

After Recording Return To:

City of Commerce City
Attn: City Attorney
7887 E. 60th Avenue
Commerce City, CO 80022

SPECIAL WARRANTY DEED

This Special Warranty Deed (this “**Deed**”) is dated as of the ____ day of _____, 2025, between the Urban Renewal Authority of the City of Commerce City, Colorado, a body corporate duly organized and existing as an urban renewal authority under the laws of the State of Colorado (“**Grantor**”), whose address is 7887 E. 60th Ave., Commerce City, CO 80022, and the City of Commerce City, a home rule Colorado municipal corporation, (“**Grantee**”), with a principal place of business at 7887 E. 60th Avenue, Commerce City, CO 80022.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby confessed and acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns forever, all of that certain real property, together with all improvements thereon, situate, lying and being in the County of Adams, State of Colorado, more particularly described in Exhibit A attached hereto and incorporated by reference herein (the “**Property**”), but reserving unto Grantor the Reservations as hereinafter defined;

TOGETHER WITH all easements and rights-of-way appurtenant thereto, all and singular the hereditaments and appurtenances thereunto belonging, or in any ways 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 Grantor, either in law or equity, of, in and to the Property,

SUBJECT TO all statutory exceptions, taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matters that a survey or inspection of the property would disclose, all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the property.

Mineral and Water Reservation:

Grantor reserves (i) all minerals and mineral rights, oil and gas and oil and gas rights, and other hydrocarbon substances associated with or underlying the land comprising the Property, of every name and nature whatsoever, regardless of whether the presence of same is currently known or unknown and regardless of the current or future commercial value of same, including, by way of example but not by way of limitation, coal, iron, clay, gravel, sand, limestone, silica, natural gases, methane, hydrocarbons and related materials, fossils, precious metals, gemstones, ores and all other valuable bedded deposits, and (ii) all water and water rights, ditches and ditch rights, reservoirs and reservoir rights, streams and stream rights, water wells and well rights, whether tributary, non-tributary or not non-tributary, including, but not limited to all right, title and interest under C.R.S. 37-90-137 on, underlying, appurtenant to or now or historically used on or in connection with the Property, whether appropriated, conditionally appropriated or unappropriated, and whether adjudicated or un-adjudicated, including, without limitation, all State Engineer filings, well registration statements, well permits, decrees and pending water court applications, if any, and all water well equipment or other personalty or fixtures currently used for the supply, diversion, storage, treatment

Special Warranty Deed
CCURA to City ROW

or distribution of water on or in connection with the Property, and all water and ditch stock relating thereto (collectively, the “**Reservations**”);

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate and water estate owned by Grantor. Nothing herein, however, restricts the exploration or production of the oil, gas, water and other related minerals by means of wells that are drilled or mines that open on land other than the Property but enter, bottom under, or pass through the Property, provided that these operations are conducted at depths greater than One Thousand Five Hundred Feet (1500’) below the surface of the Property and in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

TO HAVE AND TO HOLD the Property with the appurtenances, unto Grantee, its successors and assigns forever;

AND Grantor, for itself, its successors and assigns, covenants and agrees to and with Grantee, its successors and assigns, to WARRANT AND FOREVER DEFEND title to the Property, by Grantee, its successors and assigns, against every person who lawfully claims the Property or any part thereof, by, through or under Grantor, subject to the statutory exceptions as defined in C.R.S. § 38-30-113(5)(a).

[Signature on following page]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

**Urban Renewal Authority of the City of Commerce
City, Colorado**, an urban renewal authority organized
and existing under the laws of the State of Colorado

By: _____
Steven J. Douglas, Chair

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by Steven J. Douglas as Chair of the Urban Renewal Authority of the City of Commerce City, Colorado, an urban renewal authority organized and existing under the laws of the State of Colorado.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

APPROVED AS TO FORM

By: _____
Caitlin Quander, Special Counsel to the Authority

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

LEGAL DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND NO. ROW-1 CONTAINING 17,503 SQUARE FEET OR 0.40 ACRES, MORE OR LESS, LOCATED IN AND BEING A PORTION OF MILE HIGH GREYHOUND PARK 7TH AMENDMENT, RECORDED ON JANUARY 27, 2023 AT RECEPTION NUMBER 2023000004823 IN THE ADAMS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7 WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 89°14'38" WEST 2640.98 FEET AND IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

