



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services

DATE: December 2, 2016

ROW #: 2016-Dedication-0000253 **SCHEDULE #:** Parcel 21-0227122014000,
Parcel 27-0227112011000, Parcel 29-0227112028000, Parcel 31-0227112030000, Parcel 32-0227112031000,
Parcel 48-0227107045000, Parcel 49-0227107048000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Brighton Blvd.
Located at Brighton Blvd. between 34th St. and 36th St.

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 Brighton Blvd. 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 (**Brighton Blvd. 29th-44th Project**)

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 Brighton Blvd. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2016-Dedication-0000253-001, 002, 003 & 004) HERE.

A map of the area to be dedicated is attached.

RD/WR/BLV

cc: Asset Management, Robert Koehler
City Councilperson & Aides, Albus Brooks District # 9
Council Aide Chy Montoya
Council Aide Brande Micheau
City Council Staff, Zach Rothmier
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, Shaun Sullivan
Department of Law, Caroline Martin
Department of Law, Cindy Cooley
Public Works Survey, Warren Ruby
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2016-Dedication-0000253

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: December 2, 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 a parcel of land as Public Right of Way as Brighton Blvd.
Located at Brighton Blvd. between 34th St. and 36th St.

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 Brighton Blvd. 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 (**Brighton Blvd. 29th-44th Project**)

****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: Brighton Blvd. between 34th and 36th
- d. Affected Council District: Albus Brook Dist. #9
- 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-0000253, Brighton Blvd. 29th-44th Project

Description of Proposed Project: Dedicate a parcel of public right of way as Brighton Blvd.

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 dedicate 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

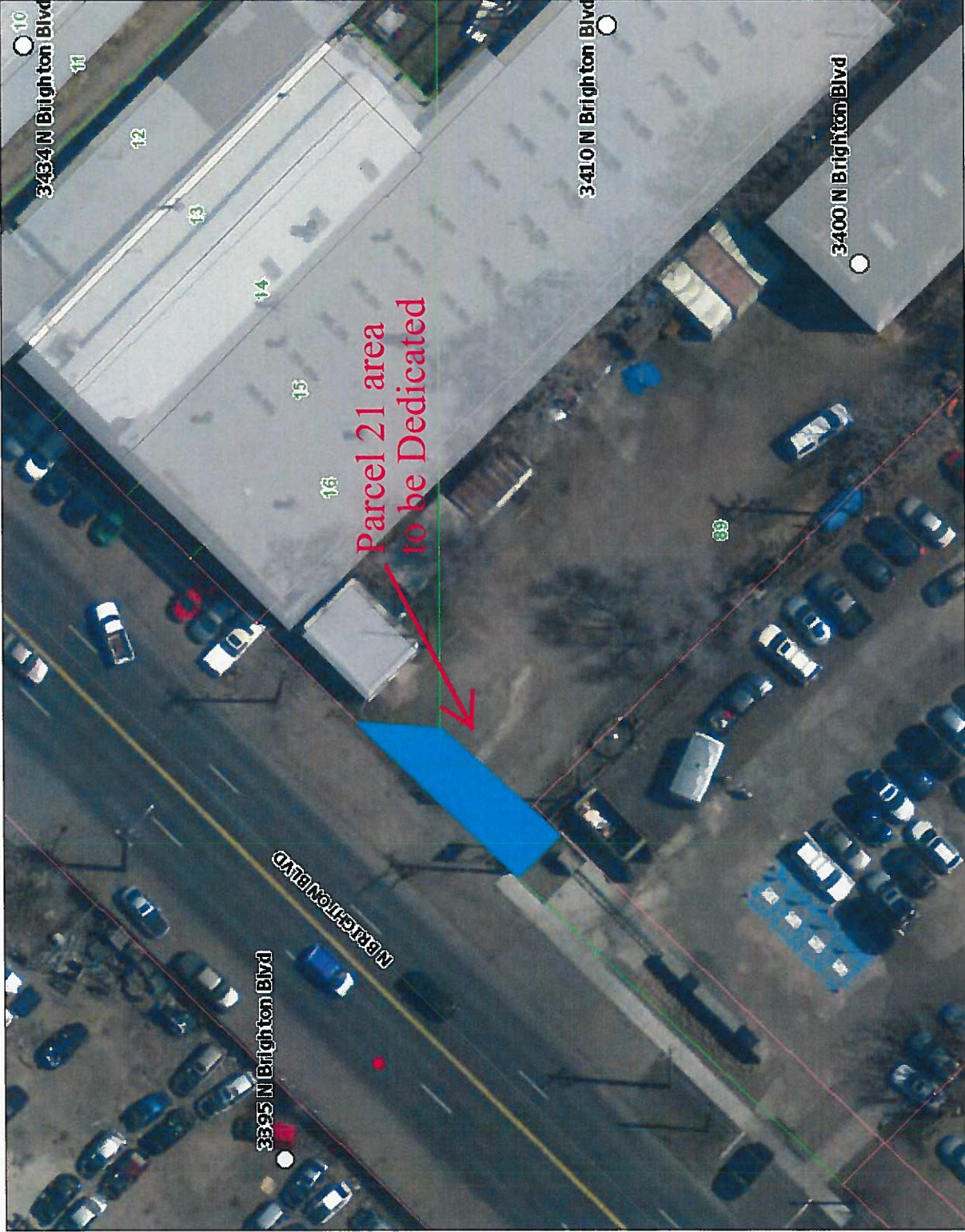
Will land be dedicated to the City if the vacation goes through: N/A

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 to dedicate it as Public Right-of-Way, as a part of a development project called, Brighton Blvd. 29th-44th Project.

