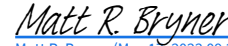


REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**TO:** Ivone Avila-Ponce, City Attorney's Office**FROM:** Matt R. Bryner, P.E., Director, Right-of-Way Services
Matt R. Bryner (May 17, 2022 09:21 MDT)**DATE:** May 12, 2022**ROW #:** 2022-DEDICATION-0000050 **SCHEDULE #:** adjacent to 1) 0223311020000, 2) 0223406024000, 3) 0223406025000, 4) 0223407024000, 5) 0223407023000, 6) 0223408001000, 7) 0223408024000, 8) 0223403026000, 9) 0223403033000, 10) 0223402011000 and 0223402012000, 11) 0224300008000 and 12) adjacent to 0224420017000 and 0224421006000.**TITLE:** This request is to dedicate a portion of twelve City-owned parcels of land as Public Right-of-Way as 1) 40th St., located near the intersection of 40th St. and Blake St., 2) Public Alley, bounded by E. 38th Ave., N. Franklin St., E. 39th Ave., and N. Gilpin St., 3) Public Alley, bounded by E. 38th Ave., N. Franklin St., E. 39th Ave., and N. Gilpin St., 4) Public Alley, bounded by E. 38th Ave., N. Gilpin St., E. 39th Ave., and N. Williams St., 5) Public Alley, bounded by E. 38th Ave., N. Gilpin St., E. 39th Ave., and N. Williams St., 6) Public Alley, bounded by E. 38th Ave., N. Williams St., E. 39th Ave., and N. High St., 7) Public Alley, bounded by E. 38th Ave., N. Williams St., E. 39th Ave., and N. High St., 8) Public Alley, bounded by E. 39th Ave., N. Williams St., E. 40th Ave., and N. High St., 9) Public Alley, bounded by E. 39th Ave., N. Williams St., E. 40th Ave., and N. High St., 10) Public Alley, bounded by E. 39th Ave., N. High St., E. 40th Ave., and N. Race St., 11) E. 39th Ave., located near the intersection N. York St., E. 39th Ave. 12) N. Monroe St., located near the intersection of E. 40th Ave., and N. Monroe St.**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 1) 40th St., 2-10) Public Alley, 11) E. 39th Ave., and 12) N. Monroe St. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "P2P."

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 multiple parcels of land for Public Right-of-Way purposes as 1) 40th St., 2-10) Public Alley, 11) E. 39th Ave., and 12) N. Monroe St. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2022-DEDICATION-0000050-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, and 012) HERE.

A map of the area to be dedicated is attached.

MB/JL/LRA



cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson, Candi CdeBaca District # 9
Councilperson Aide, Liz Stalnaker
City Council Staff, Zach Rothmier
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Jason Gallardo
DOTI, Director, Right-of-Way Engineering Services, Matt Bryner
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Ivone Avila-Ponce
Department of Law, Uyen Tran
Department of Law, Stefanie Raph
DOTI Survey, Johanna Lee
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2022-DEDICATION-0000050

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at Jason.Gallardo@DenverGov.org by **12:00 pm 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: May 12, 2022

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. Title: This request is to dedicate a portion of twelve City-owned parcels of land as Public Right-of-Way as 1) 40th St., located near the intersection of 40th St. and Blake St., 2) Public Alley, bounded by E. 38th Ave., N. Franklin St., E. 39th Ave., and N. Gilpin St., 3) Public Alley, bounded by E. 38th Ave., N. Franklin St., E. 39th Ave., and N. Gilpin St., 4) Public Alley, bounded by E. 38th Ave., N. Gilpin St., E. 39th Ave., and N. Williams St., 5) Public Alley, bounded by E. 38th Ave., N. Gilpin St., E. 39th Ave., and N. Williams St., 6) Public Alley, bounded by E. 38th Ave., N. Williams St., E. 39th Ave., and N. High St., 7) Public Alley, bounded by E. 38th Ave., N. Williams St., E. 39th Ave., and N. High St., 8) Public Alley, bounded by E. 39th Ave., N. Williams St., E. 40th Ave., and N. High St., 9) Public Alley, bounded by E. 39th Ave., N. Williams St., E. 40th Ave., and N. High St., 10) Public Alley, bounded by E. 39th Ave., N. High St., E. 40th Ave., and N. Race St., 11) E. 39th Ave., located near the intersection N. York St., E. 39th Ave. 12) N. Monroe St., located near the intersection of E. 40th Ave., and N. Monroe St.

3. Requesting Agency: DOTI, Right-of-Way Services
Agency Section: Survey

4. Contact Person: (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Lisa R. Ayala
- **Phone:** 720-641-4842
- **Email:** lisa.ayala@denvergov.org

5. Contact Person: (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- **Name:** Jason Gallardo
- **Phone:** 720-865-8723
- **Email:** Jason.Gallardo@denvergov.org

6. General description/background of proposed resolution including contract scope of work if applicable: 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 N. York St. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "P2P."

****Please complete the following fields:** (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** 40th St., and Blake St., to E. 40th Ave., and Monroe St.
- d. **Affected Council District:** Candi CdeBaca District # 9
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

7. Is there any controversy surrounding this resolution? (Groups or individuals who may have concerns about it?) **Please explain.** None.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2022-DEDICATION-0000050

Description of Proposed Project: Dedication of a parcel of land as Public Right-of-Way as 1) 40th St., 2-10) Public Alley, 11) E. 39th Ave., and 12) N. Monroe St.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to be dedicated as Public Right-of-Way.

Has a Temp MEP been issued, and if so, what work is underway: N/A

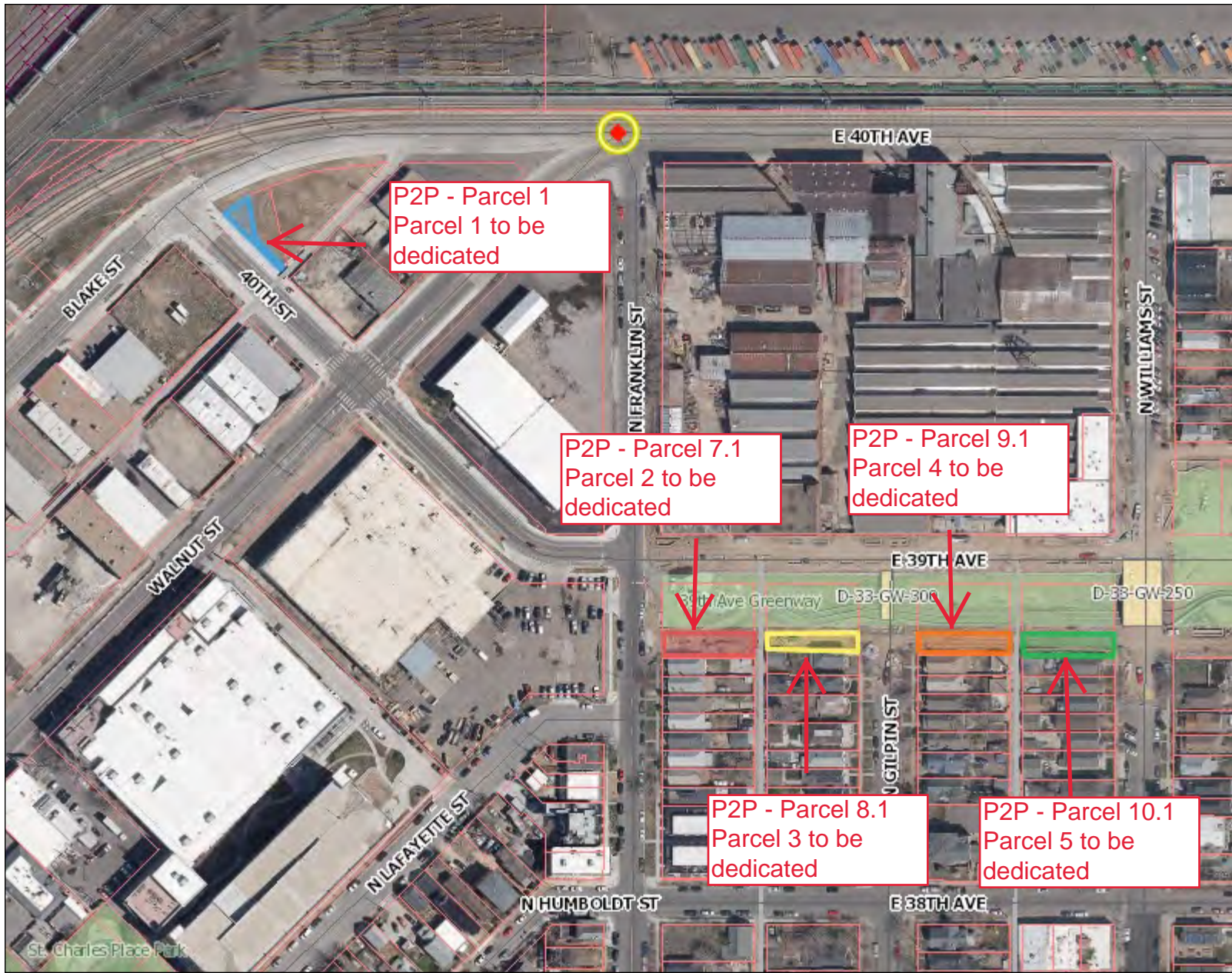
What is the known duration of a MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

Will an easement be placed over a vacated area, and if so explain: N/A

Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way, as part of a development project called, "P2P."



P2P - Parcel 1
Parcel 1 to be dedicated

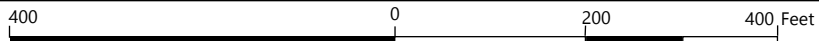
P2P - Parcel 7.1
Parcel 2 to be dedicated

P2P - Parcel 9.1
Parcel 4 to be dedicated

P2P - Parcel 8.1
Parcel 3 to be dedicated

























P2P - Parcel 10.1
Parcel 5 to be dedicated

- ### Legend
- ▲ Well Restrictions
 - Barrier Restrictions
 - Area Restrictions
 - Liner
 - Sheet Pile Wall Area
 - Streams
 - Irrigation Ditches Reconstruct (Gardeners)
 - Irrigation Ditches
 - Streets
 - Alleys
 - Railroads
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
 - Bridges
 - Rail Transit Stations
 - Existing
 - Planned
 - ▲ Park-N-Ride Locations
 - Lakes
 - County Boundary
 - Parcels
 - Parks
 - All Other Parks; Linear
 - Mountain Parks





Legend

-  Well Restrictions
-  Barrier Restrictions
- Area Restrictions
 -  Liner
 -  Sheet Pile Wall Area
-  Streams
-  Irrigation Ditches Reconstruct (Gardeners)
-  Irrigation Ditches
-  Streets
-  Alleys
- Railroads
 -  Main
 -  Yard
 -  Spur
 -  Siding
 -  Interchange track
 -  Other
-  Bridges
- Rail Transit Stations
 -  Existing
 -  Planned
-  Park-N-Ride Locations
-  Lakes
-  County Boundary
-  Parcels
- Parks
 -  All Other Parks; Linear
 -  Mountain Parks





P2P - Parcel 608
Parcel 11 to be
dedicated

Legend

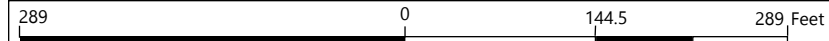
- ▲ Well Restrictions
- Barrier Restrictions
- Area Restrictions
 - Liner
 - Sheet Pile Wall Area
- Streams
- Irrigation Ditches Reconstruct Gardener(s)
- Irrigation Ditches
- Streets
- Alleys
- Railroads
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Rail Transit Stations
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks
 - All Other Parks; Linear
 - Mountain Parks





P2P - Parcel 609
Parcel 12 to be
dedicated

D-06-BCRR-060



Legend

- ▲ Well Restrictions
- Barrier Restrictions
- Area Restrictions
 - Liner
 - Sheet Pile Wall Area
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- Streets
- Alleys
- Railroads
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Lots/Blocks
- Parks
 - All Other Parks; Linear
 - Mountain Parks

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-001

P2P – PARCEL 1

LAND DESCRIPTION – STREET PARCEL #1 (E. 40th St., located near the intersection of E. 40th St. and Blake St.):

A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF DECEMBER, 2017, AT RECEPTION NUMBER 2017165699 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 1, BEING A PORTION OF LOTS 15 AND 16, BLOCK 23, RIVERSIDE ADDITION TO DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 63°46'21" WEST, A DISTANCE OF 3,333.63 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 16, BLOCK 23, RIVERSIDE ADDITION TO DENVER;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, SOUTH 44°56'52" WEST, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, SOUTH 44°56'52" WEST, A DISTANCE OF 11.00 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 16;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 16, NORTH 45°50'41" WEST, A DISTANCE OF 114.80 FEET TO THE SOUTHEASTERLY LINE OF BLAKE STREET PER ORD. 47, SERIES 1956;

THENCE ALONG SAID SOUTHEASTERLY LINE OF BLAKE STREET, NORTH 61°31'09" EAST, A DISTANCE OF 41.73 FEET;

THENCE SOUTH 22°09'04" EAST, A DISTANCE OF 71.73 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 11.00 FEET NORTHEASTERLY OF SAID SOUTHWESTERLY LINE OF LOT 16, SOUTH 45°50'41" EAST, A DISTANCE OF 36.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,321 SQ. FT. OR 0.05 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-002

P2P – PARCEL 7.1

LAND DESCRIPTION – ALLEY PARCEL #2 (Public Alley, bounded by E. 38th Ave., N. Franklin St., E. 39th Ave., and N. Gilpin St.):

A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF AUGUST, 2018, AT RECEPTION NUMBER 2018100852 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 7.1, BEING LOT 4 AND A PORTION OF LOT 3, BLOCK 9, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 50°16'51" WEST, A DISTANCE OF 3,074.55 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 3, BLOCK 9, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 3, SOUTH 00°08'47" WEST, A DISTANCE OF 5.07 FEET TO A POINT ON THE SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF LOTS 3 & 4, BLOCK 9, SOUTH 00°08'47" WEST, A DISTANCE OF 44.94 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 4, NORTH 89°51'28" WEST, A DISTANCE OF 124.97 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 3 & 4, NORTH 00°08'49" EAST, A DISTANCE OF 45.16 FEET TO A POINT ON SAID SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL;

THENCE ALONG SAID SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL, SOUTH 89°45'24" EAST, A DISTANCE OF 124.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,630 SQ. FT. OR 0.13 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-003

P2P – PARCEL 8.1

LAND DESCRIPTION – ALLEY PARCEL #3 (Public Alley, bounded by E. 38th Ave., N. Franklin St., E. 39th Ave., and N. Gilpin St.):

A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF AUGUST, 2018, AT RECEPTION NUMBER 2018100852 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 8.1, BEING A PORTION OF LOTS 29 & 30, BLOCK 9, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 48°32'11" WEST, A DISTANCE OF 2,967.70 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 30, BLOCK 9, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 30, SOUTH 00°08'44" WEST, A DISTANCE OF 5.34 FEET TO A POINT ON THE SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF LOTS 29 AND 30, SAID BLOCK 9, SOUTH 00°08'44" WEST, A DISTANCE OF 32.18 FEET TO THE SOUTHEASTERLY CORNER OF THE NORTH HALF OF SAID LOT 29; THENCE ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF LOT 29, NORTH 89°51'34" WEST, A DISTANCE OF 124.97 FEET TO THE SOUTHWESTERLY CORNER OF SAID NORTH HALF OF LOT 29;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 29 AND 30, NORTH 00°08'47" EAST, A DISTANCE OF 32.41 FEET TO A POINT ON SAID SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL;

