

QUITCLAIM DEED

THIS DEED is dated March 18, 2019, and is made between DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO (whether one, or more than one), the "Grantor", of the City and County of Denver and State of Colorado, and Adams County (whether one, or more than one), the "Grantee," whose legal address is **4430 South Adams County Parkway, Brighton, CO, 80601** of the County of Adams and State of Colorado

WITNESS, that the Grantor, for and in consideration of the sum of Ten DOLLARS, (\$10.00), and other consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee(s), its successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of Adams and State of Colorado, described as follows:

Project Number: I 76-1(35) Sec 2
Parcel Number: L-64EX

See property description attached Exhibit "A" dated October 31, 2018.

SUBJECT TO any and all easements of record and to any and all utilities as constructed and for their maintenance as necessary.

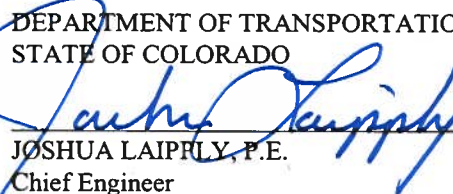
IN THE EVENT THE PROPERTY HEREIN CONVEYED FAILS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES THEN THIS DEED SHALL BECOME NULL AND VOID AND THE PROPERTY SHALL REVERT TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO.

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, and the Grantee's heirs and assigns, forever.

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

ATTEST:

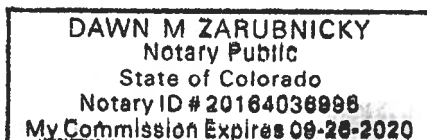

ALICIA CLEMONS
Chief Clerk for Property Management

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

JOSHUA LAIPPLY, P.E.
Chief Engineer

STATE OF COLORADO)
) ss.
City and County of Denver)

The foregoing instrument was acknowledged before me this 18th day of March, 2018, by Alicia Clemons, Chief Clerk for Property Management and Joshua Laipply, P.E. as Chief Engineer of the Department of Transportation, State of Colorado.

Witness my hand and official seal.
My commission expires:




Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

EXHIBIT "A"

PROJECT NUMBER: I 76-1(35) Section 2

PARCEL NUMBER: L-64EX

DATE: October 31, 2018

DESCRIPTION

A tract or parcel of land No. L-64EX of the Department of Transportation, State of Colorado Project No. I 76-1(35) Section 2 containing 1,861,989 sq. ft. (42.75 acres), more or less, in the southeast quarter of Section 7 and the northeast quarter of Section 18, Township 3 South, Range 68 West, of the 6th Principal Meridian, in Adams County, Colorado, said parcel being all of Parcel L-64 of Project No. I 76-1(35) Section 2, as shown in "EXHIBIT A" of the LEASE AGREEMENT, a copy of which is attached to and made part of this description, made and entered into in duplicate on the 13th day of June, A.D., 1985, by and between the State Department of Highways, Division of Highways, the Lessor, and THE COLORADO DEPARTMENT OF NATURAL RESOURCES FOR THE USE AND BENEFIT OF THE DIVISION OF WILDLIFE, the Lessee, said parcel being all of Parcel No. 66 and a portion of Parcel Nos. 56, 64, 65, and 68 of said Project No. I 76-1(35) Section 2, said tract or parcel being more particularly described as follows:

Beginning at a point on the westerly right of way line of Lowell Blvd. (Nov. 1983), said point being 30 feet west of the east line of said Section 18, from which the NE corner of said Section 18 bears N80° 04' 25"E a distance of 30.40 feet;

1. Thence N00°48'30"W (N00°09'15"W per Bk. 2836, Pg. 222) along said westerly right of way line a distance of 0.7 feet;
2. Thence S89°19'15"W continuing along said westerly right of way line parallel with the southerly right of way line of West 56th Way (Nov. 1983) a distance of 30.00 feet;
3. Thence N00°12'30"W continuing along said westerly right of way line of Lowell Blvd. (Nov. 1983) a distance of 50.00 feet;
4. Thence N89°19'15"E continuing along said westerly right of way line parallel with the southerly right of way line of West 56th Way (Nov. 1983) a distance of 30.00 feet;
5. Thence N00°12'30"W continuing along said westerly right of way line a distance of 100.00 feet to the intersection of the west right of way line of Lowell Blvd. (Nov. 1983) and the southerly right of way line of West 56th Way (Nov. 1983);
6. Thence S 89°19'15"W along said southerly right of way line a distance of 1652.00 feet;