Parcel 21



1: 588

Map Generated 12/2/2016

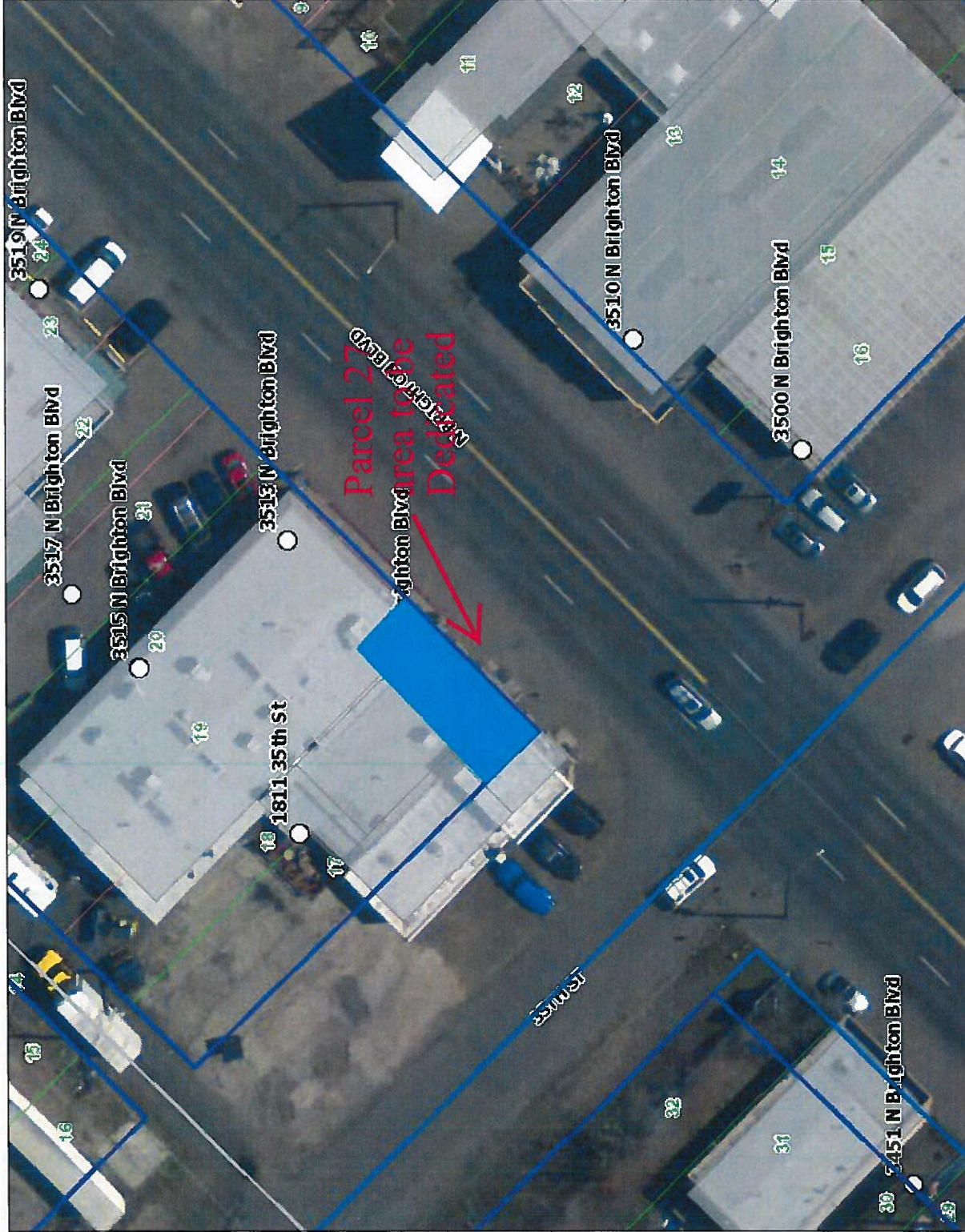
The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.
THIS IS NOT A LEGAL DOCUMENT.



Legend

- Parking Marks - Points
- Parking Meters
 - active
 - constructrem
 - inactive
 - removed
- Active Addresses
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstruct
- Irrigation Ditches (Gardeners)
- Irrigation Ditches
- Buildings 2014
- Streets
- Alleys
- Railroads
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes

Parcel 27



0 37.5 75 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:588

Map Generated 12/2/2016

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.

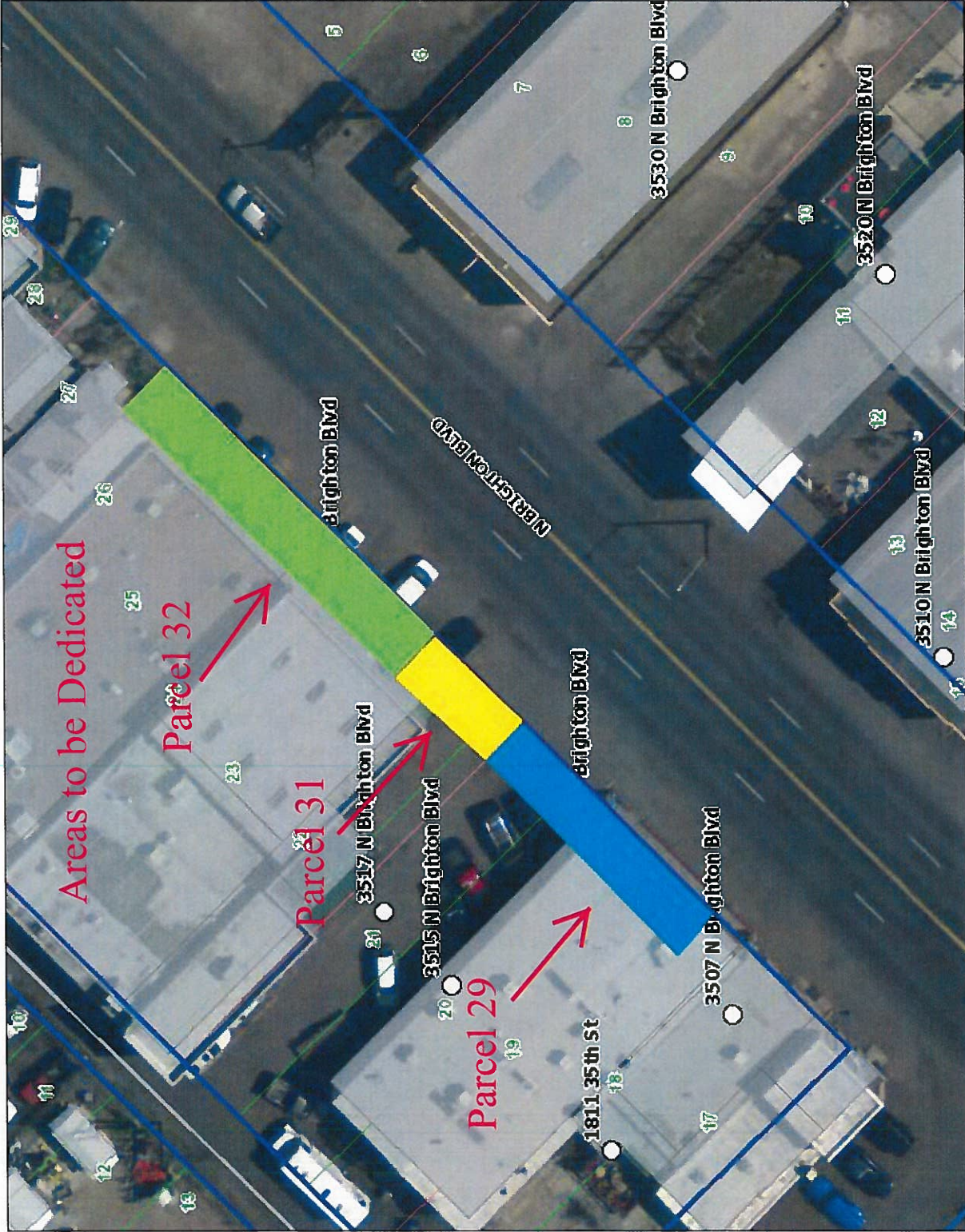
THIS IS NOT A LEGAL DOCUMENT.



