



Department of Public Works
Permit Operations and Right of Way Enforcement
201 W. Colfax Avenue, Dept. 507
Denver, CO 80202
P: 720-865-2782
F: 720-865-3280
www.denvergov.org/pwprs

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Karen Walton, City Attorney's Office

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

DATE: January 26, 2015

ROW #: 2014-0051-38 **SCHEDULE #:** Adjacent to Parcels 0227802020000, 0227813027000 and 0227814017000

TITLE: This request is to dedicate a City owned land as Fox St..
Located near the intersection of Fox St and W. 29th 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 Fox St.

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 Fox St. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW (2014-0051-38-001) HERE.

A map of the area to be dedicated is attached.

RD/JL/BLV

- cc: Asset Management, Steve Wirth
- City Councilperson & Aides, Judy Montero District # 9
- City Council Staff, Gretchen Williams
- Environmental Services, David Erickson
- Public Works, Manager's Office, Alba Castro
- Public Works, Manager's Office, Nancy Kuhn
- Public Works, Right-of-Way Engineering Services, Rob Duncanson
- Department of Law, Karen Aviles
- Department of Law, Brent Eisen
- Department of Law, Karen Walton
- Public Works Survey, Paul Rogalla
- Public Works Survey, Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2014-0051-38

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at Nancy.Kuhn@Denvergov.org by **NOON 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: January 26, 2015

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, amendment, municipal code change, supplemental request, etc.)*

This request is to dedicate a City owned land as Fox St.
Located near the intersection of Fox St and W. 29th Ave.

3. **Requesting Agency:** PW Right of Way Engineering Services

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 of proposed ordinance including contract scope of work if applicable:**

***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.)*

- a. **Contract Control Number:** N/A
- b. **Duration:** Permanent
- c. **Location:** Fox St at W. 29th Ave.
- d. **Affected Council District:** Judy Montero Dist. 9
- e. **Benefits:** N/A
- f. **Costs:** 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: _____



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title: 2014-0051-38 Dedication Fox St. and W. 29th Ave.

Description of Proposed Project: This request is to dedicate a City owned land as Fox St.. Located near the intersection of Fox St and W. 29th 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

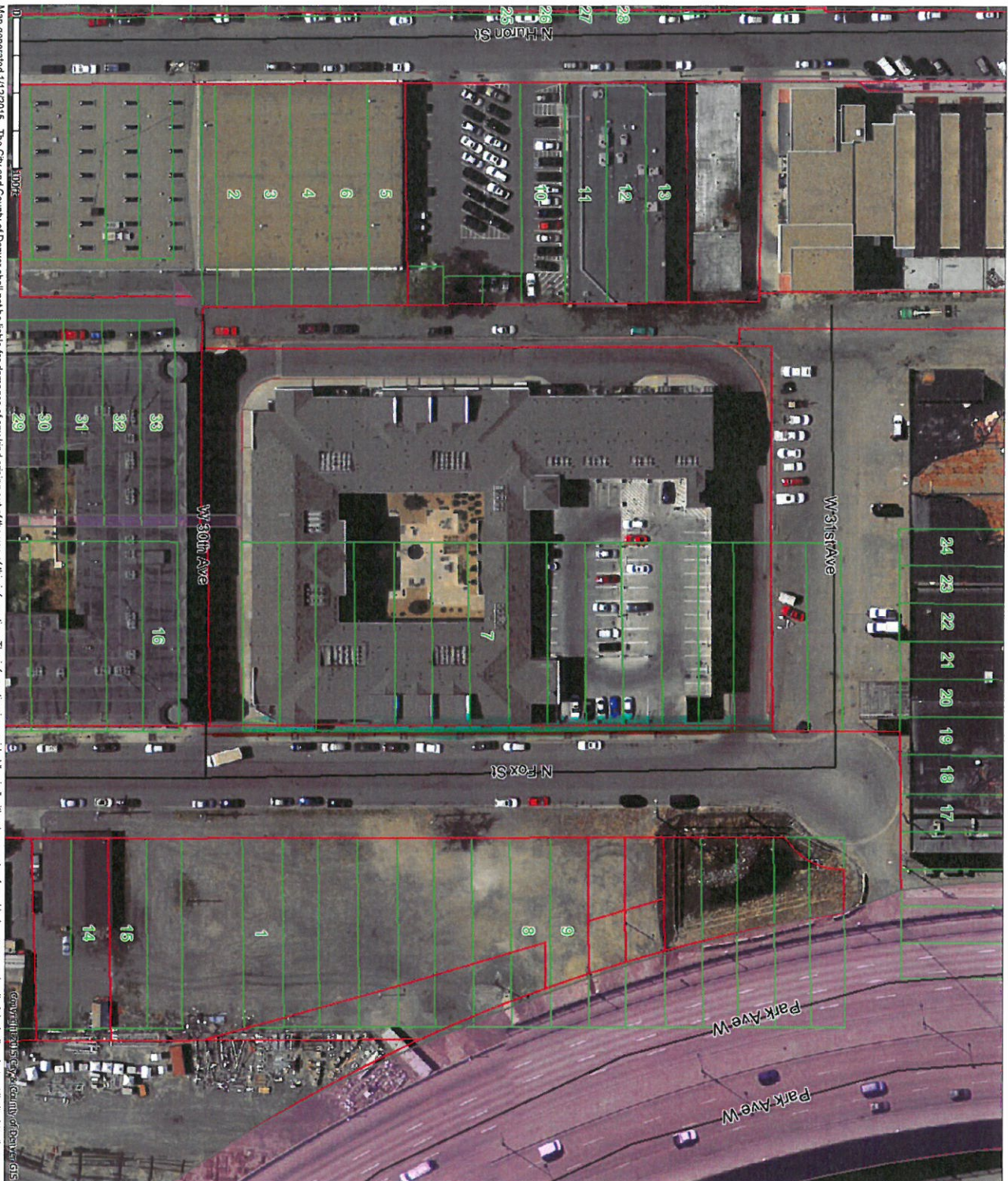
Will land be dedicated to the City if the vacation goes through: N/A

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.

