

QUITCLAIM DEED
(Wastewater/Roslyn Properties Leasing Trust 2010B)

THE CITY AND COUNTY OF DENVER, a Colorado municipal corporation and home rule city (“Grantor”), whose address is 1437 Bannock Street, Denver, Colorado, 80202, for the consideration of Fourteen Million Eight Hundred Thousand Dollars and no/100 (\$14,800,000.00), and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, hereby sells and quitclaims to **WASTEWATER/ROSLYN PROPERTIES LEASING TRUST 2010B**, a Colorado Trust (“Grantee”), whose address is c/o Zions First National Bank, as Trustee, Corporate Trust Department, 1001 - 17th Street, Suite 850, Denver, CO 80202, the following real property in the City and County of Denver, State of Colorado, to-wit:

10-1001

SEE EXHIBIT 1 ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

SIGNED this _____ day of _____, ____.

ATTEST:

CITY AND COUNTY OF DENVER

By: _____
STEFANIE Y. O’MALLEY,
Clerk and Recorder, Ex-Officio Clerk
of the City and County of Denver

By: _____
Mayor

APPROVED AS TO FORM:

DAVID R. FINE, Attorney for
the City and County of Denver

By: _____
Assistant City Attorney

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, ____ by
_____, Mayor of the City and County of Denver.

Witness my hand and official seal.

My commission expires: _____

Notary Public

EXHIBIT 1
(Preliminary subject to revision)

Parcel A:

Being a part of the Parcel A, as described in Reception Number 89-0118396 recorded in the City and County of Denver Records on December 12, 1989, said parcel being a part of the SE 1/4 of the NW 1/4 of Section 9, Township 4 South, Range 68 West of the 6th P.M., and a part of Block 99, Fletcher's West Side Subdivision Second Filing, said parcel further described as follows:

Beginning at the Northwest corner of the SE 1/4 of the NW 1/4 said Section 9; thence S00°01'06"W, along the West line of said SE 1/4 of the NW 1/4, a distance of 110.00 feet to a point in the old Channel of the South Platte River; thence S67°58'54"E, along the old Channel of said river, a distance of 437.00 feet; thence S46°58'54"E, along the old channel of said river, a distance of 151.83 feet, more or less, to the North boundary line of West Third Avenue, produced Easterly; thence S89°53'08"W, along said North boundary line, 86.36 feet to the Westerly boundary line of the official channel of the South Platte River, as defined by Ordinance No. 165, Series 1925; Thence S39°12'12"E, along said Westerly line, 51.54 feet to the centerline of said West Third Avenue; thence S89°53'08"W, along said centerline, a distance of 630.43 feet to the Easterly right of way of the Colorado and Southern Railroad, as described in Book 3077 at Page 384 City and County of Denver Records;

thence along the Easterly line of said Book 3077 at Page 384 the following two

(2) courses:

Thence N06°04'38"W, a distance of 37.63 feet;

Thence N02°06'03"W, a distance of 67.42 feet to a point of non-tangent curve;

Thence Northerly along said non-tangent curve to the right having a radius of 496.41 feet, a central angle of 080°12'37", an arc distance of 71.13 feet and a chord which bears N19°48'53"E, a chord distance of 71.07 feet to a point of tangency; thence N23°55'06"E, along the Easterly railroad right of way line as described in Book 49 at Page 454, a distance of 270.79 feet to the North line

of the S 1/2 of the NW 1/4 of said Section 9;

thence N89°57'12"E, along said North line of 40.89 feet to the Point of Beginning.

Parcel B:

Being all of that Parcel B as described in Reception Number 89-0118396 recorded in the City and County of Denver Records on December 12, 1989, said parcel being a part of Block 99, Fletcher's West Side Subdivision, Second Filing, and a part of the SE 1/4 of the NW 1/4 of Section 9, Township 4 South, Range 68 West of the 6th P.M., said parcel further described as follows:

Beginning at the intersection of the centerline of West Third Avenue with the West line of the SE 1/4 of the NW 1/4 of said Section 9; thence S89°53'08"W, along said centerline, 156.01 feet; thence S00°06'52"E, a distance of 40.00 feet to the South line of West Third Avenue, said point being 15 feet East of the centerline of the Colorado and Southern Railroad Spur Track #495, as described in Book 2647 at Page 161 City and County of Denver Records, said point also being a point of non-tangent curve; thence Southerly and parallel with said Spur Track, along said non-tangent curve to the left having a radius of 461.25 feet, a central angle of 39°47'43", an arc distance of 320.37 feet and a chord which bears S27°27'32"E a chord distance of 313.96 feet to a point of compound curve; thence Southerly along the arc of a curve to the left having a radius of 493.77 feet, a central angle of 27°02'13", an arc distance of 233.00 feet to a point of compound curve; thence Easterly along the arc of a curve to the left having a radius of 1247.93 feet and a central angle of 06°11'38", an arc distance of 134.91 feet to a point of tangent; thence S80°35'14"E, 85.00 feet; thence N51°58'46"E, 326.02 feet; thence N40°31'52"W, 286.57 feet; thence N00°41'25"E, 16.70 feet to the South line of West Third Avenue; thence continuing N00°41'25"E, a distance of 22.05 feet to the Westerly line of the official channel of the South Platte River, as described in Ordinance No. 165, Series of 1925; thence N39°12'12"W, along said Westerly line, 23.13 feet to the centerline of said West Third Avenue; thence S89°53'08"W, along said centerline, 462.45 feet to the Point of Beginning.

Parcel C:

Being all of that Parcel C as described in Reception Number 89-0118396 recorded in the City and County of Denver Records on December 12, 1989, situated in Block 52 and 56, Fletcher's West Side Subdivision, together with an irregular tract of land lying Southeasterly of said Block 56, and part of Umatilla and West 4th Avenue, vacated by Ordinance No. 35, Series 1952,

said parcel more particularly described as follows:

Beginning at a point on the North line of West 4th Avenue that is 55.00 feet West of the West line of Umatilla Street extended Northerly; thence S75°58'32"E, a distance of 163.95 feet to a point on the South line of West 4th Avenue, that is 64.00 feet East of the East line of said Umatilla Street extended Northerly; thence N89°54'12"E, along the South line of said West 4th Avenue, a distance of 43.47 feet to a point on the South line of the official channel of the South Platte River as established by Ordinance No. 165, Series 1925; thence S69°04'18"E, along said South line of the official channel of the South Platte River, a distance of 71.32 feet; thence S23°39'42"W, a distance of 94.00 feet, to a point on a curve; thence Southerly along the arc of a curve to the left having a radius of 722.219 feet, a central angle of 16°35'13", an arc distance of 209.08 feet and a chord which bears S15°22'06"W, a chord distance of 208.35 feet to the intersection of a curve concave to the Southwest; Thence Northwesterly along the arc of a curve to the left having a radius of 707.999 feet, a central angle of 31°11'26", an arc distance of 385.42 feet and a chord which bears N28°38'14"W, a chord distance of 380.68 feet to a point of compound curve; thence Northwesterly along the arc of a curve to the left having a radius of 811.299 feet, a central angle of 00°21'34" an arc distance of 5.09 feet and a chord which bears N44°24'44"W, a chord distance of 5.09 feet; Thence N34°15'29"E, a distance of 17.40 feet to the Point of Beginning,
City and County of Denver,
State of Colorado.

Also known and numbered as 2000 West Third Avenue, Denver, Colorado