THENCE ALONG SAID SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL, SOUTH 89°45'24" EAST, A DISTANCE OF 124.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,036 SQ. FT. OR 0.09 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-004

P2P – PARCEL 9.1

LAND DESCRIPTION – ALLEY PARCEL #4 (Public Alley, bounded by E. 38th Ave., N. Gilpin St., E. 39th Ave., and N. Williams St.):

A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF AUGUST, 2018, AT RECEPTION NUMBER 2018100852 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 9.1, BEING A PORTION OF LOTS 3 & 4, BLOCK 8, PROVIDENT PARK LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 45°45'55" WEST, A DISTANCE OF 2817.55 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 3, BLOCK 8, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 3, SOUTH 00°08'31" WEST, A DISTANCE OF 5.74 FEET TO A POINT ON THE SOUTHERLY MOST FACE OF AN EXISTING RETAINING WALL, HEREINAFTER REFERRED TO AS RETAINING WALL A, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOTS 3 AND 4, BLOCK 8, SOUTH 00°08'31" WEST, A DISTANCE OF 38.68 FEET TO A POINT ON THE SOUTHERLY MOST FACE EXTENDED OF A SOUTHERLY MOST EXISTING RETAINING WALL, HEREINAFTER REFERRED TO AS RETAINING WALL B;

THENCE ALONG SAID SOUTHERLY MOST WALL FACE AND FACE EXTENDED OF RETAINING WALL B THE FOLLOWING TWO (2) COURSES:

1) NORTH 65°01'20" WEST, A DISTANCE OF 15.85 FEET;

2) THENCE NORTH 89°39'04" WEST, A DISTANCE OF 110.81 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 4, BLOCK 9;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 3 AND 4, BLOCK 8, NORTH 00°08'44" EAST, A DISTANCE OF 31.84 FEET TO A POINT ON SAID SOUTHERLY MOST FACE EXTENDED OF RETAINING WALL A;

THENCE ALONG SAID SOUTHERLY MOST WALL FACE AND FACE EXTENDED OF RETAINING WALL A, SOUTH 89°45'24" EAST, A DISTANCE OF 125.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,048 SQ. FT. OR 0.09 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-005

P2P – PARCEL 10.1

LAND DESCRIPTION – ALLEY PARCEL #5 (Public Alley, bounded by E. 38th Ave., N. Gilpin St., E. 39th Ave., and N. Williams St.):

A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF AUGUST, 2018, AT RECEPTION NUMBER 2018100852 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 10.1, BEING A PORTION OF LOTS 29 & 30, BLOCK 8, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 43°41'02" WEST, A DISTANCE OF 2,718.40 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 30, BLOCK 8, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 30, SOUTH 00°08'18" WEST, A DISTANCE OF 6.01 FEET TO A POINT ON THE SOUTHERLY MOST FACE OF AN EXISTING RETAINING WALL AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOTS 29 AND 30, BLOCK 8, SOUTH 00°08'18" WEST, A DISTANCE OF 31.52 FEET TO THE SOUTHEASTERLY CORNER OF THE NORTH HALF OF SAID LOT 29;

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF LOT 29, BLOCK 8, NORTH 89°52'00" WEST, A DISTANCE OF 125.19 FEET TO THE SOUTHWESTERLY CORNER OF SAID NORTH HALF OF LOT 29;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 29 AND 30, BLOCK 8, NORTH 00°08'31" EAST, A DISTANCE OF 31.76 FEET TO A POINT ON SAID SOUTHERLY MOST FACE OF AN EXISTING RETAINING WALL;

THENCE ALONG SAID SOUTHERLY MOST WALL FACE OF AN EXISTING RETAINING WALL, SOUTH 89°45'24" EAST, A DISTANCE OF 125.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,961 SQ. FT. OR 0.09 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-006

P2P – PARCEL 11.1

LAND DESCRIPTION – ALLEY PARCEL #6 (Public Alley, bounded by E. 38th Ave., N. Williams St., E. 39th Ave., and N. High St.):

A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF AUGUST, 2018, AT RECEPTION NUMBER 2018100852 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 11.1, BEING LOT 4 AND A PORTION OF LOT 3, BLOCK 7, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 39°40'27" WEST, A DISTANCE OF 2,619.75 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4, BLOCK 7, PROVIDENT PARK AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 4, NORTH 89°51'41" WEST, A DISTANCE OF 125.16 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4;

THENCE ALONG THE WESTERLY LINE OF LOTS 3 AND 4, SAID BLOCK 7, NORTH 00°08'18" EAST, A DISTANCE OF 43.59 FEET TO A POINT ON THE NORTHERLY EDGE OF A CONCRETE WALK;

THENCE ALONG SAID NORTHERLY EDGE OF CONCRETE WALK, SOUTH 89°50'12" EAST, A DISTANCE OF 125.17 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 3;

THENCE ALONG SAID EASTERLY LINE OF SAID LOTS 3 AND 4, SOUTH 00°09'02" WEST, A DISTANCE OF 43.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,452 SQ. FT. OR 0.13 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-007

P2P – PARCEL 12.1

LAND DESCRIPTION – ALLEY PARCEL #7 (Public Alley, bounded by E. 38th Ave., N. Williams St., E. 39th Ave., and N. High St.):

A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF AUGUST, 2017, AT RECEPTION NUMBER 2017108098, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 16TH DAY OF AUGUST, 2017, AT RECEPTION NUMBER 2017108097, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 12.1, BEING PORTIONS OF LOTS 29 & 30, BLOCK 7, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 37°54'12" WEST, A DISTANCE OF 2,492.45 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 30, BLOCK 7, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 30, SOUTH 00°09'45" WEST, A DISTANCE OF 6.60 FEET TO A POINT ON THE NORTHERLY LINE OF A CONCRETE WALK AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF LOTS 29 AND 30, SOUTH 00°09'45" WEST, A DISTANCE OF 42.97 FEET TO A POINT ON THE SOUTHERLY FACE OF AN EXISTING RETAINING WALL EXTENDED;

THENCE ALONG SAID SOUTHERLY WALL FACE OF RETAINING WALL AND WALL EXTENDED, NORTH 89°51'41" WEST, A DISTANCE OF 125.16 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 29;

THENCE ALONG SAID WESTERLY LINE OF LOTS 29 AND 30, NORTH 00°09'02" EAST, A DISTANCE OF 43.03 FEET TO A POINT ON SAID NORTHERLY EDGE OF CONCRETE WALK;

THENCE ALONG SAID NORTHERLY EDGE OF CONCRETE WALK, SOUTH 89°50'12" EAST, A DISTANCE OF 125.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,382 SQ. FT. OR 0.12 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-008

P2P – PARCEL 605

LAND DESCRIPTION – ALLEY PARCEL #8 (Public Alley, bounded by E. 39th Ave., N. Williams St., E. 40th Ave., and N. High St.):

A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JULY, 2017, AT RECEPTION NUMBER 2017098605, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 28TH DAY OF JULY, 2017, AT RECEPTION NUMBER 2017098606, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 605, BEING LOT 16 AND A PORTION OF LOT 17, BLOCK 4, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23; THENCE SOUTH 44°07'51" WEST, A DISTANCE OF 2,400.86 FEET TO THE NORTHEASTERLY CORNER OF LOT 16, BLOCK 4, PROVIDENT PARK AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF LOTS 16 AND 17, SOUTH 00°09'21" WEST, A DISTANCE OF 38.32 FEET TO A POINT ON THE SOUTHERLY EDGE OF A CONCRETE WALK EXTENDED;

THENCE ALONG SAID SOUTHERLY EDGE OF CONCRETE WALK EXTENDED, SOUTH 89°58'17" WEST, A DISTANCE OF 125.17 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 17;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 16 AND 17, NORTH 00°10'19" EAST, A DISTANCE OF 38.69 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 16;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 16, SOUTH 89°51'37" EAST, A DISTANCE OF 125.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,820 SQ. FT. OR 0.11 ACRES, MORE OR LESS

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-009

P2P – PARCEL 606

LAND DESCRIPTION – ALLEY PARCEL #9 (Public Alley, bounded by E. 39th Ave., N. Williams St., E. 40th Ave., and N. High St.):

A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 23RD DAY OF JUNE, 2017, AT RECEPTION NUMBER 2017082674, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 23RD DAY OF JUNE, 2017, AT RECEPTION NUMBER 2017082675, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 11TH DAY OF DECEMBER, 2017, AT RECEPTION NUMBER 2017161087, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 606, BEING LOT 25 AND PORTIONS OF LOTS 24 AND 26, BLOCK 4, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23; THENCE SOUTH 40°47'45" WEST, A DISTANCE OF 2,342.77 FEET TO THE SOUTHEASTERLY CORNER OF LOT 24, BLOCK 4, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 24, NORTH 00°08'22" EAST, A DISTANCE OF 12.10 FEET TO A POINT ON THE SOUTHERLY EDGE OF A CONCRETE WALK AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY EDGE OF WALK AND EDGE EXTENDED, SOUTH 89°58'17" WEST, A DISTANCE OF 125.17 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 24;

THENCE ALONG THE WESTERLY LINE OF LOTS 24 TO 26, SAID BLOCK 4, NORTH 00°09'21" EAST, A DISTANCE OF 38.64 FEET TO A POINT BEING 24.65 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 26;

THENCE ALONG A LINE PARALLEL WITH, AND 24.65 FEET SOUTHERLY OF, THE NORTHERLY LINE OF SAID LOT 26, SOUTH 89°51'30" EAST, A DISTANCE OF 125.15 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 26;

THENCE ALONG THE EASTERLY LINE OF SAID LOTS 24 TO 26, SOUTH 00°08'22" WEST, A DISTANCE OF 38.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,812 SQ. FT. OR 0.11 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-010

P2P – PARCEL 607

LAND DESCRIPTION – ALLEY PARCEL #10 (Public Alley, bounded by E. 39th Ave., N. High St., E. 40th Ave., and N. Race St.):

A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 23RD DAY OF JUNE, 2017, AT RECEPTION NUMBER 2017082516, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 1ST DAY OF NOVEMBER, 2017, AT RECEPTION NUMBER 2017143543, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 1ST DAY OF NOVEMBER, 2017, AT RECEPTION NUMBER 2017143544, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 607, BEING LOT 16 AND A PORTION OF LOT 17, BLOCK 5, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23; THENCE SOUTH 37°45'05" WEST, A DISTANCE OF 2,181.42 FEET TO THE NORTHEASTERLY CORNER OF LOT 16, BLOCK 5, PROVIDENT PARK AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 16 AND LOT 17, SOUTH 00°07'37" WEST, A DISTANCE OF 37.70 FEET TO A POINT ON THE SOUTHERLY EDGE OF A CONCRETE WALK;

THENCE ALONG SAID SOUTHERLY EDGE OF CONCRETE WALK AND EDGE EXTENDED, NORTH 89°47'47" WEST, A DISTANCE OF 115.03 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 17;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 16 AND 17, NORTH 00°08'22" EAST, A DISTANCE OF 38.07 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 16;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 16, SOUTH 89°36'36" EAST, A DISTANCE OF 115.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,358 SQ. FT. OR 0.10 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-011

P2P – PARCEL 608

LAND DESCRIPTION – STREET PARCEL #11 (E. 39th Ave., located near the intersection of N. York St. and E. 39th Ave.):

A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF JANUARY, 2016, AT RECEPTION NUMBER 2016005295, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 4TH DAY OF JANUARY, 2019, AT RECEPTION NUMBER 2019000991, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 4TH DAY OF JANUARY, 2019, AT RECEPTION NUMBER 2019000993, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 17TH DAY OF JANUARY, 2020, AT RECEPTION NUMBER 2020007400, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 608, BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2016005295 AND A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2019000991, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 01°30'31" WEST, A DISTANCE OF 2,023.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF YORK STREET, ALSO BEING A POINT ON THE NORTHERLY EDGE EXTENDED OF A CONCRETE CURB AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY EDGE AND EDGE EXTENDED OF CONCRETE CURB THE FOLLOWING THIRTY (30) COURSES:

- 1) SOUTH 89°47'31" EAST, A DISTANCE OF 74.93 FEET;
- 2) THENCE SOUTH 84°16'52" EAST, A DISTANCE OF 9.91 FEET;
- 3) THENCE SOUTH 89°48'07" EAST, A DISTANCE OF 219.12 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 4) THENCE 6.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 10.51 FEET, AN INCLUDED ANGLE OF 37°10'26" AND SUBTENDED BY A CHORD BEARING NORTH 68°01'33" EAST, A DISTANCE OF 6.70 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 5) THENCE 11.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 17.40 FEET, AN INCLUDED ANGLE OF 37°22'28" AND SUBTENDED BY A CHORD BEARING NORTH 72°04'18" EAST, A DISTANCE OF 11.15 FEET;
- 6) THENCE SOUTH 89°51'27" EAST, A DISTANCE OF 82.05 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 7) THENCE 14.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 31.61 FEET, AN INCLUDED ANGLE OF 26°28'53" AND SUBTENDED BY A CHORD BEARING SOUTH 78°15'53" EAST, A DISTANCE OF 14.48 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 8) THENCE 11.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.37 FEET, AN INCLUDED ANGLE OF 25°52'29" AND SUBTENDED BY A CHORD BEARING SOUTH 74°31'48" EAST, A DISTANCE OF 11.36 FEET;
- 9) THENCE SOUTH 89°49'47" EAST, A DISTANCE OF 196.94 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 10) THENCE 12.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 24.00 FEET, AN INCLUDED ANGLE OF 29°49'08" AND SUBTENDED BY A CHORD BEARING NORTH 74°08'30" EAST, A DISTANCE OF 12.35 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 11) THENCE 9.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 14.98 FEET, AN INCLUDED ANGLE OF 34°40'58" AND SUBTENDED BY A CHORD BEARING NORTH 73°49'20" EAST, A DISTANCE OF 8.93 FEET;
- 12) THENCE SOUTH 89°49'31" EAST, A DISTANCE OF 278.42 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 13) THENCE 20.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 52.04 FEET, AN INCLUDED ANGLE OF 22°14'53" AND SUBTENDED BY A CHORD BEARING SOUTH 76°34'22" EAST, A DISTANCE OF 20.08 FEET TO A POINT OF NON-TANGENT CURVATURE;