7. Thence S89°21'00"W continuing along said southerly right of way line, said line being parallel with the north line of said Section 18, a distance of 161.50 feet;
8. Thence S70°44'48"W a distance of 125.33 feet to an easterly property line as described in Bk. 2210, Pg. 794 of the Adams County records;
9. Thence S02°24'00"E (S01°45'00"E per deed Bk. 2210, Pg. 794) along said property line a distance of 105.08 feet to the south line of said Section 7;
10. Thence S89°21'00"W along said south section line a distance of 7.0 feet;
11. Thence S00°51'45"E (S00°12'30"E per said deed) along said property line a distance of 481.55 feet to a point on a line connecting the center of the bridge on Lowcll Blvd. with the center of the bridge on Tennyson St. (as said bridges existed on Oct. 10, 1960) as described in Bk. 2745, Pg. 1 of the Adams County records;
12. Thence S82°04'45"W along said line between centers of bridges a distance of 535.10 feet;
13. Thence S82°07'15"W (S82°47'00"W per deeds Bk. 293, Pg. 380; Bk. 1766, Pg. 341; Bk. 540, Pg. 480; and Bk. 1798, Pg. 436) a distance of 15.2 feet;
14. Thence S00°57'00"W (S01°36'00"W per said deeds) along a line parallel with the east line of Tennyson St. (March 1985) a distance of 116.97 feet;
15. Thence N89°04'00"W (N88°24'00"W per said deeds) a distance of 35.00 feet to the east right of way line of Tennyson St. (March 1985);
16. Thence S00°57'00"W (S01°36'00"W per said deeds) along said east right of way line of Tennyson St. a distance of 97.30 feet;
17. Thence S00°52'15"E (S00°13'00"E per said deeds) continuing along said line parallel with the west line of the NE 1/4 of said Section 18 a distance of 42.1 feet to the south line of a 20' sanitary sewer easement to the Berkeley Water and Sanitation District as described in Bk. 2039, Pg. 281 and Bk. 2064, Pg. 563 of the Adams County records;
18. Thence N89°09'45"E along said south easement line a distance of 1451.00 feet;
19. Thence N71°45'45"E continuing along said south easement line a distance of 818.20 feet;
20. Thence southerly per deeds Bk. 293, Pg. 380; Bk. 1766, Pg. 341; and Bk. 1798, Pg. 432; parallel with the east line of said Section 18, a distance of 173.0 feet;
21. Thence easterly per said deeds a distance of 163.0 feet to the NW corner of Lot 3, POMPONIO SUBDIVISION;

22. Thence northerly per said deeds a distance of 100.0 feet to the NW corner of Lot 1, POMPONIO SUBDIVISION;

23. Thence easterly per said deeds along the north line of said Lot 1, a distance of 127.0 feet to the NE corner of Lot 1, POMPONIO SUBDIVISION, said corner also being on the west right of way line of Lowell Blvd. (Nov. 1983);

24. Thence northerly per said deeds continuing along said west right of way line parallel with the east line of the NE 1/4 of said Section 18, a distance of 508.0 feet;

25. Thence northerly continuing along said west right of way line a distance of 114.7 feet, more or less, to the POINT OF BEGINNING.

The above described parcel contains 1,861,989 sq. ft., more or less.

Reserving from the above described parcel the west 30.0 feet of the east 60.0 feet of said Sections 7 and 18 for the future widening of Lowell Boulevard.

All bearings used in the above described parcel are oriented to the modified Colorado Coordinate System (Central Zone).

Authored by: Jerald Patrick Buffington, PLS 38365
CDOT, Region 1, North R.O.W.
4760 Holly St.
Denver Co. 80216
303.398.6710



EXHIBIT A

RIGHT OF WAY
TO BE LEASED TO

Parcel No. L-64
Sta 200 + to Sta 226 +

COLORADO DIVISION OF
WILDLIFE

FOR

State Highway No. 76

I 76-1(35) Sec. 2
1-76 Extension
Sheridan to Pecos at Tennyson St.

