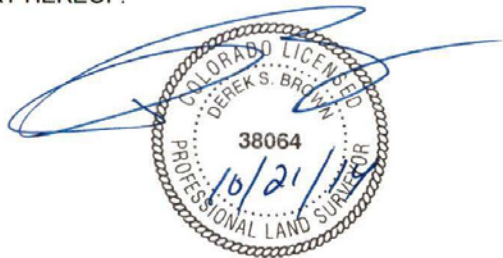
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°25'18" EAST, A DISTANCE OF 5.48 FEET;

THENCE SOUTH 89°34'42" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°25'18" WEST, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

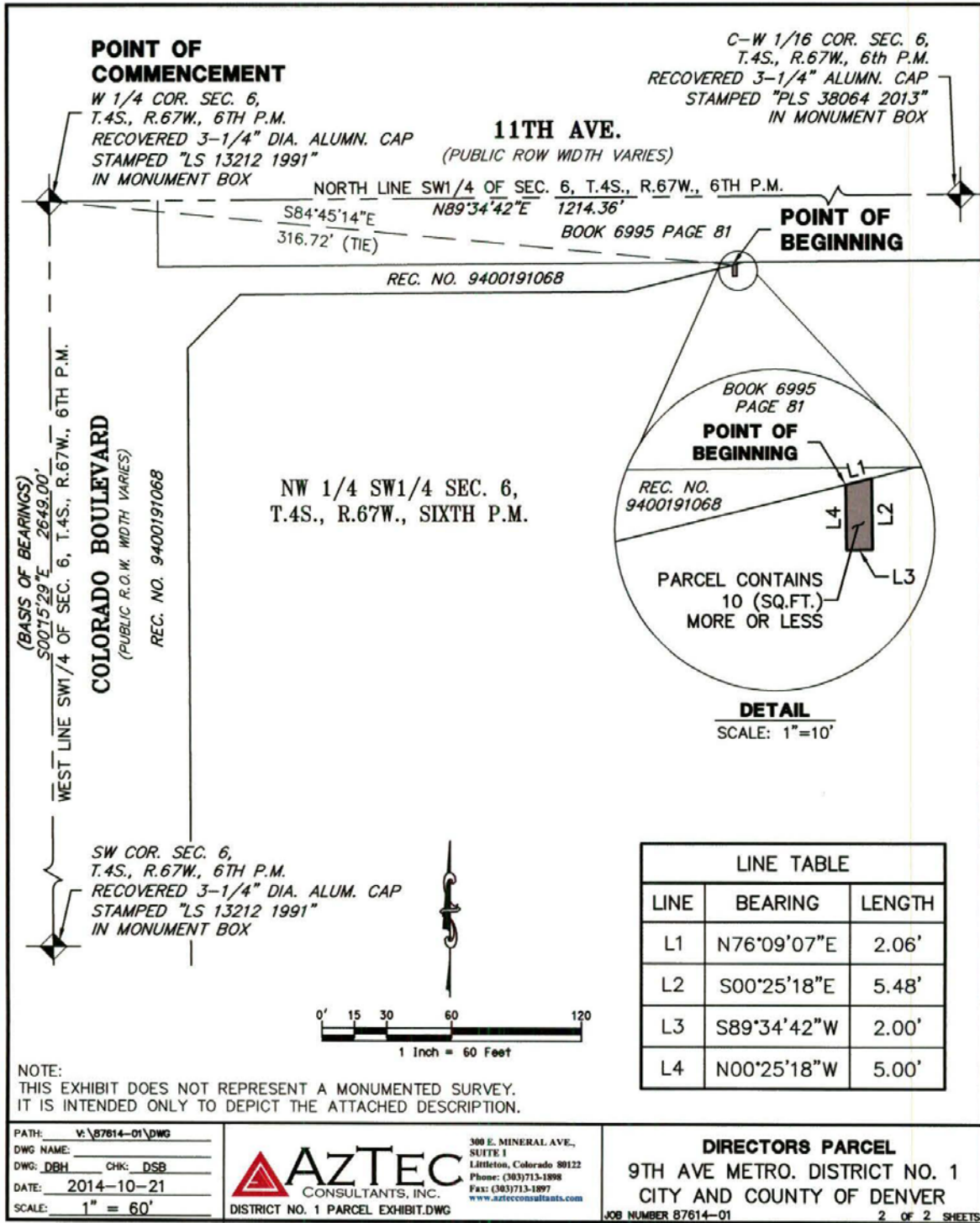
CONTAINING AN AREA OF 10 SQUARE FEET, MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEREK S. BROWN, PLS NO. 38064  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVENUE SUITE 1, LITTLETON, CO 80122  
303-713-1898