14) THENCE 6.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 16.36 FEET, AN INCLUDED ANGLE OF 23°05'43" AND SUBTENDED BY A CHORD BEARING SOUTH 76°40'30" EAST, A DISTANCE OF 6.55 FEET;
15) THENCE SOUTH 89°49'55" EAST, A DISTANCE OF 136.45 FEET TO A POINT OF NON-TANGENT CURVATURE;
16) THENCE 14.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.45 FEET, AN INCLUDED ANGLE OF 28°54'17" AND SUBTENDED BY A CHORD BEARING NORTH 76°54'47" EAST, A DISTANCE OF 14.70 FEET TO A POINT OF NON-TANGENT CURVATURE;
17) THENCE 10.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 16.18 FEET, AN INCLUDED ANGLE OF 35°26'34" AND SUBTENDED BY A CHORD BEARING NORTH 74°33'37" EAST, A DISTANCE OF 9.85 FEET;
18) THENCE SOUTH 89°49'15" EAST, A DISTANCE OF 281.37 FEET TO A POINT OF NON-TANGENT CURVATURE;
19) THENCE 15.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.08 FEET, AN INCLUDED ANGLE OF 31°23'07" AND SUBTENDED BY A CHORD BEARING SOUTH 74°54'21" EAST, A DISTANCE OF 15.19 FEET TO A POINT OF NON-TANGENT CURVATURE;
20) THENCE 9.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 19.46 FEET, AN INCLUDED ANGLE OF 28°22'39" AND SUBTENDED BY A CHORD BEARING SOUTH 76°28'56" EAST, A DISTANCE OF 9.54 FEET;
21) THENCE SOUTH 89°49'23" EAST, A DISTANCE OF 396.47 FEET TO A POINT OF NON-TANGENT CURVATURE;
22) THENCE 9.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 14.70 FEET, AN INCLUDED ANGLE OF 35°14'32" AND SUBTENDED BY A CHORD BEARING NORTH 69°34'41" EAST, A DISTANCE OF 8.90 FEET TO A POINT OF NON-TANGENT CURVATURE;
23) THENCE 9.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 16.89 FEET, AN INCLUDED ANGLE OF 33°52'16" AND SUBTENDED BY A CHORD BEARING NORTH 73°28'47" EAST, A DISTANCE OF 9.84 FEET;
24) THENCE SOUTH 89°46'03" EAST, A DISTANCE OF 82.04 FEET TO A POINT OF NON-TANGENT CURVATURE;
25) THENCE 17.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.96 FEET, AN INCLUDED ANGLE OF 25°13'25" AND SUBTENDED BY A CHORD BEARING SOUTH 77°12'19" EAST, A DISTANCE OF 17.45 FEET TO A POINT OF NON-TANGENT CURVATURE;
26) THENCE 10.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 18.68 FEET, AN INCLUDED ANGLE OF 30°40'08" AND SUBTENDED BY A CHORD BEARING SOUTH 74°49'51" EAST, A DISTANCE OF 9.88 FEET;
27) THENCE SOUTH 89°53'59" EAST, A DISTANCE OF 317.72 FEET TO A POINT OF NON-TANGENT CURVATURE;
28) THENCE 217.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 490.97 FEET, AN INCLUDED ANGLE OF 25°25'44" AND SUBTENDED BY A CHORD BEARING NORTH 82°29'04" EAST, A DISTANCE OF 216.12 FEET TO A POINT OF NON-TANGENT CURVATURE;
29) THENCE 179.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 376.89 FEET, AN INCLUDED ANGLE OF 27°16'16" AND SUBTENDED BY A CHORD BEARING NORTH 79°49'51" EAST, A DISTANCE OF 177.70 FEET;
30) THENCE SOUTH 89°50'17" EAST, A DISTANCE OF 30.17 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STEELE STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STEELE STREET, SOUTH 00°11'40" WEST, A DISTANCE OF 35.56 FEET;

THENCE NORTH 89°29'58" WEST, A DISTANCE OF 67.36 FEET TO A POINT ON THE SOUTHERLY EDGE OF A CONCRETE WALK, ALSO BEING A POINT OF CURVATURE;

THENCE ALONG SAID SOUTHERLY EDGE OF CONCRETE WALK AND EDGE EXTENDED THE FOLLOWING THREE (3) COURSES:

1) 96.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 258.96 FEET, AN INCLUDED ANGLE OF 21°15'57" AND SUBTENDED BY A CHORD BEARING SOUTH 79°52'03" WEST, A DISTANCE OF 95.56 FEET;
2) THENCE SOUTH 69°14'05" WEST, A DISTANCE OF 25.64 FEET TO A POINT OF NON-TANGENT CURVATURE;
3) THENCE 92.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 251.47 FEET, AN INCLUDED ANGLE OF 21°06'34" AND SUBTENDED BY A CHORD BEARING SOUTH 73°48'39" WEST, A DISTANCE OF

92.13 FEET TO A POINT ON THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2020007913;

THENCE ALONG SAID NORTHERLY LINE AND LINE EXTENDED OF PARCEL DESCRIBED AT RECEPTION NO. 2020007913, NORTH 89°47'42" WEST, A DISTANCE OF 2,401.18 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF YORK STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF YORK STREET, NORTH 00°09'02" EAST, A DISTANCE OF 26.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 77,654 SQ. FT. OR 1.78 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-012

P2P – PARCEL 609

LAND DESCRIPTION – STREET PARCEL #12 (N. Monroe St., located near the intersection of E. 40th Ave., and N. Monroe St.):

A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF DECEMBER, 2018, AT RECEPTION NUMBER 2018153243, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 15TH DAY OF JANUARY, 2016, AT RECEPTION NUMBER 2016005295 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 609, BEING A PORTION OF VACATED MONROE STREET RIGHT-OF-WAY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 71°11'59" EAST, A DISTANCE OF 4,148.14 FEET TO THE SOUTHEASTERLY CORNER OF LOT 14, BLOCK 39, FIRST ADDITION TO SWANSEA;

THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 39, FIRST ADDITION TO SWANSEA, NORTH 00°13'02" EAST, A DISTANCE OF 60.03 FEET TO A POINT 5.11 FEET SOUTHERLY OF THE NORTHEASTERLY CORNER OF LOT 15, SAID BLOCK 39, FIRST ADDITION TO SWANSEA AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF BLOCK 39, FIRST ADDITION TO SWANSEA, NORTH 00°13'02" EAST, A DISTANCE OF 280.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 41ST AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 41ST AVENUE, SOUTH 89°47'21" EAST, A DISTANCE OF 83.65 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 9, SWANSEA HEIGHTS;

THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 9, SWANSEA HEIGHTS, SOUTH 00°01'26" WEST, A DISTANCE OF 280.59 FEET TO A POINT 5.00 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF LOT 12, SAID BLOCK 9, SWANSEA HEIGHTS;

THENCE NORTH 89°47'26" WEST, A DISTANCE OF 84.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,605 SQ. FT. OR 0.54 ACRES, MORE OR LESS.



12/20/2017 03:21 PM
City & County of Denver

R \$0.00

ODR

2017165699

Page: 1 of 21
D \$0.00

DISTRICT COURT, DENVER COUNTY, COLORADO	
Court Address: 1437 Bannock Street, Rm 256, Denver, CO, 80202	
Plaintiff(s) C AND C OF DENVER	DATE FILED: December 19, 2017 10:49 AM
v.	CASE NUMBER: 2017CV33578
Defendant(s) FISCHER FAMILY IRREVOCABLE TRUST et al.	
2017-12-19 Recorded Final Rule Order 4000 Blake	
	△ COURT USE ONLY △
	Case Number: 2017CV33578 Division: 424 Courtroom:
Order: Proposed Final Rule and Order	

The motion/proposed order attached hereto: SO ORDERED.

Issue Date: 12/19/2017

A BRUCE JONES
District Court Judge

DISTRICT COURT, CITY AND COUNTY OF DENVER, COLORADO 1437 Bannock Street Denver, Colorado 80202	<div style="text-align: center;"> <p>▲ COURT USE ONLY ▲</p> <hr/> <p>Case Number: 2017CV33578</p> <p>Courtroom: 424</p> </div>
Petitioner: CITY AND COUNTY OF DENVER, a home rule city and municipal corporation	
v. Respondents: GWS LAND, LLC, a Colorado Limited Liability Company, and STEVE ELLINGTON, in his official capacity as Treasurer for the City & County of Denver.	
[PROPOSED] FINAL RULE AND ORDER	

THIS MATTER comes before the Court on the Stipulated Motion for Entry of Final Rule and Order filed by Petitioner, City and County of Denver (“City”) and Respondents GWS Land, LLC and Steve Ellington, in his official capacity as Treasurer for the City (the “Parties”). THE COURT, having reviewed said Motion and the other pleadings and documents filed in this action, and otherwise being fully advised in the premises, hereby FINDS:

1. The City filed its Petition in Condemnation on September 25, 2017 and Amended Petition on October 25, 2017 (“Petition”) seeking to acquire interests in the parcels of land commonly known as 4000 Blake Street and 4003 Walnut Street, Denver, Colorado 80205 (“Subject Properties”) from the Respondent-Landowner for the Platte to Park Hill Stormwater Project that will address a critical flooding hazards and improve water quality in the Montclair and Park Hill Drainage Basins (the “Project”). The City filed its Petition pursuant to Article XX of the Constitution of the State of Colorado, Section 3.2.5 of Denver’s Charter, §§ 30-35-201; 38-1-201; 38-1-202, and 38-6-1, *et seq.* of the Colorado Revised Statutes, and other applicable law. The acquisition of interests in the Subject Properties, which is the subject of this condemnation action, has been approved by the Denver City Council pursuant to the Charter of the City and County of Denver as duly adopted Ordinance No. 16-0758, Series of 2016 (“Ordinance”).

2. The property interests to be acquired are set forth in **Exhibits A, B, C and D** of the Petition (“Takings Properties”) and specifically are as follows, with Exhibits C and D being combined into Exhibit C:

- a) a fee taking – set forth more particularly in the Project Parcel Descriptions on, over, under, and across the real properties situated in Denver County, Colorado, legally described in **Exhibit A (RW-1 – 4000 Blake Street)**;
- b) a Permanent Easement in the real property described in the form of Permanent

Easement document attached hereto as **Exhibit B**, on, over, under, and across the real property situated in Denver County, Colorado, legally described in the attachments to **Exhibit B** (PE-4 – 4003 Walnut Street);

- c) two Temporary Construction Easements in the real property described in the form of Temporary Construction Easement document attached hereto as **Exhibit C**, on, over, under, and across the real property situated in Denver County, Colorado, legally described in the attachments to **Exhibit C** (T-1 – 4000 Blake Street and TE-4 – 4003 Walnut Street).

3. This is a special statutory proceeding in eminent domain brought pursuant to C.R.S. §§ 30-25-201; 38-1-201; and 38-1-202 *et seq.*

4. The Court has subject matter jurisdiction pursuant to C.R.S. § 38-1-102.

5. Venue in the Denver County District Court is proper pursuant to C.R.C.P. 98 because the real property at issue in this case is located in Denver County, Colorado.

6. Service has been perfected on all named Respondents pursuant to C.R.C.P. 4. Proof of Service or signed waivers of service from all named Respondents have been filed with the Court. Accordingly, the Court has personal jurisdiction over the parties hereto.

7. Respondent-landowner GWS Land, LLC, filed its Answer to the Amended Petition on November 14, 2017.

8. Respondent Steve Ellington, the Treasurer for the City and County of Denver, was named in this action pursuant to any tax or other liens that may have attached to the Subject Property. The Treasurer filed an Answer on September 28, 2017.

9. The parties have reached a negotiated settlement as to the property interests to be acquired, and to the just compensation to be paid, which, including any and all attorney fees, costs, and interest, is in the amount of \$1,387,380.00 (the "Compensation Amount").

NOW THEREFORE, based upon these findings and other matters in the Court record, **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** that the Takings Properties, the legal descriptions of which are more fully described in **Exhibits A, B, and C** attached hereto, have been duly and lawfully taken and condemned by Petitioner, the City and County of Denver, pursuant to the statutes and the Constitution of the State of Colorado, and that the interests of all Respondents in the Takings Properties have been acquired by Petitioner, and that the Takings Properties is hereby conveyed to Petitioner free and clear of same.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the amount of \$1,387,380.00 represents total compensation, inclusive of attorney fees, costs, and interest to be paid by the Petitioner for the Takings Properties for the Project.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that after entry of this Order, the Petitioner has until January 15, 2018 to deposit the Compensation Amount of \$1,387,380.00 into the registry of the Court.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Court clerk is hereby instructed to disburse via check the following amounts in the Registry of the Court to satisfy just compensation:

- a) To the Treasurer the sum of **\$96.92** made payable to the "Department of Finance for the City and County of Denver" and mailed to its counsel Charles T. Solomon, Denver City Attorney's Office, 201 W. Colfax Avenue, Dept. 1207, Denver, CO 80202-5332
- b) To Respondent GWS Land, LLC, the sum of **\$1,387,283.08** made payable to "GWS Land, LLC" and mailed to its counsel Wayne F. Forman at Brownstein Hyatt Farber Schreck, LLP, 410 Seventeenth Street, Suite 2200, Denver, CO 80202.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that, upon Petitioner's deposit of the Compensation Amount, a certified copy of this Final Rule and Order may be recorded and indexed in the office of the Clerk and Recorder of Denver County, Colorado, in the like manner and in the like effect as if it were a deed of conveyance of the Takings Properties, the legal descriptions and terms of which are included in the attached **Exhibits A, B, and C** from the owners and parties interested therein to the Petitioner, the City and County of Denver. Complete title will transfer to the City and County of Denver on January 15, 2018. Upon recording of this Final Rule and Order, the *Lis Pendens* recorded on September 26, 2017 at Reception No. 2017126752 with the Clerk and Recorder of Denver County, Colorado, shall be deemed released and of no further effect.

So ORDERED, this _____ day of _____ 2017.

Denver District Court Judge

**PARCEL 1
PAGE 1 OF 2
JANUARY 03, 2017**

A TRACT OF LAND CONTAINING 4,734 SQUARE FEET, MORE OR LESS, LOCATED WITHIN A PORTION OF LOTS 14-16, BLOCK 23, RIVERSIDE ADDITION TO DENVER, ALSO IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 40TH ST. (76.4' ROW), ALSO BEING THE SOUTH CORNER OF SAID LOT 16, BLOCK 23, RIVERSIDE ADDITION TO DENVER, WHENCE A FOUND DENVER RANGE MONUMENT LOCATED AT THE INTERSECTION OF 40TH ST. AND WALNUT ST. BEARS S26°24'43"E, A DISTANCE OF 169.63 FEET;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 40TH ST. (76.4' ROW) N45°49'54"W, A DISTANCE OF 114.73 FEET TO THE NORTHWESTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2015180718, CITY AND COUNTY OF DENVER RECORDS, ALSO BEING THE SOUTHEASTERLY LINE OF ORDINANCE 47, SERIES 1956, CITY AND COUNTY OF DENVER RECORDS;

THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHWESTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2015180718, CITY AND COUNTY OF DENVER RECORDS, N61°42'21"E, A DISTANCE OF 52.43 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 14, BLOCK 23, RIVERSIDE ADDITION TO DENVER;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, N69°40'02"E, A DISTANCE OF 22.60 FEET;

THENCE DEPARTING SAID NORTHWESTERLY LINE S13°24'21"E, A DISTANCE OF 105.92 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2015180718, CITY AND COUNTY OF DENVER RECORDS, ALSO ON THE SOUTHEASTERLY LINE OF SAID LOT 16, BLOCK 23, RIVERSIDE ADDITION TO DENVER;

THENCE ALONG SAID SOUTHEASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2015180718, CITY AND COUNTY OF DENVER RECORDS, S45°00'33"W, A DISTANCE OF 13.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 4,734 SQUARE FEET OR 0.109 ACRES, MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE DENVER RANGE MONUMENT AT THE INTERSECTION OF 40TH ST. AND WALNUT ST. (FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX, PLS 38053) AND THE DENVER RANGE MONUMENT AT THE INTERSECTION OF 40TH ST. AND BLAKE ST. (FOUND 4" STONE IN RANGE BOX), ALL IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, T.3S., R.68W., 6TH P.M., BEARING N45°49'54"W.