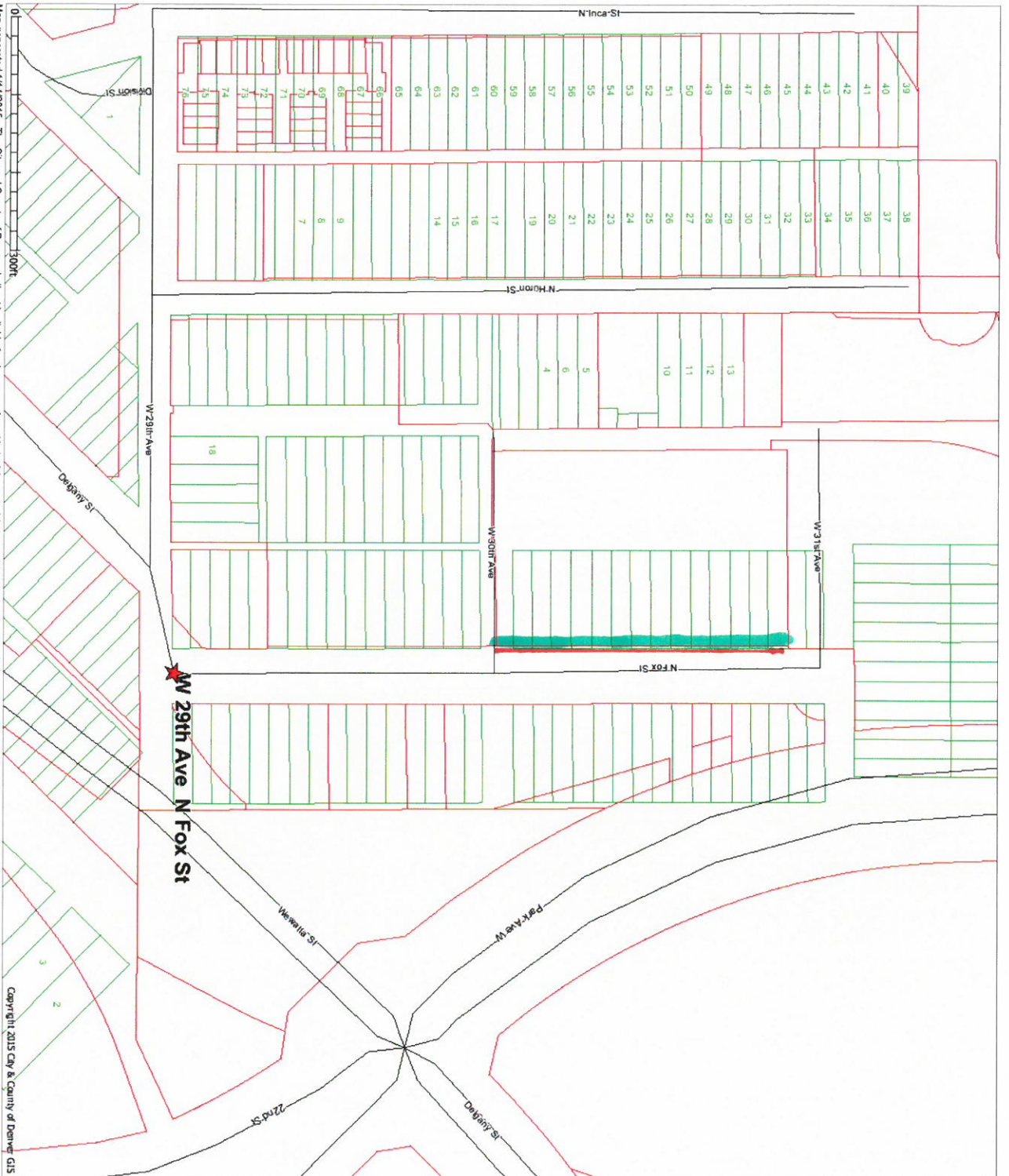
FOX ST. PARCEL 1



- Dedicating Ordinances
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Lots/Blocks (Base Map)
- mask
- 2012_Denver.jp2.1/1
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 1/12/2015 - 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.

FOX ST. PARCEL 1



- Denver County (Boundary)
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FOX ST. PARCEL 2



- Dedicating Ordinances
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Lots/Blocks (Base Map)
- mask
- 2012_Denver.jp2.1/1
- Denver County (Shaded)
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FOX ST. PARCEL 2

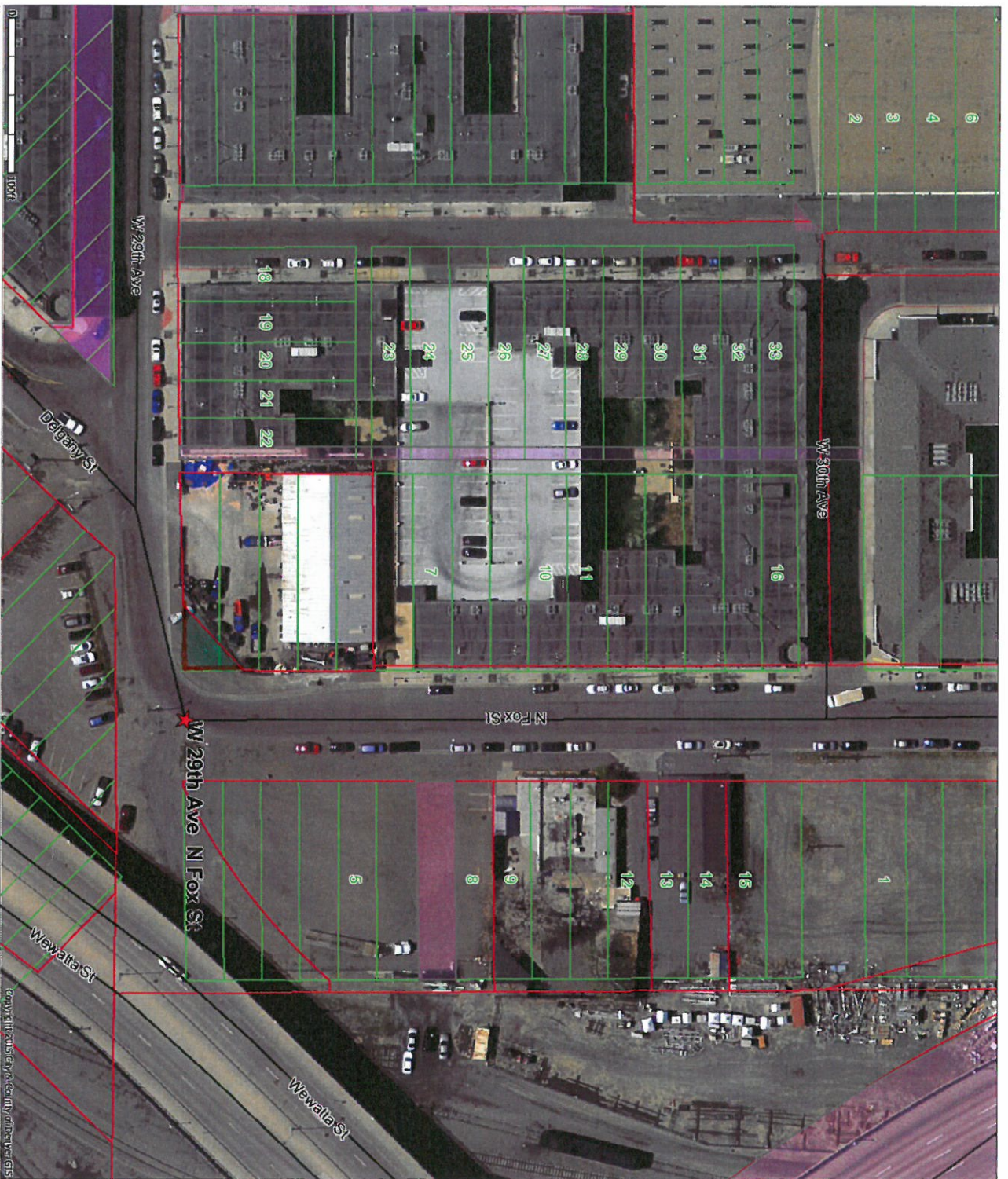


- Denver County (Boundary)
- Street Centerline
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FOX ST. PARCEL 3