Legend

- Parking Marks - Points
 - active
 - constructrem
 - inactive
 - removed
- Right-of-Way (General)
- Right-of-Way (Detail)
- Active Addresses
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstruct
- Gardeners
- Irrigation Ditches
- Buildings 2014
- Streets
- Alleys
- Railroads
 - Main
 - Yard
 - Spur
 - Siding
 - Interchange track
 - Other
- Bridges
- Rail Transit Stations
 - Existing
 - Planned

Parcels 29, 31, & 32

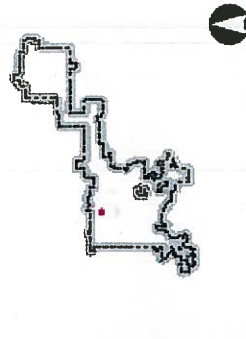


Areas to be Dedicated

Parcel 32

Parcel 31

Parcel 29



Legend

● Parking Marks - Points	● active	● constructem	● inactive	● removed
○ Parking Meters	○ Right-of-Way (General)	□ Right-of-Way (Detail)	○ Active Addresses	○ Associated
○ Land	○ Structure	○ Utility	— Streams	— Irrigation Ditches Reconstructe
— Irrigation Ditches	— Gardeners)	— Irrigation Ditches	— Buildings 2014	— Streets
— Alleys	— Railroads	— Main	— Yard	— Spur
— Sliding	— Interchange track	— Other	□ Bridges	□ Rail Transit Stations
○ Existing	○ Planned	○ Rail Transit Stations		



75 0 37.5 75 Feet

WGS 1984 Web Mercator Auxiliary_Sphere
 © City and County of Denver

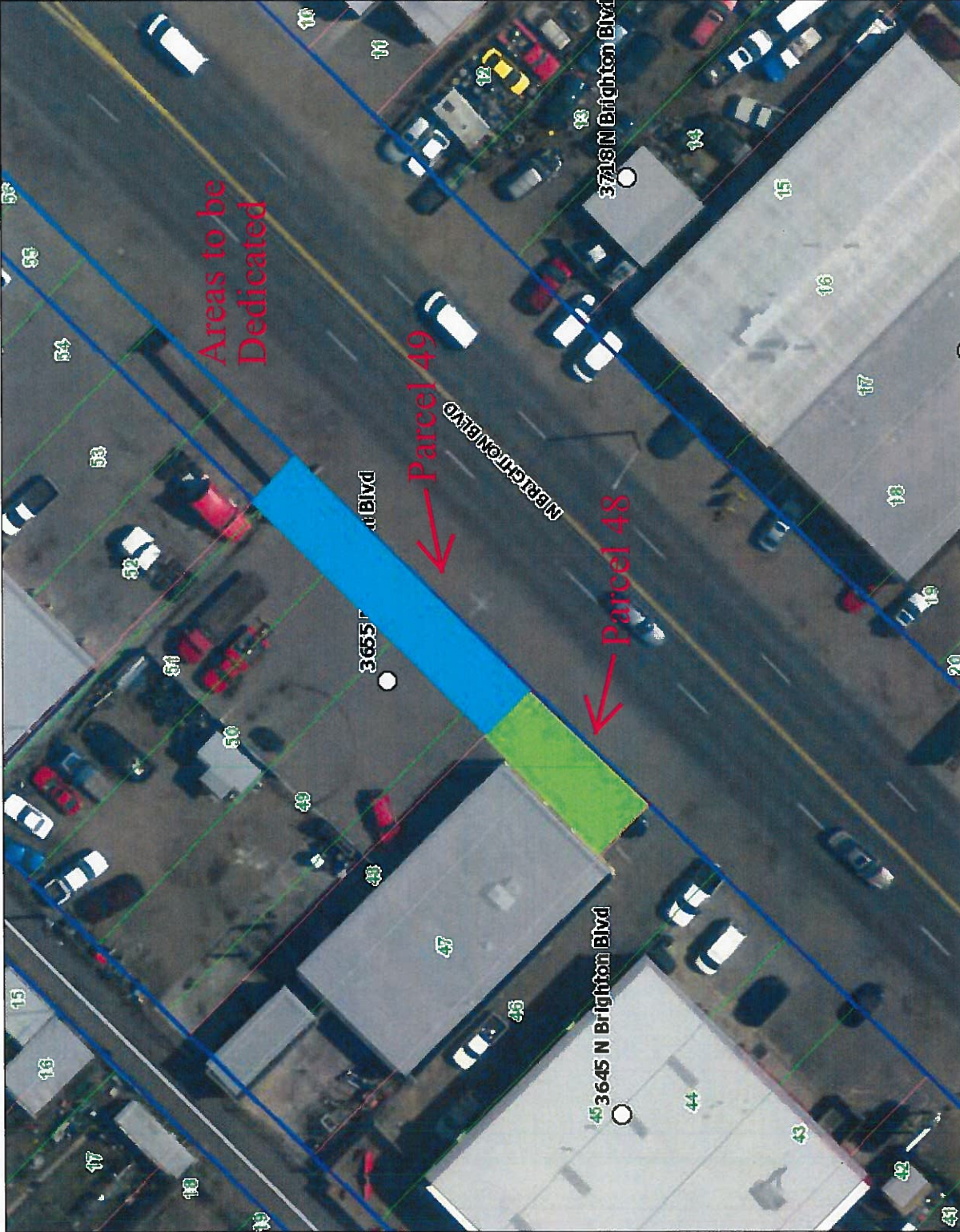
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Map Generated 12/2/2016

1: 588

Parcels 48 & 49



Legend

- Parking Marks - Points
 - active
 - constructrum
 - inactive
 - removed
- Parking Meters
 - Right-of-Way (General)
 - Right-of-Way (Detail)
- Active Addresses
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstructure (Gardeners)
- Irrigation Ditches
- Buildings 2014
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- Rail Transit Stations
 - Existing
 - Planned



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THIS IS NOT A LEGAL DOCUMENT.

1: 588

Map Generated 12/2/2016

PW Legal Description No. 2016-Dedication-0000253-001

THAT PARCEL OF LAND CONVEYED BY GENERAL WARRANTY DEED RECORDED AUGUST 9, 2016 AT RECEPTION NO. 2016104687 AND DESCRIBED THEREIN AS FOLLOWS:

PARCEL 21

A STRIP OF LAND CONTAINING 770 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, BEING THAT PORTION OF VACATED 34TH ST. BY ORDINANCE 31, SERIES 1935, CITY AND COUNTY OF DENVER RECORDS, AND THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF LOT 16, BLOCK 5, FIRST ADDITION TO IRONTON, ALSO BEING THE WESTERLY CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2007136036, CITY AND COUNTY OF DENVER RECORDS. THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (ROW VARIES), SOUTHWESTERLY, A DISTANCE OF 14.82 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTHWESTERLY, A DISTANCE OF 29.90 FEET TO A POINT 15.00 FEET FROM AND PERPENDICULAR TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (ROW VARIES); THENCE ALONG A LINE 15.00 FEET FROM AND PARALLEL TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (ROW VARIES), SOUTHWESTERLY, A DISTANCE OF 38.39 FEET TO THE NORTHEASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2007076727, CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG SAID NORTHEASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2007076727, CITY AND COUNTY OF DENVER RECORDS, NORTHWESTERLY, A DISTANCE OF 15.00 FEET TO THE NORTHERLY CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2007076727, CITY AND COUNTY OF DENVER RECORDS, ALSO BEING A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (ROW VARIES); THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (ROW VARIES), NORTHEASTERLY, A DISTANCE OF 64.25 FEET TO THE TRUE POINT OF BEGINNING.