PREPARED BY: RICHARD D. MUNTEAN, CO PLS 38189
FOR AND ON BEHALF OF:
105 WEST, INC.
4201 E. YALE AVE., STE 230
DENVER, CO 80222

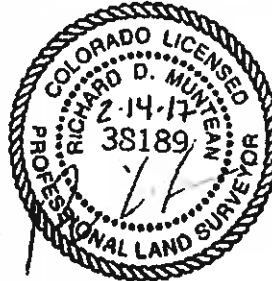


EXHIBIT A

THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED LEGAL DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.

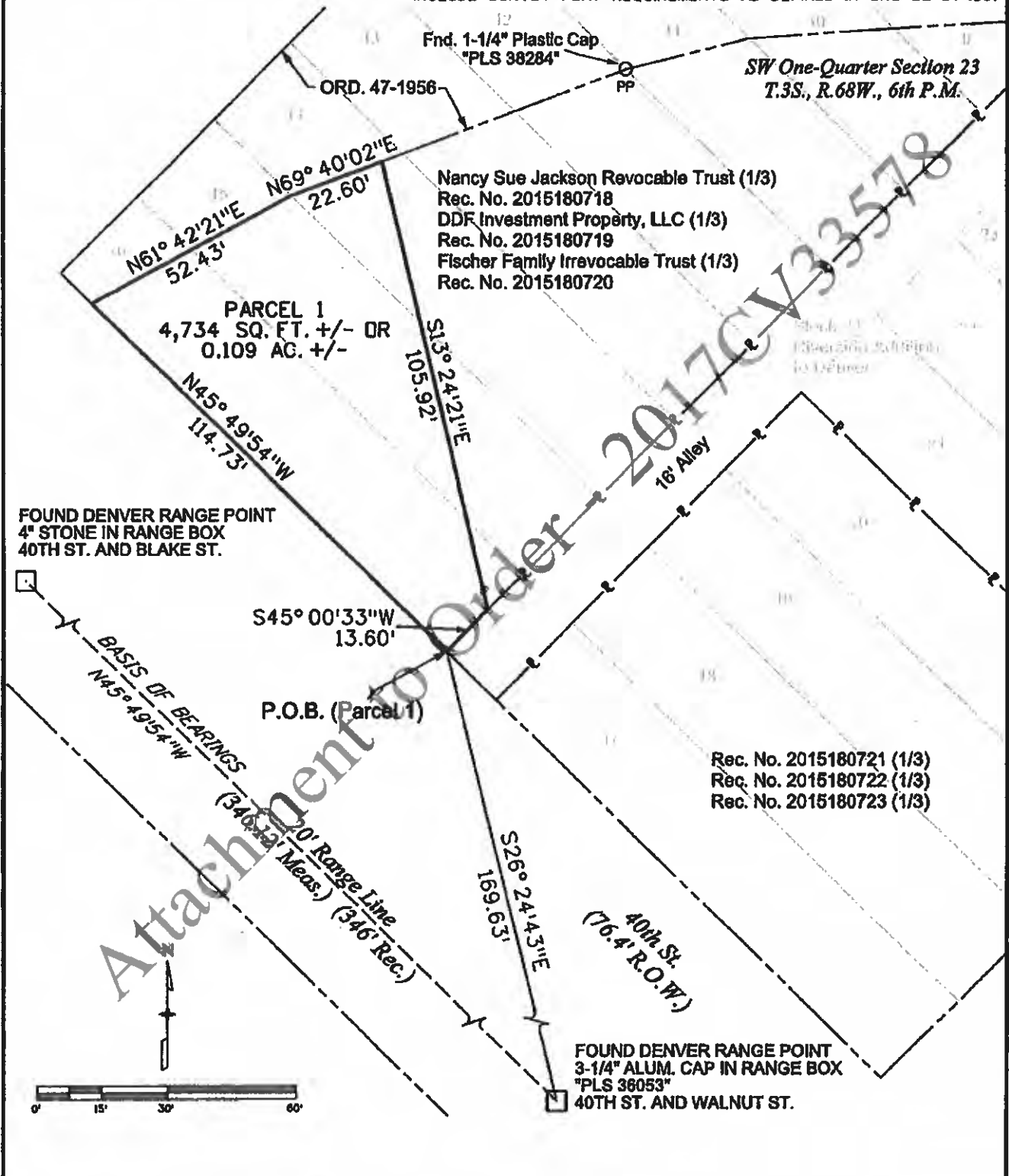


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

Job No.: 136-0004
 Scale: 1" = 30'
 Date: January 03, 2017
 Page 2 of 2
 Drawn By: SDB

PARCEL 1
 SOUTHWEST ONE-QUARTER SECTION 23,
 T. 3 S., R. 68 W., 6TH P.M.
 CITY & COUNTY OF DENVER, COLORADO

105WEST
 INCORPORATED
 4201 E. Yale Ave., STE 230
 2017-SRVY-0000002
 Denver, CO 80222

PERMANENT EASEMENT

39th Avenue Greenway, a portion of the Platte to Park Hill Stormwater Systems Project
(Parcel PE-4 - 4003 Walnut Street)

THIS PERMANENT EASEMENT ("Easement") is granted as of the Effective Date set forth below, by **GWS LAND, LLC**, a Colorado limited liability company, with an address of 3000 Lawrence Street, Suite 128, Denver, Colorado 80205, ("Grantor"), to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city of the State of Colorado, with an address of 1437 Bannock Street, Denver, Colorado 80202 ("Grantee" or "City").

For and in consideration of **ONE HUNDRED SEVENTY-ONE THOUSAND AND 00/100 DOLLARS (\$171,000.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged. Grantor hereby grants and conveys unto Grantee, and its successors and assigns, an exclusive, perpetual easement in, on, over, under, or through that real property which is legally described and depicted in Exhibit 1, attached hereto and incorporated herein by this reference ("Easement Area"), which real property is located in the City and County of Denver, State of Colorado, for the purpose of the construction, maintenance, operation, repair, replacement, or reconstruction, of improvements required for the 39th Avenue Greenway, a portion of the Platte to Park Hill Stormwater Systems Project, which is generally depicted on Exhibit 2, attached hereto and incorporated herein by this reference ("Improvements") by Grantee and its contractors, and subcontractors. The depiction of the Improvements is for illustrative purposes only and was utilized by Grantee for procurement purposes and shall be subject to modification and revision by Grantee's design/build contractor. Grantee is not obligated to construct the Improvements, or maintain such Improvements once constructed.

Except to the extent necessary to construct the Improvements and as necessary to achieve the purposes of this Easement, Grantee shall cause the repair and/or restoration of any and all damage caused by Grantee, its agents, contractors, subcontractors, licensees, or invitees to the Easement Area during construction of the Improvements. All obligations of the Grantee are subject to prior appropriation of monies expressly made by City Council and paid into the Treasury of the City. Grantee shall have all rights, privileges and benefits necessary or convenient for the full use and enjoyment of the Easement Area subject to the terms of this Easement.

Grantor shall have the right to use and enjoy the Easement Area, subject to the rights herein granted. Grantor agrees not to build, create, construct or permit to be built, created or constructed, any obstruction, building, fence, or other structures over, under, on or across the Easement Area without prior written consent of Grantee's Executive Director of Public Works. Nothing herein shall impair Grantee's police powers.

Grantor further understands and agrees that with respect to the Easement Area, all Federal, State and local laws, ordinances, and regulations pertaining to stormwater drainage shall be applicable to the Easement Area. Further, Grantee, shall treat the Easement Area consistent with dedicated public right-of-way. Grantee shall preserve Grantor's ingress and egress across the Easement Area.

In the event the terms of this Easement are violated, such violation shall immediately be corrected by Grantor upon receipt of written notice from the City or, if Grantor does not correct

EXHIBIT

B

the violation within the time designated in such notice, the City may elect to correct or eliminate such violation at the Grantor's expense. The Grantor shall promptly reimburse the City for all costs and expenses incurred by the City in enforcing the terms of this Easement.

The rights granted herein may be assigned in whole or in part, and the terms, conditions, and provisions of this Easement are a covenant running with the land and shall extend to, and be binding upon, the successors and assigns of Grantor and Grantee.

The Effective Date of this Permanent Easement shall be the date set forth on the Grantee's signature page below.

[Remainder of Page Intentionally Left Blank]

Attachment to Order - 2017CV33519

**PARCEL 4
PAGE 1 OF 2
JANUARY 05, 2017**

A STRIP OF LAND CONTAINING 1,250 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED DECEMBER 31, 2015 AT RECEPTION NO. 2015180721, CITY AND COUNTY OF DENVER RECORDS, DESCRIBED AS THE SOUTHWESTERLY 10 FEET OF LOT 17, BLOCK 23, RIVERSIDE ADDITION TO DENVER.

THE ABOVE DESCRIBED STRIP CONTAINS 1,250 SQUARE FEET OR 0.029 ACRES, MORE OR LESS.

PREPARED BY: RICHARD D. MUNTEAN, CO PLS 38189
FOR AND ON BEHALF OF:
105 WEST, INC.
4201 E. YALE AVE., STE 230
DENVER, CO 80222



Attachment to Order - 2017C-33578



EXHIBIT A

THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED LEGAL DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.

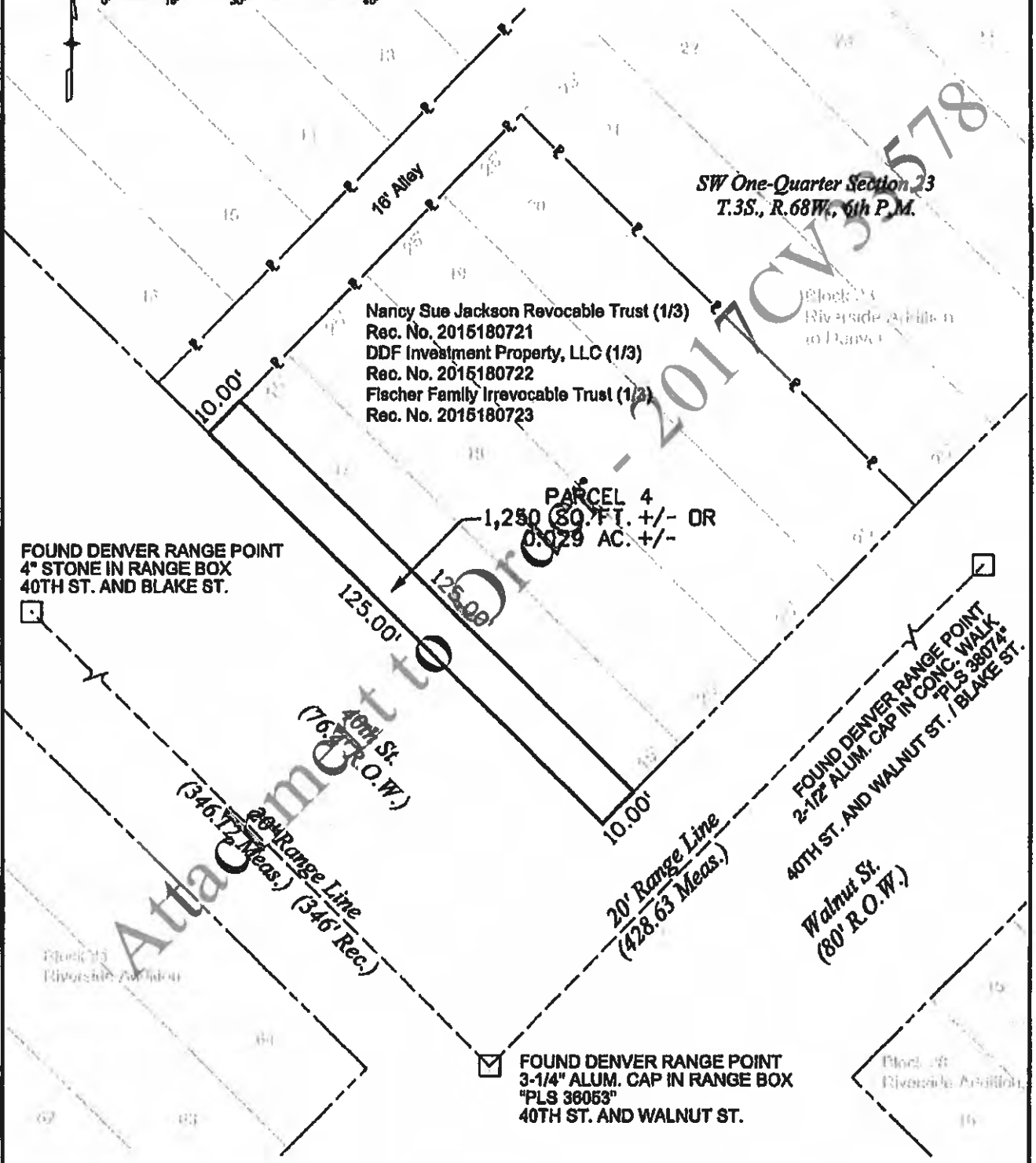
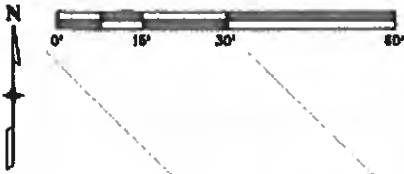


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

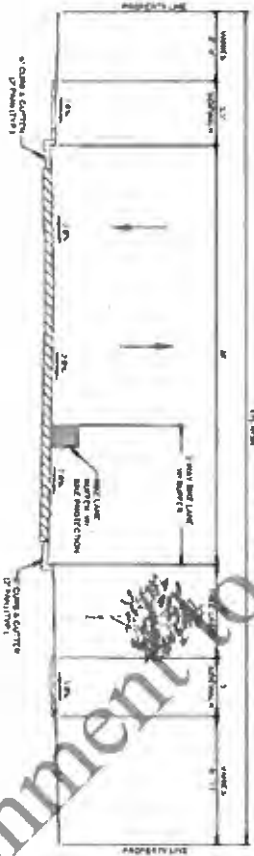
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Date: January 05, 2017
Page 2 of 2
Drawn By: SDB

PARCEL 4
SOUTHWEST ONE-QUARTER SECTION 23,
T. 3 S., R. 68 W., 6TH P.M.
CITY & COUNTY OF DENVER, COLORADO

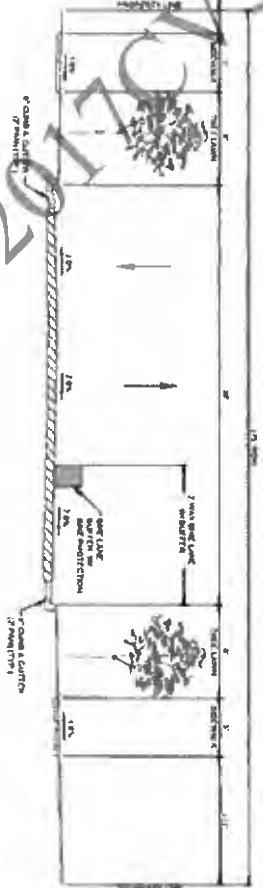
105WEST
INCORPORATED
4201 E. Yale Ave., STE 230
2017-SRVY-0000000
Denver, CO 80222

Post Date: 1/5/2012	Sheet Revisions	Date	Comments	Rev.
Rev. Name: 1000-000-7501.dwg				
Rev. Scale: NTS				
Ver. Scale: NTS				
City Project Manager: Matty				
1641 Blake Street, Suite 700 Denver, CO 80202 Phone: 303/572-8200 Fax: 303/572-8202				
DEPARTMENT OF PUBLIC WORKS 20 WEST CORN AVE DENVER, CO 80202 PHONE: (720) 911-4301 FAX: (720) 911-4344	As Constructed	No Revisions	Revised	
	Designer:	Checker:	Structures Numbers	Project Number
	Sheet Set:	ROAD	Sheet Set:	2016-0000414
			Sheet:	0001
			Sheet:	0012
			Sheet Number	2

40TH STREET - WALNUT TO FRANKLIN
LOOKING EAST, N.T.S.