- Dedicating Ordinances
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Lots/Blocks (Base Map)
- mask
- 2012_Denver.jp2.tif
- Denver County (Shaded)
- Denver County
- Adams County
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- Jefferson County

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FOX ST. PARCEL 3



- Denver County (Boundary)
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- US Highway
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PW LEGAL DESCRIPTION NO. 2014-0051-38-001

LAND DESCRIPTION

PARCEL 1

A parcel of land conveyed by General Warranty Deed to the City and County of Denver, recorded April 11, 2005, by Reception No. 2005059948, in the City & County of Denver, Clerk & Recorder's Office, State of Colorado.

Parcel Description

One parcel of land in the northwest quarter of the southwest quarter (NW¼ SW¼) of Section 27, Township 3 South, Range 68 West of the Sixth Principal Meridian, a portion of Gerspachs First Addition to Denver, originally recorded in Arapahoe County, in Plat Book 2, at page 52, 01/29/1874, more particularly described as follows:

Beginning at the north east corner of Lot 14 Gerspachs First Addition to Denver;
Thence S0°03'33"E, 225.00 feet to the north east corner of Lot 5
Gerspachs First Addition to Denver;
Thence S0°03'33"E, 125.00 feet to the south east corner of Lot 1
Gerspachs First Addition to Denver;
Thence S0°03'33"E, 20.00 feet to a point intersecting the east line of
Gerspachs First Addition to Denver and that vacated portion of W. 30th Ave. as vacated in
Ordinance No. 339 recorded April 20, 2001 at Reception No. 2001059786, series 2001;
Thence westerly along that 20 foot Range Line S89°58'52"E, 3.50 feet;
Thence N0°03'33"W, 19.99 feet to a point 3.50 feet west of the south east corner of Lot 1
Gerspachs First Addition to Denver;
Thence N0°03'33"W, 350.00 feet to a point 3.50 feet west of the Point of Beginning;
Thence N89°58'52"E, 3.50 feet to the Point of Beginning.

Parcel contains 1,294.95 square feet, 0.03 acres.

Basis of Bearing:

The Basis of Bearing is based on the W. line of the SW ¼ of Section 27, said line is monumented to the south with a 3.25 inch Al. Cap, LS #13155, located at the west 1/16 cor NW ¼ SW ¼ Section 27, to the north with a RR Iron at the W ¼ cor. Of Section 27, bearing between said monuments is S. 0°02'34"W.

PARCEL 2

A parcel of land conveyed by General Warranty Deed to the City and County of Denver, recorded 31st of December 2001, by Reception No. 2001220613, in the City and County of Denver, Clerk & Recorder's Office, State of Colorado, more particularly described as follows:

A parcel of land being located in the Southwest Quarter of Section 27, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The Easterly 3.50 feet of Lots 6 through 16, Block 1, GERSPACH'S FIRST ADDITION TO DENVER, the plat of which was recorded in Plat Book 2 at Page 52 and the Easterly 3.50 feet of the South ½ of West 30th Avenue, Vacated by Ordinance No. 339, Series of 2001, recorded April 20, 2001, under Reception No. 2001059786, containing 1032.3 sq. ft.

PARCEL 3

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded 11th of February 1976, in Book 1197 Page 28, in the City and County of Denver, Clerk & Recorder's Office, State of Colorado, more particularly described as follows:

That part of Block 1, Gerspachs first Addition to Denver, described as follows:

Beginning at a point on the South line of said Block 1, which is 40 feet West of the Southeast corner of said Block 1; thence East a distance of 40 feet to the Southeast corner of said Block 1; thence Northerly along the East line of said Block 1 a distance of 40 feet: thence Southwesterly in a straight line to the point of beginning.

RETURN TO:
FAITC
980 S CHERRY ST. #1400
DENVER CO 80246
Aim. Tony M.

PARCEL 1

2005059948
Page: 1 of 6
04/11/2005 02:33P
City & County Of Denver WD R31.00 D0.00

GENERAL WARRANTY DEED

THIS DEED, dated March 4th, 2004, is from MS Reserve Prospect Limited Partnership, a Delaware limited partnership ("Grantor") to the CITY AND COUNTY OF DENVER, a municipal corporation organized and existing under and by virtue of the laws of the State of Colorado, ("Grantee") whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration 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 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 as follows:

See Exhibit 1, attached hereto and incorporated herein

also known by street and number as: N/A

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 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. And the Grantor, for itself, its heirs, successors and assigns, do covenant, grant, bargain and agree 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 title, 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 except taxes for the current year and except those matters set forth on Exhibit 2 attached hereto and incorporated herein.

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.

FAITC

KC17083804

Exhibit 1 to General Warranty Deed

Legal Description of the Property

PARCEL 1

ROW NO. 20031099001

EXHIBIT " 1 "

Parcel Description

One parcel of land in the northwest quarter of the southwest quarter (NW 1/4 SW 1/4) of section 27, Township 3 South, Range 68 West of the Sixth Principal Meridian, A portion of Gerspachs First Addition to Denver, originally recorded in Arapahoe County, in Plat Book 2, at page 52, 01/29/1874, more particularly described as follows:

Beginning at the north east corner of lot 14 Gerspachs First Addition to Denver;
thence S0°03'33"E, 225.00 feet to the north east corner of lot 5 Gerspachs First Addition to Denver;
thence S0°03'33"E, 125.00 feet to the south east corner of lot 1 Gerspachs First Addition to Denver;
thence S0°03'33"E, 20.00' to a point intersecting the east line of Gerspachs First Addition to Denver and that vacated portion of W. 30th Ave. as vacated in ordinance No. 339 recorded April 20, 2001 at Reception No. 2001059786, series 2001;
thence westerly along that 20' Range Line S89°58'52"E, 3.50';
thence N0°03'33"W, 19.99 feet to a point 3.50 feet west of the south east corner of lot 1 Gerspachs First Addition to Denver;
thence N0°03'33"W, 350.00 feet to a point 3.50 feet west of the Point of Beginning;
thence N89°58'52"E, 3.50' to the Point of Beginning.


Parcel contains 1,294.95 square feet, 0.03 Acres.

Basis of Bearing:

The Basis of Bearing is based on the W. line of the SW 1/4 of section 27, said line is monumented to the south with a 3.25" Al. Cap, LS #13155, located at the west 1/16 cor NW 1/4 SW 1/4 section 27, to the north with a RR Iron at the W 1/4 cor. of section 27, bearing between said monuments S89°58'52"E, 3.50' W.



