



Department of Public Works
Right of Way Services
201 W Colfax Avenue, Dept. 507
Denver, CO 80202
P: 720-865-2782
www.denvergov.org/pwprs

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Charlene Thompson, City Attorney's Office
FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services

DATE: February 26, 2016

ROW #: 2016-Dedication-0000030 **SCHEDULE #:** 0508523034000, 0508522035000, 0508523049000, 0508522033000, 0508523042000, 0508511027000, 0508523045000, 0508511024000, 0508523047000, 0508510031000, 0508522028000, 0508510026000, 0508522031000, 0508510028000, and 0508522037000

TITLE: This request is to dedicate City owned land as S. Federal Blvd.
Located at various intersections along S. Federal between W. Alameda and W. Ellsworth Ave.

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 S. Federal Blvd.

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of existing City owned land for public right-of-way purposes as S. Federal Blvd. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2016-Dedication-0000030-001) HERE.

A map of the area to be dedicated is attached.

RD/BLV

- c: Asset Management, Steve Wirth
- City Councilperson & Aides, Jolon Clark District # 7
- Council Aide Maggie Thompson
- Council Aide Anita Banuelos
- City Council Staff, Shelley Smith
- Environmental Services, David Erickson
- Public Works, Manager's Office, Alba Castro
- Public Works, Manager's Office, Angela Casias
- Public Works, Right-of-way Engineering Services, Rob Duncanson
- Department of Law, Brent Eisen
- Department of Law, Charlene Thompson
- Department of Law, Adam Hernandez
- Department of Law, Angela Garcia
- Public Works Survey, John Lautenschlager
- Public Works Survey, Paul Rogalla

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at angela.casias@DenverGov.org by **12:00 pm on Monday**.

All fields must be completed.

Incomplete request forms will be returned to sender which may cause a delay in processing.

Date of Request: February 26, 2016

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. Title: (Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: **grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.**)

This request is to dedicate City owned land as S. Federal Blvd.
Located at various intersections along S. Federal between W. Alameda to W. Ellsworth Ave.

3. Requesting Agency: Public Works – Right-of-Way Services / Survey

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

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** Barbara.Valdez@denvergov.org

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

- **Name:** Angela Casias
- **Phone:** 720-913-8529
- **Email:** Angela.Casias@denvergov.org

6. General description/background of proposed ordinance including contract scope of work if applicable:

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

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

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** S. Federal between W. Alameda and W. Ellsworth Ave.
- d. **Affected Council District:** 7, Clark
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

7. Is there any controversy surrounding this ordinance? (Groups or individuals who may have concerns about it?) Please explain.

None.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2016-Dedication-0000030, S. Federal Blvd. between W. Alameda and W. Ellsworth Ave.

Description of Proposed Project: This request is to dedicate a City owned land as Federal Blvd. Located at various locations at S. Federal Blvd. between W. Alameda and W. Ellsworth Ave.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: Dedicating City owned land to Public Right of Way, from the vacant parcel program approved through City Council.

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

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

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

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

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

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way.

PARCEL 1

A parcel of land conveyed by Rule & Decree in Condemnation to the City & County of Denver, recorded on 06/06/1998, at Reception No. 9800090428 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 17 of the Department of Transportation, State of Colorado Project No. STU C010-015 containing 1650 Sq. Ft. more or less, a portion of that parcel of land described at Reception No. 93-0071868, and being a portion of Lots 13 through 20, Block 16, ALAMEDA HEIGHTS SUBDIVISION, as recorded in Book 6, Page 26, on November 28, 1888, said subdivision lying in the Southeast Quarter of Section 8, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City & County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the south line of said Lot 20, from which the southwest corner said Lot 20 bears South 89 Degrees 07 Minutes 12 Seconds West a distance of 12.00 feet;

Thence along the south line of said Lot 20 South 89 Degrees 07 Minutes 12 Seconds West, a distance of 12.00 feet to the southwest corner of said Lot 20, said point also being on the east right-of-way line of South Federal Boulevard (Aug., 1995);

Thence along said east right-of-way line and the west line of said Block 16 North 00 Degrees 49 Minutes 33 Seconds West, a distance of 200.05 feet to the northwest corner of said Lot 13;

Thence South 06 Degrees 18 Minutes 30 Seconds East, a distance of 125.60 feet to a point on the north line of said Lot 18;

Thence along a line which is parallel and 12.00 feet east of the west line of said Block 16 South 00 Degrees 49 Minutes 33 Seconds East, a distance of 75.02 feet to the POINT OF BEGINNING.

BASIS OF BEARING: The line between the South Quarter Corner and the Center Quarter Corner of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian bears N 00 Degrees 49 Minutes 33 Seconds West, an assumed bearing matching the design survey for CDOT Proj. No. STU C010-015. The South Quarter Corner of said Section 8 is a 1" axle 0.40' below the existing asphalt. The Center Quarter Corner of said Section 8 is a CDOT type 3A monument in a range box, stamped "PLS No. 25384".

PARCEL 2

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 06/04/2010, at Reception No. 2010060061 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 8 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 541 sq. ft. (0.012 acres) more or less, in a portion of Lots 13 to 17, Block 16, ALAMEDA HEIGHTS, as recorded in Book 6, Page 26, Clerk & Recorder's Office, said subdivision lying in the S.E. 1/4 of Section 8, Township 4 South Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S. 1/4 corner of said Section 8: Thence N. 09°38'14"E., a distance of 335.25 feet to the POINT OF BEGINNING; said point lying on the north line of Lot 13 in said subdivision;

- (1) Thence S. 01°58'16" E., a distance of 125.05 feet to the easterly Right of Way (R.O.W.) line of S.H. 88 Federal Blvd., September 2008);
- (2) Thence N. 05°55'25" W., a distance of 125.57 feet along the easterly R.O.W. line to the north line of said Lot 13:
- (3) Thence N. 89°30'08" E., a distance of 8.66 feet along said north lot line to the POINT OF BEGINNING

PARCEL 3

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 02/23/2010, at Reception No. 2010020654 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 9 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 868 sq. ft. (0.020 acres), more or less, in a portion of Lots 9 to 12, Block 16, ALAMEDA HEIGHTS, as recorded in Book 6, Page 26, Clerk & Recorder's Office, said subdivision lying in the S.E. 1/4 of Section 8, Township 4 South Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 8: Thence N. 09°38'14" E. a distance of 335.25 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 12 in said subdivision;

- (1) Thence S. 89°30'08" E., a distance of 8.66 feet along the south line of said lot to the easterly Right of Way (R.O.W.) line of S.H. (88 Federal Blvd., September 2008);
- (2) Thence N. 00°26'23" W., a distance of 100.01 feet along said easterly R.O.W. to the north line of Lot 9;
- (3) Thence N. 89°30'08" E., a distance of 8.42 feet along said north lot line;
- (4) Thence on the arc of a curve to the right, having a radius of 4,823.50 feet, a central angle of 00°52'21", a distance of 73.46 feet, (a chord bearing S. 00°41'33" E., a distance of 73.46 feet);
- (5) Thence S. 00°15'22" E., a distance of 26.55 feet to the POINT OF BEGINNING.

PARCEL 4

That portion of land excepted by Quitclaim Deed from the City & County of Denver to Terry Lee Dikeman, recorded on 04/23/2010, at Reception No. 2010044325 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A parcel of land being a portion of Block 16 in Alameda Heights, in the City and County of Denver, State of Colorado; located in the Southeast Quarter of Section 8, Township 4 South, Range 68 West of the 6th Principal Meridian; said Alameda Heights originally recorded in Plat Book 6 Page 26 in Arapahoe County, now recorded in the City and County of Denver under Clerk and Recorder Number 649; more particularly described as follows:

The West thirteen and one-half (13.5) feet of Lot 7 and Lot 8 of said Block 16, of said Alameda Height. Containing 675 square feet, 0.0155 acres, more or less.

PARCEL 5

A parcel of land conveyed by Bargain and Sale Deed to the City & County of Denver, recorded on 04/23/2010, at Reception No. 2010044327 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 11 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 872 sq. ft. (0.020 acres), more or less, in a portion of Lots 1 to 6, Block 16, ALAMEDA HEIGHTS, as recorded in Book 6, Page 26, Clerk & Recorder's Office, said subdivision lying in the S.E. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 8: Thence N. 06°23'49"E. a distance of 482.52 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 6 in said subdivision;

- (1) Thence S .89°30'08" W., a distance of 7.56 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°26'23" W., a distance of 150.01 feet along said easterly R.O.W. line to the South R.O.W. line of W. Cedar Ave. (September 2008)
- (3) Thence N. 89°30'08" E., a distance of 8.33 feet along said south R.O.W. line;
- (4) Thence S. 12°31'06" W., a distance of 19.80 feet;
- (5) Thence S. 02°05'17" E., a distance of 100 feet;
- (6) Thence on the arc of a curve right, having a radius 4,823.50 feet, a central angle of 00°21'56", a distance of 30.77 feet, (a chord bearing S. 01°54'20" E., a distance of 30.77 feet), to the POINT OF BEGINNING.

PARCEL 6

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 01/12/2010, at Reception No. 2010004152 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 20 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 159 sq. ft. (0.004 acres), more or less, in a portion of Lots 11 and 12, Block 1, BURNS WEST VIEW ADDITION, as recorded in Book 18, Page 11, Clerk & Recorder's Office, said subdivision lying in the S.E. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 8: Thence N. 3°32'59" E. a distance of 746.70 feet to the POINT OF BEGINNING; said point lying on the north line of Lot 11 in said subdivision;

- (1) Thence S. 00°41'16" E., a distance of 39.43 feet;
- (2) Thence S. 45°29'19" E., a distance of 14.98 feet to the north Right of Way (R.O.W.) line of W. Cedar Ave. (September 2008);
- (3) Thence S. 89°37'37" W., a distance of 12.73 feet along said north R.O.W. line to the easterly R.O.W. line of S.H.88 (Federal Blvd., September 2008);
- (4) Thence N. 00°26'23" W., a distance of 50.00 feet along said easterly R.O.W. line to said north lot line;
- (5) Thence N. 89°37'37" E., a distance of 1.95 feet along said north lot line to the POINT OF BEGINNING.

PARCEL 7

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 09/25/2009, at Reception No. 2009127999 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 22 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 97 sq. ft. (0.002 acres), more or less, in a portion of Lots 7 and 8, Block 1, BURNS WEST VIEW ADDITION, as recorded in Book 18, Page 11, in the Clerk & Recorder's Office, said subdivision lying in the S.E. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 8: Thence N. 03°17'57" E. a distance of 796.59 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 8 in said subdivision;

- (1) Thence S. 89°37'37" W., a distance of 1.94 feet along the south line of Lot 8 to the easterly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);
- (2) Thence N. 00°26'23" W., a distance of 50.00 feet along said easterly R.O.W. line to the north line of Lot 7;

- (3) Thence N. 89°37'37" E., a distance of 1.95 feet along said lot line;
- (4) Thence S. 00°26'16" E, a distance of 50.00 feet to the POINT OF BEGINNING.

PARCEL 8

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 04/14/2010, at Reception No. 2010040761 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 23 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 485 sq. ft. (0.011 acres), more or less, in a portion of Lots 9 to 12, Block 1, ADOLPH RAUH ADDITION, as recorded in Book 18, Page 89, and Lots 1 to 6, Block 1, BURNS WEST VIEW ADDITION, as recorded in Book 18, Page 11, Clerk & Recorder's Office, said subdivisions lying in the S.E. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 8: Thence N. 02°16'48" E. a distance of 1094.95 feet to the POINT OF BEGINNING; said point lying on the north line of Lot 9 in ADOLPH RAUH ADDITION;

- (1) Thence S. 00°26'16" W., a distance of 248.81 feet to the south line of Lot 6 in BURNS WEST VIEW ADDITION;
- (2) Thence S. 89°37'37" W., a distance of 1.95 feet along said easterly R.O.W. line of S.H. 88 (Federal Blvd., September 2008);
- (3) Thence N. 00°26'23" W., a distance of 248.81 feet along said easterly R.O.W. line to said north lot line;
- (4) Thence N. 89°37'07" E, a distance of 1.95 feet to the POINT OF BEGINNING.

PARCEL 9

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 03/30/2010, at Reception No. 201003397 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 24 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 98 sq. ft. (0.002 acres), more or less, in a portion of Lots 7 and 8, Block 1, ADOLPH RAUH ADDITION, as recorded in Book 18, Page 89, in the Clerk & Recorder's Office, said subdivision lying in the S.E. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 8: Thence N. 02°16'48" E. a distance of 1094.95 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 8 in said subdivision;

- (1) Thence S. 89°37'07" W., a distance of 1.95 feet along said south lot line to the easterly R.O.W. line of S.H. 88 (Federal Blvd., September 2008);
- (2) Thence N. 00°26'23" W., a distance of 50.00 feet along said easterly R.O.W line to the north line of Lot 7;
- (3) Thence N. 89°37'07" E, a distance of 1.95 feet along the said north lot line:

(4) Thence S. 00°26'16" E., a distance of 50.00 feet to the POINT OF BEGINNING.

PARCEL 10

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 03/01/2010, at Reception No. 2010022894 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 26 Rev. of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 70 sq. ft. (0.002 acres), more or less, in a portion of Lots 1 to 4, Block 1, ADOLPH RAUH ADDITION, as recorded in Book 18, Page 89, in the Clerk & Recorder's Office, said subdivision lying in the S.E. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 8; Thence N. 2°17'59" E. a distance of 1296.33 feet to the POINT OF BEGINNING; said point lying on the south Right of Way (R.O.W.) line of W. Bayaud Ave. (July 2009);

- (1) Thence S. 45°16'27" W., a distance of 16.71 feet to the easterly R.O.W. line of S.H. 88 (Federal Blvd., July 2009);
- (2) Thence N. 00°26'23" W., a distance of 11.68 feet along said easterly R.O.W line to said south R.O.W. line of W. Bayaud Avenue;
- (3) Thence N. 89°37'07" E., a distance of 11.96 feet along said south R.O.W. line to the POINT OF BEGINNING.

PARCEL 11

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 04/16/2010, at Reception No. 2010041876 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 35 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 163 sq. ft. (0.004 acres), more or less, in a portion of Lots 27 and 28, Block 5, FIRST ADDITION TO SOUTH DENVER, as recorded in Book 2, Page 63, in the Clerk & Recorder's Office, said subdivision lying in the S.E. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 8; Thence S. 2°50'56" E. a distance of 1236.13 feet to the POINT OF BEGINNING; said point lying on the north line Lot 27 said subdivision;

- (1) Thence S. 0°26'16" E., a distance of 44.53 feet;
- (2) Thence S. 45°18'13" E., a distance of 14.79 feet north Right of Way (R.O.W.) line of W. Bayaud Ave. (September 2008);
- (3) Thence S. 89°37'07" W., a distance of 12.40 feet along said north R.O.W. line to the easterly R.O.W. line of S.H.88 (Federal Blvd., September 2008)

- (4) Thence N. $0^{\circ}26'23''$ W., a distance of 55.00 feet along said easterly R.O.W. line to said north lot line;
- (5) Thence N. $89^{\circ}37'07''$ E., a distance of 1.97 feet along said north Lot line to the POINT OF BEGINNING.

PARCEL 12

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 11/02/2009, at Reception No. 2009143919 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 37 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 163 sq. ft. (0.004 acres), more or less, in a portion of Lots 19 and 20, Block 5, FIRST ADDITION TO SOUTH DENVER, as recorded in Book 2, Page 63, in the Clerk & Recorder's Office, said subdivision lying in the S.E. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 8; Thence S. $3^{\circ}12'29''$ E. a distance of 1086.30 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 20 said subdivision;

- (1) Thence S. $89^{\circ}37'07''$ W., a distance of 2.46 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. $00^{\circ}26'23''$ W., a distance of 55.00 feet along said easterly R.O.W. line to the south R.O.W. line of W. Archer Place (September 2008);
- (3) Thence N. $89^{\circ}37'07''$ E., a distance of 3.58 feet along said south R.O.W. line;
- (4) Thence the an arc of a curve to the left, having a radius of 4,716.50 feet a central angle of $00^{\circ}40'06''$, a distance of 55.01 feet, (a chord bearing S. $00^{\circ}43'33''$ W., a distance of 55.01 feet) to the POINT OF BEGINNING.

PARCEL 13

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 11/25/2009, at Reception No. 2009154343 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 38 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 370 sq. ft. (0.008 acres), more or less, in a portion of the south 19 feet of Lot 27 and Lot 28, Block 6, FIRST ADDITION TO SOUTH DENVER, as recorded in Book 2, Page 63, in the Clerk & Recorder's Office, said subdivision lying in the S.E. 1/4 of Section 8, Township 4 South Range, 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 8; Thence S. $4^{\circ}02'13''$ E. a distance of 912.83 feet to the POINT OF BEGINNING; said point lying on the north line of the south 19 feet Lot 27 said subdivision;

- (1) Thence S. $01^{\circ}22'08''$ W., a distance of 38.92;

- (2) Thence S. 44°31'01" E., a distance of 14.07 feet to the north Right of Way R.O.W. line of W. Archer Place (September 2008);
- (3) Thence S. 89°37'07" W., a distance of 15.83 feet along said north R.O.W. line to the easterly R.O.W. line of S.H.88 (Federal Blvd., September 2008);
- (4) Thence N. 00°26'23" W., a distance of 49.00 feet along said easterly R.O.W. line to said north property line;
- (5) Thence N. 89.37'07" E., a distance of 7.27 feet along said north property line to the POINT OF BEGINNING.

