



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt Bryner, Director Engineer-Architect
Right-of-Way Services

DATE: November 21st, 2019

ROW #: 2019-Dedication-00000128 **SCHEDULE #:** Parcel 001 – 0515200064000
Parcel 002 – 0515200066000
Parcel 003 - 0515500096000

TITLE: This request is to dedicate a parcel of land as Public Right-of-Way as proposed W. Exposition Ave. Located at the intersection of S. Broadway and proposed W. Exposition 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 proposed W. Exposition Ave. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project, Wedge Ramp.

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 land for Public Right-of-Way purposes as W. Exposition Ave. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2019-Dedication-0000128-001, 002 & 003) HERE.

A map of the area to be dedicated is attached.

MB/DS/RL

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson & Aides, Jolon Clark District # 7
Council Aide Tate Carpenter
Council Aide Maggie Thompson
Council Aide Anita Banuelos
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Jason Gallardo
Public Works, Right-of-Way Engineering Services, Matt Bryner
Department of Law, Maureen McGuire
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Caroline Martin
Department of Law, Stan Lechman
Public Works Survey, Dana Sperling
Public Works Survey, Paul Rogalla
Public Works Ordinance
Owner: City and County of Denver
Project file folder 2019-Dedication-0000128

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at jason.gallardo@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: November 21st, 2019

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: This request is to dedicate a parcel of land as Public Right-of-Way as proposed W. Exposition Ave., located at the intersection of S. Broadway and proposed W. Exposition Ave.

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

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

- **Name:** Rebecca Long
- **Phone:** 720-913-4518
- **Email:** Rebecca.Long@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:** Jason Gallardo
- **Phone:** 720-865-8713
- **Email:** Jason.gallardo@denvergov.org

6. General description/background of proposed resolution 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 W. Exposition Ave. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project, Wedge Ramp.

****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. Broadway and proposed W. Exposition Ave.
- d. **Affected Council District:** Jolon Clark Dist. #7
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

7. Is there any controversy surrounding this resolution? (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: _____



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title: 2019-DEDICATION-0000128

Description of Proposed Project: Dedication of a parcel of land as Public Right-of-Way as W. Exposition Ave.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to be dedicated as Public Right-of-Way

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, as a part of a development project called Wedge Ramp.



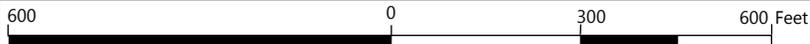
Parcel 001 to be dedicated

Parcel 002 to be dedicated

Parcel 003 to be dedicated

Legend

-  Well Restrictions
-  Barrier Restrictions
- Area Restrictions
 -  Liner
 -  Sheet Pile Wall Area
-  Streams
-  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
 -  All Other Parks; Linear
 -  Mountain Parks



PW Legal Description NO. 2019-Dedication-0000128-001

The parcel of land conveyed by Quit Claim Deed to the City and County of Denver, recorded on this 9th day of August 2019, at Reception No. 2019105745 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

LAND DESCRIPTION – STREET PARCEL #1

The parcel No. 173-A of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 5,434 square feet or 0.125 acres, more or less, within Parcel B1 (International Collection III) as described in Exhibit "A" of the Warranty Deed at Reception Number 2004209816 in the records of the Office of the Clerk and Recorder of the City and County of Denver, located in the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3-1/4 inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 35" East a distance of 2,647.75 feet.

COMMENCING at the Northern point of the Basis of Bearings;

THENCE along the South line of said Northwest 1/4 of Section 15 South 89° 59' 00" West a distance of 251.90 feet to the Southwest corner of that parcel of land described as Parcel "A" in the Bargain and Sale Deed at Reception Number 2019059054 in the records of said county, and the **POINT OF BEGINNING**;

THENCE along the South line of said Parcel B1 South 89° 59' 00" West a distance of 286.00 feet;

THENCE departing the South line of said Parcel B1 North 00° 00' 46" East a distance of 19.00 feet;

THENCE North 89° 59' 00" East a distance of 286.02 feet to a point on the West line of said Parcel A;

THENCE along the West line of said Parcel A South 00° 04' 21" West a distance of 19.00 feet; to the **POINT OF BEGINNING**.