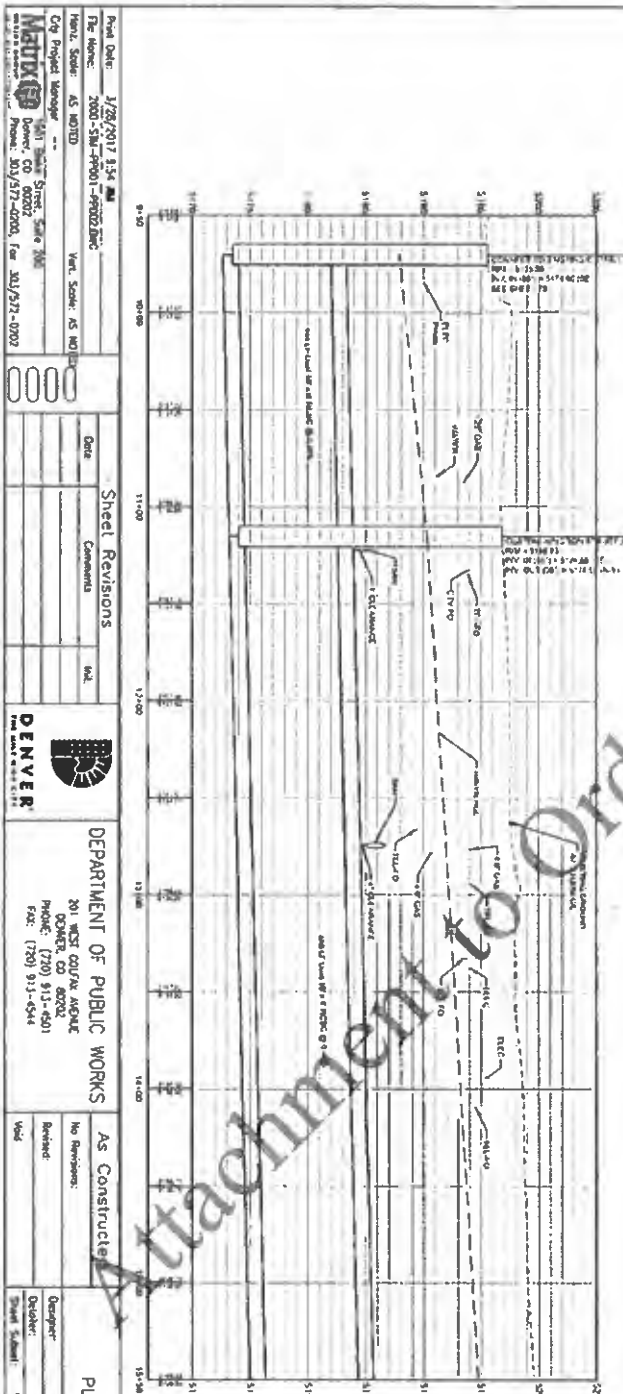
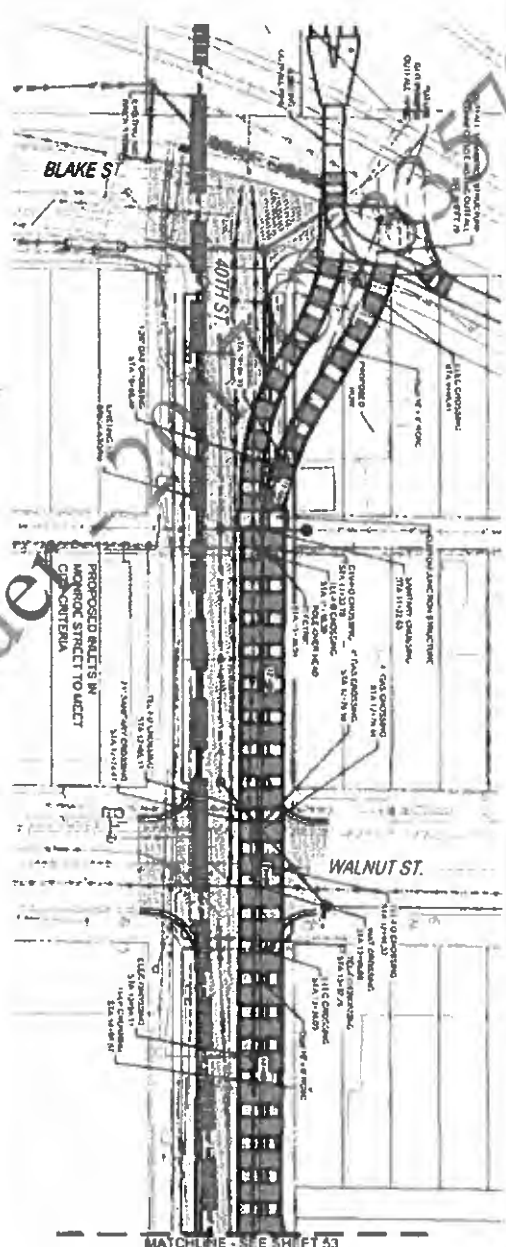


40TH STREET - BLAKE TO WALNUT
LOOKING EAST, N.T.S.



Attachment Order 20170333578





NOTE
 DITTY CROSSINGS ARE SHOWN AT ESTIMATED
 DEPTHS. POSTHOLE DATA WILL BE REQUIRED TO
 VERIFY ACTUAL DEPTHS.

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 The Name: 2000-384-FPO1-49202.DWG
 File Name: 45_M01D
 Vert. Scale: AS NOTED
 City Project Manager: --
 Denver, CO 80202
 Phone: 303.572-4200, Fax: 303.572-0202

Date	Comments	By

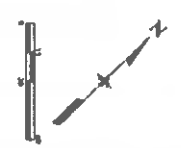


DEPARTMENT OF PUBLIC WORKS
 201 WEST COUXX AVENUE
 DENVER, CO 80202
 PHONE: (720) 513-4200
 FAX: (720) 513-4241

As Constructed
 No Revisions:
 Designer:
 Checker:
 Sheet Name: S102

STORM SEWER
 PLAN AND PROFILE
 Structure Numbers:
 Sheet Name: S102

Project Number
 2016-0000414
 Sheet Number
 52



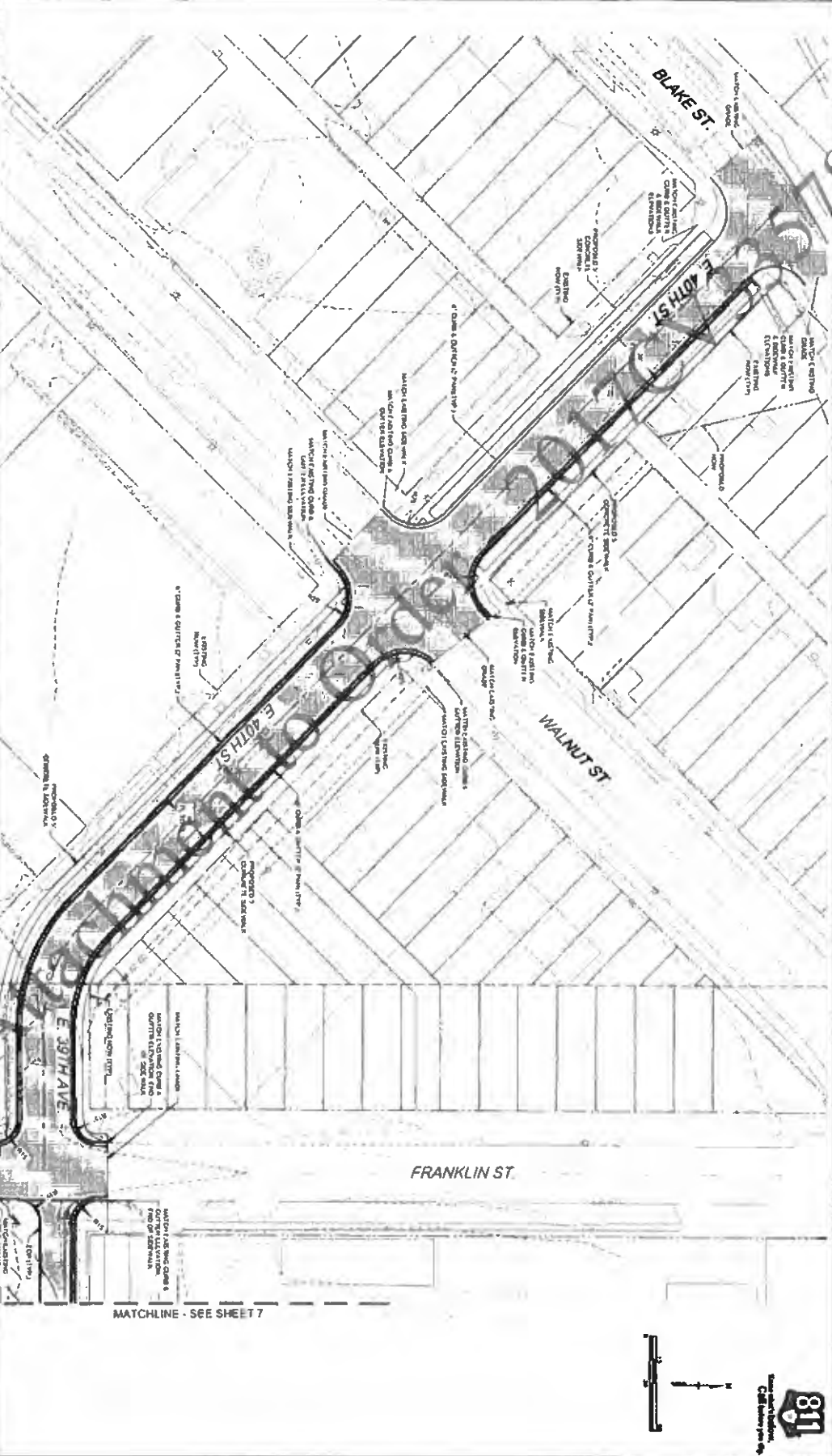
Plot Date: 9/10/2017 2:51 PM
 File Name: 2000-ROAD-PROJ1.DWG
 User: SDC
 City Project Manager: SDC
 1601 Blake Street, Suite 200
 Denver, CO 80202
 Phone: 303-733-0000 Fax: 303-733-0002

Date	Sheet	Revisions	Comments

DENVER
 THE 10th AVENUE CITY
 DEPARTMENT OF PUBLIC WORKS
 201 WEST COVAY ANCHOR
 DENVER, CO 80202
 PHONE: (303) 913-4301
 FAX: (303) 913-4344

AS Constructed	AS Constructed
Revised	Revised

ROADWAY PLAN
 BLAKE TO FRANKLIN
 Project Number
 2016-0000414
 Sheet Number
 5



811
 Call before you dig

TEMPORARY EASEMENT

39th Avenue Greenway, a portion of the Platte to Park Hill Stormwater Systems Project
(Parcel TE-1 – 4000 Blake Street and Parcel TE-4 – 4003 Walnut Street)

THIS TEMPORARY EASEMENT is granted, as of the Effective Date, by **GWS LAND, LLC, a Colorado limited liability company**, whose address is 3000 Lawrence Street, Suite 128, Denver, Colorado 80205 (“Grantor”), to the **CITY AND COUNTY OF DENVER**, a municipal corporation and home rule city of the State of Colorado, whose address is 1437 Bannock Street, Denver, Colorado 80202 (“Grantee” or “City”).

In consideration of the sum of **FOUR HUNDRED TWENTY-FOUR THOUSAND NINE HUNDRED FIVE AND 00/100 DOLLARS (\$496,812.00)**, and the covenants and agreements set forth below, the receipt and sufficiency of which is hereby acknowledged, Grantor grant unto Grantee, and its successor and assigns, a temporary easement for use of the real property described in **Exhibit TE-1 and Exhibit TE-4**, attached hereto and incorporated herein by this reference (“Temporary Easement Area”) for the construction of the 39th Avenue Greenway, a portion of the Platte to Park Hill Stormwater Systems Project and related improvements and appurtenances (“Project”) upon, through, over, under, and along the Temporary Easement Area, subject to and in accordance with the following terms and covenants (“Temporary Easement”):

1. The term of the Temporary Easement will commence January 15, 2018, (“Commencement Date”) and will terminate twenty-four (24) months from the Commencement Date. In no way shall the Temporary Easement term extend beyond January 15, 2020 without a written agreement between the Grantor and the City. Grantor also grants to the City the right to reenter the Temporary Easement Area after expiration of the term of the Temporary Easement to correct any defects, perform repairs, replace landscaping and perform any other work necessary for the Project (“Right of Reentry”). The City, through its contractor, shall give Grantor fifteen (15) days’ notice prior to exercising the Right of Reentry. The Right of Reentry period shall end no later than (1) year after the end of the term of the Temporary Easement, or January 15, 2021.

2. Notwithstanding anything to the contrary in this document, upon completion of substantially all construction activities and site restoration associated with the Project within the PE-4 Easement Area under the Permanent Easement granted by Grantor to Grantee contemporaneously herewith (the “Completion Date”), this Temporary Easement shall terminate, subject to the City’s Right of Reentry. In order to expedite the Completion Date, Grantor may waive any site restoration work that is not required for the Project. Upon the Completion Date, Grantor may provide written notice to Grantee (the “Completion Date Notice”) requesting acknowledgement that this Temporary Easement is terminated, subject to Grantee’s Right of Reentry. Within thirty (30) days after completion of the Right of Reentry period, or at the time the City’s contractor no longer needs to exercise the Right of Reentry, whichever is earlier, the City will provide to Grantor a notarized statement of termination of this Temporary Easement, which Grantor may record in the Denver real property records.

3. Grantee shall cause its contractors to return the Temporary Easement Area free from all construction debris and in a condition as nearly as practicable to its original condition, taking into consideration the nature of the work being performed. If certain impediments to accessing the Temporary Easement Area, including without limitation, bumpers, temporary curbs,



or cables ("Access Impediments"), currently exist upon the Temporary Easement Area, the Access Impediments may be removed and Grantee shall cause its contractor to re-install Access Impediments before expiration of this Temporary Easement.

4. The Temporary Easement allows Grantee, and their respective successors, assigns, contractors, consultants, subcontractors, sub-consultants, materialmen, suppliers, and workers, to perform construction and related activities on the Temporary Easement Area, including but not limited to: (a) perform construction activities for the Project; (b) enter on and have access to the Temporary Easement Area; (c) store materials; (d) operate construction equipment; (e) perform utility work; (f) removing asphalt and concrete, grading, paving, and landscaping, and (g) perform any other work incidental to the construction of the Project.

5. Grantor, and its successors and assignees, covenants that as of the date of execution of this Temporary Easement it has good title to the Temporary Easement Area and has good and lawful right to grant the Temporary Easement.

6. Grantor shall not place, erect, install or permit to be placed any building, structure, or other above or below ground obstruction that may interfere with the purposes of the Temporary Easement during its term without the prior written consent of the City's Manager of Public Works or his designee ("Project Manager"). The City acknowledges that a portion of a building currently exists on Temporary Easement Area TE-1, and that that condition does not violate this provision. The City acknowledges that it will remove the building from the Temporary Easement Area TE-1 in connection with its exercise of this Temporary Easement.