PARCEL 14

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 11/25/2009, at Reception No. 2009154344 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A tract or parcel of land No. 39 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 678 sq. ft. (0.016 acres), more or less, in a portion of Lots 24 to 27, Block 6, FIRST ADDITION TO SOUTH DENVER, as recorded in Book 2, Page 63, in the Clerk & Recorder's Office, said subdivision lying in the S.E. 1/4 of Section 8, Township 4 South Range, 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 8: Thence S. 4°02'13" E. a distance of 912.83 feet to the POINT OF BEGINNING; said point lying on the south line of the north 6 feet of Lot 27 said subdivision;

- (1) Thence S. 89°37'07" W., a distance of 7.27 feet along said south property line to the easterly Right of Way (R.O.W.) line of S.H.88 (Federal Blvd., September 2008);
- (2) Thence N. 00°26'23" W., a distance of 81.00 feet along said easterly R.O.W. line to the north line of Lot 24;
- (3) Thence N. 89°37'07" E., a distance of 9.25 feet along said lot line;
- (4) Thence on an arc of a curve to the right, having a radius of 4,823.50 feet a central angle of 00°53'13", a distance of 74.67 feet, (a chord bearing S. 00°55'32" W., a distance of 74.67 feet);
- (5) Thence S. 01°22'08" W., a distance of 6.36 feet to the POINT OF BEGINNING.

PARCEL 15

Three parcels of land conveyed by Warranty Deed to the City & County of Denver, recorded on 04/12/2010, at Reception No. 2010039159 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

"EXHIBIT A"

A tract or parcel of land No. 40 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 478 sq. ft. (0.011 acres), more or less, in a portion of Lots 22 to 23, Block 6,

FIRST ADDITION TO SOUTH DENVER, as recorded in Book 2, Page 63, in the Clerk & Recorder's Office, said subdivision lying in the S.E. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 8: Thence S .4°49'24" E. a distance of 782.13 feet to the POINT OF BEGINNING; said point lying on the north line of Lot 22 said subdivision;

- (1) Thence on an arc of a curve to the right, having a radius of 4,823.50 feet a central angle of 00°35'38", a distance of 50.01 feet, (a chord bearing S. 00°11'06" W., a distance of 50.01 feet) to the south line of Lot 23;
- (2) Thence S. 89°37'07" W., a distance of 9.25 feet along said south lot line to the easterly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);
- (3) Thence N. 00°26'23" W., a distance of 50.00 feet along said easterly R.O.W. line to the said north lot line;
- (4) Thence N. 89°37'07" E., a distance of 9.80 feet along said north lot line to the POINT OF BEGINNING.

"EXHIBIT B"

A tract or parcel of land No. 41 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 395 sq. ft. (0.009 acres), more or less, in a portion of the South 15 feet of Lot 20 and Lot 21, Block 6, FIRST ADDITION TO SOUTH DENVER, as recorded in Book 2, Page 63, in the Clerk & Recorder's Office, said subdivision lying in the S.E. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 8: Thence S. 4°49'24" E. a distance of 782.31 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 21 said subdivision;

- (1) Thence S. 89°37'07" W., a distance of 9.80 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°26'23"W., a distance of 40.00 feet along said easterly R.O.W. line to the north line of the south 15 feet of Lot 20;
- (3) Thence N. 89°37'07" E., a distance of 9.90 feet along said north property line;
- (4) Thence S. 00°21'34" E., a distance of 19.16 feet;
- (5) Thence on an arc of a curve to the right, having a radius of 4,823.50 feet a central angle of 00°14'51", a distance of 20.84 feet, (a chord bearing S. 00°14'09" E., a distance of 20.84 feet) to the POINT OF BEGINNING.

"EXHIBIT C"

A tract or parcel of land No. 42 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 397 sq. ft. (0.009 acres), more or less, in a portion Lot 19 and the North 10 feet of Lot 20, Block 6, FIRST ADDITION TO SOUTH DENVER, as recorded in Book 2, Page 63, in the Clerk & Recorder's Office, said subdivision lying in the S.E. 1/4 of Section 8, Township 4 South, Range

68 West, of the 6th Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:

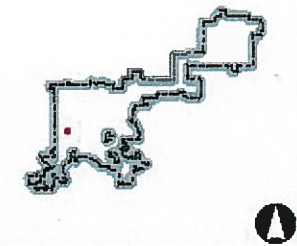
Commencing at the C 1/4 corner of said Section 8: Thence S. 5°20'06" E. a distance of 702.58 feet to the POINT OF BEGINNING; said point lying on the south Right of Way (R.O.W.) line of W. Ellsworth Ave. (September 2008);

- (1) Thence S. 00°21'34" W., a distance of 40.00 feet to the south line of the north 10 feet of Lot 20;
- (2) Thence S. 89°37'07" W., a distance of 9.90 feet along said south property line to the easterly R.O.W. line of S.H. 88 (Federal Blvd., September 2008);
- (3) Thence N. 00°26'23" W., a distance of 40.00 feet along said easterly R.O.W. line to said south R.O.W. line;
- (4) Thence N. 89°37'07" E., a distance of 9.95 feet along said south R.O.W. line to the POINT OF BEGINNING.

BASIS OF BEARING STATEMENT FOR PARCELS 2, 3, & 5 THRU 15

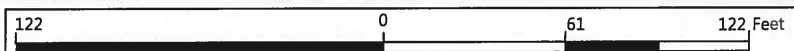
Basis of Bearing: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, NAD 1983(1992) as determined by a fast static GPS survey. The line between point Moe and point Alameda bears S. 24°42'20.3" W. These two stations are NGS standard horizontal control disks set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

Parcel 1



Legend

- Active Addresses
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations
 - Existing
 - Planned
- Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks
 - Mountain Parks
 - All Other Parks



200 S FEDERAL BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202-5330	0508523034000	ALAMEDA HEIGHTS B16 L13 TO 20 BEG SW COR L20 TH N 200FT SLY 125.6FT S 75FT W 12FT TO POB	VACANT LAND	DENV

Property Summary

Assessment Data

Summary			
Style:	OTHER	Reception No:	0019970004
Recording Date:	1/2/1997	Building Sqr. Foot:	0
Bedrooms:		Sale Price:	000000000
Mill Levy:	78.127	Basement/Finish:	0/0
Lot Size:	1,650	Zoning Used for Valuation:	EMX
Year Built:	0000	Document Type:	DS

1-7

DISTRICT COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO
Civil Action No. 96 CV 5715 Courtroom No. 2

DENVER CITY
ATTORNEY'S OFFICE
JUN 15 10 24 AM '98

RULE AND DECREE IN CONDEMNATION

CITY AND COUNTY OF DENVER, a municipal corporation,

Petitioner,

v.

CAMBRIDGE INVESTMENT, INC., a Colorado corporation; MYRON F. SEEBERG TRUST; TANDY CORPORATION, a Delaware corporation; ABC TV and STEREO RETAIL, INC. d/b/a COLOR TYME; YOUNG'S INDOOR MARKET; ELBRA WEDGEWORTH, or her successor in office, Public Trustee for the City and County of Denver; CHERYL COHEN, as the Manager of Revenue for the City and County of Denver; 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,

Respondents

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 fee simple title (Parcel 17) and a temporary construction easement (TE-17) with respect to certain real property hereinafter described, and for the ascertainment of the compensation to be paid therefor and by reason thereof and the time now being at hand for the entry of a Rule and Decree, the Court,

DOTH FIND:

1. That the Petitioner is authorized by eminent domain proceedings to appropriate property for its local and municipal purposes, and, in particular, is authorized to appropriate the properties hereinafter described.
2. That the Court has jurisdiction of the parties herein and of the subject matter of this action.
3. That the parties have agreed on a disposition of this matter as it relates to the real property described herein without the necessity of a trial except for the issue of apportionment of total compensation between Respondents Cambridge Investments, Inc. and Tandy Corporation (the "Remaining Apportionment Issue") which remains unresolved and is not presently set for trial, but which trial would not be to the Commission.
4. That Respondent Cambridge Investment, Inc., a Colorado corporation, is the owner of the real property described herein by virtue of certain instruments recorded among the records of the Clerk and Recorder of the City and County of Denver and State of Colorado and that said Respondent has appeared herein.

5. That Respondent Tandy Corporation has a leasehold interest in the real property described herein by virtue of a lease and said Respondent has appeared herein and filed an Answer in Condemnation and Cross claim against Cambridge Investment, Inc., or in the alternative, Cross-Petition in Condemnation.

6. That Respondent Myron F. Seeberg Trust has an interest of record as beneficiary of a certain Deed of Trust and has filed an Answer herein.

7. That Respondent Public Trustee of the City and County of Denver has appeared herein asserting an interest in the property hereinafter described by virtue of that certain Deed of Trust described in paragraph 6 hereof.

8. That the Respondent Manager of Revenue of the City and County of Denver has appeared herein asserting a claim for any and all outstanding tax liens including interest, as the same have accrued on the property hereinafter described prior to January 2, 1997, the date of possession by Petitioner and that said Respondent now states that all such tax liens have been fully paid and claims of said Respondent have been satisfied.

9. That Respondent ABC TV and Stereo Retail, Inc., d/b/a Color Tyme was properly served in this matter but has not entered an appearance or filed an Answer herein.

10. That Respondent Young's Indoor Market was properly served in this matter but has not entered an appearance or filed an Answer herein.

11. 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.

12. That 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 as follows:

FEE SIMPLE

PARCEL NO. 17

A tract or a parcel of land No. 17 of the Department of Transportation, State of Colorado Project No. STU C010-015 containing 1650 Sq. Ft., more or less, being a portion of that parcel of land described at Reception No. 93-0071868, and being a portion of Lots 13 through 20, Block 16, Alameda Heights Subdivision, recorded at Book 6, Page 26 on November 28, 1888, City and County of Denver Clerk and Recorder's Office, said subdivision lying in the Southeast Quarter of Section 8, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 20, from which the southwest corner said Lot 20 bears South 89 Degrees 07 Minutes 12 Seconds West, a distance of 12.00 feet;

Thence along the south line of said Lot 20 South 89 Degrees 07 Minutes 12 Seconds West, a distance of 12.00 feet to the southwest corner of said Lot 20, said point also being on the east right-of-way line of South Federal Boulevard (Aug., 1995);

Thence along said east right-of-way line and the west line of said Block 16 North 00 Degrees 49 Minutes 33 Seconds West, a distance of 200.05 feet to the northwest corner of said Lot 13;

Thence South 06 Degrees 18 Minutes 30 Seconds East, a distance of 125.60 feet to a point on the north line of said Lot 18;

Thence along a line which is parallel and 12.00 feet east of the west line of said Block 16 South 00 Degrees 49 Minutes 33 Seconds East, a distance of 75.02 feet to the POINT OF BEGINNING;

depicted on Exhibit A, attached. Said parcel is subject to all rights-of-way, interests, claims, rights and/or easements; of record or apparent. The above described parcel contains 1650 Sq. Ft. (0.038 Ac.), more or less.

BASIS OF BEARING: The line between the South Quarter Corner and the Center Quarter Corner of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian bears North 00 Degrees 49 Minutes 33 Seconds West, an assumed bearing matching the design survey for CDOT Proj. No. STU C010-015. The South Quarter Corner of said Section 8 is a 1" axle 0.40' below the existing asphalt. The Center Quarter Corner of said Section 8 is a CDOT type 3A monument in a range box, stamped "PLS No. 25384".

13. That an accurate description of the Property, situated in the City and County of Denver, Colorado, which the Petitioner acquired a temporary construction easement for a period of six months starting March 1, 1997, is as follows:

PARCEL NO. TE-17

TEMPORARY EASEMENT

A temporary easement No. TE-17 of the Department of Transportation, State of Colorado Project No. STU C010-015 containing 5346 Sq. Ft., more or less, being a portion of that parcel of land described at Reception No. 93-0071868, and being a portion of Lots 13 through 20, Block 16, Alameda Heights Subdivision, recorded at Book 6, Page 26 on November 28, 1888, City and County of Denver Clerk and Recorder's Office, said subdivision lying in the Southeast Quarter of Section 8, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 13,

Thence along the north line of said Lot 13 North 89 Degrees 07 Minutes 51 Seconds East, a distance of 25.00 feet to a point;

Thence parallel with the west line of said Block 16 South 00 Degrees 49 Minutes 33 Seconds East, a distance of 165.05 feet to a point;

Thence parallel with the south line of said Lot 20 North 89 Degrees 07 Minutes 12 Seconds East, a distance of 57.00 feet to a point;

Thence parallel with the west line of said Block 16 South 00 Degrees 49 Minutes 33 Seconds East, a distance of 35.00 feet to a point on the south line of said Lot 20;

Thence along the south line of said Lot 20 South 89 Degrees 07 Minutes 12 Seconds West, a distance of 70.00 feet to a point which is 12.00 feet west of the west line of said Block 16;

Thence parallel with the west line of said Block 16 North 00 Degrees 49 Minutes 33 Seconds West, a distance of 75.02 feet to a point on the north line of said Lot 18;

Thence North 06 Degrees 18 Minutes 30 Seconds West, a distance of 125.60 feet to the POINT OF BEGINNING;

depicted on Exhibit A, attached. Said parcel is subject to all rights-of-way, interests, claims, rights and/or easements; of record or apparent. The above described temporary easement contains 5346 Sq. Ft. (0.123 Ac.), more or less. For the purpose of construction of sidewalk, driveway, parking lot, retaining wall and relocation of water service.

BASIS OF BEARING: The line between the South Quarter Corner and the Center Quarter Corner of Section 8, Township 4 South, Range 68 West, of the 6th Principal Meridian bears North 00 Degrees 49 Minutes 33 Seconds West, an assumed bearing matching the design survey for CDOT Proj. No. STU C010-015. The South Quarter Corner of said Section 8 is a 1" axle 0.40' below the existing asphalt. The Center Quarter Corner of said Section 8 is a CDOT type 3A monument in a range box, stamped "PLS No. 25384".

This temporary construction easement expired on September 1, 1997 and is of no further force and effect.

14. That Petitioner has been in possession of the property since January 2, 1997, pursuant to a Stipulated Order for Possession under which the Petitioner paid into the Registry of the Court \$101,740.00, which amount is to be applied toward the just compensation awarded herein.

15. That pursuant to this Rule and Decree, the sum of \$300,000.00 is the total compensation due the Respondents for the taking of fee simple title to and a temporary easement for the property described herein including, but not limited to, the value of said property, the damages to the residue or remainder of any property not taken and any and all attorneys' fees, interest, costs, disbursements, and expenses other than appraisal costs which have been previously paid by Petitioner; all of the foregoing being pursuant to and in accordance with the stipulation as hereinafter set forth.

WHEREFORE, IT IS ORDERED, ADJUDGED AND DECREED:

1. That the Petitioner City and County of Denver, a municipal corporation, be and it hereby is adjudged to be the absolute holder and owner of fee simple title to the real property described in Paragraph 12 herein, free and clear of all rights, title, interests, easements, liens or encumbrances of the Respondents, or any of them, 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 and said real property sought to be acquired and heretofore described.

2. That the Petitioner City and County of Denver, a municipal corporation, be and it hereby is adjudged to have been the absolute holder of a temporary construction easement for a period of six months starting March 1, 1997, for the real property described in paragraph 13 herein, free and clear of all rights, title, and interests of the Respondents or any of them; which temporary easement has expired and is of no further force and effect.

3. That the sum of \$300,000.00 be and is hereby determined to be the total compensation due the Respondents for the taking of Parcel 17 and the temporary construction easement (TE-17) and the 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 and any and all attorneys' fees, interest, costs, disbursements, expenses other than appraisal costs which have been previously paid by Petitioner.

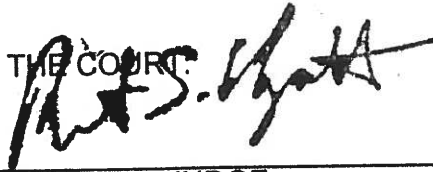
4. That \$101,740.00 of the total compensation has previously been paid by Petitioner into the Registry of the Court pursuant to a Stipulated Order for Possession and that Petitioner shall deposit into an interest bearing account an additional \$198,260.00 into the Registry of the Court for total just compensation of \$300,000.00.

5. That upon the additional deposit of \$198,260.00, the Clerk of the Court is hereby ordered to FORTHWITH disburse all funds on deposit EXCEPT \$60,000.00 to Weiner Schiller & May, P.C. Trust Account c/o Mark May, Weiner Schiller & May, P.C., 6412 S. Quebec, Englewood, Colorado 80111. The remaining \$60,000.00 shall remain in the Registry of the Court in an interest bearing account until the Court enters a final judgment on the Remaining Apportionment Issue (following trial or stipulation of Respondents Cambridge Investments, Inc. and Tandy Corporation) and shall then be disbursed in the manner required by the Court's final judgment.

6. That 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 owners and parties interested to the Petitioner herein.

DONE this 11 day of June, 1998.