PW Legal Description No. 2016-Dedication-0000253-002

THOSE PARCELS OF LAND CONVEYED IN GENERAL WARRANTY DEED RECORDED NOVEMBER 22, 2016 AT RECEPTION NO. 2016163345 AND DESCRIBED THEREIN AS FOLLOWS:

PARCEL 27

A STRIP OF LAND CONTAINING 749 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PW Legal Description No. 2016-Dedication-0000253-003

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 10, 2004 AT RECEPTION NO. 2004233289, CITY AND COUNTY OF DENVER RECORDS, FURTHERLY DESCRIBED AS THE SOUTHEASTERLY 15.00' OF LOTS 17 AND 18, BLOCK 12, FIRST ADDITION TO IRONTON.

PARCEL 29

A STRIP OF LAND CONTAINING 1,027 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED MARCH 25, 2004 AT RECEPTION NO. 2004078083, CITY AND COUNTY OF DENVER RECORDS, FURTHERLY DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 19 THRU 21, BLOCK 12, EXCEPTING THE NORTHEASTERLY 6.50 FEET OF LOT 21 THEREOF, FIRST ADDITION TO IRONTON.

PARCEL 31:

A STRIP OF LAND CONTAINING 472 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED MARCH 25, 2004 AT RECEPTION NO. 2004078083, CITY AND COUNTY OF DENVER RECORDS, FURTHERLY DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 21 AND 22, BLOCK 12, EXCEPTING THE SOUTHWESTERLY 18.50 FEET OF LOT 21 THEREOF, FIRST ADDITION TO IRONTON.

PARCEL 32:

A STRIP OF LAND CONTAINING 1,499 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED MARCH 25, 2004 AT RECEPTION NO. 2004078083, CITY AND COUNTY OF DENVER RECORDS, FURTHERLY DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 23 THRU 26, INCLUSIVE, BLOCK 12, FIRST ADDITION TO IRONTON.

PW Legal Description No. 2016-Dedication-0000253-004

THOSE PARCELS OF LAND CONVEYED IN GENERAL WARRANTY DEED RECORDED NOVEMBER 22, 2016 AT RECEPTION NO. 2016163344 AND DESCRIBED THEREIN AS FOLLOWS:

PARCEL 48:

A STRIP OF LAND CONTAINING 630 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 18, 2015 AT RECEPTION NO. 2015161105 (PARCEL B), CITY AND COUNTY OF DENVER RECORDS, BEING DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 47 AND 48, BLOCK 9, IRONTON, EXCEPTING THE NORTHEASTERLY 8.00 FEET OF LOT 48 THEREOF.

PARCEL 49:

A STRIP OF LAND CONTAINING 1,283 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 18, 2015 AT RECEPTION NO. 2015161105 (PARCEL A), CITY AND COUNTY OF DENVER RECORDS, BEING DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 48 THRU 52, BLOCK 9, IRONTON, EXCEPTING THE SOUTHWESTERLY 17.00 FEET OF LOT 48 AND THE NORTHEASTERLY 22.50 FEET OF LOT 52 THEREOF.

After recording, return to

City Attorney's Office
201 West Colfax Avenue, Dept 1207
Denver, CO 80202

**GENERAL WARRANTY DEED
(Brighton Boulevard-Parcel 21)**

THIS GENERAL WARRANTY DEED, made this 9TH day of August, 2016, between, 3198 BLAKE STREET, LLC, a Colorado limited liability company, whose address is 3 Red Fox Lane, Littleton, Colorado 80127 ("Grantor") and the CITY AND COUNTY OF DENVER, a Colorado municipal corporation and home rule city ("Grantee or "City"), whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, that the Grantor, for and in consideration of the sum of **TEN DOLLARS AND ZERO CENTS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described in Exhibit A, attached hereto and incorporated herein ("Property").

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and 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 Property together with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the execution and delivery of this deed, it is well seized of the Property, 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 Property manner and form as aforesaid, and that the Property is free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature, except those Permitted Exceptions set forth in Exhibit B, attached hereto and incorporated herein.

Asset Mgmt. # 6-083

Approved: [Signature] Date: 8-9-16
Asst. Manager

Property Location: Brighton Blvd.

EXHIBIT "A"

2015-Dedication-000085-ROW

**PARCEL 21
PAGE 1 OF 2
MAY 24, 2016**

A STRIP OF LAND CONTAINING 770 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, BEING THAT PORTION OF VACATED 34TH ST. BY ORDINANCE 31, SERIES 1935, CITY AND COUNTY OF DENVER RECORDS, AND THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF LOT 16, BLOCK 5, FIRST ADDITION TO IRONTON, ALSO BEING THE WESTERLY CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2007136036, CITY AND COUNTY OF DENVER RECORDS.

THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (ROW VARIES), SOUTHWESTERLY, A DISTANCE OF 14.82 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTHWESTERLY, A DISTANCE OF 29.90 FEET TO A POINT 15.00 FEET FROM AND PERPENDICULAR TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (ROW VARIES);

THENCE ALONG A LINE 15.00 FEET FROM AND PARALLEL TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (ROW VARIES), SOUTHWESTERLY, A DISTANCE OF 38.39 FEET TO THE NORTHEASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2007076727, CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG SAID NORTHEASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2007076727, CITY AND COUNTY OF DENVER RECORDS, NORTHWESTERLY, A DISTANCE OF 15.00 FEET TO THE NORTHERLY CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2007076727, CITY AND COUNTY OF DENVER RECORDS, ALSO BEING A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (ROW VARIES);

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (ROW VARIES), NORTHEASTERLY, A DISTANCE OF 64.25 FEET TO THE TRUE POINT OF BEGINNING;

THE ABOVE DESCRIBED STRIP CONTAINS 700 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.