The area described contains 5,434 square feet, or 0.125 acres, more or less.

PW Legal Dedication 2019-Dedicaiton-0000128-002

A parcel of land conveyed by Quit Claim Deed to the City and County of Denver, recorded on this 9th day of August 2019, at Reception No. 2019105744 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

Land Description - Street Parcel #2

The parcel No. 139-A of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 4,386 square feet or 0.101 acres, more or less, within Parcel A as described in the Bargain and Sale Deed at Reception Number 2019059054 in the records of the Office of the Clerk and Recorder of the City and County of Denver, located in the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3-1/4 inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 35" East a distance of 2,647.75 feet.

COMMENCING at the Northern point of the Basis of Bearings;

THENCE along the South line of said Northwest 1/4 of Section 15 South 89° 59' 00" West a distance of 50.00 feet to the Southeast corner of said Parcel A, also being a point on the Westerly Right-of-Way line of South Broadway, and the **POINT OF BEGINNING**;

THENCE along the South line of said Parcel A South 89° 59' 00" West a distance of 201.90 feet to the Southwest corner of said Parcel A;

THENCE along the West line of said Parcel A North 00° 04' 21" East a distance of 19.00 feet;

THENCE departing said West line North 89° 59' 00" East a distance of 81.80 feet;

THENCE North 86° 10' 39" East a distance of 108.66 feet;

THENCE North 34° 13' 01" East a distance of 18.71 feet to a point on the East line of said Parcel A, also being the Westerly Right-of-Way line of South Broadway;

THENCE along the East line of said Parcel A also being the Westerly Right-of-Way line of South Broadway South 01° 33' 48" East a distance of 41.69 feet to the **POINT OF BEGINNING**.

The area described contains 4,386 square feet, or 0.101 acres, more or less.

A parcel of land conveyed by Quit Claim Deed to the City and County of Denver, recorded on this 9th day of August 2019, at Reception No. 2019105743 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

LAND DESCRIPTION – STREET PARCEL #3

The parcel No. 138-A of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 27,629 square feet or 0.634 acres, more or less, within Parcel C1 as described in Exhibit "A" of the Warranty Deed at Reception Number 2004209815 in the records of the Office of the Clerk and Recorder of the City and County of Denver, located in the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3-1/4 inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 35" East a distance of 2,647.75 feet.

COMMENCING at the Northern point of the Basis of Bearings;

THENCE along the North line of said Southwest 1/4 of Section 15 South 89° 59' 00" West a distance of 50.00 feet to the Northeast corner of said Parcel C1, also being a point on the Westerly Right-of-Way line of South Broadway and the **POINT OF BEGINNING**;

THENCE South 00° 44' 35" East a distance of 71.65 feet along the East line of said Parcel C1, also being the Westerly Right-of-Way line of South Broadway;

THENCE through the land of said Parcel C1 the following five (5) courses:

1. Departing said Right-of-Way line North 45° 22' 48" West a distance of 24.40 feet;
2. South 89° 59' 00" West a distance of 403.27 feet;
3. South 45° 02' 43" West a distance of 12.98 feet;
4. South 00° 06' 27" West a distance of 5.62 feet;
5. North 89° 53' 33" West a distance of 55.09 feet to a point on the Westerly line of said Parcel C1;

THENCE along the Westerly line of said Parcel C1 North 29° 54' 48" West a distance of 7.14 feet;

THENCE departing said Westerly line North 00° 06' 27" East a distance of 62.97 feet to a point on the North line of said Parcel C1, also being the North line of said Southwest 1/4 of Section 15;

THENCE along the North line of said Parcel C1, also being the North line of said Southwest ¼ of Section 15, North 89° 59' 00" East a distance 487.43 feet to the POINT OF BEGINNING.

The area described contains 27,629 square feet, or 0.634 acres, more or less.