# ILLUSTRATION TO EXHIBIT A



Parcel 2:

**EXHIBIT A**  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS SOUTH 00°15'29" EAST, A DISTANCE OF 2649.00 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 84°52'29" EAST, A DISTANCE OF 318.66 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 11<sup>TH</sup> AVENUE AS DESCRIBED UNDER RECEPTION NO. 9400191068 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 76°09'07" EAST, A DISTANCE OF 2.06 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°25'18" EAST, A DISTANCE OF 5.95 FEET;

THENCE SOUTH 89°34'42" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°25'18" WEST, A DISTANCE OF 5.48 FEET TO THE **POINT OF BEGINNING**.

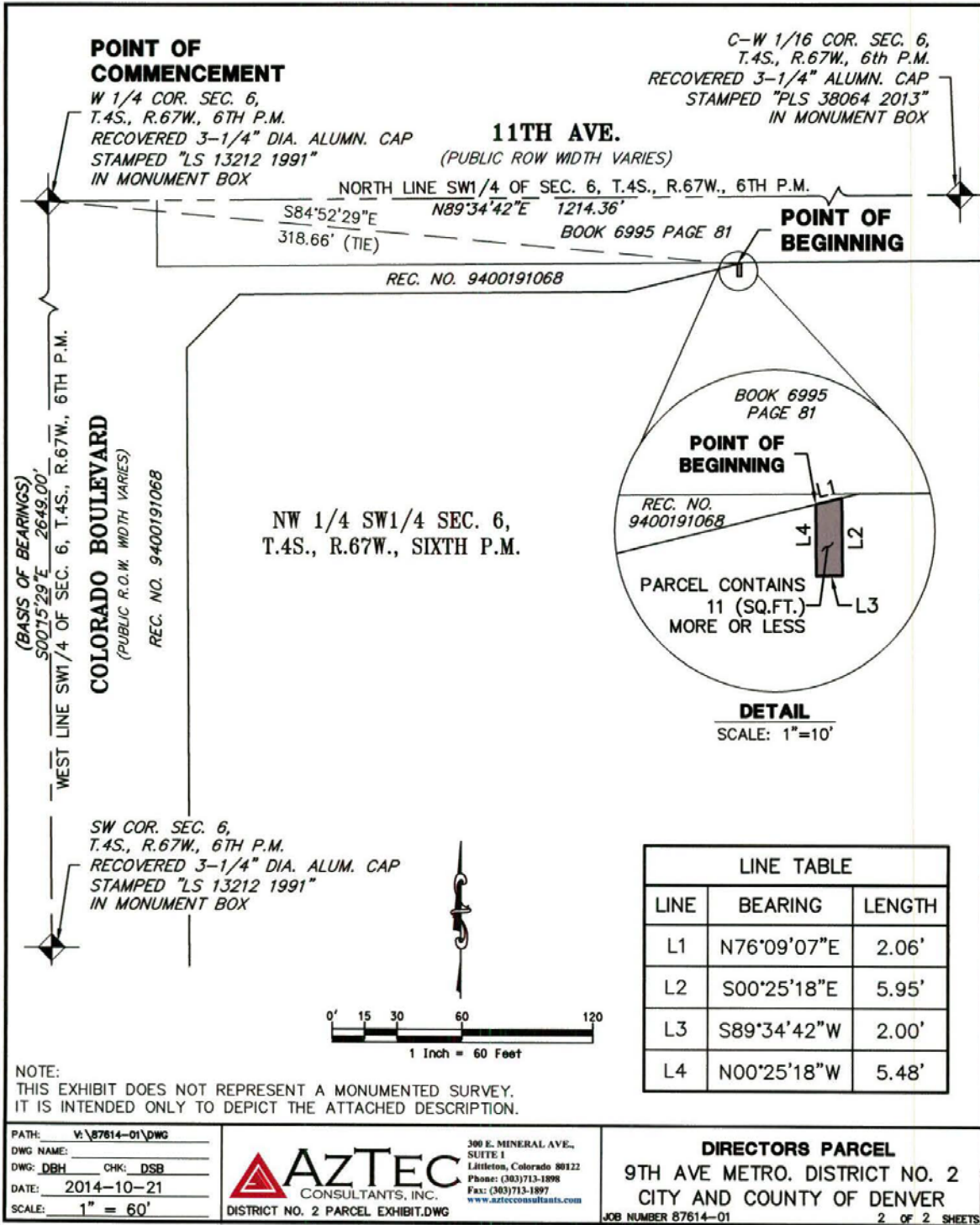
CONTAINING AN AREA OF 11 SQUARE FEET, MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEREK S. BROWN, PLS NO. 38064  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVENUE SUITE 1, LITTLETON, CO 80122  
303-713-1898

