

Department of Public Works Capital Projects Management Permit Operations and Right of Way Enforcement Infrastructure Planning & Programming **Traffic Engineering Services** 201 W. Colfax Avenue Denver, CO 80202

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO:

Melinda Olivarez, City Attorney's Office

FROM:

Robert J. Duncanson I Engineering Manager II

Right-of-Way Services

DATE:

November 3, 2010

ROW#:

2010-0437-01

SCHEDULE #: Parcel # 1 0513200075000 Parcel # 2 0618300018000

www.denvergov.org

Parcel # 3 0524100032000 Parcel # 4 0630218014000 Parcel # 5 0630216013000 Parcel # 6 0630318005000

Parcel #7 0525417011000 Parcel #8 0525428013000

Parcel # 9 0630300009000

TITLE:

This request is to dedicate existing City owned land as S. Colorado Blvd. Located at the intersections of

S. Colorado Blvd and Exposition Ave., S Colorado Blvd and Mississippi Ave., S. Colorado Blvd and Florida Ave., S. Colorado Blvd and Buchtel Blvd., S. Colorado Blvd and Warren Ave., S. Colorado Blvd

between Dickenson Pl. and Yale Ave.

SUMMARY:

Request for a Resolution for laying out, opening and establishing certain real property as part of the

system of thoroughfares of the municipality; i.e. as S. Colorado Blvd.

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

Therefore, you are requested to initiate Council action to dedicate a parcel of existing City owned land for Public Right-of-Way purposes as S. Colorado Blvd. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW (# 2010-0437-01) HERE.

A map of the area to be dedicated is attached. RD/JL/LRA

Asset Management, Steve Wirth

City Councilperson, Charlie Brown, District # 6

City Council Aide, Carol Singer and Meagan Mercer

City Council Staff, Gretchen Williams

Department of Law, Karen Aviles

Department of Law, Melinda Olivarez

Department of Law, Arlene Dykstra

Environmental Services, David Erickson

Mayor's Office, City Council Liaison, R. D. Sewald

Mayor's Office, Heather Barry

Public Works, Manager's Office, Christine Downs

Public Works, Manager's Office, Daelene Mix

Public Works, Right-of-Way Engineering Services, Rob Duncanson

Public Works, Right-of-Way Engineering Services, Area surveyorJohn Lautenschlager

Public Works Survey-Paul Rogalla

Owner: City and County of Denver

Project file folder 2010-0437-01



ORDINANCE/RESOLUTION REQUEST

Please email requests to Daelene Mix at daelene.mix@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: November 3, 2010
Ple	Please mark one:		☐ Bill Request	or	Resolution Request
1.	Has you	ur agency su	ıbmitted this request i	n the last 1	2 months?
		Yes	⊠ No		
	If y	es, please ex	xplain:		
2.	- that cl	Include a co learly indicat tental reques	es the type of request: g	cription – p grant accep	lease include <u>name of company or contractor</u> and <u>contract control number</u> tance, contract execution, amendment, municipal code change,
	S. Flo	Colorado I orida Ave.,	Blvd and Exposition	Ave., Sond Bucht	wned land as S. Colorado Blvd. Located at the intersections of Colorado Blvd and Mississippi Ave., S. Colorado Blvd and el Blvd., S. Colorado Blvd and Warren Ave., S. Colorado e.
3.	Red	questing Ag	ency: Public Works Ri	ght-of-Way	Engineering Services
4.	 Contact Person: (With actual knowledge of proposed ordinance/resolution.) Name: Lisa R. Ayala Phone: 720-865-3153 Email: lisa.ayala@denvergov.org 				
5,	<u>will be a</u> ■ Na ■ Pho	<i>available for</i> me: Daelen one: 720-86	<i>first and <u>second readin</u></i> e Mix	f proposed (g, if necess	ordinance/resolution who will present the item at Mayor-Council and who ary.)
6.	Genera	l description	of proposed ordinance	e includin	g contract scope of work if applicable:
	Re sys	quest for a stem of tho	Resolution for laying roughfares of the magnetic magnetic magnetic states are seen as a second secon	ng out, op unicipalit	pening and establishing certain real property as part of the ty; i.e. as S. Colorado Blvd.
	** ! plea	Please compl ase enter N/A	ete the following fields. I for that field.)	(Incomple	te fields may result in a delay in processing. If a field is not applicable,
	a.		Control Number: No		
	b.	Duration:	N/A		
	c.	Location:	Colorado Blvd an	d Florida	sition Ave., S Colorado Blvd and Mississippi Ave., S. Ave., S. Colorado Blvd and Buchtel Blvd., S. Colorado Blvd ado Blvd between Dickenson Pl. and Yale Ave
	d.	Affected Co	ouncil District: # 6, Ch		
	e.	Benefits:	N/A		
	f.	Costs: N/			
7.	Is there explain.	any controv None	versy surrounding this	ordinance	? (Groups or individuals who may have concerns about it?) Please
			To be	e completea	l by Mayor's Legislative Team:

Date Entered:

SIRE Tracking Number: _____

A parcel of land located in the Northeast 1/4 of Section 13, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 1

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 21st of October 1981 in Book 2471 Page 16 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

That part of the NE1/4, Section 13, T.4S., R.68W., of the 6th P.M., City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the point of intersection of the north line of Exposition Avenue and west line of South Colorado Boulevard which is 30.0 feet north and 56.0 feet west of the southeast corner of said NE1/4; thence west along the north line of Exposition Avenue 10.00 feet; thence northeasterly along an angle to the right of 134°54'37", 14.12 feet to the west line of Colorado Boulevard; thence south along said west line 10.00 feet to the point of beginning.

A parcel of land located in the Southwest 1/4 of Section 18, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 2

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 18th of July 1979 in Book 1962 Page 18 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

Commencing at the Southwest corner of Section 18, Township 4 South, Range 67 West of the 6th Principal Meridian; Thence Northerly along the West line of said Section 18, a distance of 30 feet; thence Easterly along a line parallel to the South line of said Section 18, a distance of 68 feet to the point of intersection of the North right-of-way line of E. Mississippi Avenue and East right-of-way line of South Colorado Boulevard, said point also being the Point of Beginning; thence Northerly along said East right-of-way line, a distance of 23.94 feet; thence Southwesterly on an internal angle of 39°50'57" a distance of 32.14 feet, to a point on the North right-of-way line of East Mississippi Avenue; thence Westerly on the internal angle of 48°05'57" along said North right-of-way line, a distance of 20.61 feet to the Point of Beginning.