BY THE COURT:



JUDGE

Aviles shall serve
copies of the Order on all parties
pursuant to C.R.C.P. 5 and file a
certificate of service with the
Court within 10 days

CITY AND COUNTY OF DENVER, COLORADO

AUDITORS OFFICE
110 16TH STREET, SUITE 1100, DENVER, CO. 80202 (303) 640-2941



CHARGE FUND
3811

AUDITOR'S WARRANT

11863614

WARRANT NUMBER
11863614

TO THE TREASURER OF THE CITY AND COUNTY OF DENVER

PAY

EXACTLY* ONE HUNDRED AND NINETY-EIGHT THOUSAND TWO HUNDRED AND SIXTY DOLLARS ONLY **

VOID AFTER SIX MONTHS

DATE	PAY THIS AMOUNT
06/12/98	\$ ****198,260.00

TO THE
ORDER
OF

CLERK OF THE DENVER DISTRICT
COURT

AUDITED AND
ALLOWED



Donald L. Mares
DONALD L. MARES
AUDITOR

⑈ 118636146 ⑈ ⑆ 102006407⑆ 4159 668086⑈

6/16/1998 8:01 AM

Page: 1

District Court, Denver County
Denver City and County Building
1437 Bannock St Rm 256
Denver, CO 80202
303-640-2491

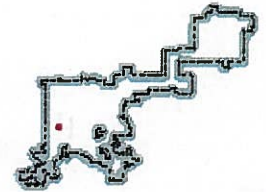
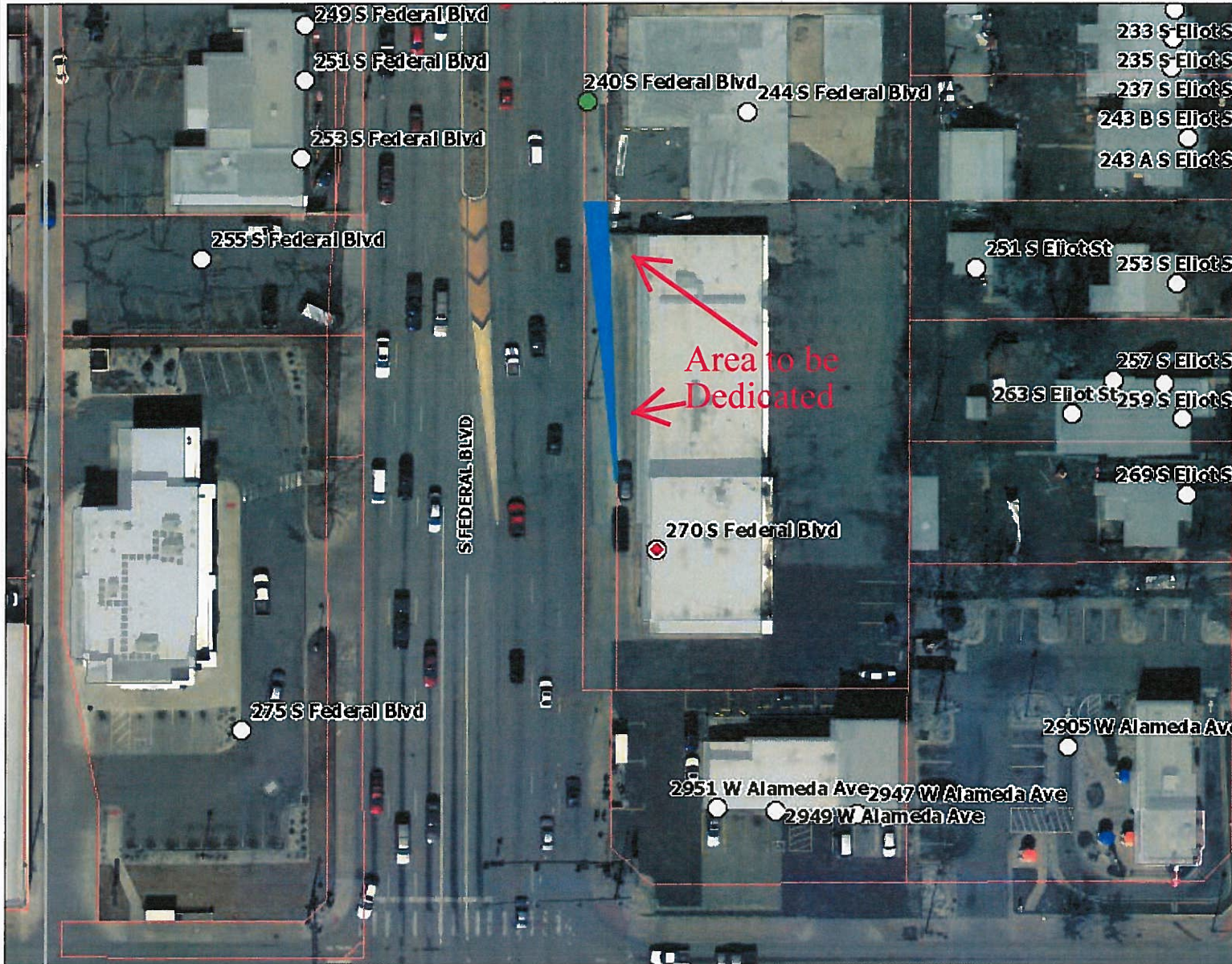
Transaction: 6/16/1998 8:00 AM RE TL021671 Payor:

Case #: 1996CV-005715 C&C OF DENVER VS CAMBRIDGE INV INC et al
RCP #: 1996CV-005715-0023

Description	Amount	Description	Amount
Special Accounts	198,260.00		
Receipt Total.....	\$198,260.00	Payment Type.....	GCHK
Amount Tendered.....	\$198,260.00	Account Receivable Due.....	\$.00
Change Due.....	\$.00		

per court order dated 6-11-98 in interest bearing acc by c & c of denver/br

Parcel 2



Legend

- Active Addresses**
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads**
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations**
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks**
 - Mountain Parks
 - All Other Parks

122 0 61 122 Feet

270 S FEDERAL BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
CITY & COUNTY OF DENVER 201 W COLFAX AVE 1009 DENVER , CO 80202-5332	0508523049000	T4S R68W PT SE/4 SEC 8 DAF COM S/4 COR SEC 8 TH SLY 335.25FT TO POB TH S 125.05FT N 125.57FT E 8.66FT TO TPOB	VACANT LAND	DENV

Property Summary

Assessment Data

Summary			
Style:	OTHER	Reception No:	2010060061
Recording Date:	6/4/2010	Building Sqr. Foot:	0
Bedrooms:		Sale Price:	000015689
Mill Levy:	78.127	Basement/Finish:	0/0
Lot Size:	541	Zoning Used for Valuation:	EMX
Year Built:	0000	Document Type:	WD

WARRANTY DEED

THIS DEED, dated June 4, 2010, is between Cambridge Investments, Inc., a Colorado corporation 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 FIFTEEN THOUSAND SIX HUNDRED EIGHTY NINE AND NO DOLLARS (\$15,689.00), 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: 05085-23-035-000 (part of)
Address: 260 - 280 South 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.

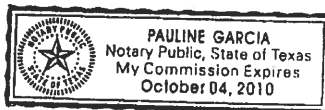
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor covenants, grants, bargains, and agrees to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of 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.

Cambridge Investments, Inc., a Colorado corporation

By: Heidi Chan
Its: President



STATE OF Texas
COUNTY OF Travis

The foregoing instrument was acknowledged before me this day 25 of June, 2010 by Heidi Chan as President of Cambridge Investments, Inc., a Colorado corporation.

Witness my hand and official seal.
My commission expires:

Pauline Garcia
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.: 8

Project Code: 13810

November 26, 2008

DESCRIPTION

A tract or parcel of land No. 8 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 541 sq. ft. (0.012 acres), more or less, in a portion of Lots 13 to 17, Block 16, ALAMEDA HEIGHTS, as recorded in Book 6, Page 26, in the Clerk and Recorder's office, said subdivision lying in the S.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 S. ¼ corner of said Section 8; Thence N. 09°38'14" E., a distance of 335.25 feet to the POINT OF BEGINNING; said point lying on the north line of Lot 13 in said subdivision;

1. Thence S. 01°58'16" E., a distance of 125.05 feet to the easterly Right of Way (R.O.W.) line of S.H. 88 Federal Blvd., September 2008);
2. Thence N. 05°55'25" W., a distance of 125.57 feet along the easterly R.O.W. line to the north line of said Lot 13;
3. Thence N. 89°30'08" E., a distance of 8.66 feet along said north lot line to the POINT OF BEGINNING.

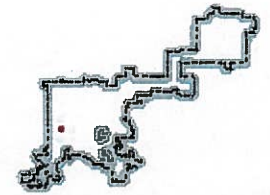
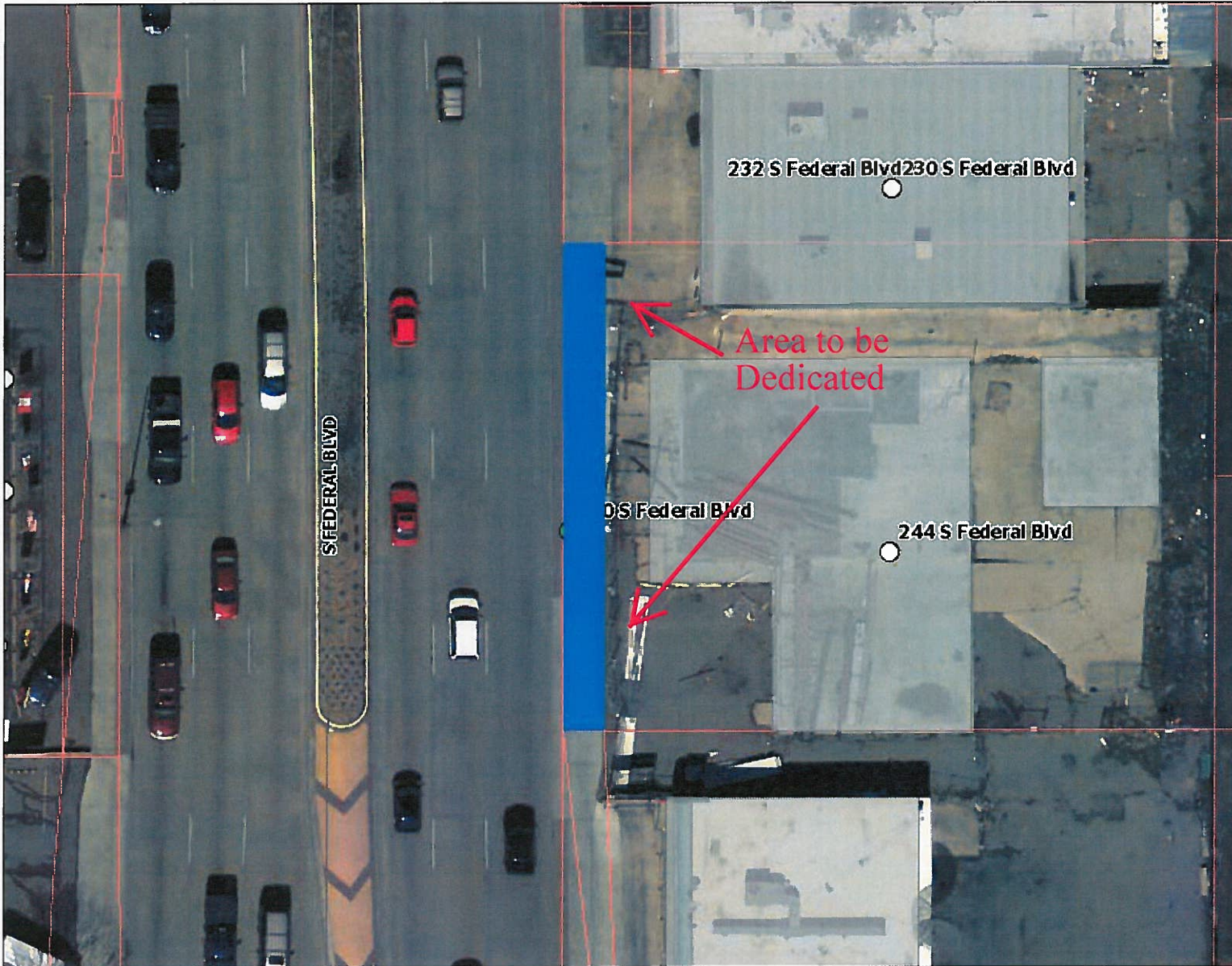
The above described parcel contains 541 sq. ft. (0.012 acres), more or less.

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

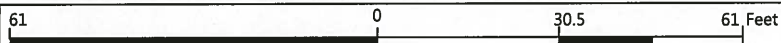


Parcel 3



Legend

- Active Addresses**
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardener's)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads**
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations**
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks**
 - Mountain Parks
 - All Other Parks



240 S FEDERAL BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
CITY & COUNTY OF DENVER 201 W COLFAX AVE 1009 DENVER , CO 80202-5332	0508523042000	ALAMEDA HEIGHTS B16 A PORTION OF L9 TO 12 *	VACANT LAND	DENV

Property Summary

Assessment Data

Summary			
Style:	OTHER	Reception No:	2010020654
Recording Date:	2/23/2010	Building Sqr. Foot:	0
Bedrooms:		Sale Price:	000000000
Mill Levy:	78.127	Basement/Finish:	0/0
Lot Size:	868	Zoning Used for Valuation:	EMX
Year Built:	0000	Document Type:	WD

WARRANTY DEED

THIS DEED, dated February 23, 2010, is between 244 South Federal, 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 THIRTY FIVE THOUSAND NINE HUNDRED AND NO DOLLARS (\$35,900.00), 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Parcel No.: 9
Assessor's schedule or parcel number: 05085-23-006-000 (part of)
Address: 244 South 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.

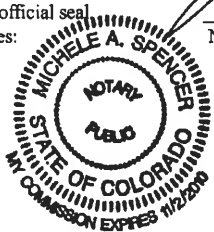
244 South Federal, LLC, a Colorado limited liability company

Denis Scherschligt
By: Denis Scherschligt
Its: Manager

STATE OF COLORADO
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 23rd day of February, 2010 by Denis Scherschligt as Manager for 244 South Federal, LLC, a Colorado limited liability company.

Witness my hand and official seal
My commission expires:

Michelle 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.: 9

Project Code: 13810

November 26, 2008

DESCRIPTION

A tract or parcel of land No. 9 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 868 sq. ft. (0.020 acres), more or less, in a portion of Lots 9 to 12, Block 16, ALAMEDA HEIGHTS, as recorded in Book 6, Page 26, in the Clerk and Recorder's office, said subdivision lying in the S.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 S ¼ corner of said Section 8; Thence N. 09°38'14" E., a distance of 335.25 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 12 in said subdivision;

1. Thence S. 89°30'08" W., a distance of 8.66 feet along the south line of said lot to the easterly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);
2. Thence N. 00°26'23" W., a distance of 100.01 feet along said easterly R.O.W. to the north line of Lot 9;
3. Thence N. 89°30'08" E., a distance of 8.42 feet along said north lot line;
4. Thence on the arc of a curve to the right, a radius of 4,823.50 feet, a central angle of 00°52'21", a distance of 73.46 feet, (a chord bearing S. 00°41'33" E., a distance of 73.46 feet);
5. Thence S. 00°15'22" E., a distance of 26.55 feet to the POINT OF BEGINNING.

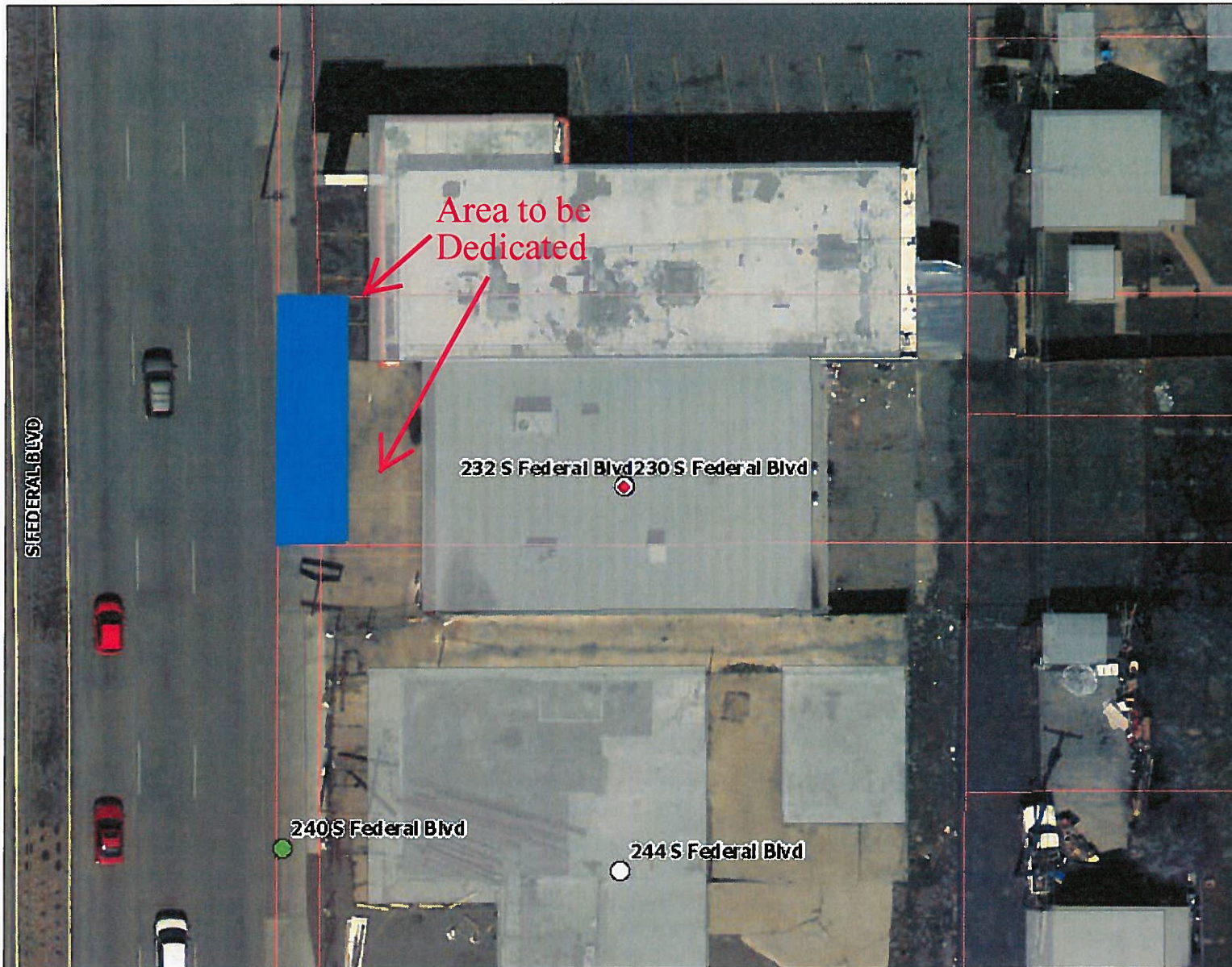
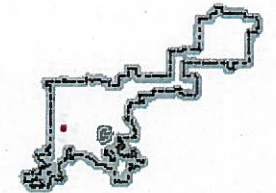
The above described parcel contains 868 sq. ft. (0.020 acres), more or less.

