

When recorded return to:
Holland & Hart LLP
1800 Broadway, Suite 300
Boulder, CO 80302
ATTN: Laurence G. Preble

QUITCLAIM DEED

Urban Renewal Authority of the City of Commerce City (“Grantor”), whose street address is 7887 E. 60th Avenue, Commerce City, Colorado 80022, for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release, sell, and quitclaim to **Boys and Girls Clubs of Metro Denver, Inc.**, a Colorado nonprofit corporation (“Grantee”), whose street address is 2017 W. 9th Avenue, Denver, Colorado 80204, forever, all the right, title, interest, claim and demand which Grantor has, either in law or equity, in and to the real property in the County of Adams and State of Colorado described on Exhibit A attached hereto and made a part hereof (the “Property”), to have and to hold the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, provided, the Property will only be used for the construction, operation, maintenance, repair and replacement of a Boys and Girls Club, with such recreational, landscaping, lighting, parking and related appurtenances and amenities as Grantee deems appropriate (the “Project”) to serve the Commerce City area in accordance with the operating standards of other similar projects operated by the Boys and Girls Clubs in the Denver metropolitan area. If the Property ceases to be used to operate a Boys and Girls Club for a period of one (1) year or more, other than in connection with a renovation, restoration or rebuilding of the Project with the intent to again operate a Boys and Girls Club therein, Grantor shall have the right to re-enter and repossess the Property (including, without limitation, all appurtenances thereto and improvements thereon), free and clear of the interest of Grantee.

Signed as of this ____ day of _____, 2015.

GRANTOR:

URBAN RENEWAL AUTHORITY OF THE
CITY OF COMMERCE CITY

BY: _____
Sean Ford, Chairperson

STATE OF COLORADO)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2015 by Sean Ford as Chairperson of the Urban Renewal Authority of the City of Commerce City.

Witness my hand and official seal.

My commission expires: _____

Notary Public