A parcel of land located in the Northeast 1/4 of Section 24, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 3

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 28th of June 1984 in Book 3135 Page 385 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

A portion of the E1/2 of the SE1/4 NE1/4 of Section 24, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, described as follows:

Commencing at the Northwest corner of the intersection of South Colorado Boulevard and East Florida Avenue, said commencement point bearing 30 feet North and 30 feet West from the Southeast corner of the NE1/4 of said Section 24; thence North along the West line of South Colorado Boulevard, 325 feet to the True Point of Beginning; thence West, parallel to the North line of East Florida Avenue, 9 feet; thence South parallel to said West line of South Colorado Boulevard, 200 feet; thence East, parallel to said North line of East Florida Avenue, 9 feet; thence North 200 feet to the True Point of Beginning. Area described contains 1800 square feet or 0.041 acres, more or less.

Two parcels of land located in the Northwest 1/4 of Section 30, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 4

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 26th of February 1979 in Book 1857 Page 77 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

A part of Lots 5 thru 10 Block 110 Chamberlin's University Terrace – New Filling, City and County of Denver, Sate of Colorado, more particularly described as follows: Commencing at the Southwest corner of the Northwest One-Quarter of the Northwest One-Quarter of Section 30, Township 4 South, Range 67 West of the 6th P.M., City and County of Denver. State of Colorado; thence northerly along the west line of the Northwest One-Quarter of said Section 30 a distance of 380.35 feet; thence on an angle to the right of 90°00'00" and easterly 30.00 feet to the Point of Beginning said point being on the easterly right of way line of S. Colorado Boulevard; thence on an angle to the left of 90°00'00" and northerly along said easterly right of way line of S. Colorado Boulevard 164.60 feet to a point on the southerly line of Colorado and Southerly Railway right of way; thence on an angle to the right of 100°50′50" and southeasterly along said Southerly Railway right of way 3.31 feet; thence on an angle to the right of 90°02'53" and southerly 63.99 feet to a point lying 2.25 feet east of the easterly right of way line of said S. Colorado Boulevard; thence on an angle to the left of 0°53'43" and southerly parallel with said easterly right of way line 100.00 feet to a point on the south line of said Lot 10; thence on a angle to the right of 90°00'00" and westerly along said south line of said Lot 10 a distance of 2.25 feet to the Point of Beginning.

Parcel 5

A portion of a parcel of land conveyed by Quit Claim deed to the City & County of Denver, recorded on the 11th of January 1978 in Book 1582 Page 538 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

The front or westerly 3.0 feet of Lots 20-24 inc., Block 1, Warren's University Heights.

A parcel of land located in the Southwest 1/4 of Section 30, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 6

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 8th of March 1979 in Book 1865 Page 100 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

Beginning at the southwest corner of the following described parcel: The west 135.00 feet of the south 150.000 feet of Lot 1, Block 1, Fisher's Subdivision, City and County of Denver, State of Colorado; thence northerly along the west line of the above described parcel, a distance of 150.00 feet to the northwest corner of said parcel; thence easterly along the north line of said parcel, a distance of 5.00 feet; thence southerly and parallel with the west line of said parcel, a distance of 133.00 feet; thence southeasterly along a curve concave to the northeast (said curve having a radius of 11.50 feet and a delta angle of 45°00'00"), a distance of 9.03 feet to a non-tangent line; thence southeasterly along said non-tangent line a distance of 11.99 feet to a point on the south line of said parcel, said point being 16.50 feet east of the southwest corner of said parcel; thence westerly along said south line a distance of 16.50 feet to the southwest corner of said parcel and the point of beginning.

Two parcels of land located in the Southeast 1/4 of Section 25, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 7

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 26th of April 1979 in Book 1599 Page 391 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

Those parts of the West 334 feet of the East 384 feet of N1/2N1/2 of Block 7; the West 334 feet of the East 384 feet of Block 8, First Addition to University Gardens, City and County of Denver, State of Colorado, more particularly described as follows; Commencing at the Northeast corner of said Lot 8 as originally platted; thence Westerly along the North line of said Block 8, 50.0 feet to the Point of Beginning; thence continuing along the foresaid course 7.0 feet; thence Southerly and parallel with the East line of said Blocks, 242.0 feet; thence Southwesterly at an angle of 30° to the right 5.77 feet; thence Southerly and parallel with the East line of said Blocks 63.0 feet; thence Southeasterly at an angle of 30° to the left 5.77 feet; thence Southerly and parallel with the East line of said Blocks 97.5 feet; thence Easterly and parallel with said North line, 7.0 feet, to the existing West right-of-way line of South Colorado Boulevard, said right-of-way being 50.0 feet West of and parallel to said East line of Blocks 7 and 8, Thence Northerly along said existing right-of-way line 412.5 feet to the Point of Beginning.

Parcel 8

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 31st of October 1994 by reception number 9400165101 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