Date: 11/13/03
Colorado Registered P.L.S. # 8231

 SURVEY SYSTEMS, INC.	27204 ARMADILLO WAY EVERGREEN, CO 80439 SURVSYSINC@EARTHINK.NET 303-679-8122 FAX: 303-679-8123					
	<table border="1"> <tr> <td>DATE: 11/13/03</td> <td>PREPARED BY: MN</td> </tr> <tr> <td>REV. DATE: 12/11/03</td> <td>CHECKED BY: WWJM</td> </tr> <tr> <td>REV. DATE: 03/27/05</td> <td>JOB: HK-ROW-LG</td> </tr> </table>	DATE: 11/13/03	PREPARED BY: MN	REV. DATE: 12/11/03	CHECKED BY: WWJM	REV. DATE: 03/27/05
DATE: 11/13/03	PREPARED BY: MN					
REV. DATE: 12/11/03	CHECKED BY: WWJM					
REV. DATE: 03/27/05	JOB: HK-ROW-LG					

PARCEL 1

ROW NO. 20031099001

EXHIBIT 1

W. 31st Ave. VAC.

20' Range Line N 89°58'52" W 163.60'

16 PERMANENT EASEMENT FOR METRO WASTE WATER RECLAMATION DISTRICT REC. # 8500037133

S 89°58'52"E 3.50'

Point of beginning Exhibit 1

PROPOSED DENVER WATER EASEMENT 206.04'

PROPOSED DENVER WATER EASEMENT 206.03'

13 PROPOSED DENVER WATER EASEMENT

12

11 PROPOSED 35' R.O.W. FOR FOX STREET

Exhibit 1

10

BEROPACHS FIRST ADDITION TO DENVER

PROPERTY OF PROSPECT HEIGHTS PARKING L.L.C.

6

5

4

3

0.03 Acres Area = 1,294.95 Sq. Ft.

2

1

N 0°03'33"W 19.99'

S 0°03'33"E 20.00'

W. 30th AVE. VAC.

20' Range Line N 89°58'52" W 163.60'

S 89°58'52"E 3.50'

FOX STREET

S 00°03'33" E 439.95'



SURVEY SYSTEMS, INC.
 27264 ARMADILLO WAY
 EVERGREEN, CO 80439
 SURVSY@GMAIL.COM
 303-678-8122
 FAX: 303-678-8123

DATE: 11/13/03	PREPARED BY: MN
REV. DATE: 12/11/03	CHECKED BY: WWM
REV. DATE: 02/13/04	JOB: HK-ROW-EGL

Exhibit 2 to General Warranty Deed

Exceptions to Title

1. Reservation as contained in Special Warranty Deed recorded November 13, 1998 at Reception No. 9800189965.
2. The effect of Zoning Ordinance No. 260, Series of 2000 as recorded April 7, 2000 at Reception No. 2000049434, Ordinance No. 346, Series of 2000 recorded May 12, 2000 at Reception No. 2000067341 and Recording of Waivers in connection with Ordinance No. 260, Series of 2000, said waivers recorded May 18, 2000 at Reception No. 2000070131 and Waiver in connection with Ordinance No. 346 Series of 2000 recorded July 20, 2000 at Reception No. 2000102338.

PARCEL 2

10

2001220613 2001/12/31 09:58:15 1/ 11 WD
DENVER COUNTY CLERK AND RECORDER .00 .00 SMP

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, is made this 29th day of November, 2001, between

LPC-PPC Denver Limited Partnership
a Delaware Limited Partnership
500 No. Akard, Suite 3300
Dallas, Texas 75201

Grantor, and

City and County of Denver
1437 Bannock Street
City and County of Denver, Colorado 80202

Grantee:

WITNESS, that the Grantor, for and in consideration of the sum of **Ten Dollars** and other good and valuable consideration, 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 Exhibits A, B, C and D attached hereto and incorporated herein

also known by street and number as: vacant land.

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, 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 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

REV - HUBBARD, FOX, CALABRICO
& 29TH ST.

01-111

APPROVED FOR RECORDING
ASSET MGMT. T.C.

AS TO FORM
[Signature]
City Attorney's Office

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, except general taxes for the year 2001 and subsequent years, and the easement reserved in Ordinance No. 20, Series of 1950 (vacating Chestnut Place).

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.

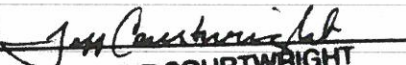
IN WITNESS WHEREOF the Grantor has executed this deed on the date set forth above.

GRANTOR:

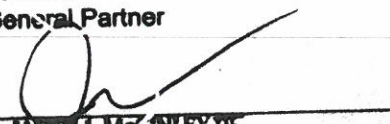
**LPC-PPC Denver Limited Partnership
a Delaware limited partnership**

By: Lincoln-Phoenix Prospect Park Limited
Partnership, a Texas limited partnership,
Its General Partner

By: Lincoln E.C.W. Property Management,
Inc., a Texas corporation
Its General Partner

By: 
Its: JEFF COURTWRIGHT
Vice President

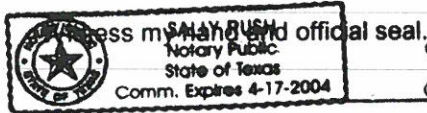
and By: Phoenix G.P. XIV, Inc., a Texas
corporation
Its General Partner

By: 
Its: JAMES J. MCINLEY
Vice President

STATE OF Texas)
) ss.
COUNTY OF Dallas)

The foregoing instrument was subscribed to and acknowledged before me this 29 day of November, 2001, by James J. McKinley III as Vice President of Phoenix G.P. XIV, Inc., a Texas corporation, General Partner of Lincoln-Phoenix Prospect Park Limited Partnership, a Texas limited partnership, General Partner of LPC-PPC Denver Limited Partnership, a Delaware limited partnership, for and on behalf of the partnership.

My commission expires:



STATE OF Texas)
) ss.
COUNTY OF Dallas)

The foregoing instrument was subscribed to and acknowledged before me this 28 day of November, 2001, by Jeff Courtwright as VP of Lincoln E.C.W. Property Management, Inc., a Texas corporation, General Partner of Lincoln-Phoenix Prospect Park Limited Partnership, a Texas limited partnership, General Partner of LPC-PPC Denver Limited Partnership, a Delaware limited partnership, for and on behalf of the partnership.