7. In the event the terms of the Temporary Easement are violated, at the election of the Project Manager, the Grantor shall immediately correct or cause to be corrected any violations or the Project may correct or cause to be corrected any violations at the Grantor's sole expense. If the Project Manager elects to correct, or causes to be corrected, the violation(s), Grantor shall reimburse the Project for all costs incurred in the correction and in enforcing the terms of this Temporary Easement within thirty (30) days of receipt of an invoice.

8. Grantor understands that construction activities relating to the Project on, or in the vicinity of, the Temporary Easement Area, may restrict access to the remainder of Grantor's property for short periods of time, but the Grantor understands at all times the Grantee will assure continued access to the remainder of Grantor's property.

9. Grantor reserves all rights attendant to its ownership of the Temporary Easement Area, including: (a) the right to the use and enjoyment of the Temporary Easement Area for all purposes so long as these uses are consistent with, and do not impair, any grant or provision herein, and (b) the right to sell and convey the Grantor's property or any portion of it subject to the Temporary Easement.

10. Any obligations of Grantee under the Temporary Easement, whether direct or contingent, extend only to funds appropriated or otherwise lawfully made available by the Denver City Council for the purpose of the Temporary Easement and paid into the Treasury of the City.

11. All notices provided for herein must be in writing and personally delivered or mailed by registered or certified United States mail, postage prepaid, return-receipt requested, to

the Grantor at the address identified above and if to Grantee at the addresses given below. Notices delivered personally are effective when delivered. Notices sent by certified or registered mail are effective upon receipt. The parties may designate substitute addresses where or persons to whom notices are to be mailed or delivered; however, these substitutions will not become effective until actual receipt of written notification.

If to Grantee:

Lisa L. Lumley
Division of Real Estate
Department of Finance
201 West Colfax Avenue, Department 1010
Denver, Colorado 80202
e-mail: lisa.lumley@denvergov.org

and

Sam Stevens
Project Manager
City and County of Denver
Department of Public Works
201 West Colfax Avenue, Department 608
Denver, Colorado 80202
e-mail: sam.stevens@denvergov.org

With copies of termination and similar notices to:

Mayor
City and County of Denver
1437 Bannock Street, Room 350
Denver, Colorado 80202

and

Bradley A. Beck, Esq.
Brent A. Eisen, Esq.
Denver City Attorney's Office
201 West Colfax Avenue, Department 1207
Denver, Colorado 80202

If to Grantor:

GWS LAND, LLC
Attn: Jon Dwight
3000 Lawrence Street, Suite 128
Denver, CO 80205

12. This Temporary Easement is the complete integration of all understandings between the parties with respect to the Temporary Easement. No prior or contemporaneous addition, deletion, or other modification has any force or effect, unless embodied in the Temporary Easement in writing. No subsequent novation, renewal, addition, deletion, or other amendment

may have any force or effect unless embodied in a written amendment to this agreement properly executed by the parties. No oral representation of any kind preceding the date of the Temporary Easement by any officer, employee, or agent of Grantee at variance with the terms and conditions of this Agreement, or with any written amendment to this Agreement, may have any force or effect nor bind Grantee.

13. The Temporary Easement is subject to and is to be construed in accordance with the laws of the State of Colorado, the Denver Charter and the Denver Municipal Code, which are incorporated into the Temporary Easement by this reference. Venue for any action arising out of the Temporary Easement will be in the District Court for the City and County of Denver.

14. Grantee has the right to assign its rights and obligations set forth in the Temporary Easement, in its sole and absolute discretion. If the Temporary Easement is assigned, Grantee will be relieved of all obligations so assigned. Grantee shall provide Grantor with a copy of any assignment.

15. During the term, the Temporary Easement runs with the land and the benefits and burdens thereof inure to any and all successors in interest and become binding upon the parties hereto and their respective successors and assigns without further action.

16. This Temporary Easement is subject to the following rules of construction:

- a. The words "party" and "parties" refer only to a named party to the Temporary Easement.
- b. The words "include," "includes," and "including" are to be read as if they were followed by the phrase "without limitation."
- c. Unless otherwise specified, any reference to a law, statute, regulation, charter or code provision, or ordinance means that statute, regulation, charter or code provision, or ordinance as amended or supplemented from time to time and any corresponding provisions of successor statutes, regulations, charter or code provisions, or ordinances.

18. This Temporary Easement may be recorded in the real property records of Denver County.

PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT

PAGE 1 OF 2

JANUARY 03, 2017

A TRACT OF LAND CONTAINING 9,845 SQUARE FEET, MORE OR LESS, LOCATED WITHIN A PORTION OF LOTS 8-16, BLOCK 23, RIVERSIDE ADDITION TO DENVER, ALSO IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 40TH ST. (78.4' ROW), ALSO BEING THE SOUTH CORNER OF SAID LOT 16, BLOCK 23, RIVERSIDE ADDITION TO DENVER, WHENCE A FOUND DENVER RANGE MONUMENT LOCATED AT THE INTERSECTION OF 40TH ST. AND WALNUT ST. BEARS S26°24'43"E, A DISTANCE OF 169.63 FEET;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, BLOCK 23, RIVERSIDE ADDITION TO DENVER, ALSO BEING THE SOUTHEASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2015180718, CITY AND COUNTY OF DENVER RECORDS, N45°00'33"E, A DISTANCE OF 13.80 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHEASTERLY LINE N13°24'21"W, A DISTANCE OF 105.92 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2015180718, CITY AND COUNTY OF DENVER RECORDS, ALSO BEING THE SOUTHEASTERLY LINE OF ORDINANCE 47, SERIES 1956, CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG SAID NORTHWESTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2015180718, CITY AND COUNTY OF DENVER RECORDS, THE FOLLOWING THREE (3) COURSES:

1. N89°40'02"E, A DISTANCE OF 60.48 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 11, BLOCK 23, RIVERSIDE ADDITION TO DENVER;
2. N75°44'57"E, A DISTANCE OF 29.34 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 10, BLOCK 23, RIVERSIDE ADDITION TO DENVER;
3. N86°14'37"E, A DISTANCE OF 75.85 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 9, BLOCK 23, RIVERSIDE ADDITION TO DENVER, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2015180718, CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG SAID SOUTHEASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2015180718, CITY AND COUNTY OF DENVER RECORDS, S45°00'33"W, A DISTANCE OF 192.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PROPERTY CONTAINS 9,845 SQUARE FEET OR 0.221 ACRES, MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE DENVER RANGE MONUMENT AT THE INTERSECTION OF 40TH ST. AND WALNUT ST. (FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX, PLS 36053) AND THE DENVER RANGE MONUMENT AT THE INTERSECTION OF 40TH ST. AND BLAKE ST. (FOUND 4" STONE IN RANGE BOX), ALL IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, T.3S., R.68W., 6TH P.M., BEARING N45°48'54"W.

PREPARED BY: RICHARD D. MUNTEAN, CO PLS 38189
FOR AND ON BEHALF OF:
105 WEST, INC.
4201 E. YALE AVE., STE 230
DENVER, CO 80222



2017-SRVY-0000002

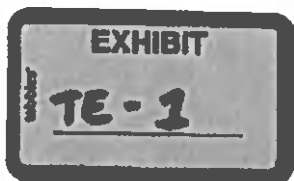
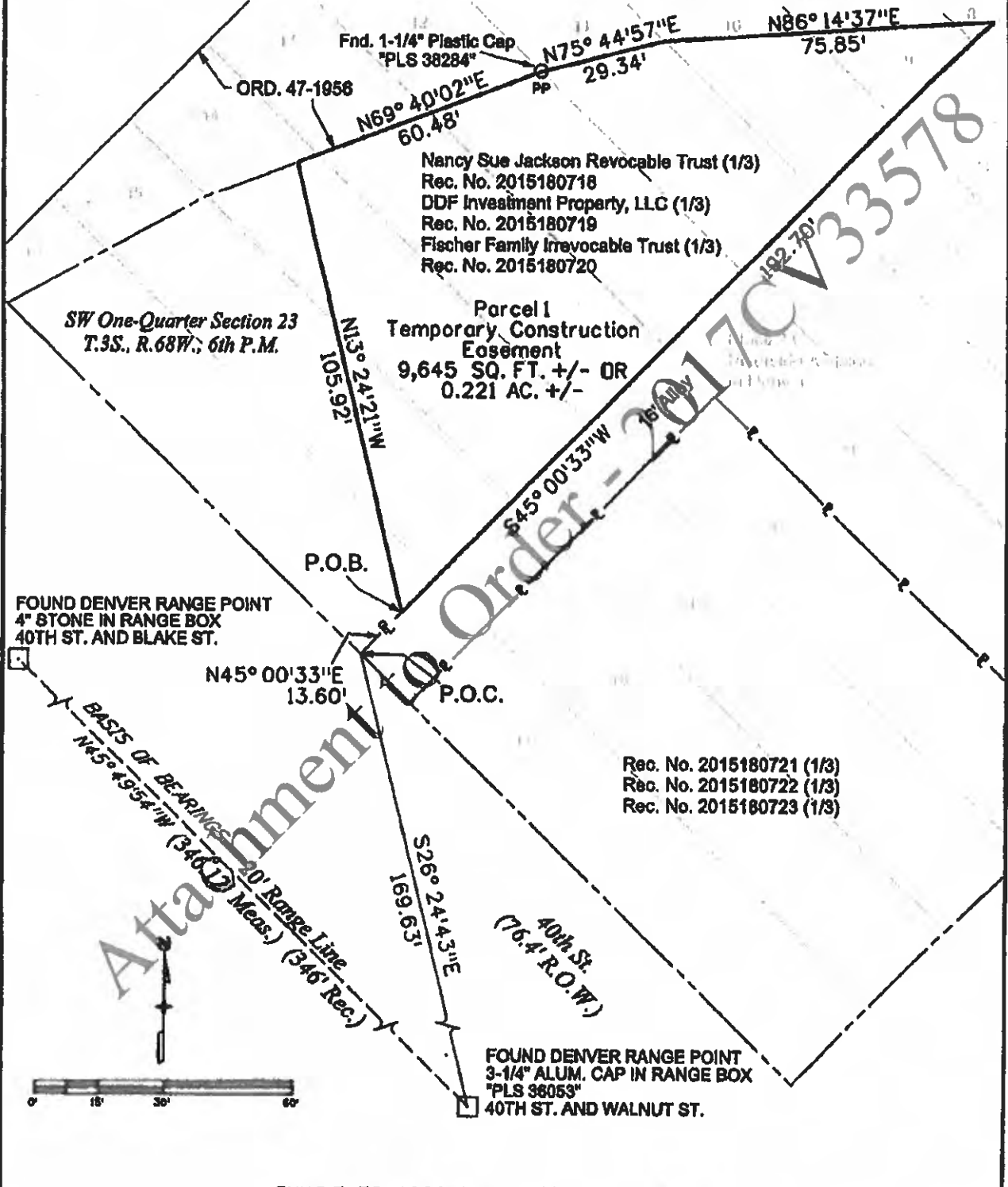


EXHIBIT A

THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED LEGAL DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.



FOUND DENVER RANGE POINT
4" STONE IN RANGE BOX
40TH ST. AND BLAKE ST.

FOUND DENVER RANGE POINT
3-1/4" ALUM. CAP IN RANGE BOX
"PLS 36053"
40TH ST. AND WALNUT ST.



EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

Job No.: 136-0004
Scale: 1" = 30'
Date: January 03, 2017
Page 2 of 2
Drawn By: SDB

PARCEL 1
TEMPORARY CONSTRUCTION EASEMENT
SOUTHWEST ONE-QUARTER SECTION 23,
T. 3 S., R. 68 W., 6TH P.M.
CITY & COUNTY OF DENVER, COLORADO

105WEST
INCORPORATED
4201 E. Yale Ave., STE 230
Denver, CO 80222

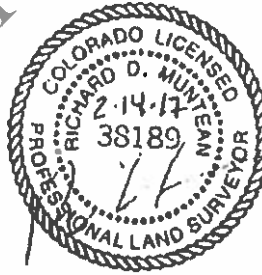
**PARCEL 4 - TEMPORARY CONSTRUCTION EASEMENT
PAGE 1 OF 2
JANUARY 06, 2017**

A STRIP OF LAND CONTAINING 1,250 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED DECEMBER 31, 2015 AT RECEPTION NO. 2015180721, CITY AND COUNTY OF DENVER RECORDS, DESCRIBED AS THE NORTHEASTERLY 10 FEET OF THE SOUTHWESTERLY 20 FEET OF LOT 17, BLOCK 23, RIVERSIDE ADDITION TO DENVER.

THE ABOVE DESCRIBED STRIP CONTAINS 1,250 SQUARE FEET OR 0.029 ACRES, MORE OR LESS.

PREPARED BY: RICHARD D. MUNTEAN, CO PLS 38189
FOR AND ON BEHALF OF:
105 WEST, INC.
4201 E. YALE AVE., STE 230
DENVER, CO 80222



Attachment to Order - 2017-033578

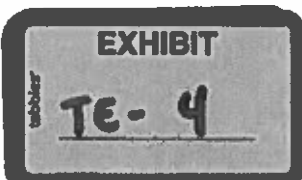
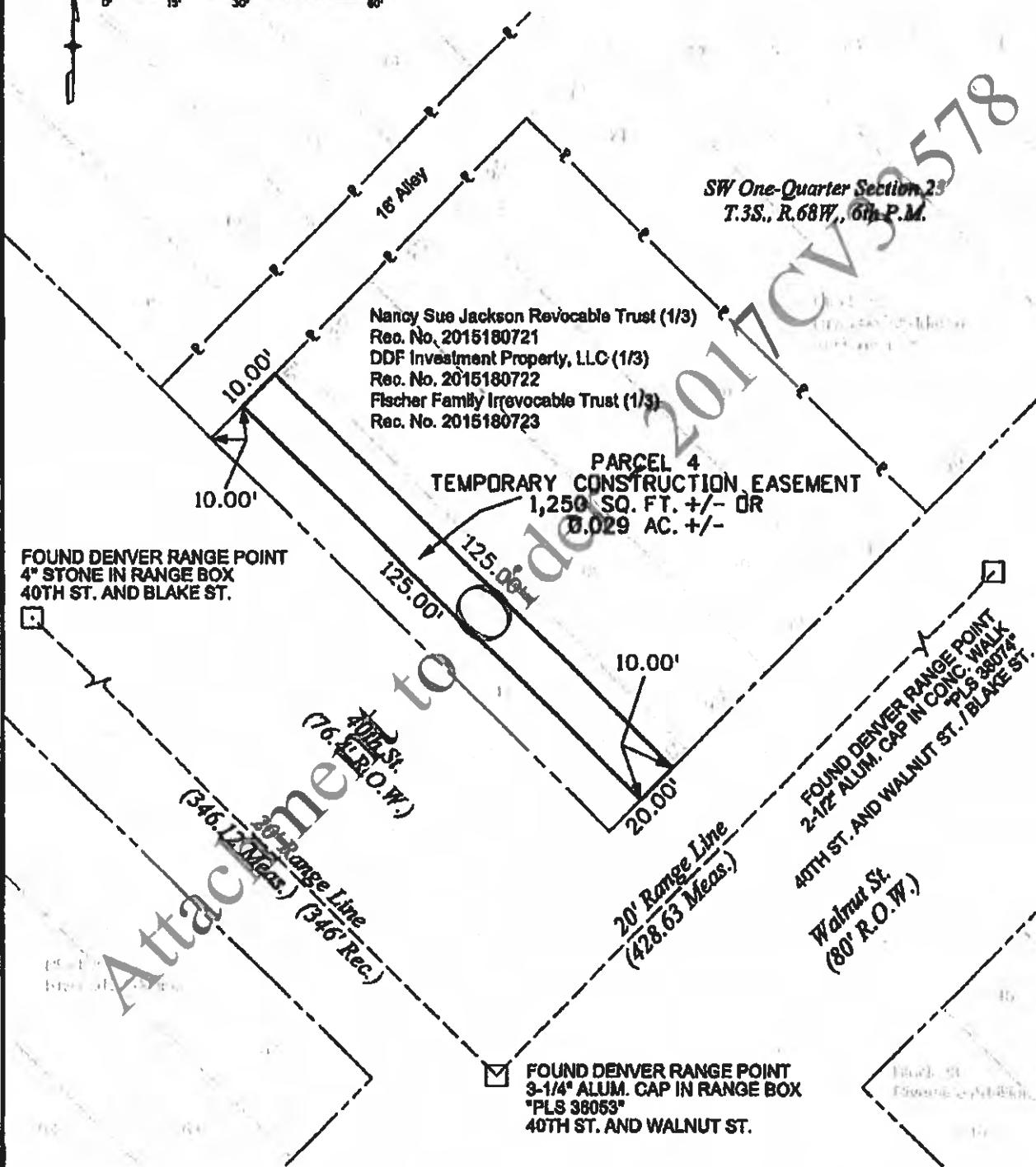
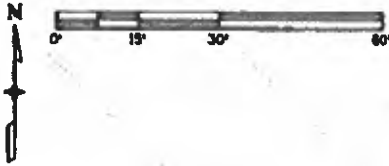


EXHIBIT A

THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED LEGAL DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.