08/09/2019 01:02 PM
City & County of Denver

R \$0.00

QCD

2019105745
Page: 1 of 5
D \$0.00

Quit Claim Deed

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, is made this 9th day of August, 2019 between JSF Collections (Sun Terrace), LLC, a Delaware limited liability ("Grantor"), and **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESS, that Grantor, for and in consideration of the sum of **ZERO DOLLARS AND ZERO CENTS (\$00.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, and QUITCLAIMED, and by these presents does remise, release, sell and Quitclaim unto Grantee, its successors and assigns forever the following real property, together with improvements, if any, situate, lying and being in the said County of Denver, and State of Colorado described as follows:

See Attached Legal Description

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use, benefit and behoove of Grantee, its successors and assigns forever.

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

JSF COLLECTIONS (SUN TERRACE), LLC,
a Delaware limited liability company

By: 
Name: Christopher Waggett
Title: Authorized Agent

Asset Mgmt. #: 19-117

Project Description: 615 > ...
Brockton/Essex Proj. 173-A

**CITY AND COUNTY OF DENVER
STATE OF COLORADO
DEDICATION
CITY AND COUNTY OF DENVER PROJECT 1-16006**

**EXHIBIT "A"
PARCEL 173-A
JUNE 21, 2019**

A Dedication No. 173-A of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 5,434 square feet or 0.125 acres, more or less, within Parcel B1 (International Collection III) as described in Exhibit "A" of the Warranty Deed at Reception Number 2004209816 in the records of the Office of the Clerk and Recorder of the City and County of Denver, located in the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, being more particularly described as follows:

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COMMENCING at the Northern point of the Basis of Bearings;

THENCE along the South line of said Northwest 1/4 of Section 15 South 89° 59' 00" West a distance of 251.90 feet to the Southwest corner of that parcel of land described as Parcel "A" in the Bargain and Sale Deed at Reception Number 2019059054 in the records of said county, and the **POINT OF BEGINNING**;

THENCE along the South line of said Parcel B1 South 89° 59' 00" West a distance of 286.00 feet;

THENCE departing the South line of said Parcel B1 North 00° 00' 46" East a distance of 19.00 feet;

THENCE North 89° 59' 00" East a distance of 286.02 feet to a point on the West line of said Parcel A;

THENCE along the West line of said Parcel A South 00° 04' 21" West a distance of 19.00 feet; to the **POINT OF BEGINNING**.

The area described contains 5,434 square feet, or 0.125 acres, more or less.

Exhibit attached and by this reference made a part hereof.

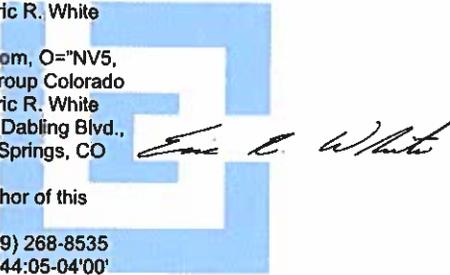
I, Eric R. White, a duly registered Professional Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Eric R. White
Colorado Professional Land Surveyor
License Number 38278
June 21, 2019

Prepared for and on behalf of NV5, Inc.
2650 18th Street, Suite 202
Denver, Colorado 80211
Tel: (303) 220-6400



Digitally signed by Eric R. White
DN: C=US,
E=Eric.White@nv5.com, O="NV5,
Inc.", OU="Survey Group Colorado
Springs, CO", CN=Eric R. White
Location: 5445 Mark Dabling Blvd.,
Suite 100, Colorado Springs, CO
80918
Reason: I am the author of this
document
Contact Info: Tel: (719) 268-8535
Date: 2019.06.21 06:44:05-04'00'



SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ S15 T4S
R68W 6th P.M.
Denver, CO

JSF COLLECTIONS (SUN TERRACE)
Reception No. 2004209816
Recorded Oct. 6, 2004
695 S. Broadway
Schedule No. 0515200050000

685 South Broadway LLC
Reception No. 2019059054
Recorded May 15, 2019
685 S. Broadway
Schedule No. 0515200059000

South line of the NW $\frac{1}{4}$
S15 T4S R68W

Permanent Dedication
5,434 Square Feet
or 0.125 Acres \pm

Right-of-Way

L2

L3

L1

P.O.B.