DESCRIPTION

A tract or parcel of land No. L-64 of the State Department of Highways, Division of Highways, State of Colorado, Project No. I 76-1(35) Sec. 2 containing 1,861,989 sq. ft., more or less, in the SE 1/4 of Section 7 and the NE 1/4 of Section 18, Township 3 South, Range 68 West, of the Sixth Principal Meridian in Adams County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the westerly right of way line of Lowell Blvd. (Nov. 1983), said point being 30 feet west of the east line of said Section 18, from which the NE corner of said Section 18 bears N. 80° 04' 25" E. a distance of 30.40 feet;

1. Thence N. 00° 48' 30" W. (N. 00° 09' 15" W. per Dk. 2036, Pg. 222) along said westerly right of way line a distance of 0.7 feet;
2. Thence S. 89° 19' 15" W. continuing along said westerly right of way line parallel with the southerly right of way line of West 56th Way (Nov. 1983) a distance of 30.00 feet;
3. Thence N. 00° 12' 30" W. continuing along said westerly right of way line of Lowell Blvd. (Nov. 1983) a distance of 50.00 feet;
4. Thence N. 89° 19' 15" E. continuing along said westerly right of way line parallel with the southerly right of way line of West 56th Way (Nov. 1983) a distance of 30.00 feet;
5. Thence N. 00° 12' 30" W. continuing along said westerly right of way line a distance of 100.00 feet to the intersection of the west right of way line of Lowell Blvd. (Nov. 1983) and the southerly right of way line of West 56th Way (Nov. 1983);

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Page 2

6. Thence S. $89^{\circ} 19' 15''$ W. along said southerly right of way line a distance of 1652.00 feet;
7. Thence S. $89^{\circ} 21' 00''$ W. continuing along said southerly right of way line, said line being parallel with the north line of said Section 18, a distance of 161.50 feet;
8. Thence S. $70^{\circ} 44' 48''$ W. a distance of 125.33 feet to an easterly property line as described in Bk. 2210, Pg. 794 of the Adams County records;
9. Thence S. $02^{\circ} 24' 00''$ E. (S. $01^{\circ} 45' 00''$ E. per deed Bk. 2210, Pg. 794) along said property line a distance of 105.08 feet to the south line of said Section 7;
10. Thence S. $89^{\circ} 21' 00''$ W. along said south section line a distance of 7.0 feet;
11. Thence S. $00^{\circ} 51' 45''$ E. (S. $00^{\circ} 12' 30''$ E. per said deed) along said property line a distance of 491.55 feet to a point on a line connecting the center of the bridge on Lowell Blvd. with the center of the bridge on Tennyson St. (as said bridges existed on Oct. 10, 1960) as described in Bk. 2745, Pg. 1 of the Adams county records;
12. Thence S. $82^{\circ} 04' 45''$ W. along said line between centers of bridges a distance of 535.10 feet;
13. Thence S. $82^{\circ} 07' 15''$ W. (S. $82^{\circ} 47' 00''$ W. per deeds Bk. 293, Pg. 380; Bk. 1766, Pg. 341; Bk. 540, Pg. 480; and Bk. 1798, Pg. 436) a distance of 15.2 feet;
14. Thence S. $00^{\circ} 57' 00''$ W. (S. $01^{\circ} 36' 00''$ W. per said deeds) along a line parallel with the east line of Tennyson St. (March 1985) a distance of 116.97 feet;
15. Thence N. $89^{\circ} 04' 00''$ W. (N. $88^{\circ} 24' 00''$ W. per said deeds) a distance of 35.00 feet to the east right of way line of Tennyson St. (March 1985);
16. Thence S. $00^{\circ} 57' 00''$ W. (S. $01^{\circ} 36' 00''$ W. per said deeds) along said east right of way line of Tennyson St. a distance of 97.30 feet;