# ILLUSTRATION TO EXHIBIT A



Parcel 3:

**EXHIBIT A**  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS SOUTH 00°15'29" EAST, A DISTANCE OF 2649.00 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 84°59'39" EAST, A DISTANCE OF 320.61 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 11<sup>TH</sup> AVENUE AS DESCRIBED UNDER RECEPTION NO. 9400191068 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 76°09'07" EAST, A DISTANCE OF 1.40 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 11<sup>TH</sup> AVENUE AS DESCRIBED IN BOOK 6995 AT PAGE 81, IN SAID RECORDS;

THENCE ALONG SOUTHERLY RIGHT-OF-WAY AS DESCRIBED IN BOOK 6995 AT PAGE 81, NORTH 89°34'42" EAST, A DISTANCE OF 0.64 FEET;

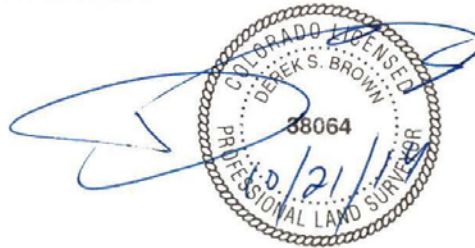
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°25'18" EAST, A DISTANCE OF 6.28 FEET;

THENCE SOUTH 89°34'42" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°25'18" WEST, A DISTANCE OF 5.95 FEET TO THE **POINT OF BEGINNING**.