Attachment to Order 2017CV3578

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

Job No.: 136-0004
Scale: 1" = 30'
Date: January 06, 2017
Page 2 of 2
Drawn By: SOB

**PARCEL 4
TEMPORARY CONSTRUCTION EASEMENT
SOUTHWEST ONE-QUARTER SECTION 23,
T. 3 S., R. 68 W., 6TH P.M.
CITY & COUNTY OF DENVER, COLORADO**

105WEST
INCORPORATED
4201 E. Yale Ave., STE 230
2017-SRVY-0000002
Denver, CO 80222

EXHIBIT

SHEET 1 OF 3

PARCEL 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 1, BEING A PORTION OF LOTS 15 AND 16, BLOCK 23, RIVERSIDE ADDITION TO DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 63°46'21" WEST, A DISTANCE OF 3,333.63 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 16, BLOCK 23, RIVERSIDE ADDITION TO DENVER;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, SOUTH 44°56'52" WEST, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, SOUTH 44°56'52" WEST, A DISTANCE OF 11.00 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 16;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 16, NORTH 45°50'41" WEST, A DISTANCE OF 114.80 FEET TO THE SOUTHEASTERLY LINE OF BLAKE STREET PER ORD. 47, SERIES 1956;

(CONTINUED ON SHEET 2)



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: JANUARY 20, 2022

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180
www.FlatironsInc.com

EXHIBIT

SHEET 2 OF 3

PARCEL 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

(CONTINUED FROM SHEET 1)

THENCE ALONG SAID SOUTHEASTERLY LINE OF BLAKE STREET, NORTH 61°31'09" EAST, A DISTANCE OF 41.73 FEET;

THENCE SOUTH 22°09'04" EAST, A DISTANCE OF 71.73 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 11.00 FEET NORTHEASTERLY OF SAID SOUTHWESTERLY LINE OF LOT 16, SOUTH 45°50'41" EAST, A DISTANCE OF 36.81 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,321 SQ. FT. OR 0.05 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
VICE PRESIDENT, FLATIRONS, INC.



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: JANUARY 20, 2022

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DENVER, CO 80216
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www.FlatironsInc.com

EXHIBIT

SHEET 3 OF 3

SurvApp

PARCEL 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

POINT OF COMMENCEMENT
EAST QUARTER CORNER OF
SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED "COLO.
DEPT. OF TRANSPORTATION T3S R68W 1/4
S23 S24 PLS 23521" IN RANGE BOX

BLAKE STREET

N61°31'09"E 41.73'

PARCEL 1
2,321 SQ. FT. OR
0.05 ACRES ±

LOT 16

40TH STREET

BLOCK 23
RIVERSIDE ADDITION
TO DENVER

LOT 14

LOT 15

16' ALLEY

S44°56'52"W

14.00'

POINT OF BEGINNING

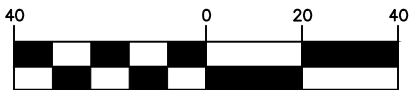
S44°56'52"W

11.00'

S63°46'21"W 3333.63'

S00°09'02"W 1322.72'
BASIS OF BEARINGS

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.



SOUTH SIXTEENTH CORNER OF
SECTION 23/24, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED
"JACOBS T3S R68W S1/16 S23 S24
2016 PLS 24942" IN CONCRETE

JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: JANUARY 20, 2022

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.

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DENVER, CO 80216

PH: (303) 936-6997
FAX: (303) 923-3180

www.FlatironsInc.com



08/09/2018 03:53 PM
City & County of Denver

R \$0.00

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2018100852

Page: 1 of 5

D \$0.00

DISTRICT COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO 1437 Bannock Street, Room 256 Denver, Colorado 80202		DATE FILED: August 9, 2018 2:04 PM CASE FILED: 17CV32494
Petitioner: CITY AND COUNTY OF DENVER, a home rule city and municipal corporation v. Respondents: 3939 WILLIAMS BUILDING CORPORATION, a Colorado corporation; <i>et al.</i>		▲ COURT USE ONLY ▲ Case Number: 17CV32494 Courtroom: 376
[PROPOSED] FINAL RULE AND ORDER		

THIS MATTER comes before the Court on the Stipulated Motion for Entry of Final Rule and Order filed by Petitioner, City and County of Denver (“City”) and Respondent, 3939 Williams Building Corporation. THE COURT, having reviewed said Motion and the other pleadings and documents filed in this action, and otherwise being fully advised in the premises, hereby FINDS:

1. The City initiated this eminent domain matter on July 11, 2017. The City is seeking to acquire properties located at 3890 Franklin Street, 3898 Gilpin Street, 1800 East 39th Avenue, 3895 Williams Street, and 3891 Gilpin Street, Denver, Colorado (“Subject Properties”), from the Respondent-Landowner for the Platt to Park Hill Stormwater Project (the “Project”), pursuant to Article XX of the Constitution of the State of Colorado, Section 3.2.5 of Denver’s Charter, §§ 30-35-201; 38-1-201; 38-1-202, and 38-6-1-1, *et seq.* of the Colorado Revised Statutes, and other applicable law. The acquisition of the Subject Properties, which is the subject of this condemnation action, has been approved by the Denver City Council pursuant to the Charter of the City and County of Denver as duly adopted Ordinance No. 15-0900, Series of 2015 (“Ordinance”). The Takings Properties to be acquired are set forth in Exhibit A attached to the Rule and Order.

2. The Court has subject matter jurisdiction pursuant to C.R.S. § 38-1-102.

3. The real property at issue in this case is located in Denver County, Colorado. Venue in this Court is property pursuant to Colo. R. Civ. P. 98.

4. Service has been perfected on all named Respondents pursuant to C.R.C.P. 4. Proof of Service or signed waivers of service from all named Respondents have been filed with the Court. Accordingly, the Court has personal jurisdiction over the parties hereto.

5. Respondent 3939 Williams Building Corporation filed an Answer and Jury Demand on August 2, 2017.

6. Respondent Steve Ellington, the Treasurer for the City and County of Denver, was named in this action pursuant to any tax or other liens that may have attached to the Subject Properties. The Treasurer filed an answer on July 21, 2017.

7. All interested parties named in the Petition in Condemnation have been served or have submitted to the jurisdiction of this Court, as required by Colo. Rev. Stat. § 38-1-103. All such parties have either consented to entry of this Final Rule and Order, filed a disclaimer of interest, were dismissed by the Court, or have failed to respond to the Petition in Condemnation or otherwise assert their interests in these proceedings.

8. Immediate possession of the property interests was stipulated to between Petitioner and Respondent, 3939 Williams Building Corporation. On August 22, 2017, the Court entered an Order Granting Immediate Possession and \$3,240,000 was deposited into the Registry of the Court. The Order for Immediate Possession was Amended on August 28, 2017. On September 7, 2017, the Clerk of the Court disbursed \$13,932.29 to Respondent Steve Ellington, in his official capacity as Treasurer for the City and County of Denver.

9. The parties have reached a negotiated settlement as to the property interest to be acquired in the amount of \$11,400,000.00, including all attorneys' fees, costs, interest, and other amounts that might be due and owing to Respondent, 3939 Williams Building Corporation as a result of this action.

10. Beyond the payment amount, the parties agree to the following terms:

- a. The City will use its best efforts to coordinate, manage, and collaborate with 3939 Williams Building Corporation, Saunders Development Company and their agents or assigns so that the scope and schedule of the development project presently proposed for the real properties located at 1717 E 39th Avenue, 3955-3995 High St. and 3942 Williams Street ("Rock Drill Project") is not unreasonably delayed. The parties will use their best efforts to cooperate and will act in good faith with regard to the Rock Drill Project.
- b. The City and 3939 Williams Building Corporation and Saunders Development Company or their assigns will cooperate and act in good faith to explore regulatory procedures or process that could allow a second phase of future construction for the High Street Parcel to include up to an 8-story standalone parking garage without fully complying with Section 9.4.6.6F of the Denver Zoning Code. This agreement is intended to require the parties to cooperate in good faith to find a pathway to 3939 Williams Building Corporation's desire to construct a second phase, consistent with previous representations made by Saunders and 3939 to the City staff with respect to the second phase of the garage, but it is not intended to and does not bind the City, including Denver's City Council or Board of Adjustment, to any outcome or to any required

changes in zoning or other rules and regulations.

- c. The City will not disparage 3939 Williams Building Corporation or its owner(s), or Saunders Development Company with regard to any application submitted within one year of this agreement by 3939 Williams Building Corporation, Saunders Development Company or any of their agents or assigns with regard to financing for the Rock Drill Project to the Denver Urban Renewal Authority ("DURA"), and will not interfere with or otherwise take any action that would preclude processing of the application for tax increment financing by DURA in the normal course.
- d. This Stipulation is solely intended to resolve the issue of just compensation for the Subject Properties and is not intended to be and shall not be construed as a waiver of any rights or claims of any party to this case related to the Rock Drill Project.

NOW THEREFORE, based upon these findings and other matters in the Court record:

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Subject Properties more fully described in **Exhibit A** attached hereto is and have been duly and lawfully taken and condemned by Petitioner pursuant to the statutes and the Constitution of the State of Colorado, that the interests of all Respondents in the Subject Properties have been acquired by Petitioner, and that the Subject Properties are hereby conveyed to Petitioner free and clear of same.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the amount of \$11,400,000 represents total compensation, attorney fees, costs, and interest to be paid by the Petitioner for the Subject Properties for the Platte to Park Hill Project. In addition, Petitioner previously paid \$3,240,000 leaving a balance of \$8,160,000 owed. Petitioner has fourteen days from the entry of this Final Rule and Order to deposit the remaining balance of \$8,160,000 into the Registry of the Court.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that a certified copy of this Final Rule and Order may be recorded and indexed in the office of the Clerk and Recorder of Denver County, Colorado, in the like manner and in the like effect as if it were a deed of conveyance of 3890 Franklin Street, 3898 Gilpin Street, 1800 East 39th Avenue, 3895 Williams Street, and 3891 Gilpin Street, Denver, Colorado, the Subject Properties, as shown on the attached **Exhibit A** from the owners and parties interested therein to the Petitioner, The City and County of Denver. Upon recording of this Final Rule and Order, the *Lis Pendens* recorded on July 11, 2017 at Reception No. 2017090922 with the Clerk and Recorder of Denver County, Colorado, shall be released and of no further effect.

So ORDERED, this 9TH day of AUGUST 2018.


Denver District Court Judge

1800 EAST 39TH AVENUE (VACANT LAND), DENVER, CO 80205

LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 7, PROVIDENT PARK (ADDITION TO DENVER), CITY AND COUNTY OF DENVER, STATE OF COLORADO. DATE FILED: August 8, 2018 12:01 PM

3895 WILLIAMS STREET (VACANT LAND), DENVER, CO 80205

THE NORTH 1/2 OF LOT 29, AND ALL OF LOTS 30 THROUGH 32, INCLUSIVE, BLOCK 8, PROVIDENT PARK (ADDITION TO DENVER), CITY AND COUNTY OF DENVER, STATE OF COLORADO.

3898 GILPIN STREET (VACANT LAND), DENVER, CO 80205

LOTS 1 THROUGH 3, INCLUSIVE, AND THE NORTH 20 FEET OF LOT 4, BLOCK 8, PROVIDENT PARK (ADDITION TO DENVER), CITY AND COUNTY OF DENVER, STATE OF COLORADO.

3890 FRANKLIN STREET, DENVER, CO 80205

LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 9, PROVIDENT PARK (ADDITION TO DENVER), CITY AND COUNTY OF DENVER, STATE OF COLORADO.

3891 GILPIN STREET (VACANT LAND), DENVER, CO 80205

ALL OF LOTS 30 THROUGH 32, INCLUSIVE, AND THE NORTH 1/2 OF LOT 29, BLOCK 9, PROVIDENT PARK (ADDITION TO DENVER), CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXHIBIT

SHEET 1 OF 3

SurvApp

PARCEL 7.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 7.1, BEING LOT 4 AND A PORTION OF LOT 3, BLOCK 9, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 50°16'51" WEST, A DISTANCE OF 3,074.55 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 3, BLOCK 9, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 3, SOUTH 00°08'47" WEST, A DISTANCE OF 5.07 FEET TO A POINT ON THE SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF LOTS 3 & 4, BLOCK 9, SOUTH 00°08'47" WEST, A DISTANCE OF 44.94 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4;

(CONTINUED ON SHEET 2)



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: AUGUST 16, 2021

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.



Flatirons, Inc.
Land Surveying Services

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DENVER, CO 80216
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FAX: (303) 923-3180

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EXHIBIT

SHEET 2 OF 3

SurvApp

PARCEL 7.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

(CONTINUED FROM SHEET 1)

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 4, NORTH 89°51'28" WEST, A DISTANCE OF 124.97 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 3 & 4, NORTH 00°08'49" EAST, A DISTANCE OF 45.16 FEET TO A POINT ON SAID SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL;

THENCE ALONG SAID SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL, SOUTH 89°45'24" EAST, A DISTANCE OF 124.97 FEET TO THE POINT OF BEGINNING;

CONTAINING 5,630 SQ. FT. OR 0.13 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
BRANCH MANAGER, FLATIRONS, INC.



