

01/26/2023 11:19 AM City & County of Denver Electronically Recorded R \$23.00

2023006096 Page: 1 of 3 D \$0.00

MY COMMISSION EXPIRES JANUARY 31,2026

QCD

AFTER RECORDING RETURN TO: Mark Shaner 70 South Potomac Street Aurora, Colorado 80012

### **QUITCLAIM DEED**

THIS DEED, made this <u>19</u> day of January, 2023, is between **38th & Holly LLC**, a Colorado limited liability company ("<u>Grantor</u>"), whose address is 155 South Madison Street, Suite 326, Denver, Colorado 80209 and **38th & Holly LLLP**, a Colorado limited liability limited partnership ("<u>Grantee</u>"), whose address is 155 South Madison Street, Suite 326, Denver, Colorado 80209.

WITNESSETH, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, sold, and QUITCLAIMED, and by these presents, does remise, release, sell, and QUITCLAIM unto the Grantee, its heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with improvements, if any, situated, lying and being in the City and County of Denver, State of Colorado described as Parcel A and Parcel B on Exhibit A attached hereto and incorporated herein by reference.

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its heirs and assigns forever. The singular number shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

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

GRANTOR: 38th & Holly LLC	
By: Joseph A. DelZotto, Manager	
STATE OF COLORADO ) ) ss. COUNTY OF	
The foregoing instrument was acknowledged before me this 25 day of January, 2023 by Joseph A DelZotto as Manager of 38th & Holly LLC, a Colorado limited liability company.	
My commission expires: January 31,2096.	
ات Witness my hand and official seal.	TRACY GARCIA NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20124030975

Notary Public

### **EXHIBIT A**

## PARCEL A (ZONE LOT 1):

A PARCEL OF LAND BEING A PORTION OF TRACT 8, MILE-HI INDUSTRIAL DISTRICT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1954 IN BOOK 22 AT PAGE 21, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASIS OF BEARINGS: THE 20 FOOT RANGE LINE LOCATED IN 38TH AVENUE BETWEEN HOLLY STREET AND KEARNEY STREET IS ASSUMED TO BEAR NORTH 89°42'44" EAST, BASED ON THE CITY AND COUNTY OF DENVER LOCAL PROJECTION COORDINATE SYSTEM, AS MONUMENTED ON THE WEST BY AN AXLE 1.1 FEET BELOW THE SURFACE IN A RANGE BOX AND ON THE EAST BY AN AXLE 1 FOOT BELOW THE SURFACE IN A RANGE BOX; BEGINNING AT THE INTERSECTION OF A LINE 2.00 FEET NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID TRACT 8 WITH A LINE 2.00 FEET EAST OF AND PARALLEL WITH THE WESTERLY LINE OF SAID TRACT 8; THENCE NORTH 00°01'27" WEST, ALONG SAID LINE PARALLEL WITH THE WESTERLY LINE OF TRACT 8, A DISTANCE OF 258.11 FEET TO A LINE 340 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID TRACT 8; THENCE NORTH 89°42'49" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 310.14 FEET; THENCE NORTH 00°01'27" WEST, PARALLEL WITH SAID WESTERLY LINE OF TRACT 8. A DISTANCE OF 80.00 FEET TO A LINE 260 FEET SOUTH OF AND PARALLEL WITH SAID NORTHERLY LINE OF TRACT 8; THENCE NORTH 89°42'49" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 276.66 FEET; THENCE SOUTH 00°01'27" EAST, PARALLEL WITH SAID WESTERLY LINE OF TRACT 8, A DISTANCE OF 338.09 FEET TO SAID LINE PARALLEL WITH THE SOUTHERLY LINE OF TRACT 8; THENCE SOUTH 89°42'44" WEST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 586.80 FEET TO THE POINT OF BEGINNING.

# **EXHIBIT A (CONTINUED)**

# PARCEL B (ZONE LOT 2):

A PARCEL OF LAND BEING A PORTION OF TRACTS 8 AND D, MILE-HI INDUSTRIAL DISTRICT, LOCATED IN THE SOUTHWEST OUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1954 IN BOOK 22 AT PAGE 21, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASIS OF BEARINGS: THE 20 FOOT RANGE LINE LOCATED IN 38TH AVENUE BETWEEN HOLLY STREET AND KEARNEY STREET IS ASSUMED TO BEAR NORTH 89°42'44" EAST, BASED ON THE CITY AND COUNTY OF DENVER LOCAL PROJECTION COORDINATE SYSTEM, AS MONUMENTED ON THE WEST BY AN AXLE 1.1 FEET BELOW THE SURFACE IN A RANGE BOX AND ON THE EAST BY AN AXLE 1 FOOT BELOW THE SURFACE IN A RANGE BOX; BEGINNING AT THE INTERSECTION OF A LINE 2.00 FEET NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID TRACT 8 WITH A LINE 390 FEET WEST OF AND PARALLEL WITH THE EASTERLY LINE OF SAID TRACTS 8 AND D; THENCE SOUTH 89°42'44" WEST, ALONG SAID LINE PARALLEL WITH THE SOUTHERLY LINE OF TRACT 8, A DISTANCE OF 211.71 FEET; THENCE NORTH 00°01'27" WEST, PARALLEL WITH THE WESTERLY LINE OF SAID TRACT 8, A DISTANCE OF 338.09 FEET TO A LINE 260 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY LINE OF TRACT 6, SAID MILE-HI INDUSTRIAL DISTRICT; THENCE NORTH 89°42'49" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 80.08 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID TRACT D. BEING A NON-TANGENT CURVE: THENCE ALONG SAID CENTERLINE OF TRACT D FOR THE FOLLOWING TWO (2) COURSES: 1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°36'04", A RADIUS OF 302.94 FEET, AN ARC LENGTH OF 71.91 FEET, THE CHORD OF WHICH BEARS SOUTH 83°29'09" EAST, A DISTANCE OF 71.75 FEET TO A POINT OF TANGENCY; 2) NORTH 89°42'49" EAST, A DISTANCE OF 60.81 FEET TO SAID LINE 390 FEET WEST OF AND PARALLEL WITH THE EASTERLY LINE OF TRACTS 8 AND D; THENCE SOUTH 00°03'21" WEST, ALONG LAST SAID PARALLEL LINE. A DISTANCE OF 329.59 FEET TO THE POINT OF BEGINNING.