①
S89°59'00"W
251.90'

②
P.O.C.

Denver Collection LLC
Reception No. 2004209815
Recorded October 6, 2004
701 S. Broadway
Schedule No.
0515500002000

723 & 725 S.
BROADWAY, LLC
R.N. 2014060591

723 & 725 S.
BROADWAY, LLC
R.N. 2014060591

East line of the SW $\frac{1}{4}$ S15 T4S R68W
South Broadway
(R.O.W. Varies Per Ord.
97-1898 Decree 2191-394)
Basis of Bearings
S00°44'35"E
2,647.75'

Line Table		
Line #	Direction	Length
L1	S89°59'00"W	286.00
L2	N0°00'46"E	19.00
L3	N89°59'00"E	286.02
L4	S0°04'21"W	19.00

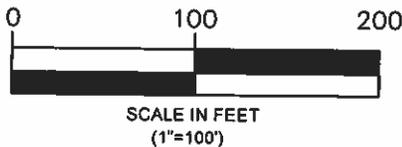
Notes:

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

- ① MOUNTAIN STATES EASEMENT BOOK 889 PAGE 379
- ② CENTER 1/4 CORNER SECTION 15, TWP. 4 SOUTH, RANGE 68 WEST 6TH P.M. RECOVERED AND ACCEPTED STONE WITH NOTCH SET ONE FOOT DEEP IN A RANGE BOX



DENVER
THE MILE HIGH CITY



COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT

DATE

ACT-DPLCS. Project 1 RDW - V-1000

SOUTH 1/4 CORNER
SECTION 15, T4S R68W 6TH P.M.
3/4" BRASS CAP STAMPED LS 19611
IN A RANGE BOX

NOTE: Records are per City and County of Denver Clerk and Recorders office unless noted otherwise. This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

N|V|5

2650 18th St., Suite 202
Denver, CO 80211
303.220.6400 TEL
www.NV5.com

EXHIBIT FOR LEGAL DESCRIPTION
JSF COLLECTIONS (SUN TERRACE)
PERMANENT DEDICATION

Prepared for: City and County of Denver

Date: June 21, 2019

PAGE NUMBER

3

OF 3 PAGES

JOB NUMBER

223516-000032.00



08/09/2018 01:02 PM
City & County of Denver

R \$0.00

QCD

2019105744
Page: 1 of 5
D \$0.00

Quit Claim Deed

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, is made this 9th day of August, 2019 between 685 South Broadway LLC, a Delaware limited liability company ("Grantor"), and **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESS, that Grantor, for and in consideration of the sum of **ZERO DOLLARS AND ZERO CENTS (\$00.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, and **QUITCLAIMED**, and by these presents does remise, release, sell and Quitclaim unto Grantee, it successors and assigns forever the following real property, together with improvements, if any, situate, lying and being in the said County of Denver, and State of Colorado described as follows:

See Attached Legal Description

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use, benefit and behoove of Grantee, its successors and assigns forever.

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

685 SOUTH BROADWAY LLC,
a Delaware limited liability company

By: 

Name: Christopher Waggett
Title: Authorized Agent

Asset Mgmt #: 19-116
Project Number: 139-A
Broadway/125 Proj.

**CITY AND COUNTY OF DENVER
STATE OF COLORADO
DEDICATION
CITY AND COUNTY OF DENVER PROJECT 1-16006**

**EXHIBIT "A"
PARCEL 139-A
JUNE 21, 2019**

A Dedication No. 139-A of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 4,386 square feet or 0.101 acres, more or less, within Parcel A as described in the Bargain and Sale Deed at Reception Number 2019059054 in the records of the Office of the Clerk and Recorder of the City and County of Denver, located in the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3-1/4 inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 35" East a distance of 2,647.75 feet.