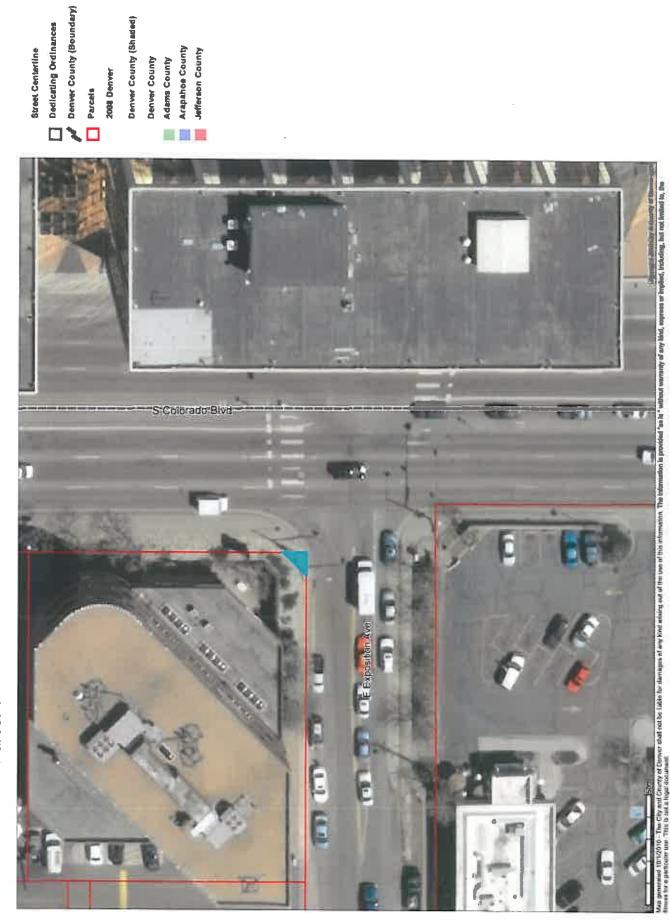
The east 6 feet 9 inches of the west 334 feet of the east 384 feet of the south 123 feet of Block 7, First addition to University Gardens.

A parcel of land located in the Southwest 1/4 of Section 30, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

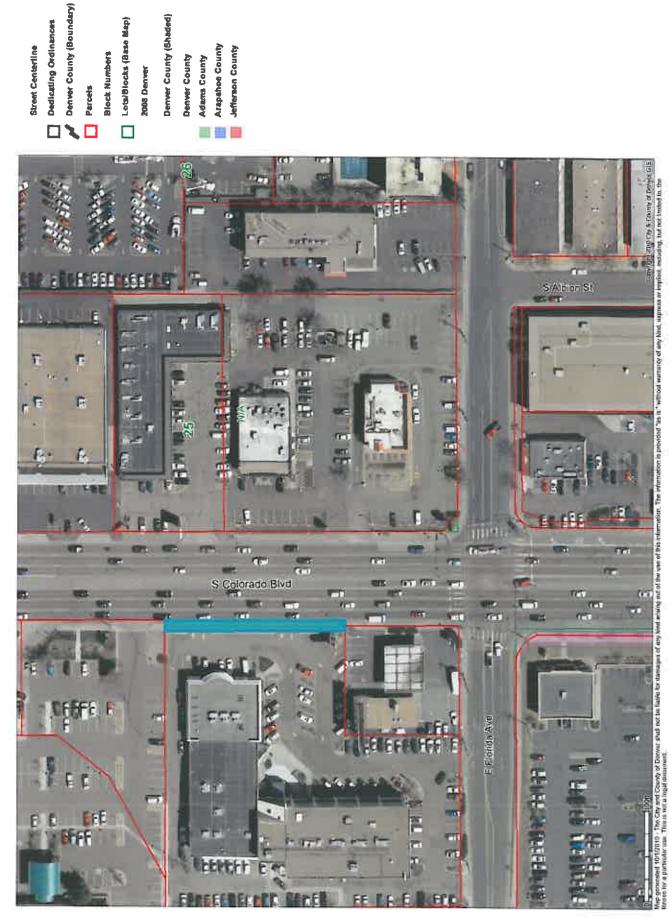
Parcel 9

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 12th of March 1976 Book 1210 Page 687 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

That part of the W1/2 of the SW1/4 of the SW1/4 of Section 30, T.4S., R.67W., of the 6th P.M., described as follows: Beginning at a point that is 36 feet East of and 530 feet North of the Southwest corner of said SW1/4 of Section 30; thence Northerly and parallel with the West line of said SW1/4 a distance of 125 feet; thence Easterly and parallel with the South line of said SW1/4 a distance of 5 feet; thence Southerly and parallel with the West line of said SW1/4 a distance of 125 feet; thence Westerly a distance of 5 feet to the point of beginning.







Denver County (Boundary)

Street Centerline

Interstate US Highway

Street Centerline

Denver County (Shaded)

2008 Denver

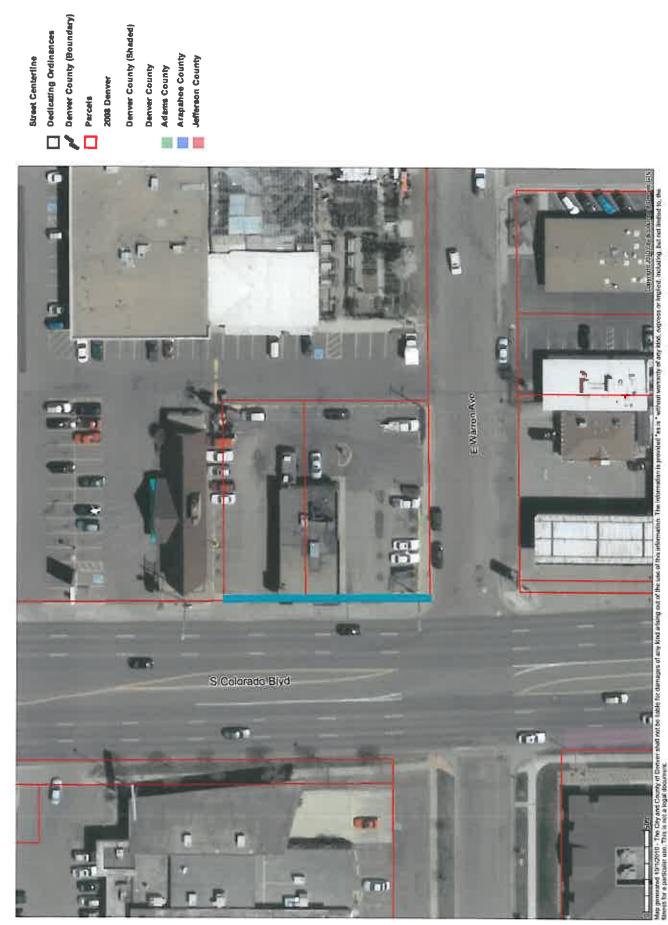
Other Parcels Denver County Adems County Arapahoe County

Jefferson County



Street Centerline

Adams County



Denver County (Shaded)