PREPARED BY: RICHARD D. MUNTEAN, CO PLS 38189
FOR AND ON BEHALF OF:
105 WEST, INC.
4201 E. YALE AVE., STE 230
DENVER, CO 80222



EXHIBIT A

THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED LEGAL DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106. 2015 Dedication-000085-ROW

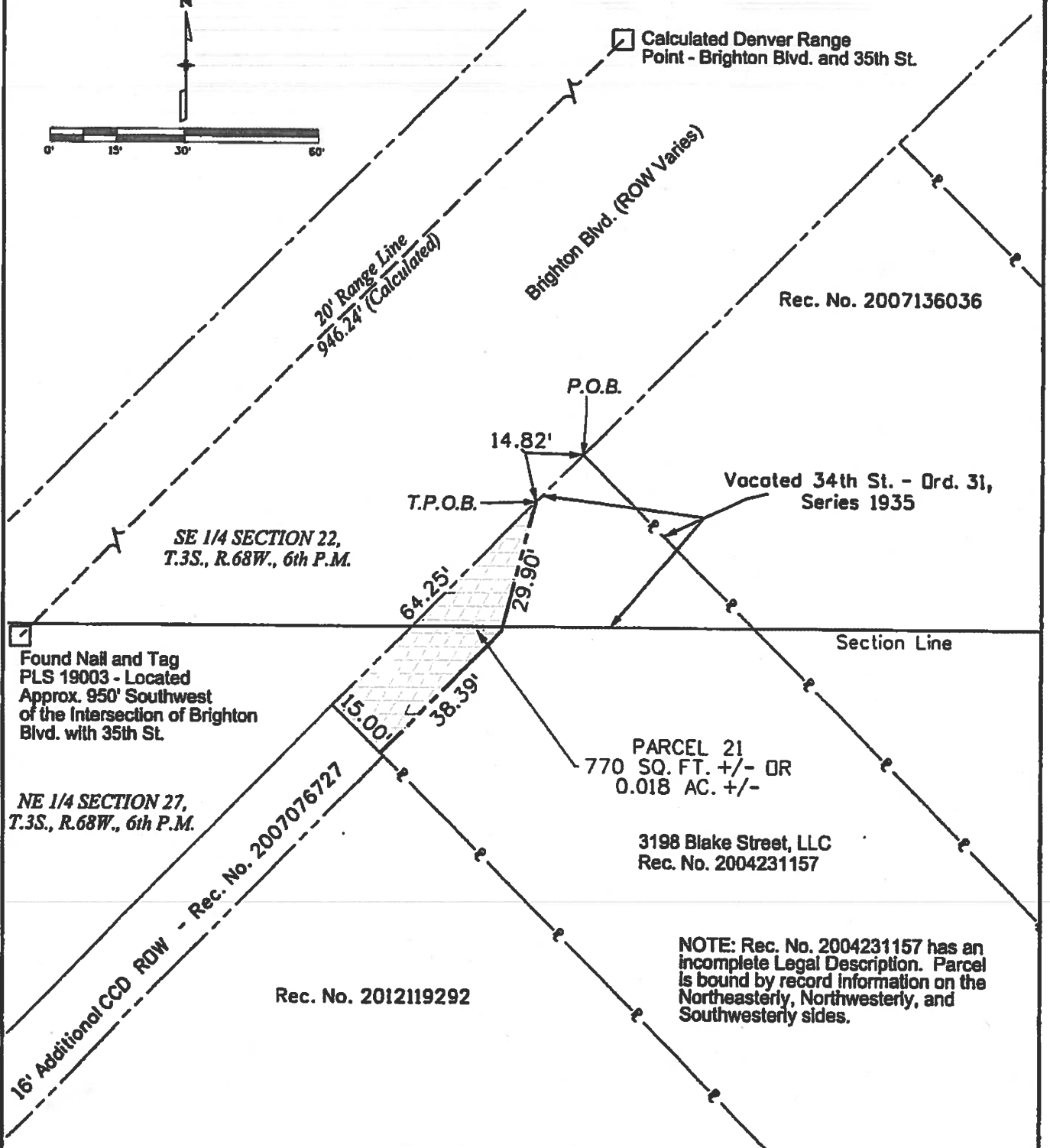
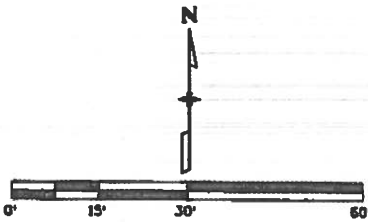


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

Job No.: 126-0008
 Scale: 1" = 30'
 Date: May 24, 2016
 Page 2 of 2
 Drawn By: SDB

PARCEL 21
 SOUTHEAST ONE-QUARTER SECTION 22,
 NORTHEAST ONE-QUARTER SECTION 27
 T. 3 S., R. 68 W., 6TH P.M.
 CITY & COUNTY OF DENVER, COLORADO

105WEST
 INCORPORATED
 4201 E. Yale Ave., STE 230
 Denver, CO 80222

EXHIBIT B

Exceptions Parcel 21

ALTA COMMITMENT 6-17-06

**SCHEDULE B - SECTION II
EXCEPTIONS**

Agent #:
CO1032

Order #:
06386A2015

Schedule BII of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or Claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.
5. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Any water or well rights, or rights or title to water or claims thereof, in, on or under the land.
7. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
8. Reservations contained in Ordinance No. 31, Series of 1935.

NOTE: This Commitment is of no force and effect unless Commitment cover, Schedules A, B-Section 1 and B-Section 2 are attached.

WARRANTY DEED

After recording, return to

City Attorney's Office
201 West Colfax Avenue, Dept 1207
Denver, CO 80202

**GENERAL WARRANTY DEED
(Brighton Boulevard-Parcel 27, 29, 31, 32)**

THIS GENERAL WARRANTY DEED, made this 27 day of October, 2016, between CATALYST RINO, LLC a Colorado limited liability company, whose address is 5291 East Yale Avenue, Denver, Colorado 80222 ("Grantor") and the CITY AND COUNTY OF DENVER, a Colorado municipal corporation and home rule city ("Grantee or "City"), whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, that the Grantor, for and in consideration of the sum of **TEN DOLLARS AND ZERO CENTS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described in **Exhibit A**, attached hereto and incorporated herein ("Property").

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and 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 Property together with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the execution and delivery of this deed, it is well seized of the Property, 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 Property manner and form as aforesaid, and that the Property is free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature, except those Permitted Exceptions set forth in **Exhibit B**, attached hereto and incorporated herein.

Asset Mgmt. # 16-194

Approved
Asset Management
Date: 11-22-16

Subject Description:
Brighton Blvd Parcel 27, 29, 31, 32
Catalyst Rino, LLC

EXHIBIT A
Legal Description

EXHIBIT "A"

2015-Dedication-000085-ROW

**PARCEL 27
PAGE 1 OF 2
OCTOBER 02, 2015**

A STRIP OF LAND CONTAINING 749 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 10, 2004 AT RECEPTION NO. 2004233289, CITY AND COUNTY OF DENVER RECORDS, FURTHERLY DESCRIBED AS THE SOUTHEASTERLY 15.00' OF LOTS 17 AND 18, BLOCK 12, FIRST ADDITION TO IRONTON.

THE ABOVE DESCRIBED STRIP CONTAINS 749 SQUARE FEET OR 0.017 ACRES, MORE OR LESS.