My commission expires:



*If in Denver, insert 'City and.'
H:\TMS\CLIENTS\LINCOLN\Denver\Charlein\FINAL\Gen War Deed-City Ded-11-27-01.wpd

KURT O. LINN
SURVEYOR INC.
7575 West 23rd Avenue, Lakewood, Colorado 80215
PH: 303-233-1171, FAX 303-237-8104

ROW 200108017

Job No. 0008-17

Prepared for:

Lincoln Property Co.
500 North Akard Street
3300 Lincoln Plaza
Dallas Tx 75201

PAGE 1 OF 2 PAGES

HURON STREET DEDICATION LEGAL

EXHIBIT 'A'

LEGAL DESCRIPTION

A parcel of land being located in the Southwest Quarter of Section 27, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being a portion of Lots 5 through 16, Block 1, COLLINS ADDITION TO DENVER, the plat of which was recorded in Plat Book 2 at Page 78, more particularly described as follows:

All that portion of said Lots 5 through 16, Block 1 which lie Westerly of the following described line:

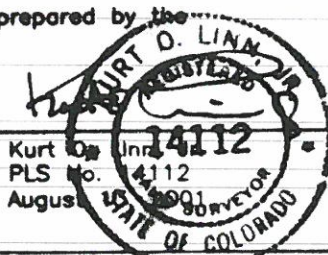
Commencing at the South 1/16 corner to Sections 27 and 28, Township 3 South, Range 68 West of the 6th P.M., thence $N00^{\circ}02'34''E$ along the West line of the SW 1/4 said Section 27 a distance of 40.00 feet to a point on the North right-of-way line of West 29th Avenue; thence $S89^{\circ}58'31''E$ along said North right-of-way line a distance of 6.14 feet to the Point of Beginning of the line described herein; thence $N00^{\circ}09'23''W$, parallel with the centerline of Huron Street, a distance of 289.29 feet to a point which lies 7.71 feet Southerly of the North line of said Lot 5, Block 1, the point of termination of the line described herein, containing 1631.4 sq. ft.

Basis of Bearings:

The West line of the NW 1/4 of the SW 1/4 of Section 27, T. 3 S., R. 68 W. of the 6th P.M., monumented as shown as $N00^{\circ}02'34''E$. 1320.92'.

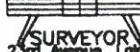
Pursuant to Colorado law, the foregoing legal description was prepared by the undersigned.

Kurt O. Linn
PLS No. 14112
August 15, 2001
STATE OF COLORADO
SURVEYOR



200108017

KURT O. LINN



SURVEYOR INC.
7575 West 23rd Avenue, Lakewood, Colorado 80215
PH: 303-233-1171, FAX 303-237-8104



West 1/4 corner of Section 27,
T. 3 S., R. 68 W. of the 6th P.M.
(found rail road iron)

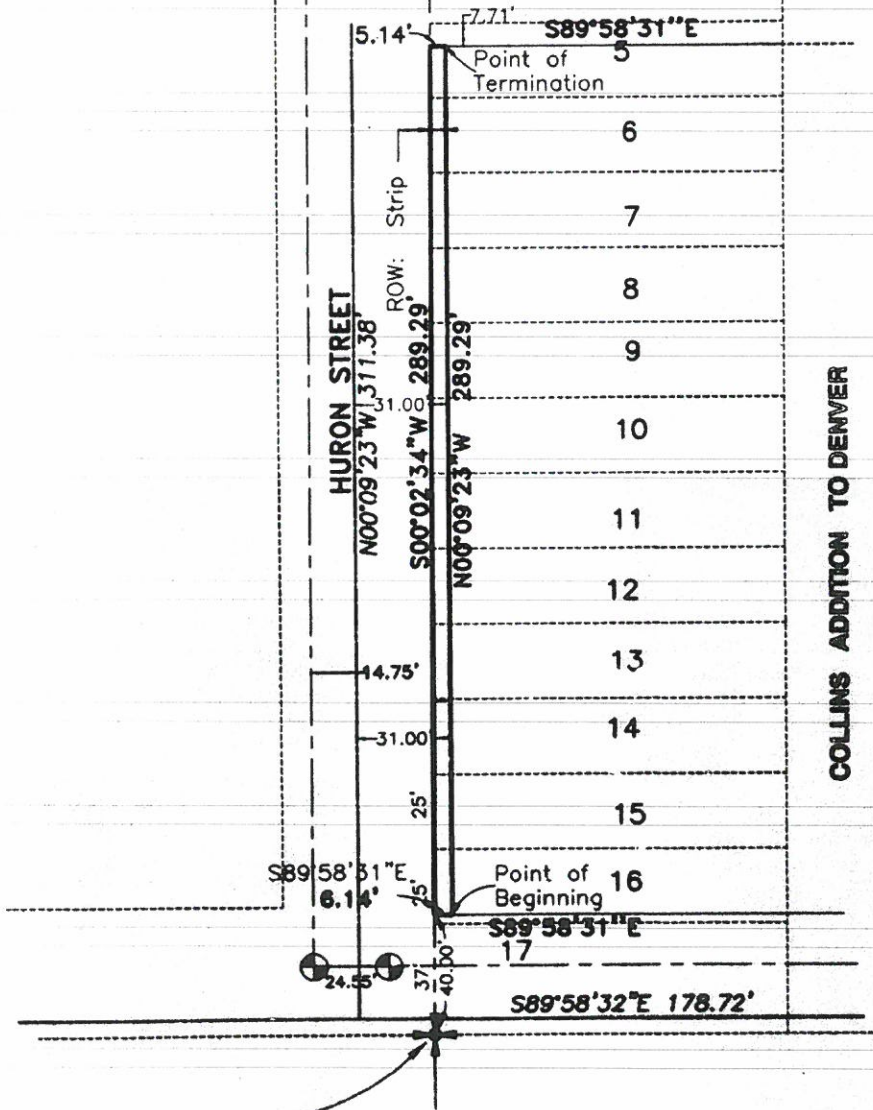
ROW 200108017

Job No. 0008-17

Prepared for:
Lincoln Property Co.
500 North Akard St.
3300 Lincoln Plaza
Dallas Tx 75201

EXHIBIT "A"

HURON STREET DEDICATION EXHIBIT PAGE 2 OF 2 PAGES



COLLINS ADDITION TO DENVER



South 1/16 corner
to Sec. 27 & 28
3.25" Dia alloy cap
LS 13155.

PARCEL 2



KURT O. LINN
SURVEYOR INC.
7575 West 23rd Avenue, Lakewood, Colorado 80215
PH: 303-233-1171, FAX 303-237-8104

ROW 200108018

Job No. 0008-17

Prepared for:

Lincoln Property Co.
500 North Akard Street
3300 Lincoln Plaza
Dallas Tx 75201

PAGE 1 OF 2 PAGES

FOX STREET DEDICATION LEGAL

EXHIBIT "B"

LEGAL DESCRIPTION

A parcel of land being located in the Southwest Quarter of Section 27, Township 3 South, Range 68 West of the 8th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The Easterly 3.50 feet of Lots 6 through 16, Block 1, GERSPACH'S FIRST ADDITION TO DENVER, the plat of which was recorded in Plat Book 2 at Page 52 and the Easterly 3.50 feet of the South 1/2 of West 30th Avenue, Vacated by Ordinance No. 339, Series of 2001, recorded April 20, 2001, under Reception No. 2001059786, containing 1032.3 sq. ft..

Pursuant to Colorado law, the foregoing legal description was prepared by the undersigned.