1. THENCE SOUTH 55°38'59" WEST 2,200.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR ELM STREET AND THE POINT OF BEGINNING;
2. THENCE ALONG SAID WEST LINE SOUTH 08°25'08" WEST 10.94 FEET TO A POINT OF TANGENCY ON THE NORTH RIGHT OF WAY LINE FOR EAST 62ND AVENUE;
3. THENCE DEPARTING SAID WEST LINE AND FOLLOWING SAID NORTH LINE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 90°05'34", A CHORD BEARING OF SOUTH 53°27'03" WEST, A CHORD LENGTH OF 14.15 FEET, AND AN ARC LENGTH OF 15.72 FEET TO A POINT OF TANGENCY;
4. THENCE FOLLOWING SAID NORTH LINE NORTH 81°29'18" WEST 651.76 FEET TO A POINT OF CURVATURE;
5. THENCE FOLLOWING SAID NORTH LINE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 87°57'46", A CHORD BEARING OF NORTH 37°30'25" WEST, A CHORD LENGTH OF 48.61 FEET, AND AN ARC LENGTH OF 53.73 FEET;
6. THENCE DEPARTING SAID NORTH LINE AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 96.50 FEET, A DELTA ANGLE OF 36°46'28", A CHORD BEARING OF SOUTH 71°04'02" EAST, A CHORD LENGTH OF 60.88 FEET, AND AN ARC LENGTH OF 61.94 FEET TO A POINT OF REVERSE CURVATURE;
7. THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,039.50 FEET, A DELTA ANGLE OF 10°07'27", A CHORD BEARING OF SOUTH 84°23'32" EAST, A CHORD LENGTH OF 183.44 FEET, AND AN ARC LENGTH OF 183.68 FEET TO A POINT OF TANGENCY;
8. THENCE SOUTH 79°19'48" EAST 359.32 FEET TO A POINT OF CURVATURE;
9. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 960.50 FEET, A DELTA ANGLE OF 2°16'08", A CHORD BEARING OF SOUTH 80°27'53" EAST, A CHORD LENGTH OF 38.03 FEET, AND AN ARC LENGTH OF 38.04 FEET TO A POINT OF TANGENCY;
10. THENCE SOUTH 81°35'57" EAST 45.55 FEET;
11. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 21.50 FEET, A DELTA ANGLE OF 30°46'21", A CHORD BEARING OF NORTH 83°00'32" EAST, A CHORD LENGTH OF 11.41 FEET, AND AN ARC LENGTH OF 11.55 FEET TO THE POINT OF BEGINNING;

CONTAINING 17,503 SQUARE FEET OR 0.40 ACRES MORE OR LESS.

THE BASIS OF BEARINGS FOR ROW-1 IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 AS MONUMENTED BY A FOUND 3/4" REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "LS 25369" AT THE NORTHEAST CORNER FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7 AS MONUMENTED BY A FOUND 3" BRASS DISK IN JERSEY BARRIER BEARS SOUTH 89°14'38" WEST 2,640.98 FEET.

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE 0501, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT.

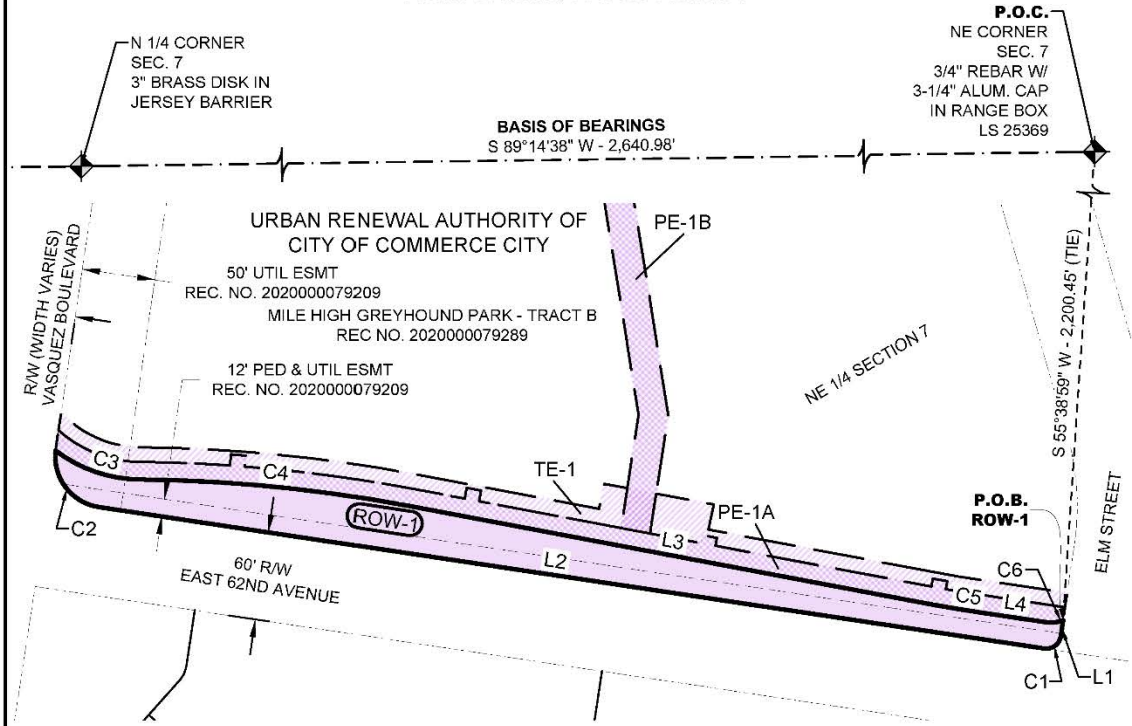
DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