PREPARED BY: RICHARD D. MUNTEAN, CO PLS 38189
FOR AND ON BEHALF OF:
105 WEST, INC.
2140 S. IVANHOE ST., STE G5
DENVER, CO 80222



EXHIBIT A

THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED LEGAL DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.
2015-Dedication-000085-ROW

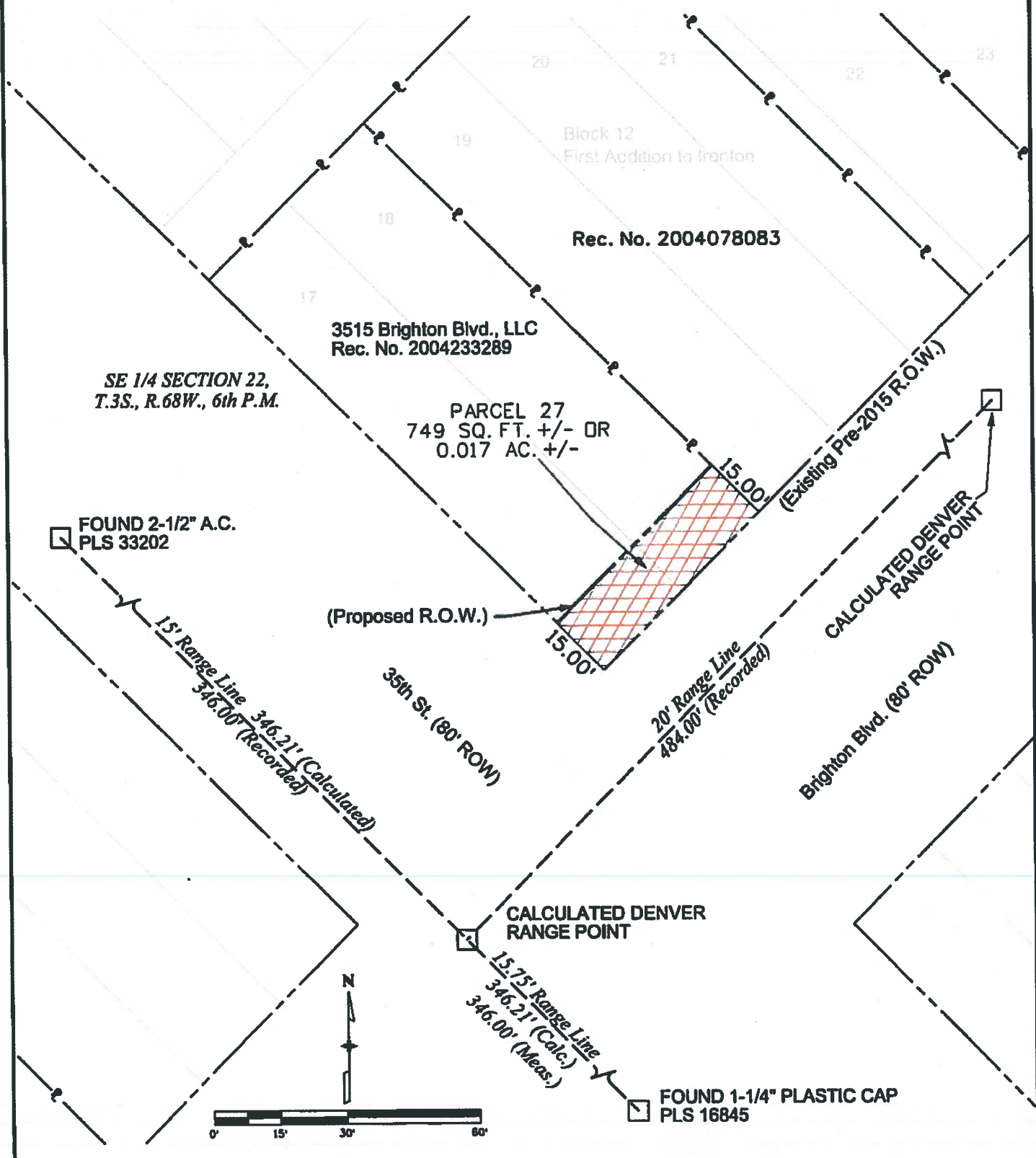


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

Job No.: 126-0008
Scale: 1" = 30'
Date: October 02, 2015
Page 2 of 2
Drawn By: SDB

PARCEL 27
SOUTHEAST ONE-QUARTER SECTION 22,
T. 3 S., R. 68 W., 6TH P.M.
CITY & COUNTY OF DENVER, COLORADO

105WEST
INCORPORATED
2140 S. Ivanhoe St., STE G5
Denver, CO 80222

EXHIBIT "A"

2015-Dedication-000085-ROW

**PARCELS 29, 31, AND 32
PAGE 1 OF 2
OCTOBER 02, 2015**

PARCEL 29:

A STRIP OF LAND CONTAINING 1,027 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED MARCH 25, 2004 AT RECEPTION NO. 2004078083, CITY AND COUNTY OF DENVER RECORDS, FURTHERLY DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 19 THRU 21, BLOCK 12, EXCEPTING THE NORTHEASTERLY 6.50 FEET OF LOT 21 THEREOF, FIRST ADDITION TO IRONTON.

THE ABOVE DESCRIBED STRIP CONTAINS 1, 027 SQUARE FEET OR 0.024 ACRES, MORE OR LESS.

PARCEL 31:

A STRIP OF LAND CONTAINING 472 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED MARCH 25, 2004 AT RECEPTION NO. 2004078083, CITY AND COUNTY OF DENVER RECORDS, FURTHERLY DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 21 AND 22, BLOCK 12, EXCEPTING THE SOUTHWESTERLY 18.50 FEET OF LOT 21 THEREOF, FIRST ADDITION TO IRONTON.

THE ABOVE DESCRIBED STRIP CONTAINS 472 SQUARE FEET OR 0.011 ACRES, MORE OR LESS.

PARCEL 32:

A STRIP OF LAND CONTAINING 1,499 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED MARCH 25, 2004 AT RECEPTION NO. 2004078083, CITY AND COUNTY OF DENVER RECORDS, FURTHERLY DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 23 THRU 26, INCLUSIVE, BLOCK 12, FIRST ADDITION TO IRONTON.

THE ABOVE DESCRIBED STRIP CONTAINS 1,499 SQUARE FEET OR 0.034 ACRES, MORE OR LESS.