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17. Thence S. $00^{\circ} 52' 15''$ E. (S. $00^{\circ} 13' 00''$ E. per said deeds) continuing along said line parallel with the west line of the NE 1/4 of said Section 18 a distance of 42.1 feet to the south line of a 20' sanitary sewer easement to the Berkeley Water and Sanitation District as described in Bk. 2039, Pg. 281 and Bk. 2064, Pg. 563 of the Adams county records;
18. Thence N. $89^{\circ} 09' 45''$ E. along said south easement line distance of 1451.00 feet;
19. Thence N. $71^{\circ} 45' 45''$ E. continuing along said south easement line a distance of 818.20 feet;
20. Thence southerly per deeds Bk. 203, Pg. 390; Bk. 1766, Pg. 341; and Bk. 1798, Pg. 432; parallel with the east line of said Section 18, a distance of 173.0 feet;
21. Thence easterly per said deeds a distance of 163.0 feet to the NW corner of Lot 3, POMPHONIO SUBDIVISION;
22. Thence northerly per said deeds a distance of 100.0 feet to the NW corner of Lot 1, POMPHONIO SUBDIVISION;
23. Thence easterly per said deeds along the north line of said Lot 1, a distance of 127.0 feet to the NE corner of Lot 1, POMPHONIO SUBDIVISION, said corner also being on the west right of way line of Lowell Blvd. (Nov. 1983);
24. Thence northerly per said deeds continuing along said west right of way line parallel with the east line of the NE 1/4 of said Section 18, a distance of 508.0 feet;
25. Thence northerly continuing along said west right of way line a distance of 114.7 feet, more or less, to the point of beginning.

The above described parcel contains 1,861,989 sq. ft., more or less.

Reserving from the above described parcel the west 30.0 feet of the east 60.0 feet of said Sections 7 and 18 for the future widening of Lowell Boulevard.

All bearings used in the above described parcel are oriented to the modified Colorado Coordinate System (Central Zone).

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day first above written.

State of Colorado
Department of Natural Resources

David Getches
Executive Director
Date

Division of Wildlife

James R. Ruch
By: James R. Ruch, Director
Date

APPROVED:

DEPARTMENT OF ADMINISTRATION

By
Director
State Buildings Division

ATTORNEY GENERAL
STATE OF COLORADO

DUANE WOODARD
By
LYNN OBERNYER
Date
First Ass't. Attorney General
Natural Resources Section

LESSOR:

STATE OF COLORADO
Acting by and through Department
of Highways
and for RICHARD D. LAMM,
GOVERNOR

Robert L. Clevenger
By
Executive Director

DIVISION OF ACCOUNTS AND CONTROL

By
State Controller
JAMES A. STROUP
Date

STATE OF COLORADO

 COUNTY

OF ADAMS

The foregoing Lease Agreement was acknowledged before me
this 13th day of JUNE, A.D., 1985