COMMENCING at the Northern point of the Basis of Bearings;

THENCE along the South line of said Northwest 1/4 of Section 15 South 89° 59' 00" West a distance of 50.00 feet to the Southeast corner of said Parcel A, also being a point on the Westerly Right-of-Way line of South Broadway, and the **POINT OF BEGINNING**;

THENCE along the South line of said Parcel A South 89° 59' 00" West a distance of 201.90 feet to the Southwest corner of said Parcel A;

THENCE along the West line of said Parcel A North 00° 04' 21" East a distance of 19.00 feet;

THENCE departing said West line North 89° 59' 00" East a distance of 81.80 feet;

THENCE North 86° 10' 39" East a distance of 108.66 feet;

THENCE North 34° 13' 01" East a distance of 18.71 feet to a point on the East line of said Parcel A, also being the Westerly Right-of-Way line of South Broadway;

THENCE along the East line of said Parcel A also being the Westerly Right-of-Way line of South Broadway South 01° 33' 48" East a distance of 41.69 feet to the **POINT OF BEGINNING**.

The area described contains 4,386 square feet, or 0.101 acres, more or less.

Exhibit attached and by this reference made a part hereof.

I, Eric R. White, a duly registered Professional Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Eric R. White
Colorado Professional Land Surveyor
License Number 38278
June 21, 2019

Prepared for and on behalf of NV5, Inc.
2650 18th Street, Suite 202
Denver, Colorado 80211
Tel: (303) 220-6400



Digitally signed by Eric R. White
DN: C=US, E=Eric.White@nv5.com,
O="NV5, Inc.", OU="Survey Group
Colorado Springs, CO", CN=Eric R.
White
Location: 5445 Mark Dabling Blvd.,
Suite 100, Colorado Springs, CO
80918
Reason: I am the author of this
document
Contact Info: Tel: (719) 268-8535
Date: 2019.06.21 06:38:52-04'00'



SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ S15 T4S
R68W 6th P.M.
Denver, CO

JSF COLLECTIONS (SUN TERRACE)
Reception No. 2004209816
Recorded Oct. 6, 2004
695 S. Broadway
Schedule No. 0515200050000

685 South Broadway LLC
Reception No. 2019059054
Recorded May 15, 2019
685 S. Broadway
Schedule No. 0515200059000

Permanent Dedication
4,386 square feet
or 0.101 Acres \pm

Line Table		
Line #	Direction	Length
L1	S89°59'00"W	201.90'
L2	N0°04'21"E	19.00'
L3	N89°59'00"E	81.80'
L4	N86°10'39"E	108.66'
L5	N34°13'01"E	18.71'
L6	S1°33'48"E	41.69'

Denver Collection LLC
Reception No. 2004209815
Recorded October 6, 2004
701 S. Broadway
Schedule No.
0515500002000

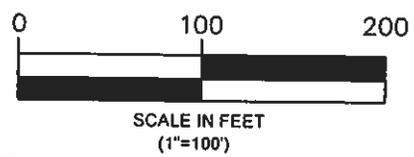
723 & 725 S.
BROADWAY, LLC
R.N. 2014060591

723 & 725 S.
BROADWAY, LLC
R.N. 2014060591

Right-of-Way L6
P.O.B. P.O.C.
East line of the SW $\frac{1}{4}$ S15 T4S R68W
South Broadway
(R.O.W. Varies Per Ord. 97-1898 Decree 2191-394)
Basis of Bearings
S00°44'35"E
2,647.75'

Notes:

- ① P.O.C. TO P.O.B. SOUTH 89° 59' 00" WEST 50.00 FEET
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
- ② MOUNTAIN STATES EASEMENT BOOK 889 PAGE 379
- ③ CENTER 1/4 CORNER SECTION 15, TWP. 4 SOUTH,
RANGE 68 WEST 6TH P.M. RECOVERED AND ACCEPTED
STONE WITH NOTCH SET ONE
FOOT DEEP IN A RANGE BOX