PREPARED BY: RICHARD D. MUNTEAN, CO PLS 38189
FOR AND ON BEHALF OF:
105 WEST, INC.
2140 S. IVANHOE ST., STE G5
DENVER, CO 80222



EXHIBIT A

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 2015-Dedication-000085-ROW

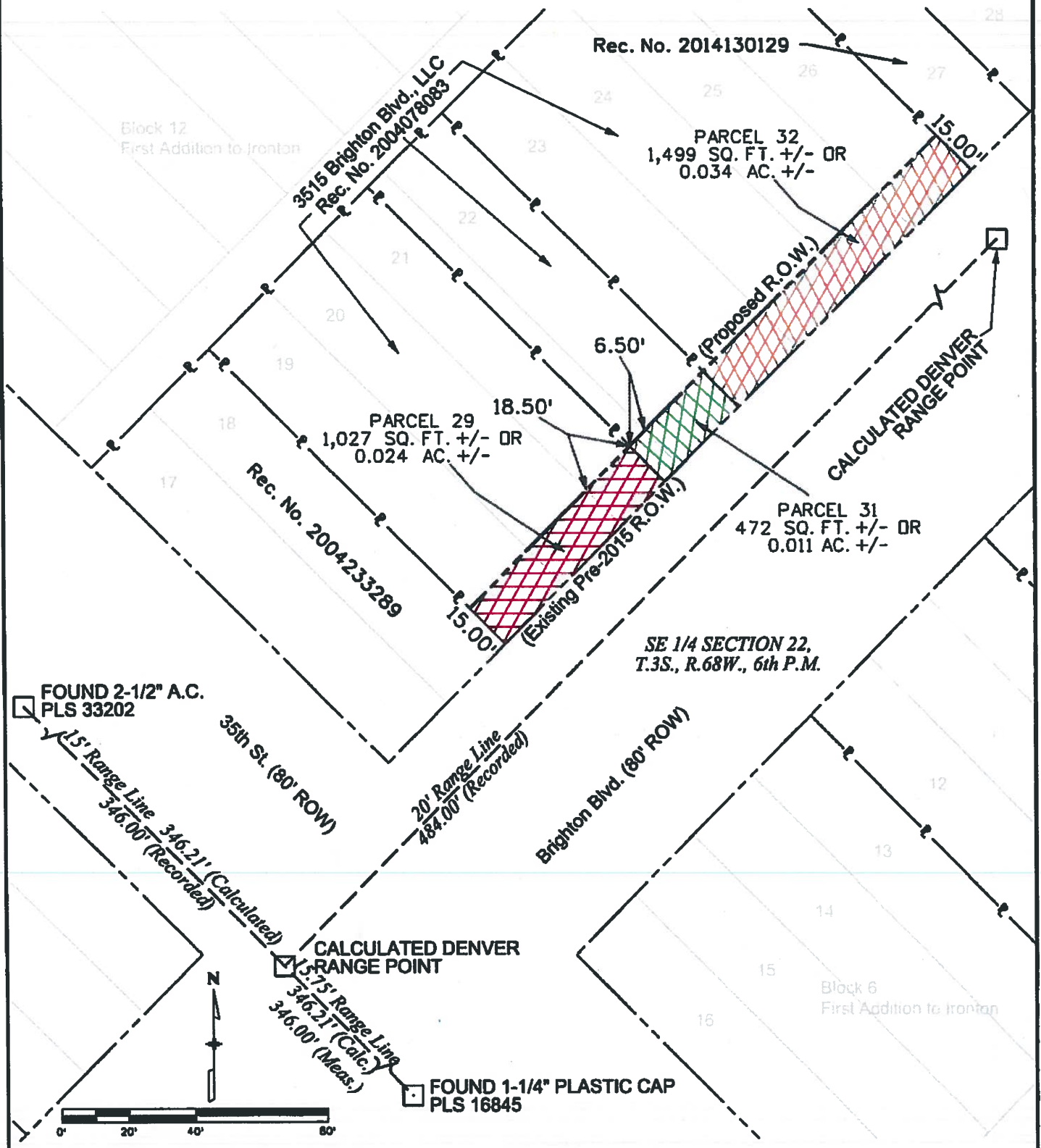


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

Job No.: 126-0008
 Scale: 1" = 40'
 Date: October 02, 2015
 Page 2 of 2
 Drawn By: SDB

PARCELS 29, 31, AND 32
 SOUTHEAST ONE-QUARTER SECTION 22,
 T. 3 S., R. 68 W., 6TH P.M.
 CITY & COUNTY OF DENVER, COLORADO

105WEST
 INCORPORATED
 2140 S. Ivanhoe St., STE G5
 Denver, CO 80222

EXHIBIT B

Exceptions Parcels 27, 29, 31, 32

ALTA COMMITMENT 6-17-06

SCHEDULE B - SECTION II EXCEPTIONS

Agent #:
CO1032

Order #:
06370A2015

Schedule BII of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or Claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.
5. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Any water or well rights, or rights or title to water or claims thereof, in, on or under the land.
7. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
8. Terms, conditions, provisions, agreements and obligations as specified in the Memorandum of Formation and Contribution Agreement by and between CO Health Tech Innovation, LLC, and 3515 Brighton Boulevard, LLC, 3559 Brighton Boulevard, LLC, Larry Lee Burgess (also known as Larry L. Burgess) and Mary Jane Burgess dated September 2, 2015 and recorded September 4, 2015 at Reception No. 2015124989.

The following document is included for informational purposes:
First Addition to Ironton recorded June 8, 1881 in (plat) Book 2 at Page 89.

NOTE: This Commitment is of no force and effect unless Commitment cover, Schedules A, B-Section 1 and B-Section 2 are attached.

ALTA COMMITMENT 6-17-06

SCHEDULE B - SECTION II EXCEPTIONS

Agent #:
CO1032

Order #:
06371A2015

Schedule BII of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or Claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.
5. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Any water or well rights, or rights or title to water or claims thereof, in, on or under the land.
7. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
8. Terms, conditions, provisions, agreements and obligations as specified in the Memorandum of Formation and Contribution Agreement by and between CO Health Tech Innovation, LLC, and 3515 Brighton Boulevard, LLC, 3559 Brighton Boulevard, LLC, Larry Lee Burgess (also known as Larry L. Burgess) and Mary Jane Burgess dated September 2, 2015 and recorded September 4, 2015 at Reception No. 2015124989.

The following document is included for informational purposes:
First Addition to Ironton recorded June 8, 1881 in (plat) Book 2 at Page 89.

NOTE: This Commitment is of no force and effect unless Commitment cover, Schedules A, B-Section 1 and B-Section 2 are attached.

ALTA COMMITMENT 6-17-06

**SCHEDULE B - SECTION II
EXCEPTIONS**

Agent #:
CO1032

Order #:
06376A2015

Schedule BII of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or Claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.
5. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Any water or well rights, or rights or title to water or claims thereof, in, on or under the land.
7. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
8. Terms, conditions, provisions, agreements and obligations as specified in the Memorandum of Formation and Contribution Agreement by and between CO Health Tech Innovation, LLC, and 3515 Brighton Boulevard, LLC, 3559 Brighton Boulevard, LLC, Larry Lee Burgess (also known as Larry L. Burgess) and Mary Jane Burgess dated September 2, 2015 and recorded September 4, 2015 at Reception No. 2015124989.

The following document is included for informational purposes:
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NOTE: This Commitment is of no force and effect unless Commitment cover, Schedules A, B-Section 1 and B-Section 2 are attached.