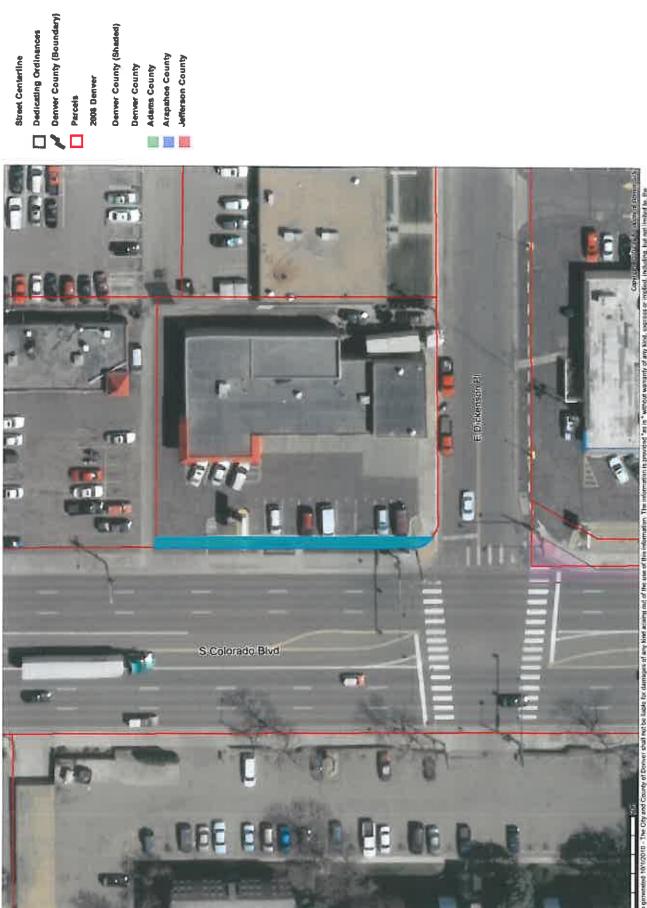
2004 Denver

Denver County Adems County

Street Centerline

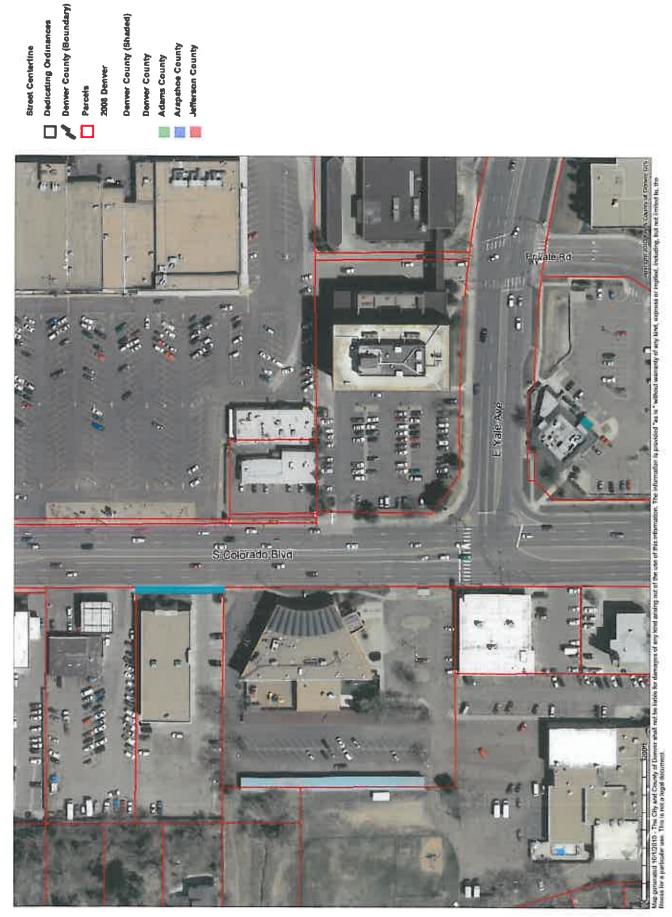
Arapahoe County

Jefferson County



S. Colorado Blvd. Parcel 7





S. Colorado Blvd. Parcel 9

Street Centerline

Adams County

2008 Denver



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commission expires July 2	1,1482	, 19	, Witness :	my hand and	afficial per
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			24		
	City and County of De	be foregoing instrument was ecknowledged before a by H. SOL CERSONSKY, MANUEL D. NASI	City and County of Denver be foregoing instrument was ecknowledged before me this 207, by H. SOL CERSONSKY, MANUEL D. NASH and BERNAY, commission expires July 21, 1982	STATE OF COLORADO, City and County of Denver be foregoing instrument was acknowledged before me this 20th day of by H- SOL CERSONSKY, MANUEL D. NASH and BERNARD CERSONSKY, Commission expires July 21, 1982 15 Witness and CTAP	STATE OF COLORADO, City and County of Denver be foregoing instrument was acknowledged before me this 20 th day of October, by H. SOL CERSONSKY, MANUEL D. NASH and BERNARD CERSONSKY Y. COMMission expires July 21, 1982 LEAGUE C. Hantaman

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Į,	Raraption No.	E-COUNTY CLERIT
11.50	This Deed, Made this day of July 1979, between	DENVER COUNT
10.6	PAUL S. MILLER, Trustee and DORA S. MILLER	
Q.w. 5.06.	of the City and county of Derrop: and State of	
0.00		1962 18
4	organized and existing under and by virtue of the leve of the State of Colorado of the meeted parts	
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	to hereby confessed and acknowledged, he we remised, released, solid, conveyed them presents do remise, release, sell, convey and QUIT CLADS unto the	and QUIT CLAIMED, and by
	measures and amigns forever, all right, title, interest, claim and demand which flost part hat we he and to the following described property	à the sald part Lay of the
	elizate, lying and heing in the City and Overly of Denyver	and State of Columbia, to with
N	See attached Exhibit "A" for legal descript which by reference is hereby made a part of	ion, this
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6	TO HAVE AND TO HOLD the same together with all and singular the apparent belonging or in anywise thereunts apparentiating, and all the estate, right, title, feture	secure and privileges thereuse
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2	of the accord part, its successors and ninigns forever. IN WIINESS WHEREOF, The mid part i.e.s of the first part have be	resto esi timir besis
	and seal 5 the day and year first above written,	
	Signed, Sealed and Delivered in the Pressure of	1 miles in
K	- days	millor, trustee
	\- }	Dora S. Miller
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7	STATE OF COLUBADO.	(6EAL)
3	City and Comby of Denver	
4		
7	The foregoing instrument was achieveledged inches an this 1,224 day	d July
7	19 79 W Paul S. Miller, Trustee, and Dore S. Biller	The state of the s
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fensten engineering corp.

