

QUITCLAIM DEED

THIS QUITCLAIM DEED, is made this _____ day of _____, 2013, between the CITY AND COUNTY OF DENVER, a Colorado municipal corporation and a home rule city (the “City”), and MADRE INVESTMENT CO., LLC, a Colorado limited liability company (“Madre”).

WHEREAS, the City is the grantee of the easement more particularly described on Exhibit 1 attached hereto (the “Easement Area”), created by that certain Right-of-Way Easement Agreement (Cul-de-Sac/Madre) by and between Madre, as grantor, and the City, as grantee, for the purpose of a temporary cul-de-sac, dated as of May 30, 2006 and recorded on June 16, 2006 at Reception No. 2006095293, in the real property records of Denver County, Colorado (the “Easement Agreement”).

WHEREAS, pursuant to the Easement Agreement (and subject to the conditions therein), the City is to terminate all or a portion of the Easement Agreement and release all or a portion of the Easement Area.

WHEREAS, in connection with the Easement Agreement, the City hereby agrees to terminate the Easement Agreement and release the Easement Area, together with all appurtenances thereto.

WITNESSETH, that the City, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, has quitclaimed, and by these presents does quitclaim unto Madre, its successors and assigns, forever, all the right, title, interest, claim and demand which the City has in and to the Easement Agreement and the Easement Area with all of its appurtenances, situate, lying and being in the County of Denver, State of Colorado.

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IN WITNESS WHEREOF, the City has hereunto set its hands and seal the day and year first above written.

ATTEST:

CITY AND COUNTY OF DENVER

Debra A. Johnson
Clerk and Recorder, Ex-Officio Clerk
of the City and County of Denver

Mayor

APPROVED AS TO FORM:

Douglas J. Friednash, Attorney
for the City and County of Denver

By: _____
Assistant City Attorney

Exhibit 1
to Quitclaim Deed
DESCRIPTION OF EASEMENT AREA

DESCRIPTION

A PARCEL OF LAND, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

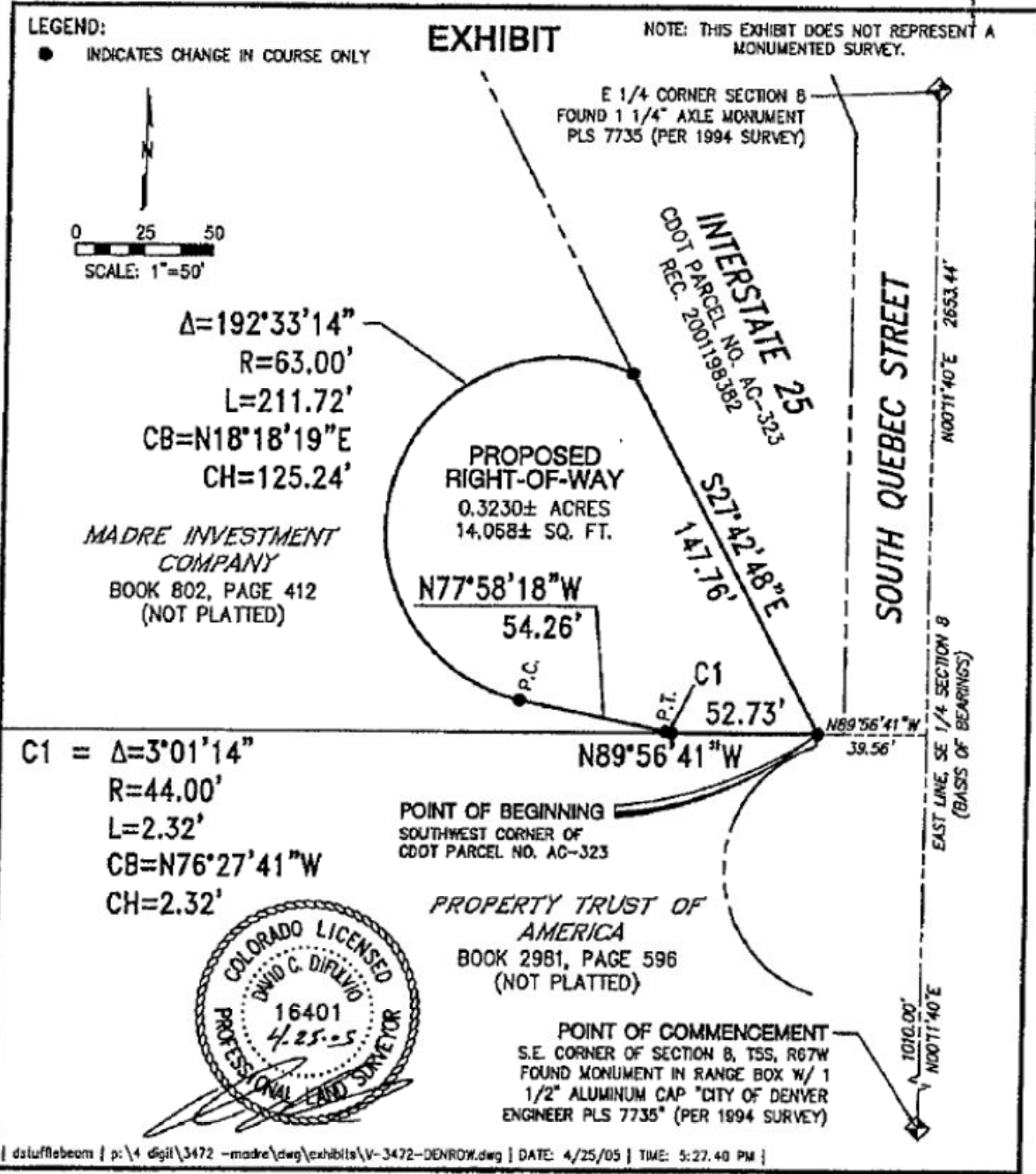
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4, THENCE N00°11'40"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 1010.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT DOCUMENT RECORDED AT BOOK 2981, PAGE 596 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"W ALONG SAID EASTERLY EXTENSION, 39.56 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE NO. 25 AS DESCRIBED IN THAT DOCUMENT RECORDED AT RECEPTION NO. 2001198382 IN SAID OFFICE BEING THE WEST LINE OF COLORADO DEPARTMENT OF TRANSPORTATION PARCEL NO. AC-323, AND THE **POINT OF BEGINNING**; THENCE CONTINUE N89°56'41"W ALONG SAID NORTH LINE, 52.73 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 44.00 FEET; THENCE, THROUGH A CENTRAL ANGLE OF 3°01'14", WESTERLY 2.32 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY, SAID CURVE HAVING A CHORD OF 2.32 FEET WHICH BEARS N76°27'41"W; THENCE N77°58'18"W, 54.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 63.00 FEET; THENCE, THROUGH A CENTRAL ANGLE OF 192°33'14", WESTERLY, NORTHERLY, AND EASTERLY, 211.72 FEET ALONG THE ARC OF SAID CURVE TO THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE NO. 25; THENCE S27°42'48"E ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, 147.76 FEET TO THE **POINT OF BEGINNING**,

CONTAINING 0.3230 ACRES OR 14,068 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 HAVING AN ASSUMED BEARING OF N00°11'40"E, AND BEING MONUMENTED AS SHOWN.

PREPARED BY FREDRICK L. EASTON, JR. UNDER THE SUPERVISION OF DAVID C. DIFULVIO, PLS 16401.

FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.



Farnsworth GROUP
 8055 EAST TUFTS AVENUE, SUITE 850
 DENVER, COLORADO 80237
 (303) 692-8838 / (303) 692-0470 Fax

MADRE INVESTMENT COMPANY
 650 S. Cherry St, Suite 1005 - Glendale, CO 80246

RIGHT-OF-WAY EXHIBIT
 In Section 8, Township 5 South, Range 67 West of the
 6th P.M., City and County of Denver, Colorado

Project No.	3472.A002
Drawn by:	FLE
Approved:	
Date:	4/25/05
Revised:	
SHEET 2 OF 2	

Exhibit 1-2