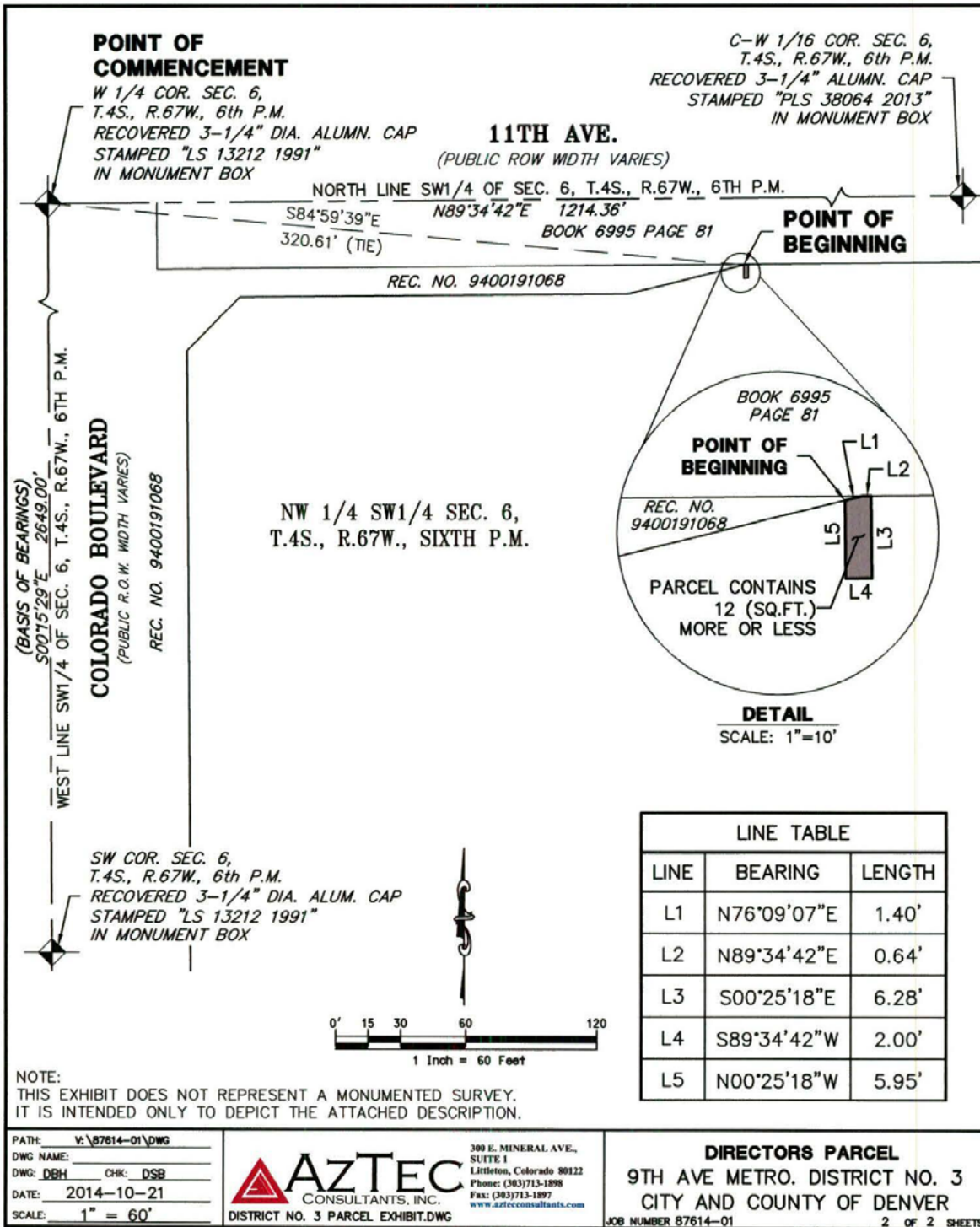
CONTAINING AN AREA OF 12 SQUARE FEET, MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEREK S. BROWN, PLS NO. 38064  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVENUE SUITE 1, LITTLETON, CO 80122  
303-713-1898