consuling engineers and surveyors

RECEIVED MAY 1 1 1979

LEGAL DESCRIPTION

MISSISSIPPI SHOPPETTE

Right-of-Way to be Dedicated

For Curb Return

At So. Colorado Boulevard and E. Mississippi Avenus

May 9, 1979

Commencing at the Southwest corner of Section 18, Township 4 South, Range 67 West of the 6th Principal Meridian:

Thence Northerly along the West line of said Section 18, a distance of 30 feet;

Thence Easterly along a line parallel to the South line of said Section 18, a distance of 68 feet to the point of intersection of the North right-of-way line of E. Mississippi Avenue and East right-of-way line of South Colorado Boulevard, said point also being the Point of Beginning;

Thence Northerly along said East right-of-way line, a distance of 23.94 feet:

Thence Southwesterly on an internal angle of 39°50'57", a distance of 32.14 feet, to a point on the North right-of-way of East Mississippi Avenue;

Thence Westerly on the internal angle of 48°15'57" along said North right-of-way line, a distance of 20.61 feet to the Point of Beginning:

containing 247 sq. ft. more or less

1962 19

EXMIBIT A"

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DENVER COURTY COUNTY CLERK
FELICIA TUETIC 3135 385

EARRASTY DEED

5. Colo. Bud . F.R. ORR ASSOCIATES, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Colorado existing under and by virtue of the laws of the State of Colorado ("Grantor"), whose address is 4414 Vine Street, City and County of Denver, State of Colorado, for the consideration of Ten (\$10.00) Dollars, in hand paid hereby, sells and conveys to the City and County of Denver, a Municipal Corporation ("Grantee"), whose legal address is 1437 Bannock Street, City and County of Denver, State of Colorado, the real property in the City and County of Denver and State of Colorado more specifically described in Exhibit "A" which is attached hereto and incorporated has also be this reference. herein by this reference.

> WITE all its appurtenances, and warrants the title to the same, subject to easements, restrictions and covenants of record and taxes for the year 1984 and subsequent years, reserving, how-ever unto Grantor and its successors and assigns all rights to construct and use structures or other improvements of any kind or nature on the real property described in Exhibit "B", to the same extent as if the within grant had not been made, it being the purpose and intent of this reservation, and by acceptance hereof by Grantee, Grantee agrees that in determining the maximum floor area of structures or other improvements of any kind or nature (or any other measure of maximum size of structures or other improvements of any kind or nature determined with reference to the land area of property) which are now or may hereafter be constructed on the property described in Exhibit "B" under applicable zoning ordinances and regulations and other ordinances, regulations and laws of the City and Country of Denver, the property described in Exhibit "B" and the area thereof shall be deemed to include the real property conveyed herein and the area thereof. This conveyance is being made subject to the condition that for the purposes described herein the area of the property described in Exhibit "B" will hereafter forever be determined by inclusion therein of the area of the property conveyed hereby; and further that the structures and other improvements constructed on the property described in Exhibit "B" by reason of such inclusion, will not be deemed a non-conforming use. such inclusion, will not be deemed a non-conforming use.

SIGNED this 20 day of June

56.001707

P.R. ORR ASSOCIATES, INC.

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PLATTED

RECORDING: APPROVED !

R.O.W.

STATE OF COLORADO

COUNTY OF Danue)

The foregoing instrument was acknowledged before me this day of June 1984, by Same Home and and Saurtan , respectively, of F. R. ORR ASSOCIATES, INC., a Colorado corporation.

WITKESS my hand and official seal.

My Commission Expires:

Notary Public A Proreghetty
Address: 4414 Vine Street
Werner, Co 80216

16117 PARCEL 3

EXHIBIT "A"

A portion of the E 1/2 of the SE 1/4 NE 1/4 of Section 24, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, described as follows:

Commencing at the Northwest corner of the intersection of South Colorado Boulevard and East Florida Avenue, said commencement point bearing 30 feet North and 30 feet West from the Southeast corner of the NE 1/4 of said Section 24; thence North, along the West line of South Colorado Boulevard, 325 feet to the TRUE POINT OF BEGINNING; thence West, parallel to the North line of East Florida Avenue, 9 feet; thence South, parallel to said West line of South Colorado Boulevard, 200 feet; thence East, parallel to said North line of East Florida Avenue, 9 feet; thence North, 200 feet to the TRUE POINT OF BEGINNING. Area as described contains 1800 square feet or 0.041 acres, more or less.

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EXHIBIT "B"

A portion of the E 1/2 of the SE 1/4 NE 1/4 of Section 24, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, described as follows:

Commencing at the Morthwest corner of the intersection of South Colorado Boulevard and East Florida Avenue, said commencement point bearing 30 feet North and 30 feet West from the Southeast corner of the NE 1/4 of said Section 24; thence North, along the West line of South Colorado Boulevard, 325 feet; thence West, parallel to the North line of East Florida Avenue, 9 feet to the TRUE POINT OF BEGINNING; thence South, parallel to said West line of South Colorado Boulevard, 200 feet; thence West, parallel to said North line of East Florida Avenue, 116 feet; thence South, parallel to said West line of South Colorado Boulevard, 125 feet to the North line of East Florida Avenue; thence West, along the aforementioned North line, 190 feet; thence North, parallel to said West line of South Colorado Boulevard, 325 feet; thence East, parallel to said Morth line of East Florida Avenue, 306 feet to the TRUE POINT OF BEGINNING. Area as described contains 84,950 square feet or 1.950 acres, more or less. Subject to an 8-foot easement to Public Service Company, described in Book 9708 at Page 474, City and County of Denver, and subject to a 9-foot easement for public sidewalk, should South Colorado Boulevard be widened.