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

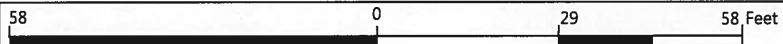


Parcel 4



Legend

- Active Addresses**
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstructe Gardeners)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads**
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations**
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes
- ▭ County Boundary
- ▭ Parcels
- Parks**
 - Mountain Parks
 - All Other Parks



232 S FEDERAL BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202-5330	0508523045000	ALAMEDA HEIGHTS BLK 16 W 13.5FT OF L7 & 8	VACANT LAND	DENV

Property Summary

Assessment Data

Summary			
Style:	OTHER	Reception No:	
Recording Date:		Building Sqr. Foot:	0
Bedrooms:		Sale Price:	
Mill Levy:	78.127	Basement/Finish:	0/0
Lot Size:	675	Zoning Used for Valuation:	EMX
Year Built:	0000	Document Type:	

QUITCLAIM DEED
(P 10, 230-232 South Federal Boulevard
Denver, Colorado)

THE CITY AND COUNTY OF DENVER, a Colorado municipal corporation and home rule city of the State of Colorado ("Grantor"), whose address is 1437 Bannock Street, Denver, Colorado, 80202, for the consideration of One Hundred Thousand Dollars (\$100,000), and other goods and valuable consideration the receipt and sufficiency of which is hereby acknowledged, hereby sells and quitclaims to **TERRY LEE DIKEMAN** ("Grantee"), whose address is 214 South Federal Boulevard, Denver, Colorado 80219, the following real property in the City and County of Denver, State of Colorado, excepting the reservation of a temporary easement as set forth below, to-wit:

**SEE EXHIBIT 4 ATTACHED HERETO AND
HEREBY INCORPORATED BY REFERENCE**

The City and County of Denver hereby reserves a Temporary Easement to the land area described in Exhibit D, which Temporary Easement shall be governed by the Temporary Easement Agreement dated February 17, 2010 between the Grantor and Grantee.

DATED: MARCH 18, 2010

ATTEST:

By: Stephanie Y. O'Malley
STEFANIE Y. O'MALLEY,
Clerk and Recorder, Ex-Officio Clerk
of the City and County of Denver



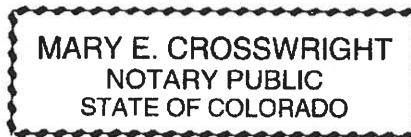
CITY AND COUNTY OF DENVER
By: [Signature]
Mayor

APPROVED AS TO FORM:

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

By: [Signature]
Assistant City Attorney

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



My Commission Expires 08/21/2010

The foregoing instrument was acknowledged before me March 16, 2010 by John W. Hickenlooper, as Mayor of the City and County of Denver.

Witness my hand and official seal.

My commission expires: Aug. 21, 2010

Mary E. Crosswright
Notary Public

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

EXHIBIT "4"

REMAINDER PARCEL NO.: RM-10

PROJECT NO.: 2005-0584

October 6, 2009

DESCRIPTION

A parcel of land being a portion of Block 16 in Alameda Heights, in the City and County of Denver, State of Colorado; located in the Southeast Quarter of Section 8, Township 4 South, Range 68 West of the 6th Principal Meridian; said Alameda Heights originally recorded in Plat Book 6 at Page 26 in Arapahoe County, now recorded in the City and County of Denver under Clerk and Recorder Number 649; more particularly described as follows:

Lot 7 and Lot 8 of said Block 16, of said Alameda Heights.

Containing 6,076 square feet, 0.14 acres, more or less.

Excepting from, the following described area:

The West thirteen and one-half (13.5) feet of Lot 7 and Lot 8.

Basis of Bearings: All bearings are based on the line between point MOE and point ALAMEDA which bears S 24°42'20" W, Colorado State Plane Coordinate System, Central Zone, NAD 1983(92).



Prepared by: Sean Lahann, L.S.I.

Reviewed by: Peter Kent, P.L.S.

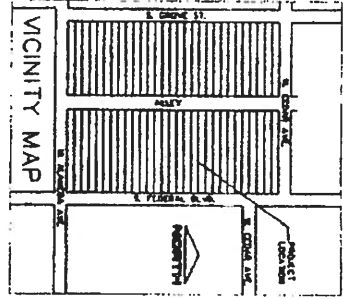
For and on behalf of the
City and County of Denver
201 W Colfax Avenue
Denver, CO 80202
October 6, 2009

EXHIBIT "4"

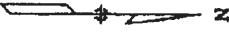
WEST LINE OF S.E. 1/4, SEC 8, T4S, R68W 6TH P.M.

S. FEDERAL BLVD.

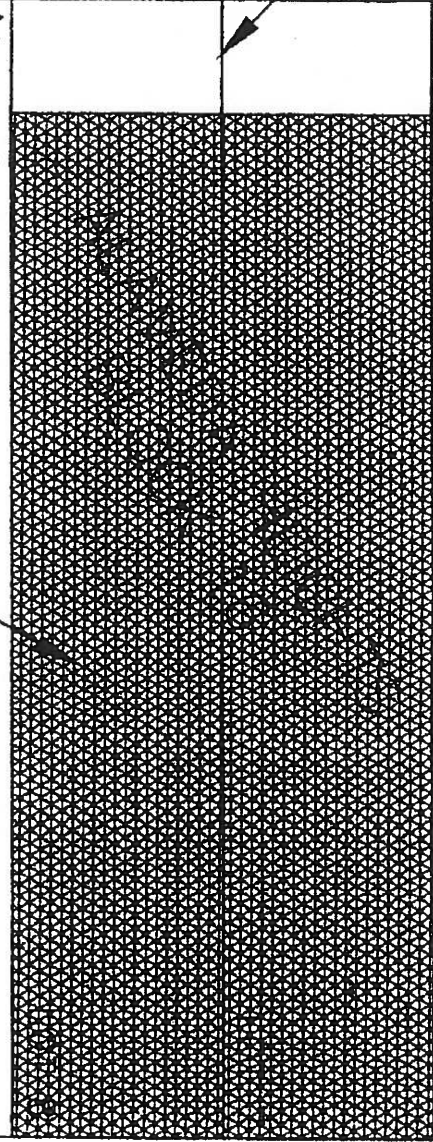
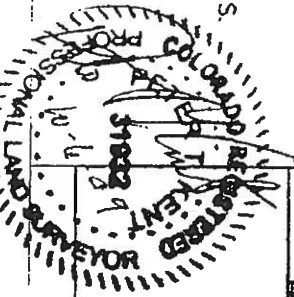
(90 FT. R.O.W.)



AREA OF EXCEPTION TO RM-10



N.T.S.



RM-10
±6,076 Sq.Ft.
(±0.14 ac.)

LOT 9

LOT 6

CITY AND COUNTY OF DENVER
DEPARTMENT OF PUBLIC WORKS

CITY LAND SALE - PROJECT#: 2005-0584
R.M. PARCEL 10: ALL OF LOTS 7 AND 8
BLOCK 16, ALAMEDA HEIGHTS

DATE: 10/06/2009
SCALE: N.T.S.
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SHEET NO. 2 OF 2 SHEETS

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.
BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE BETWEEN POINT MOE AND POINT ALAMEDA WHICH BEARS S 24°42'20" W, COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983(92).

Exhibit D

**TEMPORARY EASEMENT NO.: TE-10
FEDERAL AID PROJECT NO. STU C010-068
January 6, 2010**

DESCRIPTION

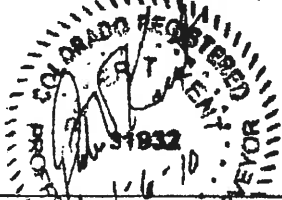
A parcel of land being a portion of Block 16, Alameda Heights, located in the City and County of Denver, State of Colorado; being a part of the Southeast Quarter of Section 8, Township 4 South, Range 68 West of the 6th Principal Meridian; said Alameda Heights subdivision recorded in original County of Arapahoe, Plat Book 6 at Page 26; more particularly described as follows:

Commencing at the South Quarter corner of Section 8; Thence N 08°20'31" W. a distance of 434.72 feet to a point on the south line of Lot 8, of said subdivision, also being the POINT OF BEGINNING;

1. Thence N 00°03'18" W, a distance of 50.00 feet to a point on the north line of Lot 7 of said subdivision;
2. Thence N 89°56'42" E, a distance of 10.00 feet along the north line of said lot;
3. Thence departing from said lot line S 00°03'18" E, a distance of 50.00 feet to a point on the south line of Lot 8 of said subdivision;
4. Thence S 89°56'42" W, a distance of 10.00 feet to the POINT OF BEGINNING.

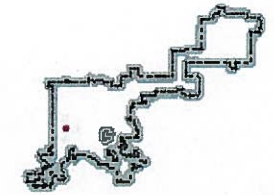
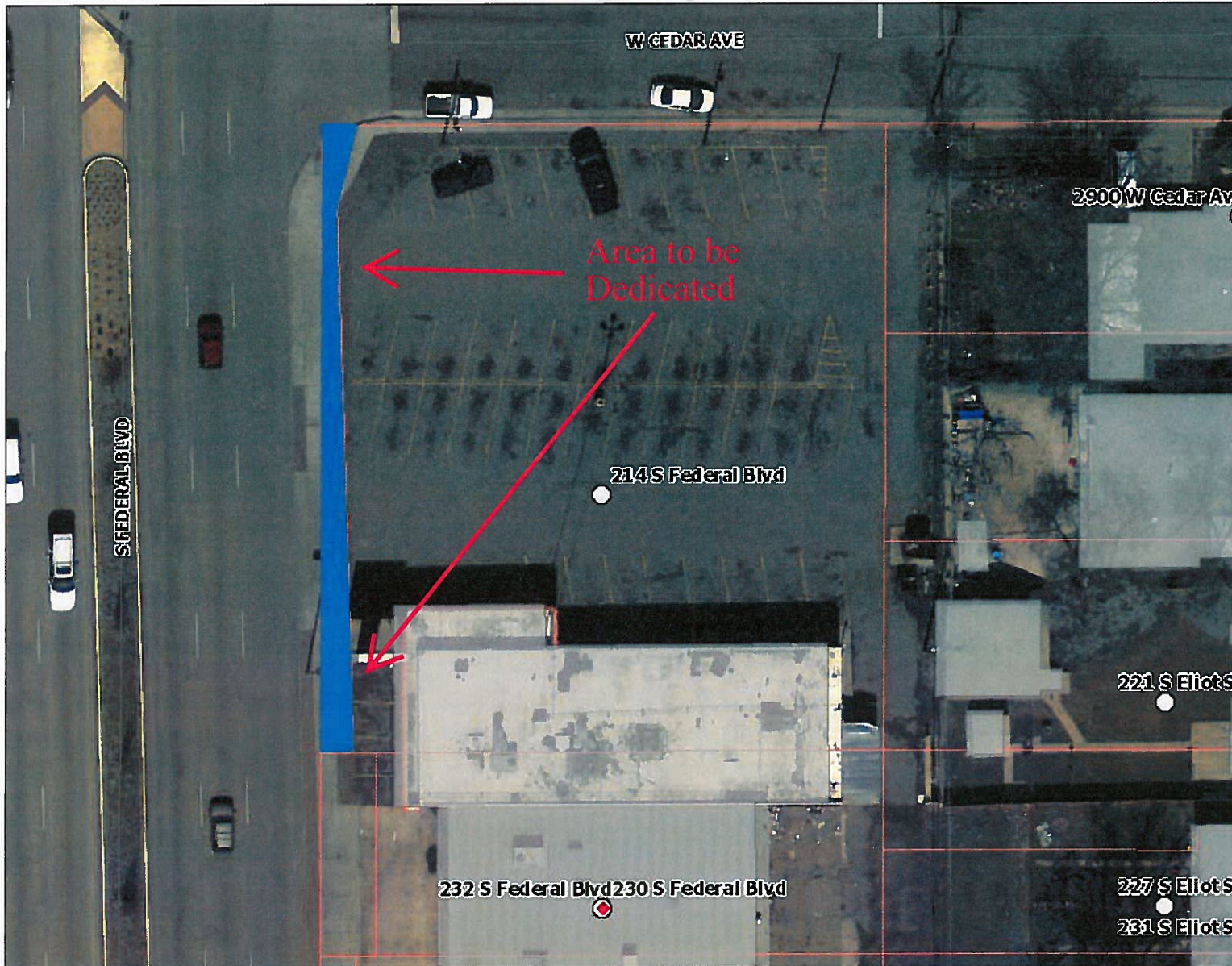
Containing 500 square feet, 0.01 acres, more or less.

Basis of Bearings: All bearings are based on the line between point MOE and point ALAMEDA which bears S 24°42'20" W, Colorado State Plane Coordinate System, Central Zone, NAD 1983(92).



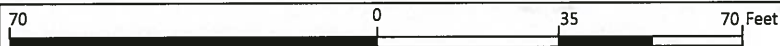
Prepared by: Sean Lahart, L.S.I.
Reviewed by: Peter Kent, P.L.S.
For and on behalf of the
City and County of Denver
201 W Colfax Avenue
Denver, CO 80202
January 6, 2010

Parcel 5



Legend

- Active Addresses
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks
 - Mountain Parks
 - All Other Parks



The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

214 S FEDERAL BLVD VCNT

Owner	Schedule Number	Legal Description	Property Type	Tax District
CITY & COUNTY OF DENVER 201 W COLFAX AVE 1009 DENVER , CO 80202-5332	0508523047000	ALAMEDA HEIGHTS BLK 16 PTN L 1-6 DAF T4S R68W SE/4 SEC 8 COM S/4 CON SEC 8 TH NLY 482.52FT TO POB TH W 7.56FT N 150.01FT E 8.33FT SLY 19.8FT S100FT C/R 30.77FT TO TPOB	VACANT LAND	DENV

Property Summary

Assessment Data

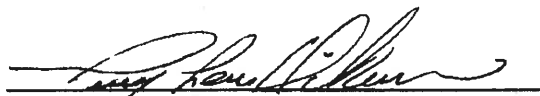
Summary			
Style:	OTHER	Reception No:	2010044327
Recording Date:	4/23/2010	Building Sqr. Foot:	0
Bedrooms:		Sale Price:	000022672
Mill Levy:	78.127	Basement/Finish:	0/0
Lot Size:	872	Zoning Used for Valuation:	EMX

BARGAIN AND SALE DEED
(statutory form – § 38-30-113 and 115, C.R.S.)

Terry Lee Dikeman, for the consideration of TWENTY TWO THOUSAND SIX HUNDRED SEVENTY TWO AND NO CENTS (\$22,672.00), in hand paid, under threat of condemnation hereby sells and conveys to the City and County of Denver a Colorado municipal corporation and home rule city, whose address 1437 Bannock Street, Denver, Colorado 80202, the real property in the City and County of Denver, and the State of Colorado, to wit:

For the lands described in Exhibit A, which is attached to and hereby incorporated, with all its appurtenances.

Signed April 22, 2010.


Terry Lee Dikeman

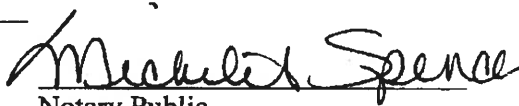
STATE OF COLORADO)
) ss
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me on April 22, 2010, by Terry Lee Dikeman.

Witness my hand and official seal.

My commission expires: _____




Notary Public

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

EXHIBIT "A"

PROJECT NUMBER: STU C010-068

PARCEL NO.: 11

Project Code: 13810

November 26, 2008

DESCRIPTION

A tract or parcel of land No.11 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 872 sq. ft. (0.020 acres), more or less, in a portion of Lots 1 to 6, Block 16, ALAMEDA HEIGHTS, as recorded in Book 6, Page 26, in the Clerk and Recorder's office, said subdivision lying in the S.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 S ¼ corner of said Section 8; Thence N. 06°23'49" E., a distance of 482.52 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 6 in said subdivision;

1. Thence S. 89°30'08" W., a distance of 7.56 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°26'23" W., a distance of 150.01 feet along said easterly R.O.W. line to the South R.O.W. line of W. Cedar Ave. (September 2008);
3. Thence N. 89°30'08" E., a distance of 8.33 feet along said south R.O.W. line;
4. Thence S. 12°31'06" W., a distance of 19.80 feet;
5. Thence S. 02°05'17" E., a distance of 100.00 feet;
6. Thence on the arc of a curve to the right, a radius of 4,823.50 feet, a central angle of 00°21'56", a distance of 30.77 feet, (a chord bearing S. 01°54'20" E., a distance of 30.77 feet), to the POINT OF BEGINNING.