SOUTH 1/4 CORNER
SECTION 15, T4S R68W 6TH P.M.
3/4" BRASS CAP STAMPED LS 19611
IN A RANGE BOX

NOTE: Records are per City and County of Denver Clerk and Recorders office unless noted otherwise. This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

N|V|5
2650 18th St., Suite 202
Denver, CO 80211
303.220.6400 TEL
www.NV5.com

EXHIBIT FOR LEGAL DESCRIPTION
685 SOUTH BROADWAY LLC
PERMANENT DEDICATION

PAGE NUMBER
3
OF 3 PAGES
JOB NUMBER
223516-0000032.00

Prepared for: City and County of Denver

Date: June 21, 2019



08/09/2019 01:02 PM
City & County of Denver

R \$0.00

QCD

2019105743

Page: 1 of 6

D \$0.00

Quit Claim Deed

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, is made this 9th day of August, 2019 between Denver Collection LLC, a Colorado limited liability company ("Grantor"), and **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESS, that Grantor, for and in consideration of the sum of **ZERO DOLLARS AND ZERO CENTS (\$00.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, and QUITCLAIMED, and by these presents does remise, release, sell and Quitclaim unto Grantee, it successors and assigns forever the following real property, together with improvements, if any, situate, lying and being in the said County of Denver, and State of Colorado described as follows:

See Attached Legal Description

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use, benefit and behoove of Grantee, its successors and assigns forever.

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

DENVER COLLECTION LLC, a Colorado limited liability company

By: 
Name: Christopher Waggett
Title: Authorized Agent

Asset Mgmt. #: 19-115

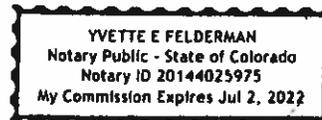
Project Base: 138-A
Broadway/125 Proj. 138-A
645 S. Broadway

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

The foregoing instrument was acknowledged before me on August 9, 2019 by Christopher Waggett as Authorized Agent of Denver Collection LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires: Jul. 2, 2022

Yvette Felderman
Notary Public



**CITY AND COUNTY OF DENVER
STATE OF COLORADO
DEDICATION
CITY AND COUNTY OF DENVER PROJECT 1-16006**

**EXHIBIT "A"
PARCEL 138-A
AUGUST 7, 2019**

A Dedication No. 138-A of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 27,629 square feet or 0.634 acres, more or less, within Parcel C1 as described in Exhibit "A" of the Warranty Deed at Reception Number 2004209815 in the records of the Office of the Clerk and Recorder of the City and County of Denver, located in the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, being more particularly described as follows:

BASIS OF BEARINGS: All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3-1/4 inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 35" East a distance of 2,647.75 feet.

COMMENCING at the Northern point of the Basis of Bearings;

THENCE along the North line of said Southwest 1/4 of Section 15 South 89° 59' 00" West a distance of 50.00 feet to the Northeast corner of said Parcel C1, also being a point on the Westerly Right-of-Way line of South Broadway and the **POINT OF BEGINNING**;

THENCE South 00° 44' 35" East a distance of 71.65 feet along the East line of said Parcel C1, also being the Westerly Right-of-Way line of South Broadway;

THENCE through the land of said Parcel C1 the following five (5) courses:

1. Departing said Right-of-Way line North 45° 22' 48" West a distance of 24.40 feet;
2. South 89° 59' 00" West a distance of 403.27 feet;
3. South 45° 02' 43" West a distance of 12.98 feet;
4. South 00° 06' 27" West a distance of 5.62 feet;
5. North 89° 53' 33" West a distance of 55.09 feet to a point on the Westerly line of said Parcel C1;

THENCE along the Westerly line of said Parcel C1 North 29° 54' 48" West a distance of 7.14 feet;

THENCE departing said Westerly line North 00° 06' 27" East a distance of 62.97 feet to a point on the North line of said Parcel C1, also being the North line of said Southwest 1/4 of Section 15;

THENCE along the North line of said Parcel C1, also being the North line of said Southwest 1/4 of Section 15, North 89° 59' 00" East a distance 487.43 feet to the **POINT OF BEGINNING**.