₹,

Recorded at Tins DEED, Made this

day of January , 1979 , between Norman Daren Writer, individually, and John M. Cogswell and George Davies, as Trustees under the Gavin Daren Writer Irrevocable Trust, the Adam Herbert Writer Irrevocable Trust and The Jason George Writer Irrevocable Trust, each dated December 25, 1975

20.00

City and County of of the Denver and State of Colorado, of the first part, and The City and County of Denver

of the City and County of Denver

and State of Colorado, of the second part,

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration, Outles & to the said part 16 Sof the first part in hand paid by the said party of the second part, the receipt whereof is hereby conferred and acknowledged, ha VC remised, released, sold, conveyed and Quit-Claimed, and by these presents do remise, release, sell, convey and Quit-Claim unto the said part Y of the second part its being and assegns forever, all the right, title, interest, claim and demand which the said part ic Sof the first part ha ve in and to the following described Parcel

situate, lying and being in the City and County of

State of Colorado, to-wit:

LEGAL DESCRIPTION FOR ADDITIONAL RIGHT OF WAY TO CITY AND COUNTY OF DENVER FOR SIDEWALK ALONG S. COLORADO BOULEVARD AT 2020 S. COLORADO BOULEVARD.

A PART OF LOTS 5 THRU 10 BLOCK 110 CHAMBERLIN'S UNIVERSITY TERRACE - NEW FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30 A DIS-TANCE OF 380.35 FEET: THENCE ON AN ANGLE TO THE RIGHT OF 90°00'00" AND EASTERLY 30.00 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF S. COLORADO BOULEVARD: THENCE ON AM AMBLE TO THE LEFT OF 90° OO'OO" AND NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF S. COLORADO BOULEVARD 164.60 FEET TO A POINT ON THE SOUTHERLY LINE OF COLORADO AND SOUTHERN RAILWAY RIGHT OF WAY, THENCE ON AN ANGLE TO THE RIGHT OF 100°50'50" AND SOUTHEASTERLY ALONG SAID SOUTHERLY RAILWAY RIGHT OF WAY 3.31 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 90°02'53" AND SOUTHERLY 63.99 FEET TO A POINT LYING 2.25 FEET EAST OF THE EASTERLY RIGHT OF WAY LINE OF SAID S. COLORADO BOULEVARD, THENCE ON AN ANGLE TO THE LEFT OF 0°53'43" AND SOUTHERLY PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE 100.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE ON AN ANGLE TO THE RIGHT OF 90°00'00" AND WESTERLY ALONG THE SAID SOUTH LINE OF SAID LOT 10 A DISTANCE OF 2.25 FEET TO THE POINT OF BEGINNING.

No. 784. QUIT CI ADS DEED. - Bradford Publishing Company - 104 44 St.

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	TO HAVE AND TO HOLD THE SAME, Together with all and singular the appurtenances and privi-
	leges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and
	claim whatsoever of the said part ies of the first part, either in law or equity, to the only proper use,
ii 9	benefit and behoof of the said part y of the second part, its xhrize and assigns, forever.
1	IN WITNESS WHEREOF, The said part ies of the first part have herennto act their hands
1	and seal S the day and year first above written.
)
1	Signed, Sealed and Delivered in Presence of Norman yaren Writter (SEAL)
ļ,	(bld leaven
i	George Davies, Trustee (SEAL) (SEAL)
ij	George Davies, "Trustee (SEAD)
1	(SEAL)
i	1
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Ì	STATE OF COLORADO,
1	County of Dennes 1. Eugenia M aifrechan in and for said County
ı	in and for said County
	in the State aforesaid, do hereby certify that norman staren writer, John M Cogswell, Truster and George Sames, Truster
1	
	personally known to me to be the person S whose name S subscribed to the foregoing Deed, appeared
,	before me this day in person, and acknowledged that they signed, scaled and delivered the said instru-
	ment of writing as these free and voluntary act for the uses and purposes therein set forth.
	Given under my hand and acal, this 33.44.
	d January A D. 1979 3 01757
ľ	My Commission expires My Commission expires (pt 19, 1981)
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2	Colorado, of the first part, and THE CITY AND COUNTY OF DESIVER, Room 302, 1445 Cleveland P1, Denver, CO 80202,		
	à Runicipal esperation	0.900	[A -1
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	Colorado , of the second ports		
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	successors and environ forever, all right, title, interest, claim and demand wh	the party of the second part, he	4
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	TO HAVE AND TO HOLD the same together with all and singular the appear		
l li	THE PARTY OF THE PARTY PARTY CHAPTER IN SECTION IN CINA COLOR PROPERTY COLOR	selft and behave of the said	
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Į.	IN WITHERS WHEREOF, The said part y of the first part ha g	erombat his bad	
i	and and the day and year first above writing.		
ľ	Signed, Secied and Delivered in the Presence of NORMAN S BAR	DLER CO	
.	The state of the s	(BALL)	
1/2			
	Sharon K. Risela	(BAL)	
A/VE	4 *** ** ** ** ** ** ** ** ** ** ** ** *		
1/1/2		,,	
11	The second secon	(8EAL)	
///	STATE OF COLORADO,	•	
_ ~	City and Commy of	H	
SU	r.	l l	
, V		И	
2	The foregoing instrument was acknowledged before me this 7th	January	
1	19 79 TO ENGRAN S. EARTER	1	
<u>%</u>			
111	TANA MENTAL MENT		
1/1/	1000		
XX	Sharon K	Yinele	
14	My Commission expires	Annual 2 1001 Hotor Poble	-
1/1	an col	Author of 1267	
H	any Commission expires		
-		i	4
	"If by natural person or persons here insert name or names. If by person noting is represented in the insert name of person as excepted, attorney-in-that or other magnity of persons as excepted, attorney-in-that or other magnity of delivers attorney-in-that or other magnity of delivers delivers, as the president or other attorney of our		5
	paration, then input name of such afficer or officers, as the president or other espainty of somewhedgement, Season 1887.	-	
	No. SEE, MITT PLANS NAME OF PERSONS NAMED AND PARTY AND		

1582-538 2-10-78 R.