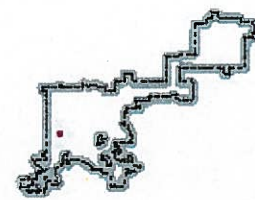
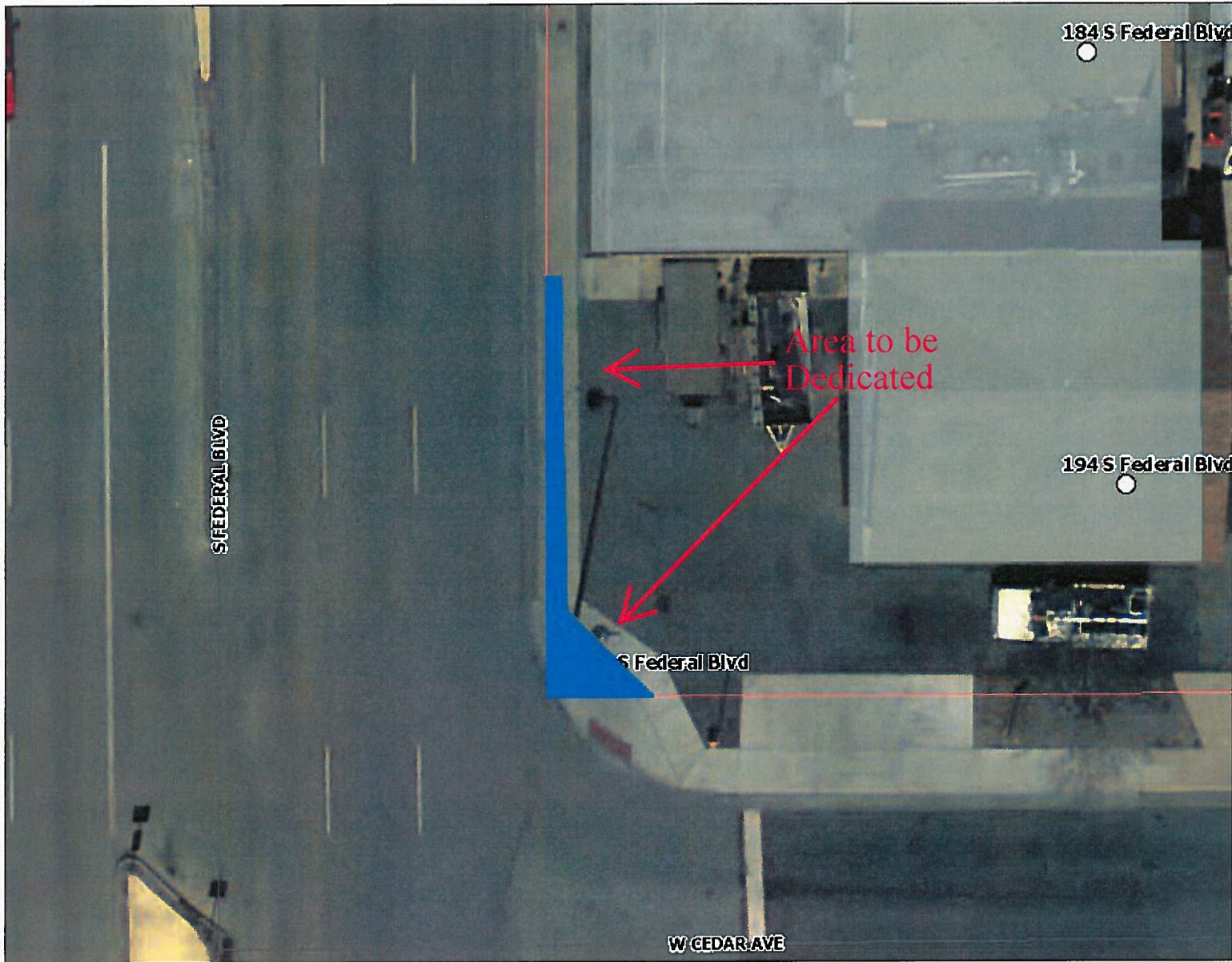
The above described parcel contains 872 sq. ft. (0.020 acres), more or less.

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

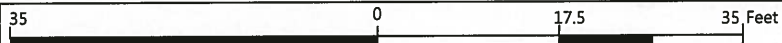


Parcel 6



Legend

- Active Addresses**
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstructe (Gardeners)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads**
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations**
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks**
 - Mountain Parks
 - All Other Parks



194 S FEDERAL BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202-5330	0508522028000	A PORTION OF LOTS 11 & 12 BLK 1 BURNS WEST VIEW ADD DAF *	VACANT LAND	DENV

Property Summary

Assessment Data

Summary			
Style:	OTHER	Reception No:	2010004152
Recording Date:	1/12/2010	Building Sqr. Foot:	0
Bedrooms:		Sale Price:	000004689
Mill Levy:	78.127	Basement/Finish:	0/0
Lot Size:	159	Zoning Used for Valuation:	EMX
Year Built:	0000	Document Type:	WD

WARRANTY DEED

THIS DEED, dated January 12, 2010, is between Kenneth A. Thames 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 FOUR THOUSAND SIX HUNDRED EIGHTY NINE AND NO DOLLARS (\$4,689.00), 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: 05085-22-010-000 (part of)
Address: 194 South 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.

Kenneth A. Thames
Kenneth A. Thames

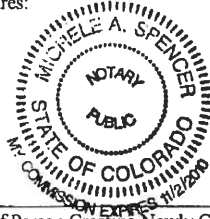
STATE OF COLORADO
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this day 12th of January, 2010 by Kenneth A. Thames.

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 NUMBER: 20

PROJECT CODE: 13810

DATE: December 19, 2008

DESCRIPTION

A tract or parcel of land, No. 20 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 159 sq. ft. (0.004 acres), more or less, in a portion of Lots 11 and 12, Block 1, BURNS WEST VIEW ADDITION, as recorded in Book 18, Page 11, in the Clerk and Recorder's office, said subdivision lying in the S.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 S ¼ corner of said Section 8; thence N. 3°32'59"E., a distance of 746.70 feet to the POINT OF BEGINNING; said point lying on the north line of Lot 11 in said subdivision;

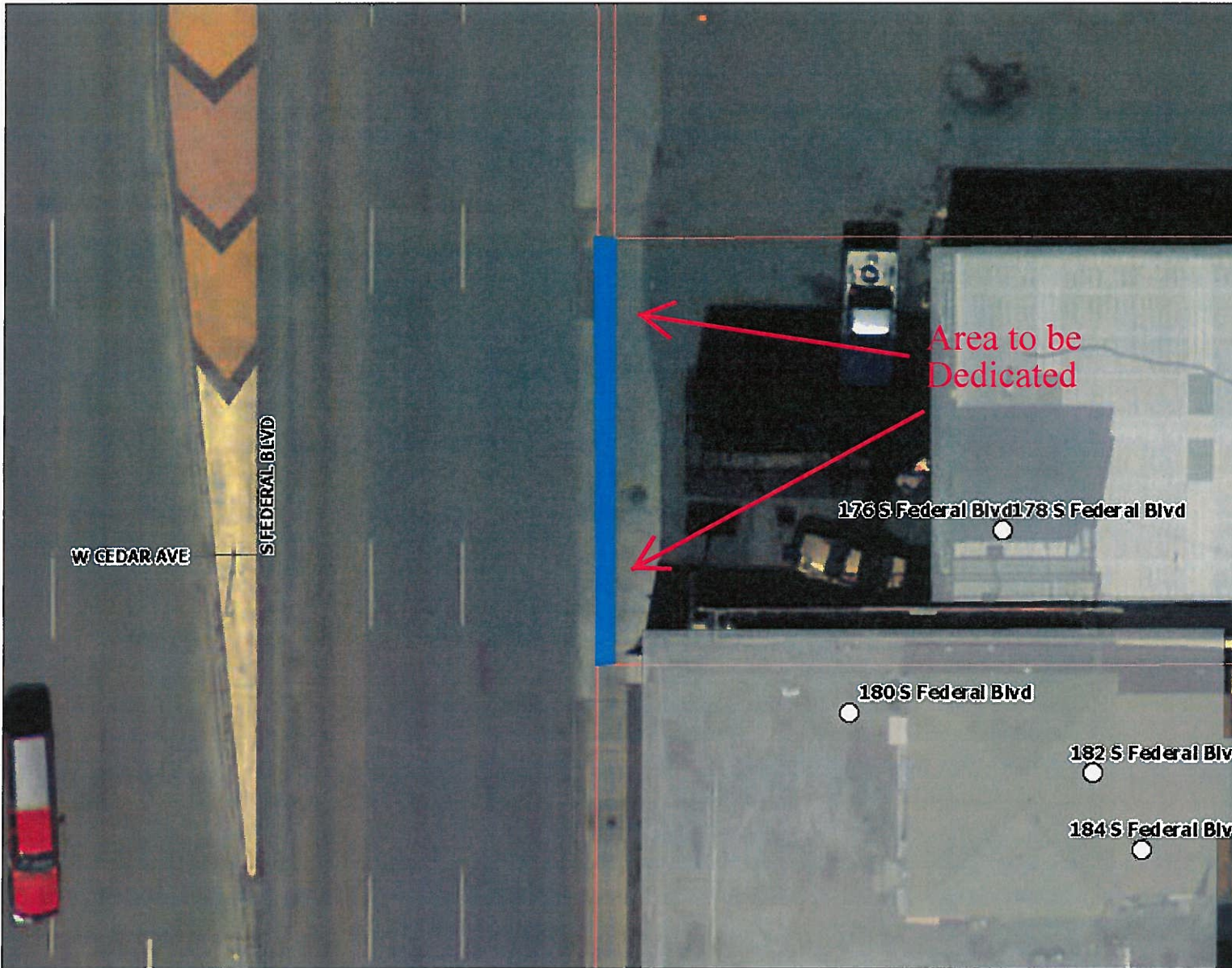
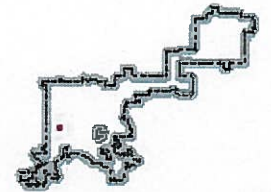
1. Thence S. 00°41'16" E., a distance of 39.43 feet;
2. Thence S. 45°29'19" E., a distance of 14.98 feet to the north Right of Way (R.O.W.) line of W. Cedar Ave. (September 2008);
3. Thence S. 89°37'37" W., a distance of 12.73 feet along said north R.O.W. line to the easterly R.O.W. Line of S.H.88 (Federal Blvd., September 2008);
4. Thence N. 00°26'23" W., a distance of 50.00 feet along said easterly R.O.W. line to said north lot line;
5. Thence N. 89°37'37" E., a distance of 1.95 feet along said north lot line to the POINT OF BEGINNING.

The above described parcel contains 159 sq. ft. (0.004 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.

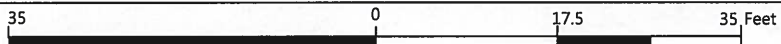
Authored For and on Behalf of the
Department of Transportation
Scott Kimminau
{(303) 757-9923}
2000 S. Holly St.
Denver, CO 80222





Legend

- Active Addresses**
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstructe (Gardeners)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads**
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations**
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks**
 - Mountain Parks
 - All Other Parks



176 S FEDERAL BLVD VCNT

Owner	Schedule Number	Legal Description	Property Type	Tax District
CITY & COUNTY OF DENVER 201 W COLFAX AVE 1009 DENVER , CO 80202-5332	0508522031000	BURNS WEST WIEW ADD BLK 1 PTN L 7 & 8 DAF T4S R68W COM S/4 SEC 8 TH N 796.59FT TO POB TH W 1.94FT N 50FT E 1.95FT S 50FT TO POB	VACANT LAND	DENV

Property Summary

Assessment Data

Summary			
Style:	OTHER	Reception No:	2009127999
Recording Date:	9/25/2009	Building Sqr. Foot:	0
Bedrooms:		Sale Price:	000002716
Mill Levy:	78.127	Basement/Finish:	0/0
Lot Size:	97	Zoning Used for Valuation:	EMX
Year Built:	0000	Document Type:	WD

OFFICE
RECORD

WARRANTY DEED

THIS DEED, dated September 25, 2009, is between Raul Barron 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 SEVEN HUNDRED SIXTEEN AND NO DOLLARS (\$2,716.00), 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: 05085-22-008-000
Address: 176 - 178 South 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 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.


Raul Barron

STATE OF COLORADO
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 25th day of September, 2009 by Raul Barron.

Witness my hand and official seal
My commission expires


Michele A. Spencer
Notary Public



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

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

EXHIBIT "A"

PROJECT NUMBER: STU C010-068

PARCEL NO.: 22

Project Code: 13810

November 26, 2008

DESCRIPTION

A tract or parcel of land, No.22 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 97 sq. ft. (0.002 acres), more or less, in a portion of Lots 7 and 8, Block 1, BURNS WEST VIEW ADDITION, as recorded in Book 18, Page 11, in the Clerk and Recorder's office, said subdivision lying in the S.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 S ¼ corner of said Section 8; Thence N. 03°17'57"E., a distance of 796.59 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 8 in said subdivision;

1. Thence S. 89°37'37" W., a distance of 1.94 feet along the south line of Lot 8 to the easterly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);
2. Thence N. 00°26'23" W., a distance of 50.00 feet along said easterly R.O.W. line to the north line of Lot 7;
3. Thence N. 89°37'37" E., a distance of 1.95 feet along said north lot line;
4. Thence S. 00°26'16" E., a distance of 50.00 feet to the POINT OF BEGINNING.

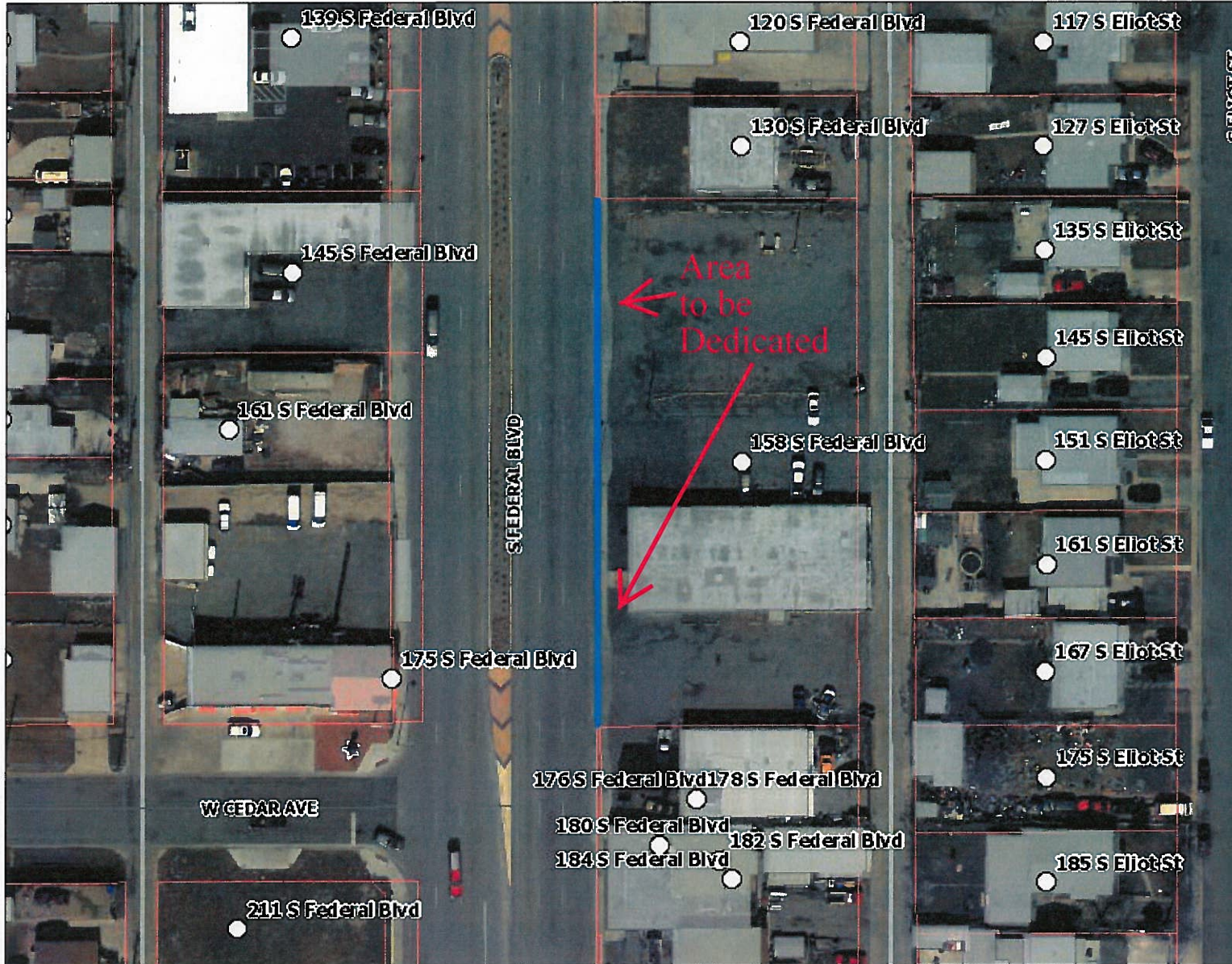
The above described parcel contains 97 sq. ft. (0.002 acres), more or less.