# ILLUSTRATION TO EXHIBIT A





**Exhibit B**  
**Purchase and Sale Agreements**

1. Agreement for Sale and Purchase of Real Estate dated February 4, 2015 by and between Jenny A. Robinson, an individual, as Purchaser, and 9<sup>th</sup> Avenue (Denver) Land, LLC, a Delaware limited liability company, as Seller, as to an undivided ten percent (10%) interest in that certain parcel of real property as more particularly described therein (Parcel 1).
2. Agreement for Sale and Purchase of Real Estate dated February 4, 2015 by and between Jenny A. Robinson, an individual, as Purchaser, and 9<sup>th</sup> Avenue (Denver) Land, LLC, a Delaware limited liability company, as Seller, as to an undivided ten percent (10%) interest in that certain parcel of real property as more particularly described therein (Parcel 2).
3. Agreement for Sale and Purchase of Real Estate dated February 4, 2015 by and between Jenny A. Robinson, an individual, as Purchaser, and 9<sup>th</sup> Avenue (Denver) Land, LLC, a Delaware limited liability company, as Seller, as to an undivided ten percent (10%) interest in that certain parcel of real property as more particularly described therein (Parcel 3).
4. Agreement for Sale and Purchase of Real Estate dated February 4, 2015 by and between Mark G. Falcone, an individual, as Purchaser, and 9<sup>th</sup> Avenue (Denver) Land, LLC, a Delaware limited liability company, as Seller, as to an undivided ten percent (10%) interest in that certain parcel of real property as more particularly described therein (Parcel 1).
5. Agreement for Sale and Purchase of Real Estate dated February 4, 2015 by and between Mark G. Falcone, an individual, as Purchaser, and 9<sup>th</sup> Avenue (Denver) Land, LLC, a Delaware limited liability company, as Seller, as to an undivided ten percent (10%) interest in that certain parcel of real property as more particularly described therein (Parcel 2).
6. Agreement for Sale and Purchase of Real Estate dated February 4, 2015 by and between Mark G. Falcone, an individual, as Purchaser, and 9<sup>th</sup> Avenue (Denver) Land, LLC, a Delaware limited liability company, as Seller, as to an undivided ten percent (10%) interest in that certain parcel of real property as more particularly described therein (Parcel 3).
7. Agreement for Sale and Purchase of Real Estate dated February 4, 2015 by and between John M. Bruno, an individual, as Purchaser, and 9<sup>th</sup> Avenue (Denver) Land, LLC, a Delaware limited liability company, as Seller, as to an undivided ten percent (10%) interest in that certain parcel of real property as more particularly described therein (Parcel 1).
8. Agreement for Sale and Purchase of Real Estate dated February 4, 2015 by and between John M. Bruno, an individual, as Purchaser, and 9<sup>th</sup> Avenue (Denver) Land, LLC, a Delaware limited liability company, as Seller, as to an undivided ten percent (10%) interest in that certain parcel of real property as more particularly described therein (Parcel 2).
9. Agreement for Sale and Purchase of Real Estate dated February 4, 2015 by and between John M. Bruno, an individual, as Purchaser, and 9<sup>th</sup> Avenue (Denver) Land, LLC, a Delaware limited liability company, as Seller, as to an undivided ten percent (10%) interest in that certain parcel of real property as more particularly described therein (Parcel 3).

10. Agreement for Sale and Purchase of Real Estate dated February 4, 2015 by and between Frank C. Cannon, an individual, as Purchaser, and 9<sup>th</sup> Avenue (Denver) Land, LLC, a Delaware limited liability company, as Seller, as to an undivided ten percent (10%) interest in that certain parcel of real property as more particularly described therein (Parcel 1).
11. Agreement for Sale and Purchase of Real Estate dated February 4, 2015 by and between Frank C. Cannon, an individual, as Purchaser, and 9<sup>th</sup> Avenue (Denver) Land, LLC, a Delaware limited liability company, as Seller, as to an undivided ten percent (10%) interest in that certain parcel of real property as more particularly described therein (Parcel 2).
12. Agreement for Sale and Purchase of Real Estate dated February 4, 2015 by and between Frank C. Cannon, an individual, as Purchaser, and 9<sup>th</sup> Avenue (Denver) Land, LLC, a Delaware limited liability company, as Seller, as to an undivided ten percent (10%) interest in that certain parcel of real property as more particularly described therein (Parcel 3).