		3	-0.85462	1070 MID ~					
		Reception No		1979 NAR -8	M B 42				
		THIS DRED, Made this 19 79, between ERNEST CHAMPION 11	day of Pabruary	- DENVER COL	die				
	•	29		1865 100					
Í		of the City and county of Denver Colorade, of the first part, and CITY AND C 1437 Bannock St., Denver CO 80202,	A municipal	0.800	4 -1				
		organized and existing under and by virtue or Colorado , of the sec WITNESSETE, That the said part of GOOD AND VALUABLE CONSIDERATION	f the laws of the State of	the of the					
1		to the said party of the first next in he			1				
*3		to the said party of the first part is hand paid by the said party of the second part, the receipt whereaf is leavely confessed and acknowledged, he served and, released, sold, conveyed and QUIT CLAIMED, and by successors and assigns forever, all right, title, interest, claim and demand which the said party of the second part, its first part he se it and to the following described real property.							
	*	Beginning at the southwest many	County of Denver	and State of Colorado, to with					
		division, City and County of De-	o. Do reet of Lot 1, Bloc	k l, Pisher's Sub-					
		of 150.00 feet to the northwest corn thence easterly along the neeth 14	of the above described or of said percel;	fi fi					
		thence easterly along the north line thence southerly and parallel with the 133.00 feet;	- west time or said bet	cel, a distance of					
		thence southeasterly along a curve concave to the northeast (said curve having a radius of 11.50 feet and a delta angle of 45°00'00"), a distance of 9.03 feet							
		thence southeasterly along said non-t		H					
	.	southwest corner of said percel; thence westerly along said south 1/2							
APPROVED AND AND AND AND AND AND AND AND AND AN	3 L	corner of said parcel and the point of	f beginning .	et to the southwest	.1				
М	2 X								
3	5 .	1		1					
G	3 F.	TO RAVE AND TO HOLD the same together belonging at in anywise thereunto appearaining and	with all and singular the appartu	PARCED and privileges thereunds	!				
35.03	LAND G. T.E.	belonging or in anywise thereunto appartaining, and all the estate, right, title, interest and claim whetnesses, and party of the first part, either in law or equity, to the only proper use, benefit and beheaf of the mid party of the second part, its successors and assigns forever,							
AP	3	IN WITNESS WHERBOF, The said part y and seal the day and year first above write		eate set his head	1				
		Signed, Sealed and Delivered in the Processes of	ERNEST CHAMPION		!				
	\	y ₂	Carlo	[SEAL]	1				
	1	the second state of the se		(SEAL)	ſ				
	~3	STATE OF COLORADO.			ř				
	3	City and County of Denver)- -	ľ					
Fora	11.12	The foregoing instrument was acknowledged be 19 79 by ERNEST CHANPION II	foremethis 28th day a	Pebruary					
5	ä	CHAT	teral 2 year , 10 . Witness	o my band and efficial peak	1				
e e	7	3 POTARY U	- Dhuir M	a soulm					
	1	ENBLID OF	3-24-79	Pc I					
		1 07 CO 0	SE 105	Rdeling					
		"If by natural person or persons here insert name or a stiarmay. in-fact, then insert name of person as executor, as poration, thus insert name of such officer or offeren, he the p Athendidgement, design, 1937. No. 522. 0177 [Lath REFD COMPONENTS.]	names; if by param acting in represent turney-in fact or other educatly or de president or other efficers of such team	the or officer of the last	00				
		No. 522. DITY (LAIM REST) IN COMPOSATION							

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1979 APR 26 AM 8 54

F.J. SERAFINI COUNTY CLERK DENVER COUNTY 1699 391

QUITCLAIN DEED

UNIVERSITY HILLS WEST, DENVER, a Colorado general partnership, with an address of 2553 South Colorado Boulevard, Denver, Colorado 80222, for valuable consideration, the 00000 4 - 4 receipt and sufficiency of which is hereby acknowledged, hereby sells and quitclaims to the CITY AND COUNTY OF DENVER, a Colorado municipal corporation, with an address of 1437 Bannock, Denver, Colorado 80202, the following real property in the City and County of Denver, State of Colorado, to wit;

Those parts of the West 334 feet of the East 384 feet of the NyNy of Block 7; The West 334 feet of the East 384 feet of Block 8; FIRST ADDITION TO UNIVERSITY GARDENS, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Northeast corner of said Block 8 as originally platted; thence Westerly along the North line of said Block B, 50.0 feet to the Point of Beginning; thence continuing along the aforesaid course 7.0 feet; thence Southerly and parallel with the East line of said Blocks, 242.0 feet; thence Southwesterly at an angle of 30° to the Right 5.77 feet; thence Southerly and parallel with the East line of said Blocks 63.0 feet; thence Southeasterly at an angle of 30° to the Left 5.77 feet; thence Southerly and parallel with the East line of said Blocks 97.5 feet; thence Easterly and parallel with said North line, 7.0 feet, to the existing West Right-of-Way line of South Colorado Boulevard, said Right-of-Way being 50.0 feet West of and parallel to said East line of Blocks 7 and 8; thence Northerly along said existing Right-of-Way line 412.5 feet to the Point of Beginning,

with all its appurtanances.

Signed this 20 th day of April, 1979.

UNIVERSITY HILLS WEST, DENVER, a Colorado general parinership

Daniel Crow, General

Partner

By: CB INSTITUTIONAL PUND, III, a limited partnership,

By: Coldwell Banker Management Corp.,

General Partner

Secretary

(Corporate

Seal)

IPPPOVED FOR RECORDING AND GFFICE

5

ATTEST:

INDEXED .5 .. /4 . 79 PC 1:39 391

PLATTED S.E. 10.6

STATE OF COLORADO CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 20^{22} day of April, 1979 by Daniel R. Crow as General Partner of University Hills West, Denver, a Colorado general partnership, on behalf of such partnership.

Witness my hand and official seal.