DANIEL J. CORRIELL, PLS 38065

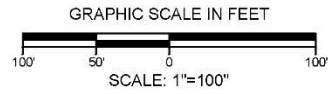
FOR AND ON BEHALF OF DAVID EVANS AND ASSOCIATES, INC.
1600 BROADWAY, SUITE 800, DENVER, CO 80202
(720) 946-0969

EXHIBIT "A" - ROW-1

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



SEE SHEET 2 OF 2 FOR
LINE AND CURVE TABLE



LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
	SECTION CORNER
	SECTION LINE
	PROPOSED RIGHT OF WAY
	PROPOSED PERMANENT EASEMENT
	PROPOSED TEMPORARY EASEMENT
	TIE LINE
	EXISTING ROAD ROW
	EXISTING EASEMENT
	PROPERTY LINE



- THE TOTAL AREA OF THE PROPOSED ROW-1 SHOWN HEREON IS 17,503 SQUARE FEET OR 0.40 ACRES MORE OR LESS.
- THE BASIS OF BEARINGS FOR ROW-1 IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 AS MONUMENTED BY A FOUND 3/4" REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "LS 25369" AT THE NORTHEAST CORNER FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7 AS MONUMENTED BY A FOUND 3" BRASS DISK IN JERSEY BARRIER BEARS SOUTH 89°14'38" WEST 2,640.98 FEET. BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE 0901, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT.
- THE MEASURED DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET. TO OBTAIN GRID DISTANCES, MULTIPLY THE MEASURED DISTANCES SHOWN HEREON BY THE COMBINED SCALE FACTOR OF 0.99974168.
- THIS EXHIBIT IS NOT A BOUNDARY SURVEY OF THE ADJOINING PROPERTY AND IS PREPARED FOR COMMERCE CITY PURPOSES ONLY.
- FOR TITLE INFORMATION COMMERCE CITY AND DEA, INC. RELIED ON TITLE COMMITMENTS, PREPARED BY HCPECK AND ISSUED BY J PARKER.

Print Date: 4/24/24	URBAN RENEWAL AUTHORITY OF CITY OF COMMERCE CITY	Project No./Code
CDOT00R11906-ROW_NO_01.dgn		
Horiz. Scale: 1"=100"	PARCEL ROW-1	
DAVID EVANS AND ASSOCIATES INC. 1600 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0969	DRAWN BY: KDHA	
		Unit Leader:
		Sheet: 1 of 2

EXHIBIT "A" - ROW-1

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 08°25'08" W	10.94'
L2	N 81°29'18" W	651.76'
L3	S 79°19'48" E	359.32'
L4	S 81°35'57" E	45.55'

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.72'	10.00'	090°05'34"	S 53° 27' 03" W	14.15'
C2	53.73'	35.00'	087°57'46"	N 37° 30' 25" W	48.61'
C3	61.94'	96.50'	036°46'28"	S 71° 04' 02" E	60.88'
C4	183.68'	1039.50'	010°07'27"	S 84° 23' 32" E	183.44'
C5	38.04'	960.50'	002°16'08"	S 80° 27' 53" E	38.03'
C6	11.55'	21.50'	030°46'21"	N 83° 00' 32" E	11.41'

Print Date: 4/24/24	URBAN RENEWAL AUTHORITY OF CITY OF COMMERCE CITY		Project No./Code
CDOT00R11906-ROW_NO_01.dgn	PARCEL ROW-1		
Horiz. Scale: N/A	DRAWN BY: KDHA		Unit Leader:
 DAVID EVANS AND ASSOCIATES INC. <small>1600 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0969</small>			Sheet: 2 of 2