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

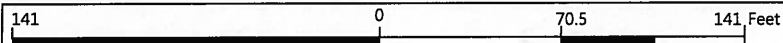


Parcel 8



Legend

- Active Addresses**
 - Associated
 - Land
 - Structure
 - Utility
- Streams**
 - Streams
 - Irrigation Ditches Reconstructe Gardeners)
 - Irrigation Ditches
- Buildings**
 - Buildings
- Streets**
 - Streets
 - Alleys
- Railroads**
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges**
 - Bridges
- Rail Transit Stations**
 - Existing
 - Planned
- Park-N-Ride Locations**
 - ▲ Park-N-Ride Locations
- Lakes**
 - Lakes
- County Boundary**
 - County Boundary
- Parcels**
 - Parcels
- Parks**
 - Mountain Parks
 - All Other Parks



The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

158 S FEDERAL BLVD VCNT

Owner	Schedule Number	Legal Description	Property Type	Tax District
CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202-5330	0508522037000	ADOLPH RAUH ADD BLK 1 PTN L 9-12 & BURNS WEST VIEW ADD BLK 1PTN L 1-6 DAF T4S R68W SE/4 SEC 8 COM S/4 COM SEC 8 TH N 1094.95FT TO POB TH S 248.81FT*	VACANT LAND	DENV

Property Summary

Assessment Data

Summary			
Style:	OTHER	Reception No:	2010040761
Recording Date:	4/14/2010	Building Sqr. Foot:	0
Bedrooms:		Sale Price:	000012974
Mill Levy:	78.127	Basement/Finish:	0/0
Lot Size:	485	Zoning Used for Valuation:	EMX
Year Built:	0000	Document Type:	WD

WARRANTY DEED

THIS DEED, dated April 13, 2010, is between Skyline of Denver, a non-profit corporation organized and existing under and by virtue of the laws of the State of Colorado and d/b/a Skyline Chapter, American G.I. Forum (a/k/a Skyline of Denver, Inc., a Colorado non-profit corporation of the City and County of Denver and State of Colorado, grantor, and the City and County of Denver, a home rule city and 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 TWELVE THOUSAND NINE HUNDRED SEVENTY FOUR AND NO DOLLARS (\$12,974.00), 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Parcel No.: 23
Assessor's schedule or parcel number: 05085-22-024 (part of)
Address: 158 S. 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.

Skyline of Denver, a non-profit corporation organized and existing under and by virtue of the laws of the State of Colorado and d/b/a Skyline Chapter, American G.I. Forum (a/k/a Skyline of Denver, Inc., a Colorado Non-Profit Corporation)

Angelo Lopez
By: Angelo Lopez
Its: Commander

Lisa Duran
By: Lisa Duran
Its: Secretary

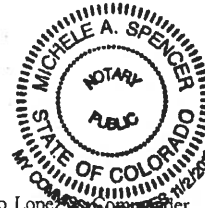
Sandra Leyvas Lopez
By: Sandra Leyvas Lopez
Its: Manager

STATE OF COLORADO
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 13th day of April, 2010 by Angelo Lopez as Commander, Lisa Duran as Secretary and Sandra Leyvas Lopez as Manager of Skyline of Denver, a non-profit corporation organized and existing under and by virtue of the laws of the State of Colorado and d/b/a Skyline Chapter, American G.I. Forum (a/k/a Skyline of Denver, Inc., a Colorado Non-Profit Corporation).

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

EXHIBIT "A"

PROJECT NUMBER: STU C010-068

PARCEL NO.: 23

Project Code: 13810

November 26, 2008

DESCRIPTION

A tract or parcel of land, No.23 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 485 sq. ft. (0.011 acres), more or less, in a portion of Lots 9 to 12, Block 1, ADOLPH RAUH ADDITION, as recorded in Book 18, Page 89, and Lots 1 to 6, Block 1, BURNS WEST VIEW ADDITION, as recorded in Book 18, Page 11, in the Clerk and Recorder's office, said subdivision lying in the S.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 S ¼ corner of said Section 8; Thence N. 02°16'48"E., a distance of 1094.95 feet to the POINT OF BEGINNING; said point lying on the north line of Lot 9 in ADOLPH RAUH ADDITION;

1. Thence S. 00°26'16" E., a distance of 248.81 feet to the south line of Lot 6 in BURNS WEST VIEW ADDITION;
2. Thence S. 89°37'37" W., a distance of 1.95 feet along said south lot line to the easterly R.O.W. line of S.H. 88 (Federal Blvd., September 2008);
3. Thence N. 00°26'23" W., a distance of 248.81 feet along said easterly R.O.W. line to said north lot line;
4. Thence N. 89°37'07" E., a distance of 1.95 feet along said north lot line to the POINT OF BEGINNING;

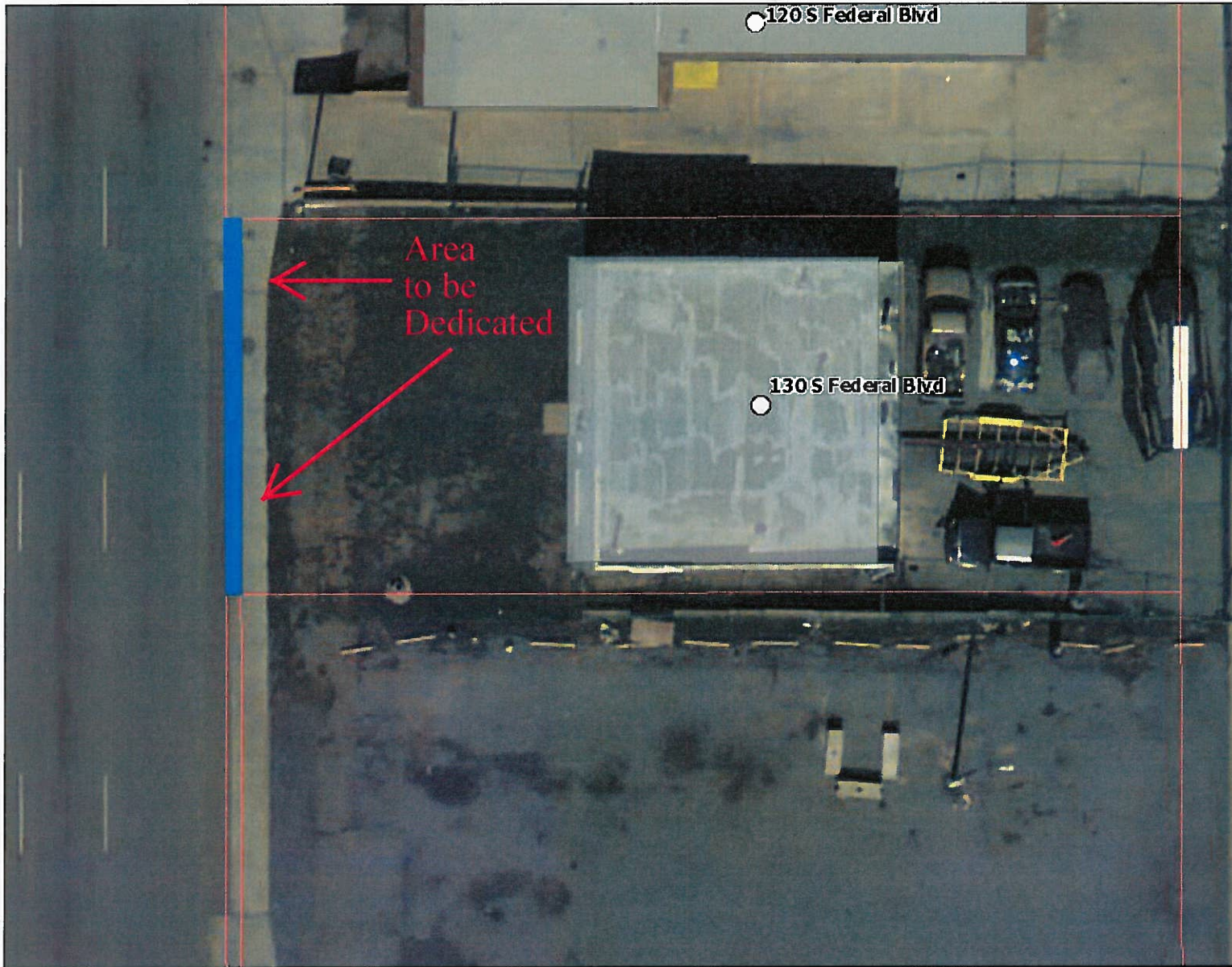
The above described parcel contains 485 sq. ft. (0.011 acres), more or less.

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

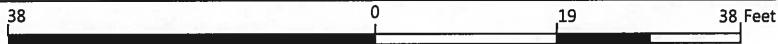


Parcel 9



Legend

- Active Addresses**
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstructe (Gardeners)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads**
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations**
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks**
 - Mountain Parks
 - All Other Parks



130 S FEDERAL BLVD VCNT

Owner	Schedule Number	Legal Description	Property Type	Tax District
CITY & COUNTY OF DENVER 201 W COLFAX AVE 1009 DENVER , CO 80202-5332	0508522035000	ADOLPH RAUH ADD BLK 1 PTN L 7 & 8 DAF T4S R68W SE/4 SEC 8 COM S/4 COR SEC 8 TH N 1094.95FT TO POB TH W 1.95FT N 50FT E 1.96FT S 5FT TO TPOB	VACANT LAND	DENV

Property Summary

Assessment Data

Summary			
Style:	OTHER	Reception No:	2010033997
Recording Date:	3/30/2010	Building Sqr. Foot:	0
Bedrooms:		Sale Price:	000002747
Mill Levy:	78.127	Basement/Finish:	0/0
Lot Size:	98	Zoning Used for Valuation:	EMX
Year Built:	0000	Document Type:	WD



2010033997

Page: 1 of 2

03/30/2010 02:05P

City & County Of Denver MO RD.00 DO.00

WARRANTY DEED

THIS DEED, dated March 30, 2010, is between Ernest Tom 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 TWO THOUSAND SEVEN HUNDRED FORTY SEVEN AND NO DOLLARS (\$2,747.00), 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: 05085-22-022-000 (part of)

Address: 130 South 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.

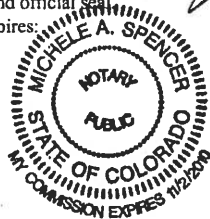
Ernest Tom
Ernest Tom

STATE OF COLORADO

CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 30th day of March, 2010 by Ernest Tom.

Witness my hand and official seal
My commission expires:



Michele 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 "1"

PROJECT NUMBER: STU C010-068
PARCEL NO.: 24
Project Code: 13810
November 26, 2008

DESCRIPTION

A tract or parcel of land, No.24 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 98 sq. ft. (0.002 acres), more or less, in a portion of Lots 7 and 8, Block 1, ADOLPH RAUH ADDITION, as recorded in Book 18, Page 89, in the Clerk and Recorder's office, said subdivision lying in the S.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 S ¼ corner of said Section 8; Thence N. 02°16'48"E., a distance of 1094.95 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 8 in said subdivision;

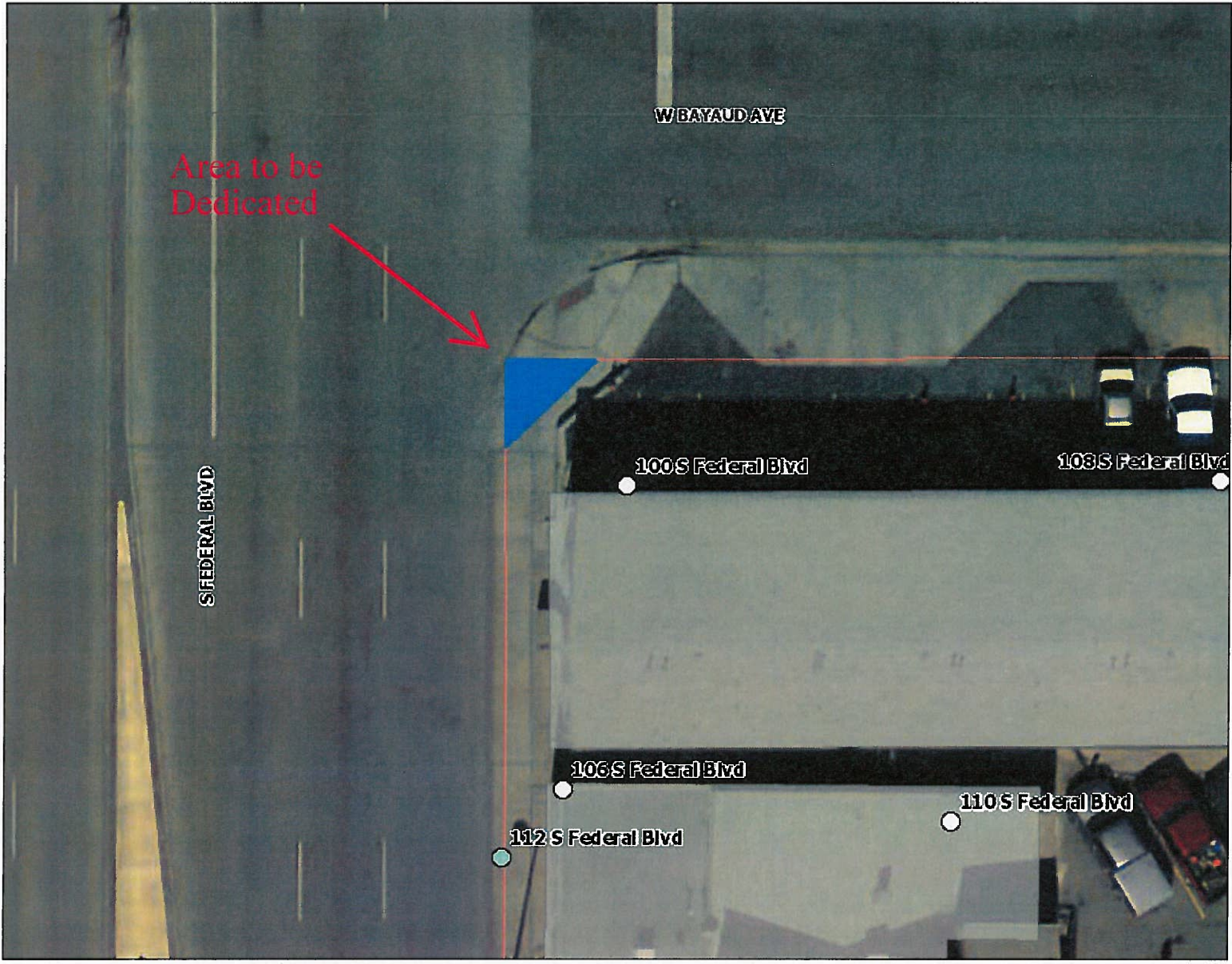
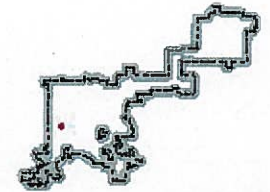
1. Thence S. 89°37'07" W., a distance of 1.95 feet along said south lot line to the easterly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);
2. Thence N. 00°26'23" W., a distance of 50.00 feet along said easterly R.O.W. line to the north line of Lot 7;
3. Thence N. 89°37'07" E., a distance of 1.96 feet along said north lot line;
4. Thence S. 00°26'16" E., a distance of 50.00 feet to the POINT OF BEGINNING.

The above described parcel contains 98 sq. ft. (0.002 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.

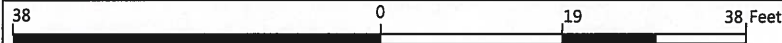
Authored For and on Behalf of the
Department of Transportation
Scott Kimminau
{(303) 757-9923}
2000 S. Holly St.
Denver, CO 80222





Legend

- Active Addresses**
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads**
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations**
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks**
 - Mountain Parks
 - All Other Parks



100 S FEDERAL BLVD VCNT

Owner	Schedule Number	Legal Description	Property Type	Tax District
CITY & COUNTY OF DENVER 201 W COLFAX AVE 1009 DENVER, CO 80202-5332	0508522033000	ADOLPH RAUH ADD BLK PTN L 1-4 DAF T4S R68W SE/4 SEC 8 COM S/4 COR SEC 8 TH N 1296.33FT TO POB TH SW 16.71FTN 11.68FT E 11.96FT TO POB	VACANT LAND	DENV

Property Summary

Assessment Data

Summary			
Style:	OTHER	Reception No:	2010022894
Recording Date:	3/1/2010	Building Sqr. Foot:	0
Bedrooms:		Sale Price:	000002319
Mill Levy:	78.127	Basement/Finish:	0/0
Lot Size:	80	Zoning Used for Valuation:	EMX
Year Built:	0000	Document Type:	WD

WARRANTY DEED

THIS DEED, dated February 26, 2010, is between Ma Family Trust, dated May 2, 2006 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 TWO THOUSAND THREE HUNDRED NINETEEN AND NO DOLLARS (\$2,319.00), 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: 05085-22-027-000 (part of)
Address: 100 South 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.

Ma Family Trust, dated May 2, 2006

Kwai Hung Ma
By: Kwai Hung Ma
Its: Co-Trustee

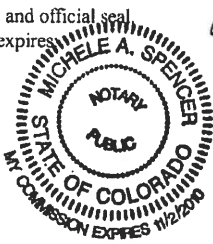
Siu Ha Chan Ma
By: Siu Ha Chan Ma
Its: Co-Trustee

STATE OF Colorado

COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 26th of February, 2010 by Kwai Hung Ma and Siu Ha Chan Ma as Co-Trustees of Ma Family Trust, dated May 2, 2006.

Witness my hand and official seal
My commission expires



Michele A. Spencer
Notary Public

Return to
110 Park
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.: 26 Rev.

Project Code: 13810

July 7, 2009

DESCRIPTION

A tract or parcel of land, No. 26 Rev. of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 70 sq. ft. (0.002 acres), more or less, in a portion of Lots 1 to 4, Block 1, ADOLPH RAUH ADDITION, as recorded in Book 18, Page 89, in the Clerk and Recorder's office, said subdivision lying in the S.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 S ¼ corner of said Section 8; Thence N. 2°17'59"E., a distance of 1,296.39 feet to the POINT OF BEGINNING; said point lying on the south Right of Way (R.O.W) line of W. Bayaud Ave. (July 2009);

1. Thence S. 45°16'27" W., a distance of 16.71 feet to the easterly R.O.W. line of S.H. 88 (Federal Blvd., July 2009);
2. Thence N. 00°26'23" W., a distance of 11.68 feet along said easterly R.O.W. line to said south R.O.W. line of W. Bayaud Avenue;
3. Thence N. 89°37'07" E., a distance of 11.96 feet along said south R.O.W. line to the POINT OF BEGINNING.