By Ed Penick for the Director & EXECUTIVE DIRECTOR Lessee

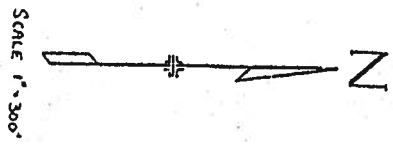
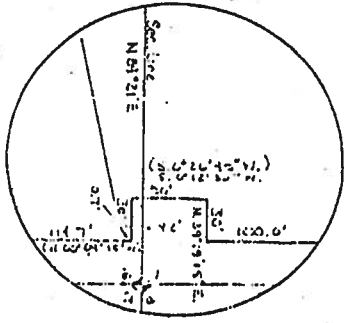
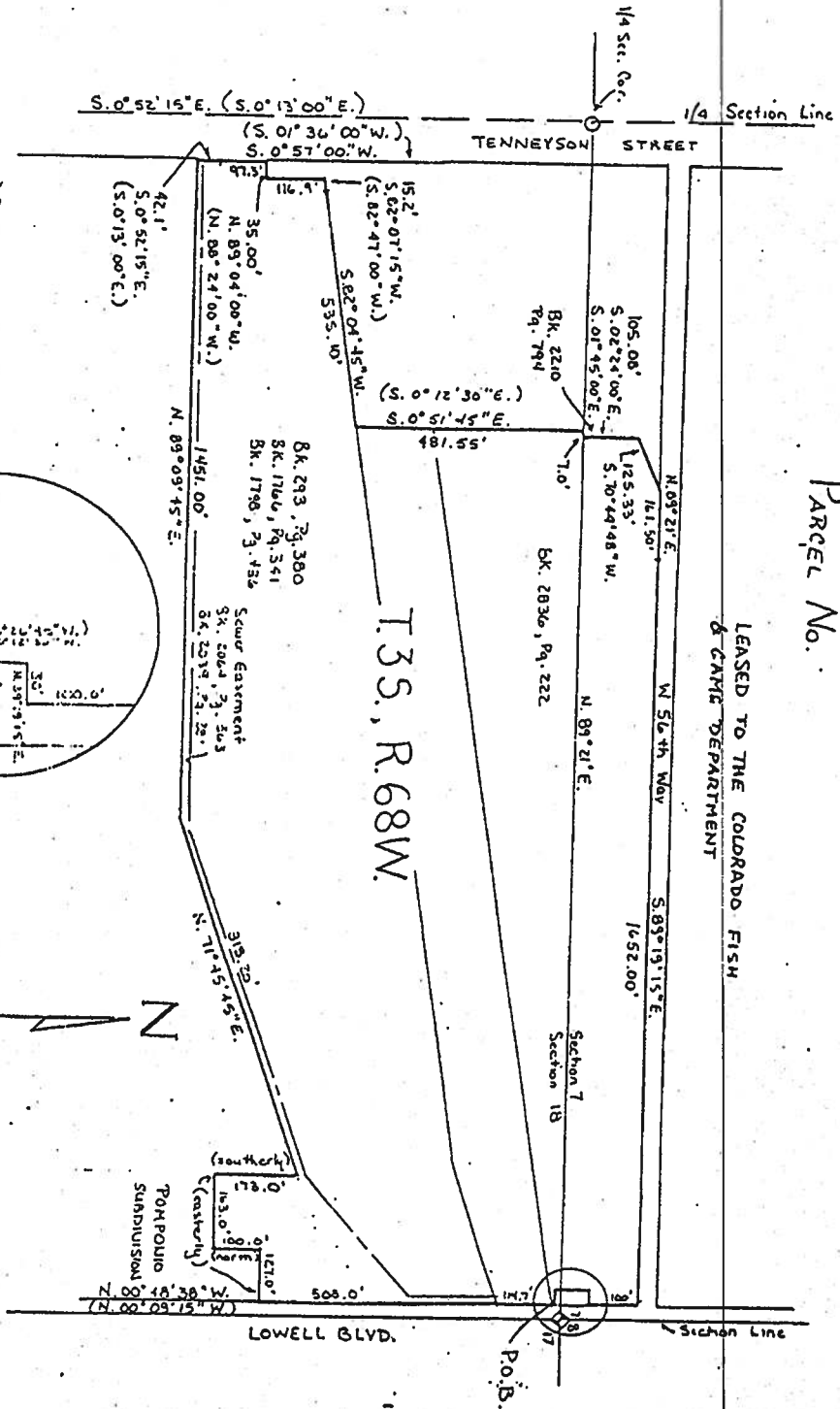
Witness my hand and official seal.

My Commission Expires JUNE 24, 1986

James C. Callahan
Notary Public
ADDRESS: 562 Melody Dr.
Northglenn, Co 80221

Parcel No.

LEASED TO THE COLORADO FISH
& GAME DEPARTMENT





4670 Holly St.
Denver, CO 80216
Phone: 303-398-6772

DAS

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Exhibit A

Sheet 9 of 9
Project Location: I-76, Tennyson St. to Lowell Blvd.

Parcels shown on this sheet are from CDOT Project No. I 76-1(35) Section 2.

Bearings on this sheet are oriented to the Colorado Coordinate System Grid, Central Zone, and rounded to 15 Seconds, per Sheet No. 10A of the Right-of-Way Plans of said Project No. 176-(135) Section 2. Bearings in parenthesis are oriented to the deed.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

Title policy, title commitment, and title research were not performed, therefore easements, rights, and restrictions of record were not researched and are not shown on this exhibit. The verification of the physical evidence with relation to easements, rights of use, ownership boundaries and restrictions or described in the instruments of record were not included in this exhibit.

This exhibit depicts Parcel No. L-64, of Project No. I 76-(135) Section 2 as shown in the LEASE AGREEMENT, made and entered into on duplicate on the 13th day of June, AD, 1985, by and between the State Department of Highways, Division of Highways, the LESSOR, and the COLORADO DEPARTMENT OF NATURAL RESOURCES FOR THE USE AND BENEFIT OF THE DIVISION OF WILDLIFE, the Lessee. This exhibit is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.