(Bolania) OUDLA My commission expires:

My Commission expires January 10, 1983

CALIFORNIA STATE OF COUNTY OF LOS ANGELES

The foregoing instrument was acknowledged before me this 74k day of April, 1979 by Arthur 9 Briggs as Vice President of Coldwell Banker Management Corp. as President of Coldwell Banker management corp. as General Partner of CB Institutional Fund III, a limited partnership, as General Partner of University Hills West, Denver, a Colorado general partnership, on behalf of such partnership.

Witness my hand and official seal.

(Notarial Seal)

Nøtary Public

My commission expires:

OFFICIAL SEAL
POTO I SCHIAL
BOTAN PUBLIC - CALFORINA MES ANGELES COUNTY MARGIN COUNTY FEB 10, 1970

WARRANTY DEED

THIS DEED, Made this

day 11 October

19 94 , between

JLJ PARTNERSKIP A COLORADO GENERAL PARTNERSHIP

of the CTTY AND COURT OF DERVER

State of Colorado, grantor, and THE CITY AND COUNTY OF DERVER

A MURICIPAL

& corporation organized and

existing under and by virtue of the laws of the State of

COLORADO

a granice. Whose legist address is

1437 BANNOCK ST., DENVER, CO 80202

WILNESSELII, that the groups, for and in consideration of the sum of TEN BOLLARS (\$10,00) AND OTHER GOOD AND VALUABLE CONSIDERATIONthe recept and sufficiency of which is hereby acknowledged, has gramed, haranned, sold and consecut, and by these presents does grant, bargain, sell, convey and confurm, into the grante. As successors and assigns torever, all of the real property, regelier with improvements, it any, situate, lying and being in the CITY AND Laurey of DERVER and Stacot Colorado described actollows:

SEE ATTACRED LEGAL DESCRIPTION AND MAP WHICH BY REFERENCE HERETO IS HEREBY MADE A PART OF THIS GENERAL WARRANTY DEED.

VACANT LAND - APPROXIMATELY 2595 SO. COLORADO BLVD. also known by street and number as:

TIMETHER with all and singular the fereditaments and apparenances thereinto belonging or in anywise appearating, and the reversion and teversions, remainder and remainders, tents, testies and profus thereof, and all the osciol right, title, indicest, claim and demand sobatsoever of the granter, either in law or equity, of, in and to the above burgained premises, with the herediannesis and appointenances

TO HAVE AND TO HOLD the said premises above tragament and described, with the appearenances, anto the printee, its successors and assigns forcer. And the grantor, for himself, his horis and personal representatives, does coronary grant, Eugenrandagues to and with the grantee, its successors and assigns, that at the time of the quocaling and delivery of these presents, he is well select of the premises above conveyed, has good, since perfect, absolpte and indeteasible estate of inheritance, in law, in fee simple, and has pool ught, full power and has tal authority to grant, bargain, will and convey the same in manner and hum as abute and, and that the same are tree and clear from all torner and other prairie, bargains, vales, hens, tores, assessments, encombiances and restrictions of whith yer land or nature societ, except

The grantor skall and will WARRANT AND FORENTR DITTIND the above Tragatic differences in the quest and perceable possession of the grantee. its successors and assigns, against all and every person of persons featurity change the subdector any partification

The singular number shall include the plural, the plural the stupular, and the use of any certific stell by applicable to all cook is

IN WILNESS WHEREOF, The printer has executed this dead on the state set made shote.

[JLJ] PARTNERSHIP

A COLORADO GENERAL PARTNERSHIP

throw M Euchd! STEVENS-GENERAL PARTNER JAMES M. STEVENS-GENERAL PARTNER

JANET S. LEPP-GENERAL PARTNER

SIAH OF CORRIGIO City and Counter Denver

21 October The foregoing distriment was acknowledged before me this dicel

v94

by JAMES M. STEVENS, LINDA J. STEVENS AND JAMET S. LEPP AS GENERAL PARTNERS,

JLJ PARTNERSHIP, A COLORADO GENERAL PARTNERSHIP

My commissipli expiles

Hill Denser meet Tax and

WITERS his transplayment of

Les object tour Liles

My Commission Expires June 4, 1995

are and Mancoot Person French reduce Noble Created Light Decopposity to 19 posts (Fig.).

No. 952, Rev. 3-85. WARRANTY DEED (in Corporation) For Photographic Record

Bradford Publishing, 1743 Waves St., Demog. CO (00)22 - (30) 292-2500 - 1292

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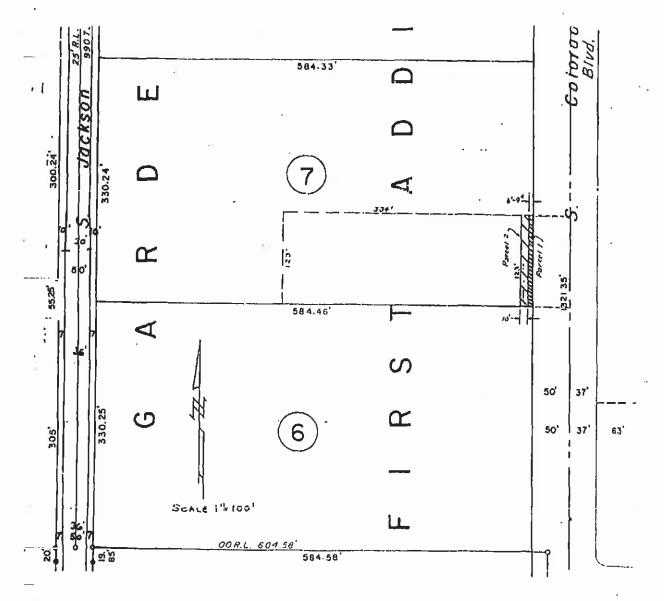
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41

Parcel 1 - Right-of-way

The east 6 feet 9 inches of the west 334 feet of the east 384 feet of the south 123 feet of Block 7, First Addition to University Gardens:



The foregoing instrument was acknowledged before me this 4TH day of MARCH Rex Beouger, General Partner

My commission expires August 1

"If by natural person or persons here insert name or may-in fact, then insert name of person as executor, a floo, then then thams of such officer or officers, as the name of such seasons (18). 1210 687

No. 572. QUIT CLAIM DEED TO CORPORATION.

INDEXED FRAN 2-4-76 PLAITED SE 105