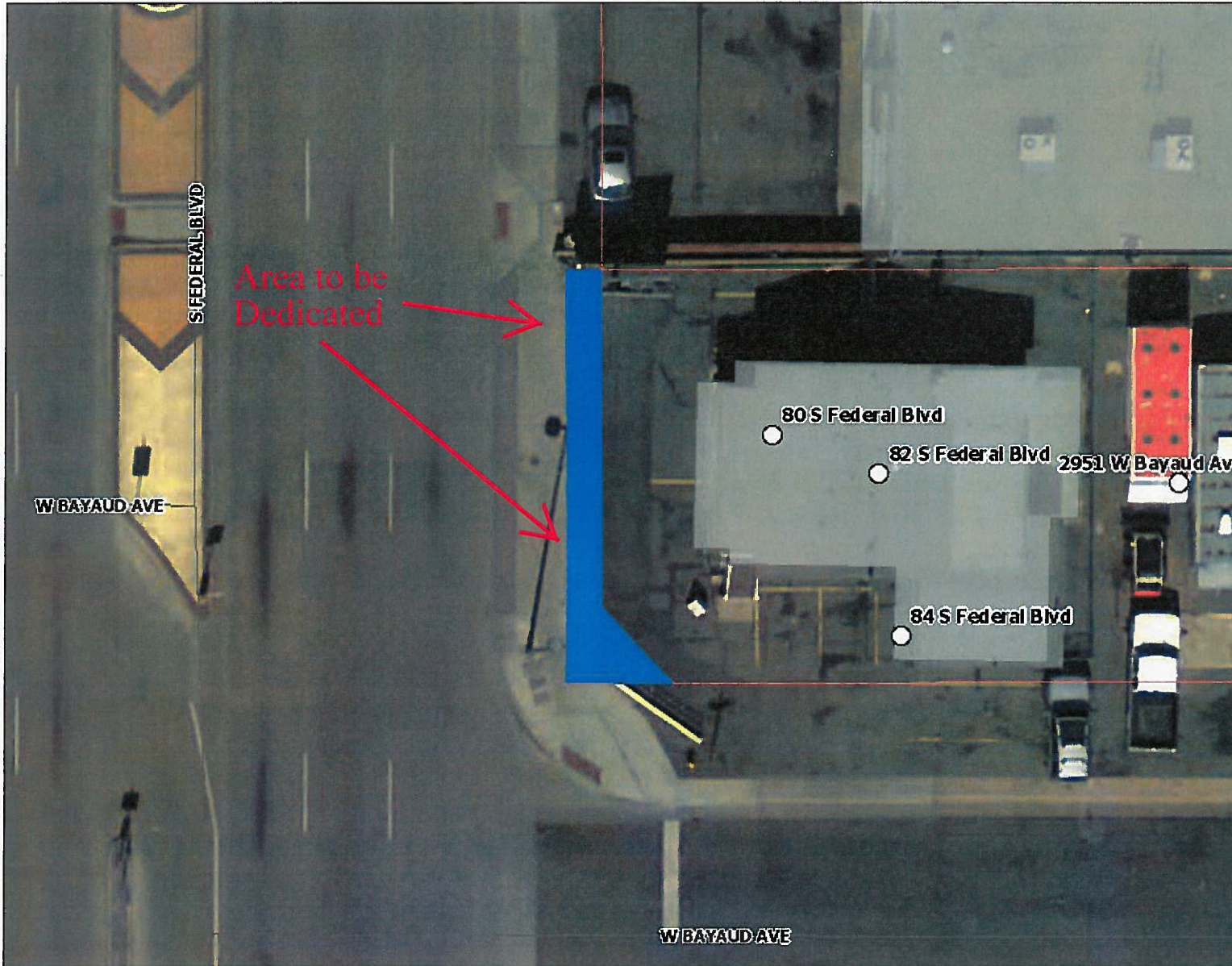
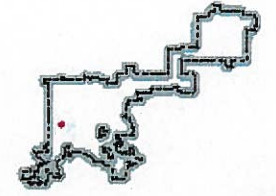
The above described parcel contains 70 sq. ft. (0.002 acres), more or less.

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

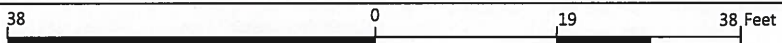


Parcel 11



Legend

- Active Addresses**
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads**
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations**
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks**
 - Mountain Parks
 - All Other Parks



82 S FEDERAL BLVD VCNT

Owner	Schedule Number	Legal Description	Property Type	Tax District
CITY & COUNTY OF DENVER 201 W COLFAX AVE 1009 DENVER , CO 80202-5332	0508511027000	1ST ADD TO S DENVER BLK 5 PTN OF L 27 & 28 DAF T4S R68W SE/4SEC 8 COM C/4 SEC 8 TH S 1236.13FT TO POB TH S 44.53FT SE 14.79FT W 12.4FT N 55FT E 1.97FT TO TPOB	VACANT LAND	DENV

Property Summary

Assessment Data

Summary			
Style:	OTHER	Reception No:	2010041876
Recording Date:	4/16/2010	Building Sqr. Foot:	0
Bedrooms:		Sale Price:	000007800
Mill Levy:	78.127	Basement/Finish:	0/0
Lot Size:	163	Zoning Used for Valuation:	EMX

WARRANTY DEED

THIS DEED, dated April 16, 2010, is between Duane Christopher Brower 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 SEVEN THOUSAND EIGHT HUNDRED AND NO DOLLARS (\$7,800.00), 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: 05085-11-004-000 (part of)
Address: 82 South 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.

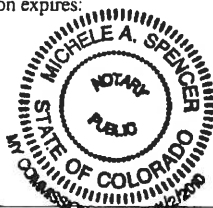
Duane Christopher Brower
Duane Christopher Brower

STATE OF COLORADO
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 16th day of April, 2010 Duane Christopher Brower.

Witness my hand and official seal.
My commission expires:

Michele A. Spencer
Notary Public



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

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

EXHIBIT A

PROJECT NUMBER: STU C010-068

PARCEL NUMBER: 35

PROJECT CODE: 13810

DATE: December 19, 2008

DESCRIPTION

A tract or parcel of land, No. 35 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 163 sq. ft. (0.004 acres), more or less, in a portion of Lots 27 and 28, Block 5, FIRST ADDITION TO SOUTH DENVER, as recorded in Book 2, Page 63 in the Clerk and Recorder's office, said subdivision lying in the S.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 S. 2°50'56"E., a distance of 1236.13 feet to the POINT OF BEGINNING; said point lying on the north line of Lot 27 in said subdivision;

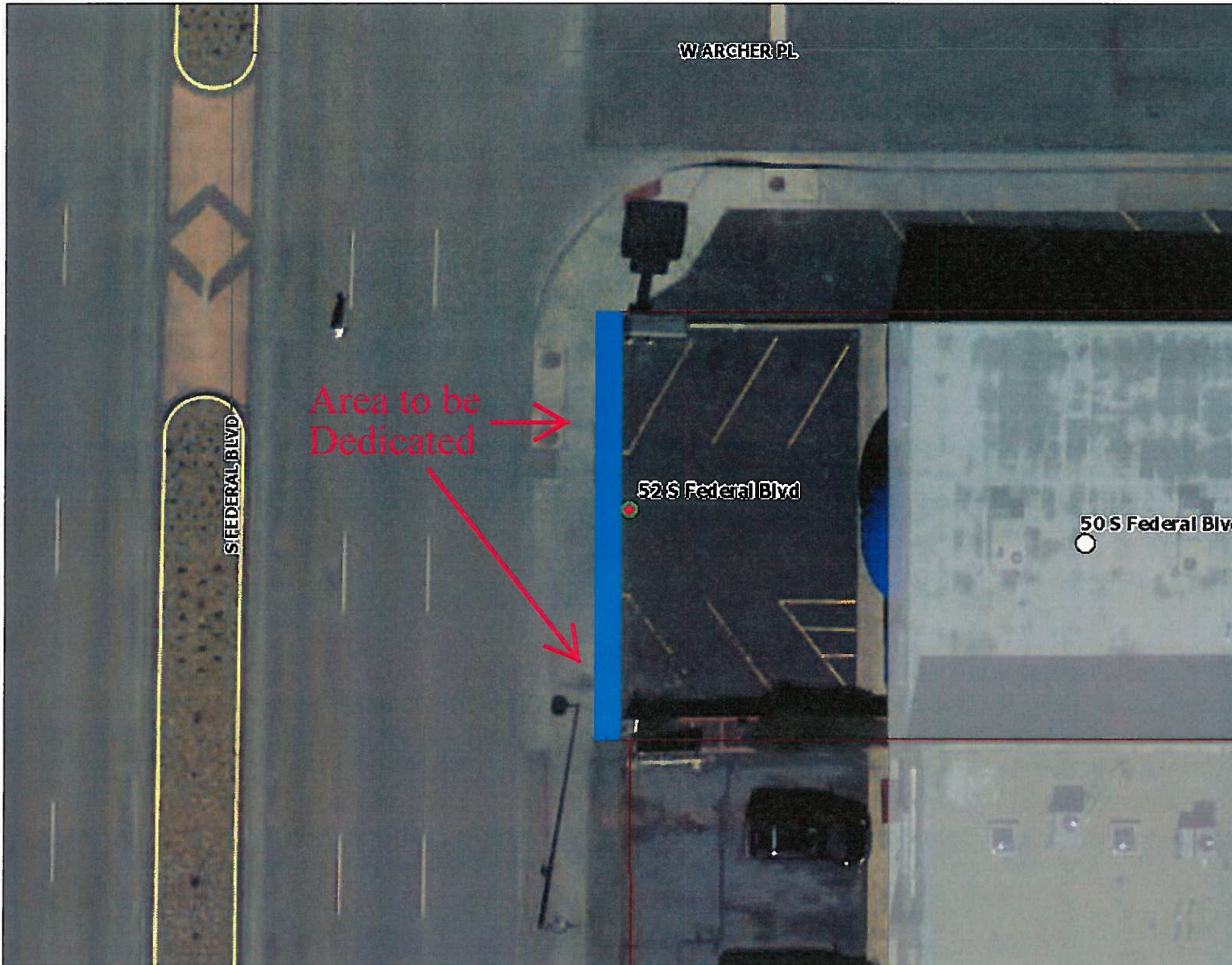
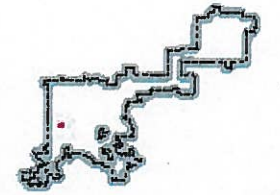
1. Thence S. 0°26'16" E., a distance of 44.53 feet;
2. Thence S. 45°18'13" E., a distance of 14.79 feet to the north Right of Way (R.O.W.) line of W. Bayaud Ave. (September 2008);
3. Thence S. 89°37'07" W., a distance of 12.40 feet along said north R.O.W. line to the easterly R.O.W. line of S.H. 88 (Federal Blvd., September 2008);
4. Thence N. 0°26'23" W., a distance of 55.00 feet along said easterly R.O.W. line to said north lot line;
5. Thence N. 89°37'07" E., a distance of 1.97 feet along said north lot line to the POINT OF BEGINNING.

The above described parcel contains 163 sq. ft. (0.004 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.

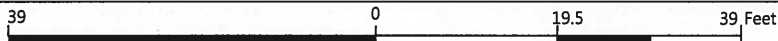
Authored For and on Behalf of the
Department of Transportation
Scott Kimminau
{(303) 757-9923}
2000 S. Holly St.
Denver, CO 80222





Legend

- Parcels
- Active Addresses**
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads**
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations**
 - Existing
 - Planned
- Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks**
 - Mountain Parks
 - All Other Parks



50 S FEDERAL BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
CITY & COUNTY OF DENVER 1437 BANNOCK ST DENVER, CO 80202-5337	0508511024000	A TRACT OF LAND BEING PARCEL NO.37 CDOT PROJECT NO.STU C010-068 BEING A PORTION OF BLK 5 1ST ADD TO S DENVER L19 & 20 DAF *	VACANT LAND	DENV

Property Summary

Assessment Data

Summary			
Style:	OTHER	Reception No:	2009143919
Recording Date:	11/2/2009	Building Sqr. Foot:	0
Bedrooms:		Sale Price:	000005100
Mill Levy:	78.127	Basement/Finish:	0/0
Lot Size:	163	Zoning Used for Valuation:	EMX
Year Built:	0000	Document Type:	WD

WARRANTY DEED

THIS DEED, dated November 2, 2009, is between Bui Properties One, 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 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 FIVE THOUSAND ONE HUNDRED AND NO DOLLARS (\$5,100.00), 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: 05085-11-001-000 (part of)
Address: 50 S. Federal Blvd., Denver, CO 80219 (part of)

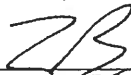
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either 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.

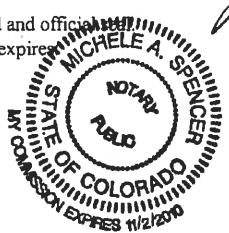
IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Bui Properties One, LLC, a Colorado limited liability company


By: Victor Bui
Its: Manager

STATE OF COLORADO
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 2nd day of November, 2009 by Victor Bui as Manager for Bui Properties One, LLC, a Colorado limited liability company.

Witness my hand and official seal
My commission expires

Michele 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 NUMBER: 37

PROJECT CODE: 13810

DATE: December 19, 2008

DESCRIPTION

A tract or parcel of land, No. 37 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 163 sq. ft. (0.004 acres), more or less, in a portion of Lots 19 and 20, Block 5, FIRST ADDITION TO SOUTH DENVER, as recorded in Book 2, Page 63 in the Clerk and Recorder's office, said subdivision lying in the S.E. $\frac{1}{4}$ 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 $\frac{1}{4}$ corner of said Section 8; thence S. $3^{\circ}12'29''$ E., a distance of 1086.30 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 20 in said subdivision;

1. Thence S. $89^{\circ}37'07''$ W., a distance of 2.46 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. $00^{\circ}26'23''$ W., a distance of 55.00 feet along said easterly R.O.W. line to the south R.O.W. line of W. Archer Place (September 2008);
3. Thence N. $89^{\circ}37'07''$ E., a distance of 3.58 feet along said south R.O.W. line;
4. Thence on the arc of a curve to the left, a radius of 4,716.50 feet, a central angle of $00^{\circ}40'06''$, a distance of 55.01 feet, (a chord bearing S. $00^{\circ}43'33''$ W., a distance of 55.01 feet) to the POINT OF BEGINNING.

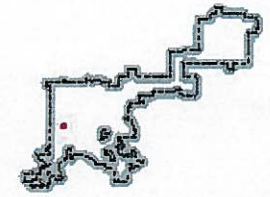
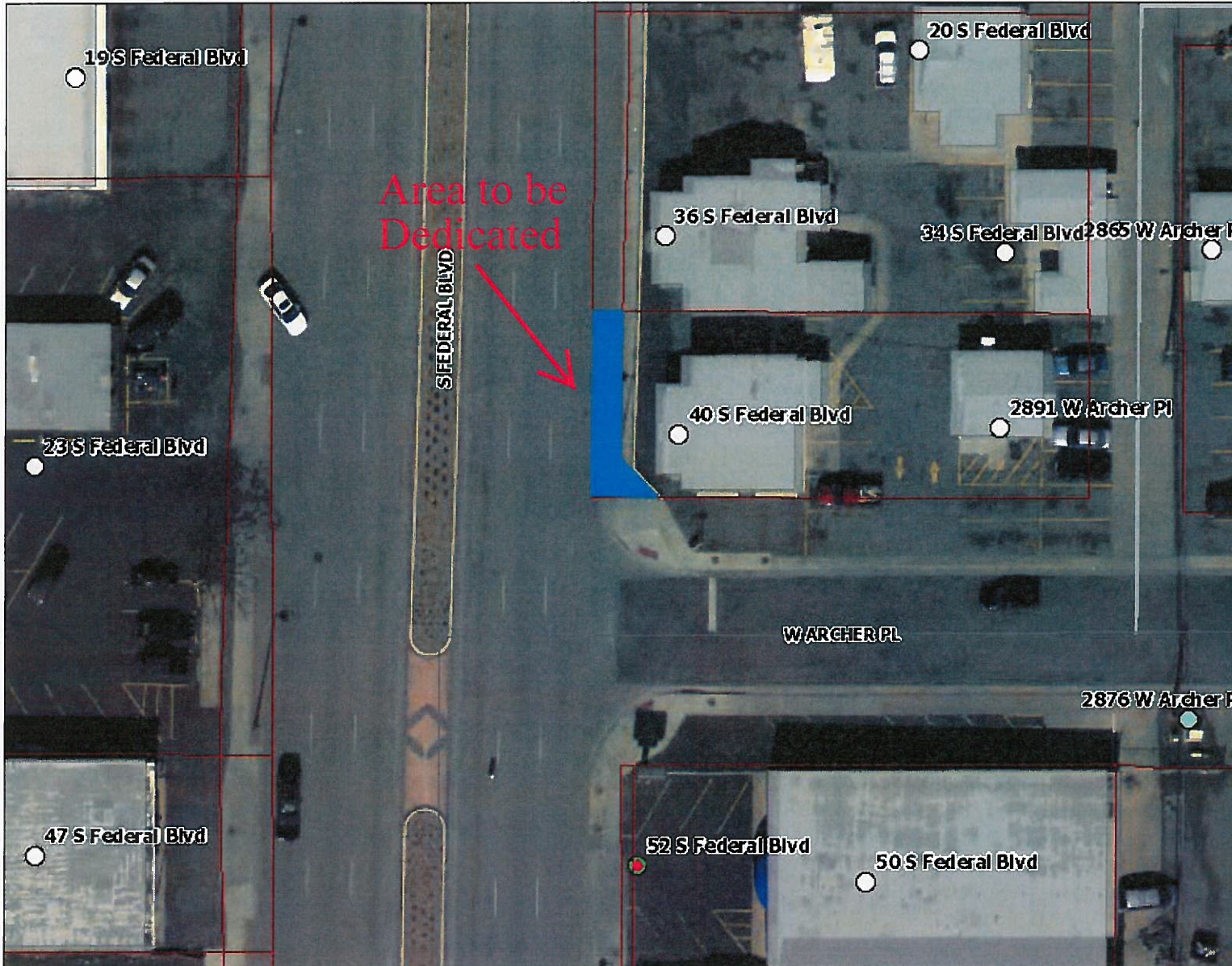
The above described parcel contains 163 sq. ft. (0.004 acres), more or less.