Kurt O. Linn, Jr.
PLS No. 14118
August

200108018

PARCEL 2

KURT O. LINN

SURVEYOR INC.
7575 West 23rd Avenue, Littlewood, Colorado 80215
PH: 303-233-1171, FAX 303-237-8104

ROW 200108018

Job No. 0008-17

Prepared for:

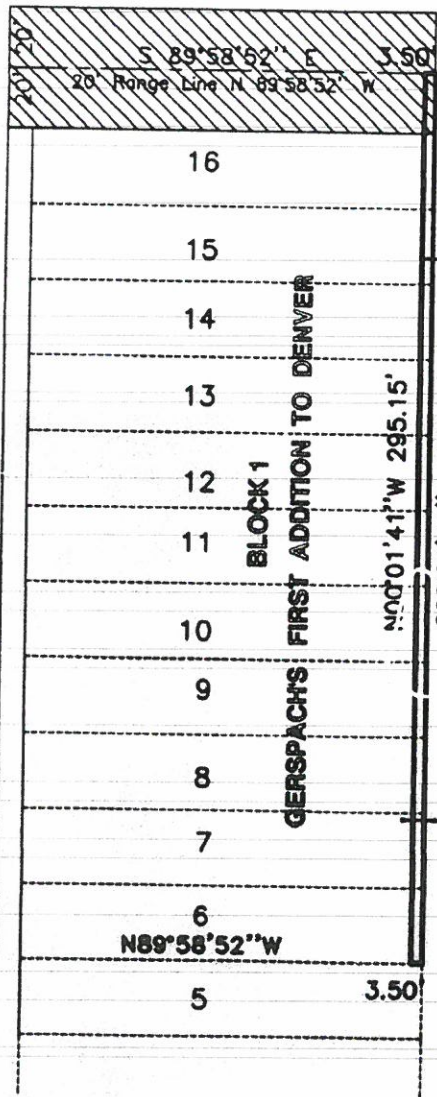
Lincoln Property Co.
500 North Akard Street
3300 Lincoln Plaza
Dallas Tx 75201

EXHIBIT "B"

PAGE 2 OF 2 PAGES

FOX STREET DEDICATION EXHIBIT

VACATED 30th: Ord. 339 Series 2001



FOX STREET



KURT O. LINN

SURVEYOR INC.

7575 West 23rd Avenue, Lakewood, Colorado 80215
PH: 303-233-1171, FAX 303-237-8104

ROW 200108019

Job No. 0008-17

Prepared for:

Lincoln Property Co.
500 North Akard Street
3300 Lincoln Plaza
Dallas Tx 75201

PAGE 1 OF 2 PAGES

WEST 29TH AVENUE DEDICATION LEGAL

EXHIBIT "C"

LEGAL DESCRIPTION

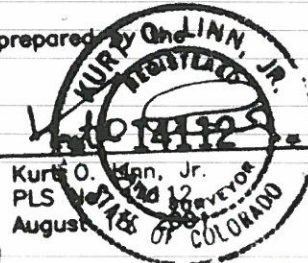
A tract of land in the SW 1/4 of Section 27 and the SE 1/4 of Section 28, both in Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being part of Blocks 11 and 12 GASTON'S ADDITION TO DENVER, the plat of which was recorded in Plat Book 1 at Page 49, and vacated 21st Street, more particularly described as follows:

Beginning at the South 1/16th corner to said Sections 27 and 28, monumented by a 3.25" dia. alloy cap, LS 13155;
thence S89°58'26"E along the South right of way line of West 29th Avenue, a distance of 245.38 feet to a point on the Northwestery right of way line of Delgany Street;
thence S44°50'41"W along said Northwestery right of way line a distance of 56.48 feet;
thence N00°01'28"E a distance of 14.07 feet to a point;
thence N89°58'32"W a distance of 361.03 feet to a point on the Southeastery right of way line of vacated Chestnut Place, vacated by Ordinance No. 20, Series of 1950;
thence N44°50'41"E along said Southeastery right of way line a distance of 36.68 feet to a point on the South right of way line of West 29th Avenue;
thence S89°58'03"E along said South right of way line a distance of 129.61 feet to the Point of Beginning,
containing 9849.9 sq. ft.

Basis of Bearings:

The West line of the NW 1/4 of the SW 1/4 of Section 27, T. 3 S., R. 68 W. of the 6th P.M., monumented as shown as N00°02'34"E. 1320.92'.

Pursuant to Colorado law, the foregoing legal description was prepared by the undersigned.



200108019



7575 West 23rd Avenue, Greenwood, Colorado 80215
 PH: 303-233-1171, FAX 303-237-8104

ROW 200108019

Job No. 0008-17

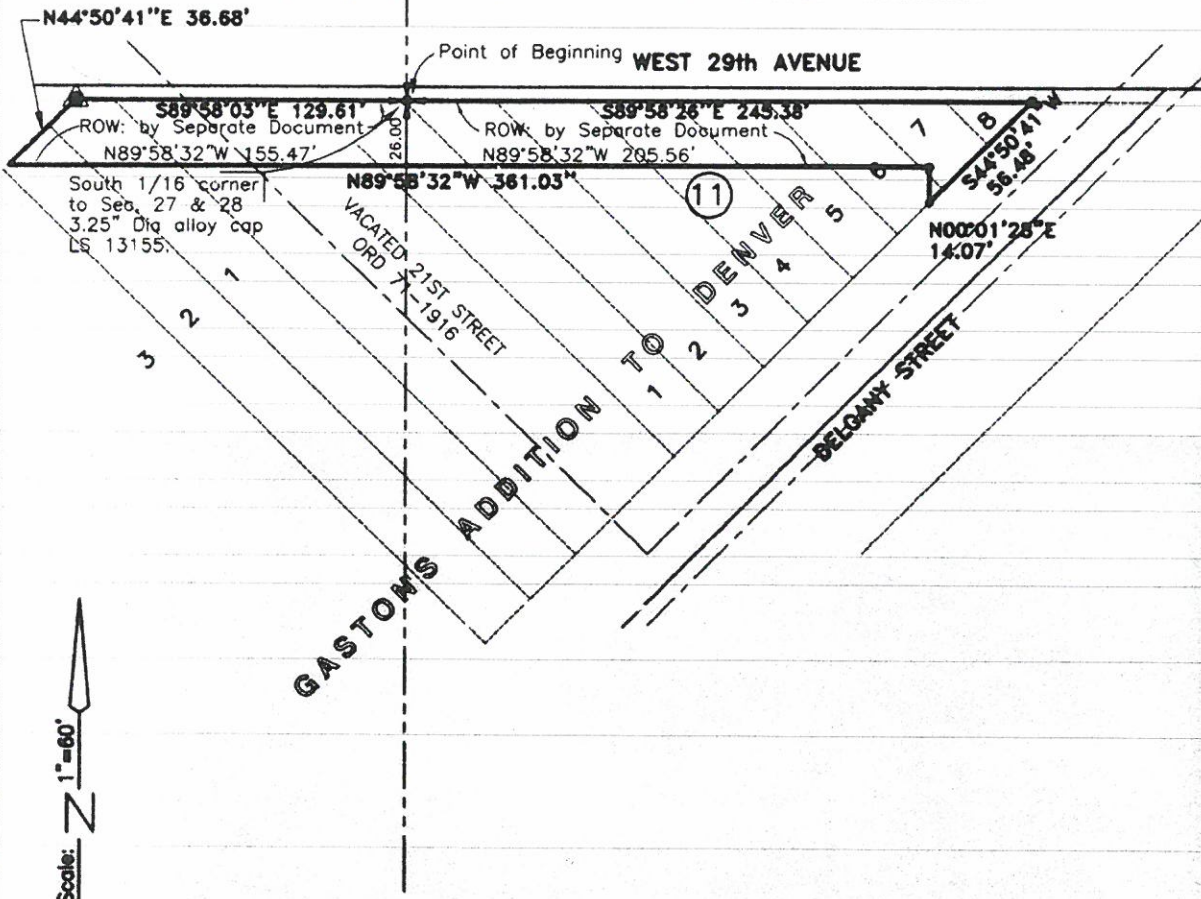
Prepared for:

Lincoln Property Co.
 500 North Akard St.
 3300 Lincoln Plaza
 Dallas Tx 75201

EXHIBIT "C"

PAGE 2 OF 2 PAGES

WEST 29TH AVENUE DEDICATION EXHIBIT



KURT O. LINN

SURVEYOR INC.
7575 West 23rd Avenue, Lakewood, Colorado 80215
PH: 303-233-1171, FAX 303-237-8104

ROW

Job No. 0008-17

Prepared for:

Lincoln Property Co.
500 North Akard Street
3300 Lincoln Plaza
Dallas Tx 75201

PAGE 1 OF 2 PAGES

CHESTNUT PLACE DEDICATION

EXHIBIT "D"

LEGAL DESCRIPTION

A parcel of land being located in the Southeast Quarter of Section 28, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

A portion of vacated Chestnut Place, vacated by Ordinance No. 20, Series of 1950, lying within Block 11, GASTONS ADDITION TO DENVER, the plot of which was recorded in Plat Book No. 1, Page 49, originally recorded in Arapahoe County, more particularly described as follows:

Commencing at the intersection of the South right of way line of West 29th Avenue and the Northeasterly right of way line of Division Street;
thence S14°20'12"E along said Northeasterly right of way line of Division Street a distance of 134.37 feet to the Point of Beginning,
thence N44°50'41"E parallel with the Northwestery right of way line vacated Chestnut Place a distance of 75.99 feet;
thence N64°55'19"E a distance of 95.95 feet to a point on the Southeastery right of way line of vacated Chestnut Place;
thence S44°50'41"W along said Southeastery right of way line a distance of 185.77 feet to a point on said Northeasterly right of way line of Division Street;
thence N14°20'12"W along said Northeasterly right of way line a distance of 38.35 feet, containing 4311 sq. ft.

Basis of Bearings:

The West line of the NW 1/4 of the SW 1/4 of Section 27, T. 3 S., R. 68 W. of the 6th P.M., monumented by a Railroad rail at the North 1/4 corner and a 3.25" Dia. aluminum cap, PLS 13155 at the South 1/16 corner as N00°02'34"E, 1320.92 feet.

Pursuant to Colorado law, the foregoing legal description was prepared by the undersigned.



20010022



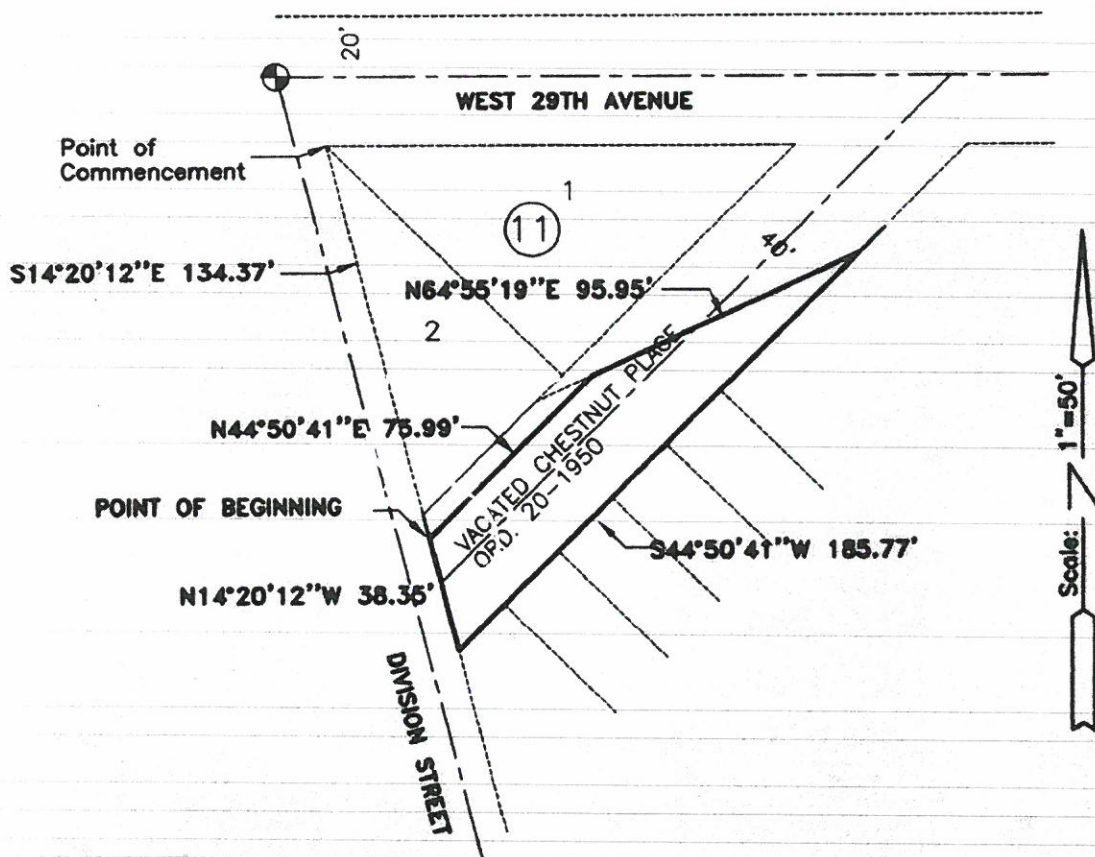
KURT O. LINN
SURVEYOR INC.
7575 West 23rd Avenue, Lakewood, Colorado 80215
PH: 303-233-1171, FAX 303-237-8104

ROW
Job No. 0008-17
Prepared for:
Lincoln Property Co.
500 North Akard Street
3300 Lincoln Plaza
Dallas Tx 75201

PAGE 2 OF 2 PAGES

CHESTNUT PLACE DEDICATION

EXHIBIT "D"