The area described contains 27,629 square feet, or 0.634 acres, more or less.

Exhibit attached and by this reference made a part hereof.

I, Eric R. White, a duly registered Professional Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Eric R. White
Colorado Professional Land Surveyor
License Number 38278
August 7, 2019

Prepared for and on behalf of NV5, Inc.
2650 18th Street, Suite 202
Denver, Colorado 80211
Tel: (303) 220-6400



JSF COLLECTIONS (SUN TERRACE)
 Reception No. 2004209816
 Recorded Oct. 6, 2004
 695 S. Broadway
 Schedule No. 0515200050000

685 South Broadway LLC
 Reception No. 2019059054
 Recorded May 15, 2019
 685 S. Broadway
 Schedule No. 0515200059000

CENTER 1/4 CORNER
 SECTION 15, TWP. 4 SOUTH,
 RANGE 68 WEST 6TH P.M.
 RECOVERED AND ACCEPTED
 STONE WITH NOTCH SET
 1 FOOT DEEP IN A RANGE BOX.

North line of the SW 1/4
 S15 T4S R68W



Permanent Dedication
 27,629 square feet
 or 0.634 Acres ±

Line Table is
 on Page 4

RTD
 R.N. 1994092231

Denver Collection LLC
 Reception No. 2004209815
 Recorded October 6, 2004
 701 S. Broadway
 Schedule No.
 0515500002000

723 & 725 S.
 BROADWAY, LLC
 R.N. 2014060591

723 & 725 S.
 BROADWAY, LLC
 R.N. 2014060591

Parcel C1

755 S.
 BROADWAY, LLC
 R.N. 0000119282

NE 1/4 SW 1/4 S15 T4S R68W
 6th P.M.
 Denver, CO

Right-of-Way

P.O.B. P.O.C.

East line of the SW 1/4 S15 T4S R68W
 South Broadway
 (R.O.W. Varies Per Ord.
 97-1898 Decree 2191-394)

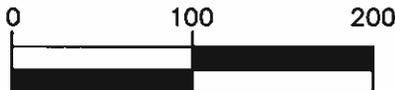
Basis of Bearings
 S00°41'35"E
 2,647.75'

Notes:

- ① PSCO EASEMENT R.N. 920026876
- ② ACCESS EASEMENT
 RECEPTION NUMBER 1946187651
- ③ APPROX LOCATION OF UNRECORDED PSCO ESMT.
 DOC NO. 47175 RECORDS OF XCEL ENERGY
 NO WIDTH STATED, ASSUMED 10 FEET
- ④ MOUNTAIN STATES EASEMENT BOOK 889 PAGE 379
- ⑤ P.O.C. to P.O.B. South 89° 59' 00" West 50.00 feet
 P.O.B. Point of Beginning
 P.O.C. Point of Commencement



DENVER
 THE MILE HIGH CITY



SCALE IN FEET
 (1"=100')

SOUTH 1/4 CORNER
 SECTION 15, T4S R68W 6TH P.M.
 3/4" BRASS CAP STAMPED LS 19611
 IN A RANGE BOX

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EXHIBIT FOR LEGAL DESCRIPTION
DENVER COLLECTION LLC
PERMANENT DEDICATION

Prepared for: City and County of Denver

Date: August 7, 2019

PAGE NUMBER

3

OF 4 PAGES

JOB NUMBER
 223516-0000032.00

<i>Line Table</i>		
<i>Line #</i>	<i>Direction</i>	<i>Length</i>
L1	S0°44'35"E	71.65
L2	N45°22'48"W	24.40
L3	S89°59'00"W	403.27
L4	S45°02'43"W	12.98
L5	S0°06'27"W	5.62
L6	N89°53'33"W	55.09
L7	N29°54'48"W	7.14
L8	N0°06'27"E	62.97
L9	N89°59'00"E	487.43



DENVER
THE MILE HIGH CITY

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EXHIBIT FOR LEGAL DESCRIPTION
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OF **4** PAGES

Prepared for: City and County of Denver

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