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. $24^{\circ}42'20.3''$ 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



Parcel 13



Legend

- Parcels
- Active Addresses
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardener's)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks
 - Mountain Parks
 - All Other Parks

77 0 38.5 77 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1: 604

Map Generated 2/25/2016

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

40 S FEDERAL BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
CITY & COUNTY OF DENVER 201 W COLFAX AVE 1009 DENVER, CO 80202-5332	0508510031000	1ST ADD TO S DENVER BLK 6 PTN L 28 & S 19FT L 27 DAF T4S R68W SE/4 SEC 8 COM C/4 TH S 912.83FT TO POB TH S 38.92FT SE 14.07FT W 15.83FT N 49FT E 7.27FT TO TPOB	VACANT LAND	DENV

Property Summary

Assessment Data

Summary			
Style:	OTHER	Reception No:	2009154343
Recording Date:	11/25/2009	Building Sqr. Foot:	0
Bedrooms:		Sale Price:	000017600
Mill Levy:	78.127	Basement/Finish:	0/0
Lot Size:	370	Zoning Used for Valuation:	EMX
Year Built:	0000	Document Type:	WD

WARRANTY DEED

THIS DEED, dated November 23, 2009, is between Juan De Robles and Juana De Robles 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 SEVENTEEN THOUSAND SIX HUNDRED AND NO DOLLARS (\$17,600.00), 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: 05085-10-005-000 (part of)
Address: 40 South 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.

Juan De Robles signature and name

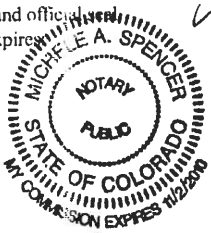
Juana De Robles signature and name



STATE OF COLORADO
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 23rd day of November, 2009 by Juan De Robles and Juana De Robles.

Witness my hand and official seal
My commission expires



Michele A. Spencer signature and name
Notary Public

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 " | "

PROJECT NUMBER: STU C010-068

PARCEL NO.: 38

Project Code: 13810

November 26, 2008

DESCRIPTION

A tract or parcel of land, No.38 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 370 sq. ft. (0.008 acres), more or less, in a portion of the south 19 feet of Lot 27 and Lot 28, Block 6, FIRST ADDITION TO SOUTH DENVER, as recorded in Book 2, Page 53, in the Clerk and Recorder's office, said subdivision lying in the S.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 S. 4°02'13"E., a distance of 912.83 feet to the POINT OF BEGINNING; said point lying on the north line of the south 19 feet of Lot 27 in said subdivision;

1. Thence S. 01°22'08" W., a distance of 38.92 feet;
2. Thence S. 44°31'01" E., a distance of 14.07 feet to the north Right of Way (R.O.W.) line of W. Archer Place. (September 2008);
3. Thence S. 89°37'07" W., a distance of 15.83 feet along said north R.O.W. line to the easterly R.O.W. line of S.H 88 (Federal Blvd., September 2008);
4. Thence N. 00°26'23" W., a distance of 49.00 feet along said easterly R.O.W. line to said north property line;
5. Thence N. 89°37'07" E., a distance of 7.27 feet along said north property line to the POINT OF BEGINNING.

The above described parcel contains 370 sq. ft. (0.008 acres), more or less.

Basis of Bearings: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, NAD 1983(1997) 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



Parcel 14



Area to be Dedicated



1: 604

Map Generated 2/25/2016

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.



Legend

- Active Addresses
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardens)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads
 - Main
 - Yard
 - Spur
 - Siding
 - Interchange track
 - Other
- Bridges
- Rail Transit Stations
 - Existing
 - Planned
- Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks
 - Mountain Parks
 - All Other Parks

34 S FEDERAL BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202-5330	0508510026000	1ST ADD TO S DENVER B6 PT OF L24 TO 26 & OF N 6FT L27 DIF REC# 2009154344 RCD 01/25/09	VACANT LAND	DENV

Property Summary

Assessment Data

Summary			
Style:	OTHER	Reception No:	2009154344
Recording Date:	11/25/2009	Building Sqr. Foot:	0
Bedrooms:		Sale Price:	000000000
Mill Levy:	78.127	Basement/Finish:	0/0
Lot Size:	678	Zoning Used for Valuation:	EMX
Year Built:	0000	Document Type:	WD

WARRANTY DEED

THIS DEED, dated November 23, 2009, is between Juan De Robles and Juana De Robles 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 SEVENTEEN THOUSAND SIX HUNDRED AND NO DOLLARS (\$17,600.00), 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: 05085-10-004-000 (part of)
Address: 20 South 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.

Juan De Robles signature and name

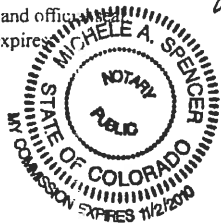
Juana De Robles signature and name

Barcode with number 2009154344, page 1 of 2, date 11/25/2009 10:07A, City & County of Denver, CO 00 00.00

STATE OF COLORADO
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 23rd day of November, 2009 by Juan De Robles and Juana De Robles.

Witness my hand and official seal
My commission expires



Signature of Notary Public, Michele A. Spencer

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.: 39

Project Code: 13810

November 26, 2008

DESCRIPTION

A tract or parcel of land, No.39 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 678 sq. ft. (0.016 acres), more or less, in a portion of Lots 24 to 27, Block 6, FIRST ADDITION TO SOUTH DENVER, as recorded in Book 2, Page 63, in the Clerk and Recorder's office, said subdivision lying in the S.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 S. 4°02'13"E., a distance of 912.83 feet to the POINT OF BEGINNING; said point lying on the south line of the north 6 feet of Lot 27 in said subdivision;

1. Thence S. 89°37'07" W., a distance of 7.27 feet along said south property line to the easterly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);
2. Thence N. 00°26'23" W., a distance of 81.00 feet along said easterly R.O.W. line to the north line of lot 24;
3. Thence N. 89°37'07" E., a distance of 9.25 feet along said north lot line;
4. Thence on the arc of a curve to the right, a radius of 4,823.50 feet, a central angle of 00°53'13", a distance of 74.67 feet, (a chord bearing S. 00°55'32" W., a distance of 74.67 feet);
5. Thence S. 01°22'08" W., a distance of 6:36 feet to the POINT OF BEGINNING.

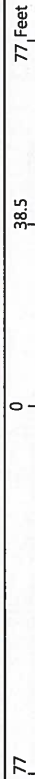
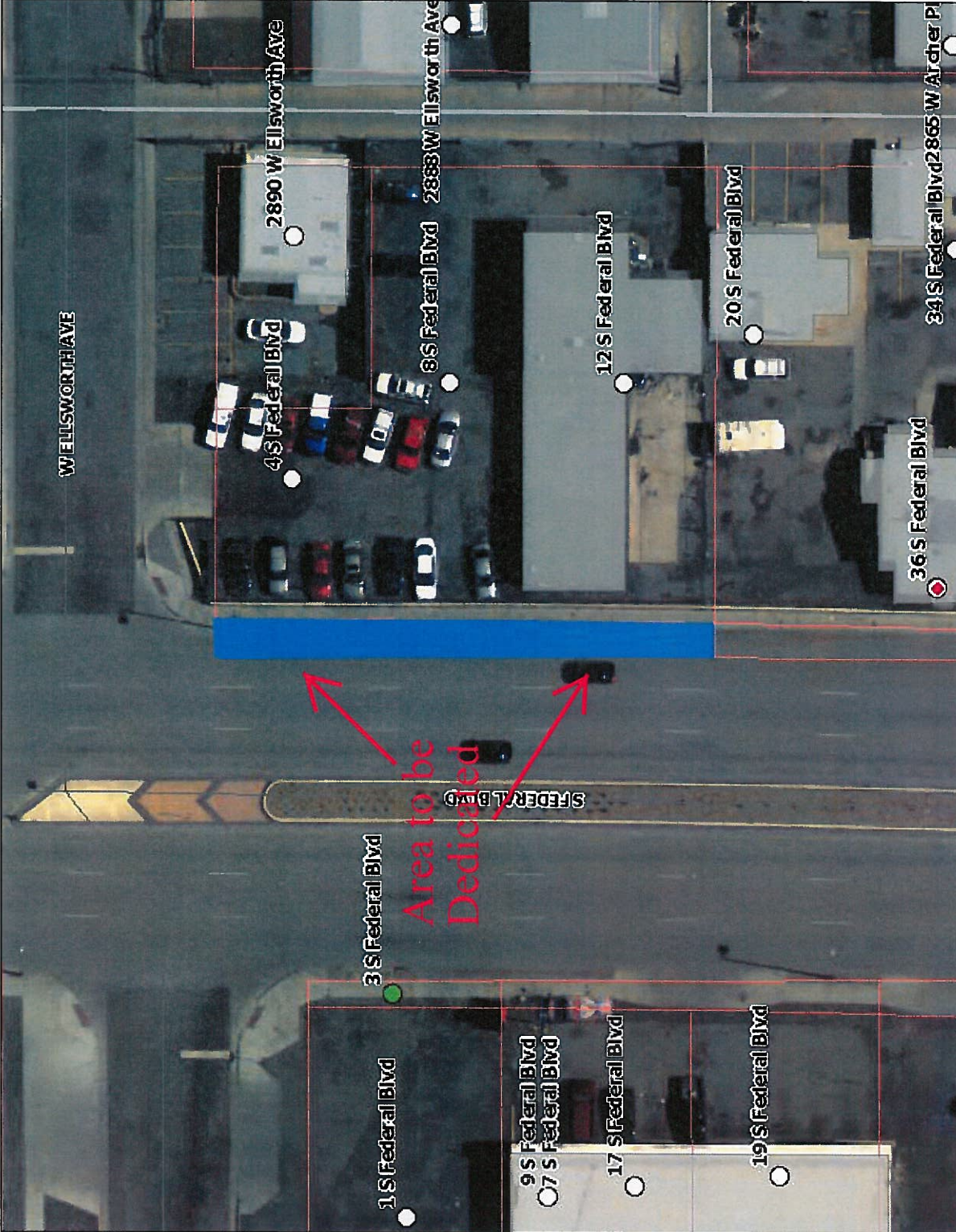
The above describe 1 parcel contains 678 sq. ft. (0.016 acres), more or less.

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



Parcel 15



The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

1: 604

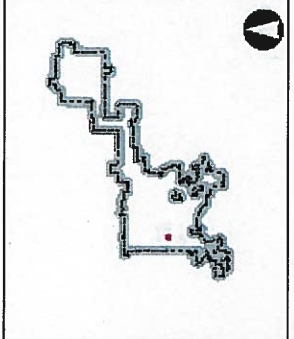
Map Generated 2/25/2016

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

THIS IS NOT A LEGAL DOCUMENT.

Legend

Active Addresses	Associated	Land	Structure	Utility	Streams	Irrigation Ditches Reconstruct (Gardeners)	Irrigation Ditches	Buildings	Streets	Alleys	Railroads	Main	Yard	Spur	Siding	Interchange track	Other	Bridges	Rail Transit Stations	Existing	Planned	Park-N-Ride Locations	Lakes	County Boundary	Parcels	Parks	Mountain Parks	All Other Parks
	○	●	○	○	—	—	—	■	—	—	—	+	+	+	+	+	+	+	■	●	●	▲	■	■	■	■	■	



4 S FEDERAL BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
CITY & COUNTY OF DENVER 201 W COLFAX AVE 1009 DENVER, CO 80202-5332	0508510028000	FIRST ADD TO SOUTH DENVER B6 PTN W 66.5FT OF L 9 & N 10FT L 20 & L 21-23 DIF RCP # 2010039159 RCD 4/12/10	VACANT LAND	DENV

Property Summary

Assessment Data

Summary			
Style:	OTHER	Reception No:	2010039159
Recording Date:	4/12/2010	Building Sqr. Foot:	0
Bedrooms:		Sale Price:	000034100
Mill Levy:	78.127	Basement/Finish:	0/0
Lot Size:	1,290	Zoning Used for Valuation:	EMX
Year Built:	0000	Document Type:	SW

WARRANTY DEED

THIS DEED, dated April 12, 2010, is between Donald F. Knopp a/k/a Donald Knopp and Shirley Marlene Knopp a/k/a Shirley M. Knopp 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 THIRTY FOUR THOUSAND ONE HUNDRED AND NO DOLLARS (\$34,100.00), 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: 05085-10-003-000, 05085-10-002-000 and 05085-10-022-000 (part of)
Address: 12, 8 and 4 S. 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.

Donald F. Knopp
Donald F. Knopp a/k/a Donald Knopp

Shirley Marlene Knopp
Shirley Marlene Knopp a/k/a Shirley M. Knopp
Shirley M. Knopp

STATE OF COLORADO

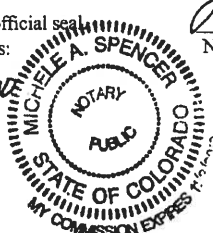
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 12th day of April, 2010 by Donald F. Knopp a/k/a Donald Knopp and Shirley Marlene Knopp a/k/a Shirley M. Knopp.

Witness my hand and official seal
My commission expires:

Michelle A. Spencer
Notary Public

11/2/2010



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.: 40

Project Code: 13810

November 26, 2008

DESCRIPTION

A tract or parcel of land, No.40 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 478 sq. ft. (0.011 acres), more or less, in a portion of Lots 22 and 23, Block 6, FIRST ADDITION TO SOUTH DENVER, as recorded in Book 2, Page 63, in the Clerk and Recorder's office, said subdivision lying in the S.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 S. 4°49'24"E., a distance of 782.13 feet to the POINT OF BEGINNING; said point lying on the north line of Lot 22 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°35'38", a distance of 50.01 feet, (a chord bearing S. 00°11'06" W., a distance of 50.01 feet) to the south line of Lot 23;
2. Thence S. 89°37'07" W., a distance of 9.25 feet along said south lot line to the easterly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);
3. Thence N. 00°26'23" W., a distance of 50.00 feet along said easterly R.O.W. line to the said north lot line;
4. Thence N. 89°37'07" E., a distance of 9.80 feet along said north lot line to the POINT OF BEGINNING.

The above described parcel contains 478 sq. ft. (0.011 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

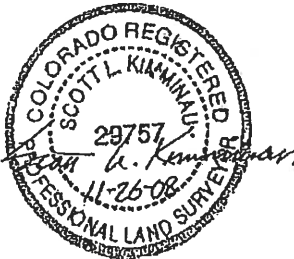


EXHIBIT "B"

PROJECT NUMBER: STU C010-068

PARCEL NO.: 41

Project Code: 13810

November 26, 2008

DESCRIPTION

A tract or parcel of land, No.41 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 395 sq. ft. (0.009 acres), more or less, in a portion of the South 15 feet of Lot 20 and Lot 21, Block 6, FIRST ADDITION TO SOUTH DENVER, as recorded in Book 2, Page 63, in the Clerk and Recorder's office, said subdivision lying in the S.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 S. 4°49'24"E., a distance of 782.31 feet to the POINT OF BEGINNING; said point lying on the south line of Lot 21 in said subdivision;

1. Thence S. 89°37'07" W., a distance of 9.80 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°26'23" W., a distance of 40.00 feet along said easterly R.O.W. line to the north line of the south 15 feet of Lot 20;
3. Thence N. 89°37'07" E., a distance of 9.90 feet along said north property line;
4. Thence S. 00°21'34" E., a distance of 19.16 feet;
5. Thence on the arc of a curve to the right, a radius of 4,823.50 feet, a central angle of 00°14'51", a distance of 20.84 feet, (a chord bearing S. 00°14'09" E., a distance of 20.84 feet) to the POINT OF BEGINNING.

The above described parcel contains 395 sq. ft. (0.009 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.

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



EXHIBIT "C"

PROJECT NUMBER: STU C010-068

PARCEL NO.: 42

Project Code: 13810

November 26, 2008

DESCRIPTION

A tract or parcel of land, No. 42 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 397 sq. ft. (0.009 acres), more or less, in a portion of Lot 19 and the North 10 feet of Lot 20; Block 6, FIRST ADDITION TO SOUTH DENVER, as recorded in Book 2, Page 63, in the Clerk and Recorder's office, said subdivision lying in the S.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 S. 5°20'06"E., a distance of 702.58 feet to the POINT OF BEGINNING; said point lying on the south Right of Way (R.O.W.) line of W. Ellsworth Ave. (September 2008);

1. Thence S. 00°21'34" E., a distance of 40.00 feet to the south line of the north 10 feet of Lot 20;
2. Thence S. 89°37'07" W., a distance of 9.90 feet along said south property line to the easterly R.O.W. line of S.H. 88 (Federal Blvd., September 2008);
3. Thence N. 00°26'23" W., a distance of 40.00 feet along said easterly R.O.W. line to said south R.O.W. line;
4. Thence N. 89°37'07" E., a distance of 9.95 feet along said south R.O.W. line to the POINT OF BEGINNING.

The above described parcel contains 397 sq. ft. (0.009 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