PARCEL 3

Recorded at _____ o'clock _____ M.
Reception No. _____

Jul 7 12 8

Fox ST. P.O.W

THIS DEED, Made this 28th day of August, 1974

between

Donald G. Knaus

of the

County of Jefferson and State of Colorado, of the first part, and

The City and County of Denver, Colorado

of the City and County of Denver and State of

Colorado, of the second part:

STATE OF COLORADO
CITY & COUNTY
OF DENVER
FILED IN MY OFFICE ON
FEB 11 3 25 PM '76
RECORDED 1197 28
F. J. SERAFINI
CLERK AND RECORDER

000.00 A - 1

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD CONSIDERATION to the said party of the first part in hand paid by said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following described lot or parcel of land, situate, lying and being in the City and County of Denver and State of Colorado, to wit:

That part of Block 1, "GERSPACHS FIRST ADDITION" to Denver, described as follows:

Beginning at a point on the South line of said Block 1, which is 40 feet West of the Southeast corner of said Block 1; thence East a distance of 40 feet to the Southeast corner of said Block 1; thence Northerly along the East line of said Block 1, a distance of 40 feet; thence Southwesterly in a straight line to the point of beginning.. said conveyance being for right of way purposes only.

TOGETHER with all and singular the hereditaments and appurtenances thereto 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 said party of the first part, 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 said party of the second part, its successors and assigns forever. And the said party of the first part, for him self his heirs, executors, and administrators, do es covenant, grant, bargain, and agree to and with the said party of the second part, its successors and assigns, that at the time of the making and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and he s 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 and encumbrances of whatever kind or nature soever, except general taxes for 1974 payable in 1975, and except Moffat Tunnel assessments due January 1, 1975 and subsequent years, and except first Trust Deed to the Colorado National Bank of Denver dated July 8, 1974, and except easements and restrictions of record, if any.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND. IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

APPROVED FOR RECORDING
LAND OFFICE

As to Form
[Signature]

Donald G. Knaus (SEAL)

(SEAL)

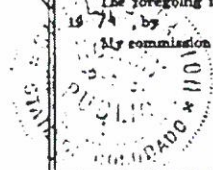
(SEAL)

STATE OF COLORADO,
County of Jefferson

The foregoing instrument was acknowledged before me this 28th day of August

1974, by DONALD G. KNAUS
My commission expires October 8,

1974. Witness my hand and official seal
[Signature]
Notary Public



INDEXED
FILED
PLATTED

PARCEL 1



Real Property Records

Date last updated: Sunday, January 11, 2015

Real Property Records Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to real property information for this property](#)

[Link to comparable sales information for this property](#)

[Link to chain of title information for this property](#)

[Link to property sales information for this neighborhood](#)

[Back to Property List](#)

[Link to property tax information for this property](#)

[Link to property sales information for all Denver neighborhoods](#)

[Link to map/historic district listing for this Property](#)

The property description shown is data from the Assessor's active, in-progress 2014 file. The "current year" values are from the 2014 tax year for real property tax due in 2015. These values are based on the property's physical status as of January 1, 2014.

PROPERTY INFORMATION

Property Type: RESIDENTIAL APARTMENT UNITS Parcel: 0227802020000

Name and Address Information

Legal Description

MS RESERVE PROSPECT LIMITED

160 GREENTREE DR 101

DOVER, DE 19904-7620

Property Address: 3001 FOX ST

T3 R68 S28 SW/4 BEG 3.5FT W NE
COR L14 B2 GERSPACHS FIRST
ADD
S 370FT M/L TO C-LINE VAC W
30TH AVE TH W 135.25FT S 6FT
M/L W 123.0FT N 376.01FT TH E
258.25FT TO POB

Tax District DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	5777500	459890		
Improvements	11237100	894470		
Total	17014600	1354360	0	1354360
Prior Year				
Land	5777500	459890		
Improvements	11237100	894470		
Total	17014600	1354360	0	1354360

Style: Other

Year Built: 2005

Building Sqr. Foot: 123,064

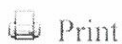
Bedrooms:

Reception No.:

Recording Date: //

Document Type:

Sale Price:



Real Property Records

Date last updated: Sunday, January 11, 2015

Real Property Records Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to real property information for this property](#)

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[Link to map/historic district listing for this Property](#)

[Back to Property List](#)

The property description shown is data from the Assessor's active, in-progress 2014 file. The "current year" values are from the 2014 tax year for real property tax due in 2015. These values are based on the property's physical status as of January 1, 2014.

PROPERTY INFORMATION

Property Type: RESIDENTIAL MULTI UNIT APTS

Parcel: 0227813027000

Name and Address Information

Legal Description

MEPT METRO APARTMENTS LLC

PO BOX 320099

ALEXANDRIA, VA 22320-4099

GERSPACHS FIRST ADD B1 &
COLLINS ADD & VAC STS & ALYS
ADJ BEG SE COR L6 B1 TH W 3.5
FT TO POB DAF

*
*

Property Address: 699 W 29TH AVE

Tax District DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	8460100	673420		
Improvements	44153900	3514650		
Total	52614000	4188070	0	4188070
Prior Year				
Land	8460100	673420		
Improvements	44153900	3514650		
Total	52614000	4188070	0	4188070

Style: Other

Year Built: 2003

Building Sqr. Foot: 0

Bedrooms:

Baths Full/Half: 0/0

Reception No.: 2012154821

Recording Date: 11/09/12

Document Type: Special Warranty

Sale Price: 90750000

Mill Levy: 83.054

PARCEL 3



Real Property Records

Date last updated: Sunday, January 11, 2015

Real Property Records Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to real property information for this property](#)

[Link to comparable sales information for this property](#)

[Link to chain of title information for this property](#)

[Link to property sales information for this neighborhood](#)

[Link to property tax information for this property](#)

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[Link to map/historic district listing for this Property](#)

[Back to Property List](#)

The property description shown is data from the Assessor's active, in-progress 2014 file. The "current year" values are from the 2014 tax year for real property tax due in 2015. These values are based on the property's physical status as of January 1, 2014.

PROPERTY INFORMATION

Property Type: INDUSTRIAL - WAREHOUSE

Parcel: 0227814017000

Name and Address Information

Legal Description

FOCUS INVESTMENTS LTD
2737 LARIMER ST C
DENVER, CO 80205-2279

GERSPACHS FIRST ADD B1 L1 TO 5
EXC BEG SE COR OF L1 N 40FT SW
56.57FT E 40FT TO POB

Property Address: 601 W 29TH AVE

Tax District DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	1012000	293480		
Improvements	1000	290		
Total	1013000	293770	0	293770
Prior Year				
Land	1012000	293480		
Improvements	1000	290		
Total	1013000	293770	0	293770

Style: Other
Year Built: 1974
Building Sqr. Foot: 6,540
Bedrooms:
Baths Full/Half: 0/0
Basement/Finished: 0/0

Reception No.: 0000060186
Recording Date: 04/20/98
Document Type: Special Warranty
Sale Price: 10
Mill Levy: 83.054

Lot Size: 15,569

[Click here for current zoning](#)