16-175
Trust Agreement



2016163344
Page: 1 of 5
D \$0.00

WARRANTY DEED

After recording, return to:
City Attorney's Office
201 West Colfax Avenue, Dept 1207
Denver, CO 80202

**GENERAL WARRANTY DEED
(Brighton Boulevard-Parcels 48 & 49)**

THIS GENERAL WARRANTY DEED, made this 21 day of October, 2016 between, **COLLEGIATE PEAKS BANK**, a Colorado corporation, whose address is 885 South Colorado Boulevard, Denver, Colorado 80246 ("Grantor") and the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city ("Grantee or "City"), whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, that the Grantor, for and in consideration of the sum of **TEN DOLLARS AND ZERO CENTS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described in **Exhibit A**, attached hereto and incorporated herein ("Property").

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and 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 Property together with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the execution and delivery of this deed, it is well seized of the Property, 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 Property manner and form as aforesaid, and that the Property is free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature, except those Permitted Exceptions set forth in **Exhibit B**, attached hereto and incorporated herein.

Approved: Asset Management
Date: 11-22-16

Project Description:
Brighton Blvd
Collegiate Peaks Bank

PH (3)

EXHIBIT A
Legal Description

EXHIBIT "A"

2015-Dedication-0000085-ROW

**PARCELS 48 AND 49
PAGE 1 OF 2
DECEMBER 10, 2015**

PARCEL 48:

A STRIP OF LAND CONTAINING 630 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 18, 2015 AT RECEPTION NO. 2015161105 (PARCEL B), CITY AND COUNTY OF DENVER RECORDS, BEING DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 47 AND 48, BLOCK 9, IRONTON, EXCEPTING THE NORTHEASTERLY 8.00 FEET OF LOT 48 THEREOF.

THE ABOVE DESCRIBED STRIP CONTAINS 630 SQUARE FEET OR 0.014 ACRES, MORE OR LESS.

PARCEL 49:

A STRIP OF LAND CONTAINING 1,283 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 18, 2015 AT RECEPTION NO. 2015161105 (PARCEL A), CITY AND COUNTY OF DENVER RECORDS, BEING DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 48 THRU 52, BLOCK 9, IRONTON, EXCEPTING THE SOUTHWESTERLY 17.00 FEET OF LOT 48 AND THE NORTHEASTERLY 22.50 FEET OF LOT 52 THEREOF.

THE ABOVE DESCRIBED STRIP CONTAINS 1,283 SQUARE FEET OR 0.029 ACRES, MORE OR LESS.

PREPARED BY: RICHARD D. MUNTEAN, CO PLS 38189
FOR AND ON BEHALF OF:
105 WEST, INC.
2140 S. IVANHOE ST., STE G5
DENVER, CO 80222



EXHIBIT A

THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED LEGAL DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.

2015-Ded cation-0000085-ROW

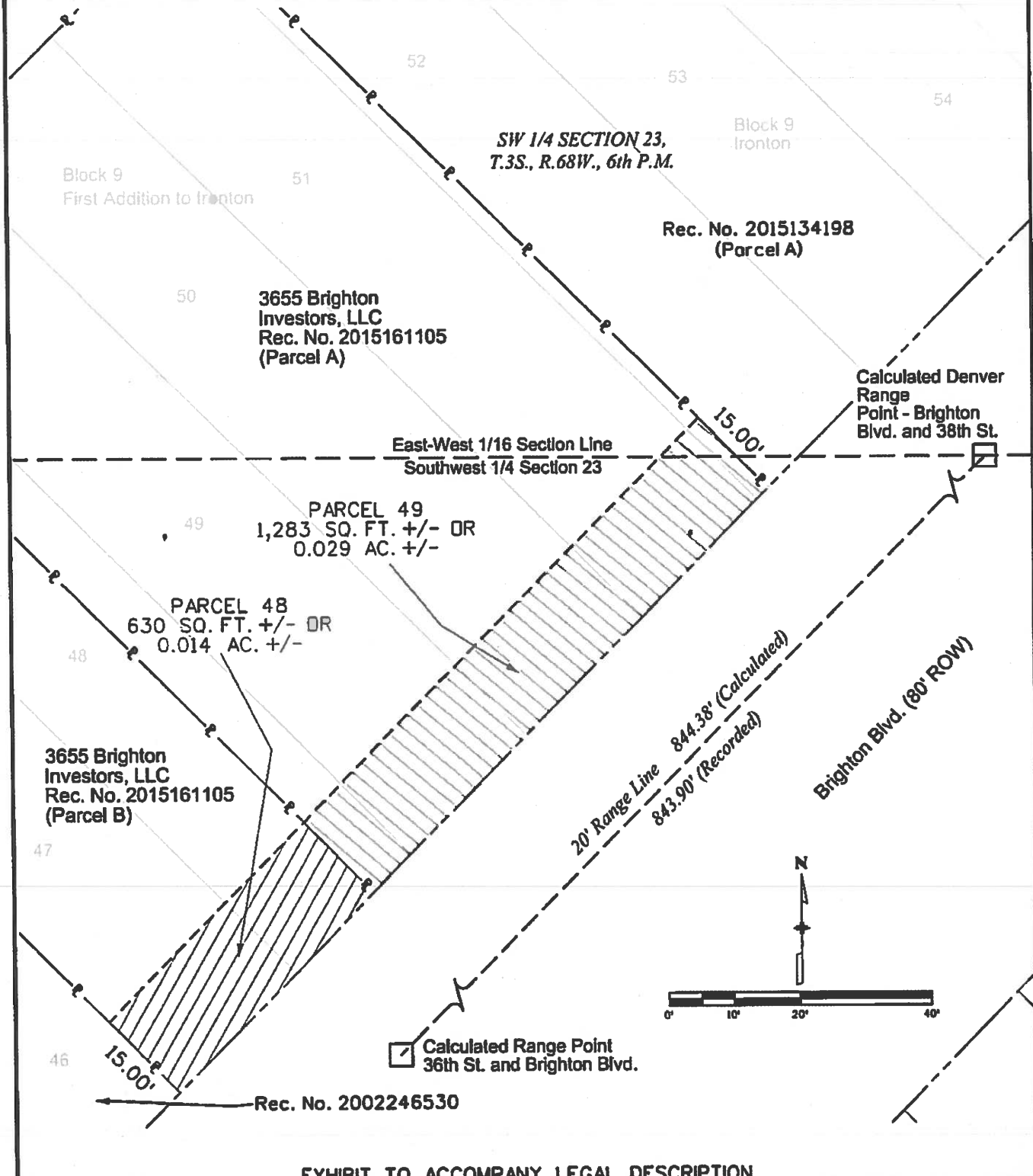


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

Job No.: 126-0008
 Scale: 1" = 20'
 Date: December 10, 2015
 Page 2 of 2
 Drawn By: SDB

PARCELS 48 AND 49
 SOUTHWEST ONE-QUARTER SECTION 23,
 T. 3 S., R. 68 W., 6TH P.M.
 CITY & COUNTY OF DENVER, COLORADO

105WEST
 INCORPORATED
 2140 S. Ivanhoe St., STE G5
 Denver, CO 80222