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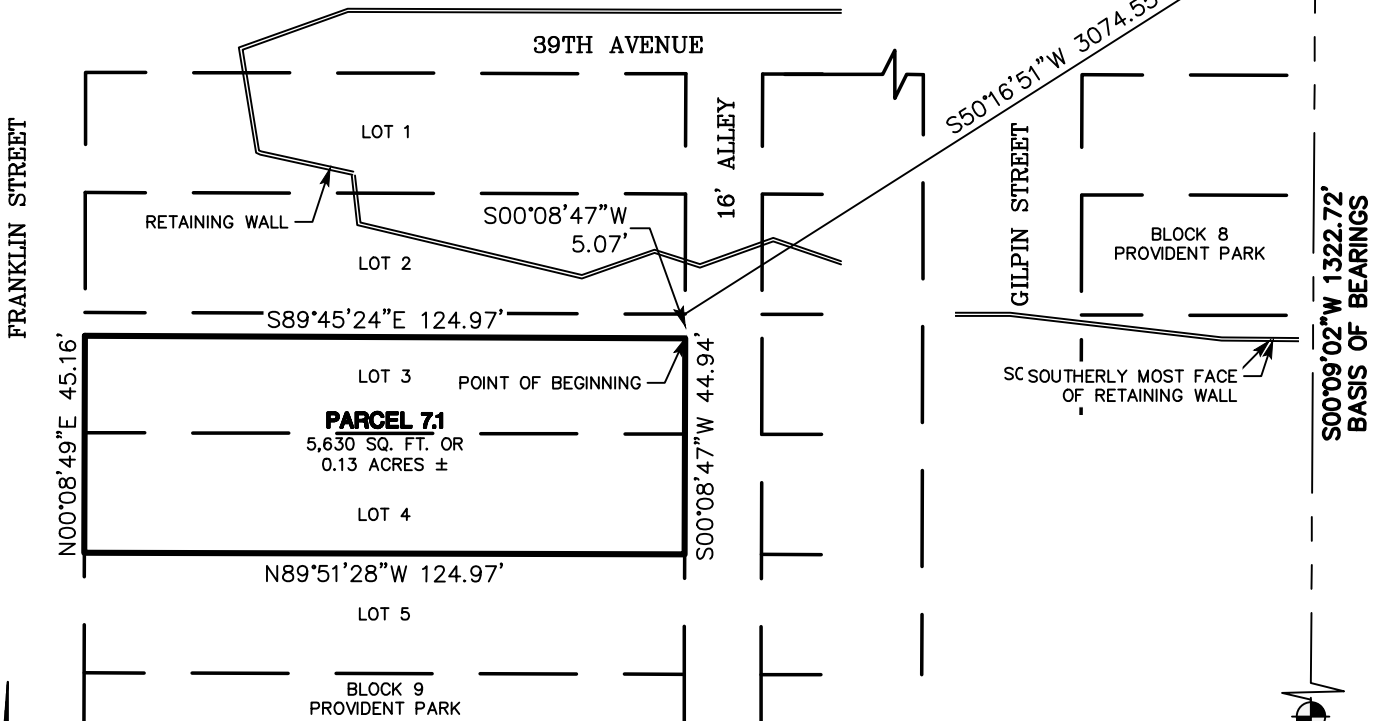
SHEET 3 OF 3

SurvApp

PARCEL 7.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

POINT OF COMMENCEMENT
EAST QUARTER CORNER OF
SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED "COLO.
DEPT. OF TRANSPORTATION T3S R68W 1/4
S23 S24 PLS 23521" IN RANGE BOX

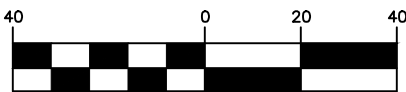


SC SOUTHERLY MOST FACE
OF RETAINING WALL

S00°09'02"W 1322.72'
BASIS OF BEARINGS

SOUTH SIXTEENTH CORNER OF
SECTION 23/24, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED
"JACOBS T3S R68W S1/16 S23 S24
2016 PLS 24942" IN CONCRETE

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



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SHEET 1 OF 3

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PARCEL 8.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 8.1, BEING A PORTION OF LOTS 29 & 30, BLOCK 9, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 48°32'11" WEST, A DISTANCE OF 2,967.70 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 30, BLOCK 9, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 30, SOUTH 00°08'44" WEST, A DISTANCE OF 5.34 FEET TO A POINT ON THE SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF LOTS 29 AND 30, SAID BLOCK 9, SOUTH 00°08'44" WEST, A DISTANCE OF 32.18 FEET TO THE SOUTHEASTERLY CORNER OF THE NORTH HALF OF SAID LOT 29;

(CONTINUED ON SHEET 2)



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DATE: AUGUST 16, 2021

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SHEET 2 OF 3

SurvApp

PARCEL 8.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

(CONTINUED FROM SHEET 1)

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF LOT 29, NORTH 89°51'34" WEST, A DISTANCE OF 124.97 FEET TO THE SOUTHWESTERLY CORNER OF SAID NORTH HALF OF LOT 29;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 29 AND 30, NORTH 00°08'47" EAST, A DISTANCE OF 32.41 FEET TO A POINT ON SAID SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL;

THENCE ALONG SAID SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL, SOUTH 89°45'24" EAST, A DISTANCE OF 124.97 FEET TO THE POINT OF BEGINNING;

CONTAINING 4,036 SQ. FT. OR 0.09 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
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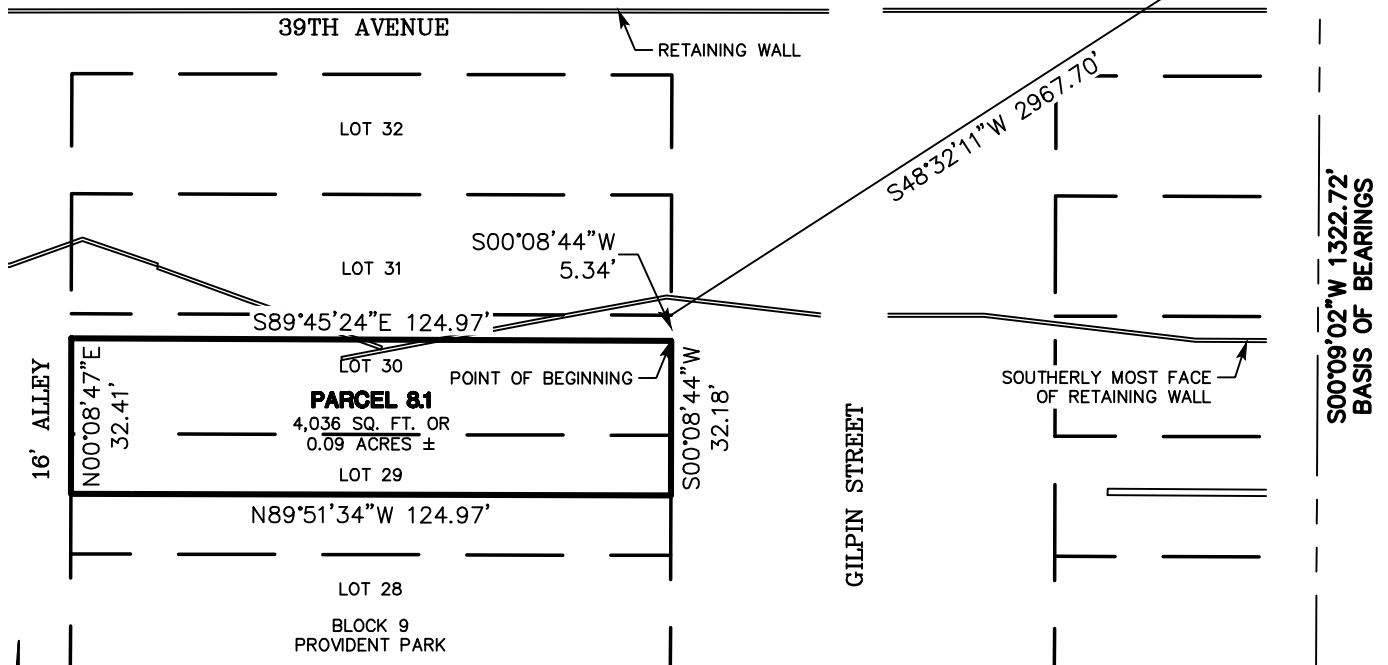
SHEET 3 OF 3

SurvApp

PARCEL 8.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

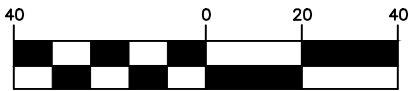
POINT OF COMMENCEMENT
EAST QUARTER CORNER OF
SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED "COLO.
DEPT. OF TRANSPORTATION T3S R68W 1/4
S23 S24 PLS 23521" IN RANGE BOX



SOUTHERLY MOST FACE OF RETAINING WALL



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



SOUTH SIXTEENTH CORNER OF
SECTION 23/24, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED
"JACOBS T3S R68W S1/16 S23 S24
2016 PLS 24942" IN CONCRETE

JOB NUMBER: 19-72,989
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SHEET 1 OF 3

SurvApp

PARCEL 9.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 9.1, BEING A PORTION OF LOTS 3 & 4, BLOCK 8, PROVIDENT PARK LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 45°45'55" WEST, A DISTANCE OF 2817.55 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 3, BLOCK 8, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 3, SOUTH 00°08'31" WEST, A DISTANCE OF 5.74 FEET TO A POINT ON THE SOUTHERLY MOST FACE OF AN EXISTING RETAINING WALL, HEREINAFTER REFERRED TO AS RETAINING WALL A, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOTS 3 AND 4, BLOCK 8, SOUTH 00°08'31" WEST, A DISTANCE OF 38.68 FEET TO A POINT ON THE SOUTHERLY MOST FACE EXTENDED OF A SOUTHERLY MOST EXISTING RETAINING WALL, HEREINAFTER REFERRED TO AS RETAINING WALL B;

(CONTINUED ON SHEET 2)



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: AUGUST 17, 2021

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SHEET 2 OF 3

SurvApp

PARCEL 9.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

(CONTINUED FROM SHEET 1)

THENCE ALONG SAID SOUTHERLY MOST WALL FACE AND FACE EXTENDED OF RETAINING WALL B THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 65°01'20" WEST, A DISTANCE OF 15.85 FEET;
- 2) THENCE NORTH 89°39'04" WEST, A DISTANCE OF 110.81 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 4, BLOCK 9;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 3 AND 4, BLOCK 8, NORTH 00°08'44" EAST, A DISTANCE OF 31.84 FEET TO A POINT ON SAID SOUTHERLY MOST FACE EXTENDED OF RETAINING WALL A;

THENCE ALONG SAID SOUTHERLY MOST WALL FACE AND FACE EXTENDED OF RETAINING WALL A, SOUTH 89°45'24" EAST, A DISTANCE OF 125.19 FEET TO THE POINT OF BEGINNING;

CONTAINING 4,048 SQ. FT. OR 0.09 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

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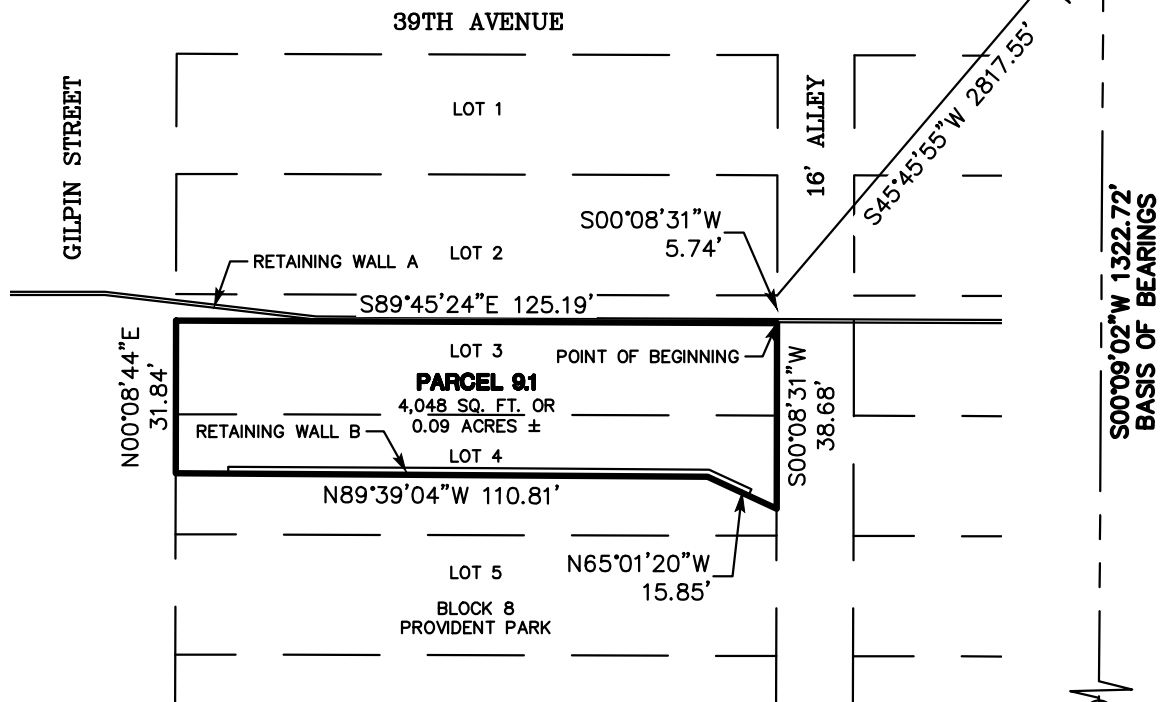
SHEET 3 OF 3

SurvApp

PARCEL 9.1

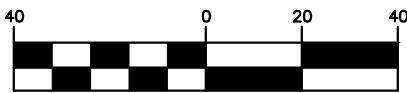
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

POINT OF COMMENCEMENT
EAST QUARTER CORNER OF
SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED "COLO.
DEPT. OF TRANSPORTATION T3S R68W 1/4
S23 S24 PLS 23521" IN RANGE BOX



SOUTH SIXTEENTH CORNER OF
SECTION 23/24, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED
"JACOBS T3S R68W S1/16 S23 S24
2016 PLS 24942" IN CONCRETE

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



JOB NUMBER: 19-72,989
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EXHIBIT

SHEET 1 OF 3

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PARCEL 10.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 10.1, BEING A PORTION OF LOTS 29 & 30, BLOCK 8, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 43°41'02" WEST, A DISTANCE OF 2,718.40 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 30, BLOCK 8, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 30, SOUTH 00°08'18" WEST, A DISTANCE OF 6.01 FEET TO A POINT ON THE SOUTHERLY MOST FACE OF AN EXISTING RETAINING WALL AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOTS 29 AND 30, BLOCK 8, SOUTH 00°08'18" WEST, A DISTANCE OF 31.52 FEET TO THE SOUTHEASTERLY CORNER OF THE NORTH HALF OF SAID LOT 29;

(CONTINUED ON SHEET 2)



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: AGUST 17, 2021

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.



Flatirons, Inc.
Land Surveying Services

4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

www.FlatironsInc.com

EXHIBIT

SHEET 2 OF 3

SurvApp

PARCEL 10.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

(CONTINUED FROM SHEET 1)

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF LOT 29, BLOCK 8, NORTH 89°52'00" WEST, A DISTANCE OF 125.19 FEET TO THE SOUTHWESTERLY CORNER OF SAID NORTH HALF OF LOT 29;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 29 AND 30, BLOCK 8, NORTH 00°08'31" EAST, A DISTANCE OF 31.76 FEET TO A POINT ON SAID SOUTHERLY MOST FACE OF AN EXISTING RETAINING WALL;

THENCE ALONG SAID SOUTHERLY MOST WALL FACE OF AN EXISTING RETAINING WALL, SOUTH 89°45'24" EAST, A DISTANCE OF 125.19 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,961 SQ. FT. OR 0.09 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
BRANCH MANAGER, FLATIRONS, INC.



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: AUGUST 17, 2021

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DENVER, CO 80216
PH: (303) 936-6997
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EXHIBIT

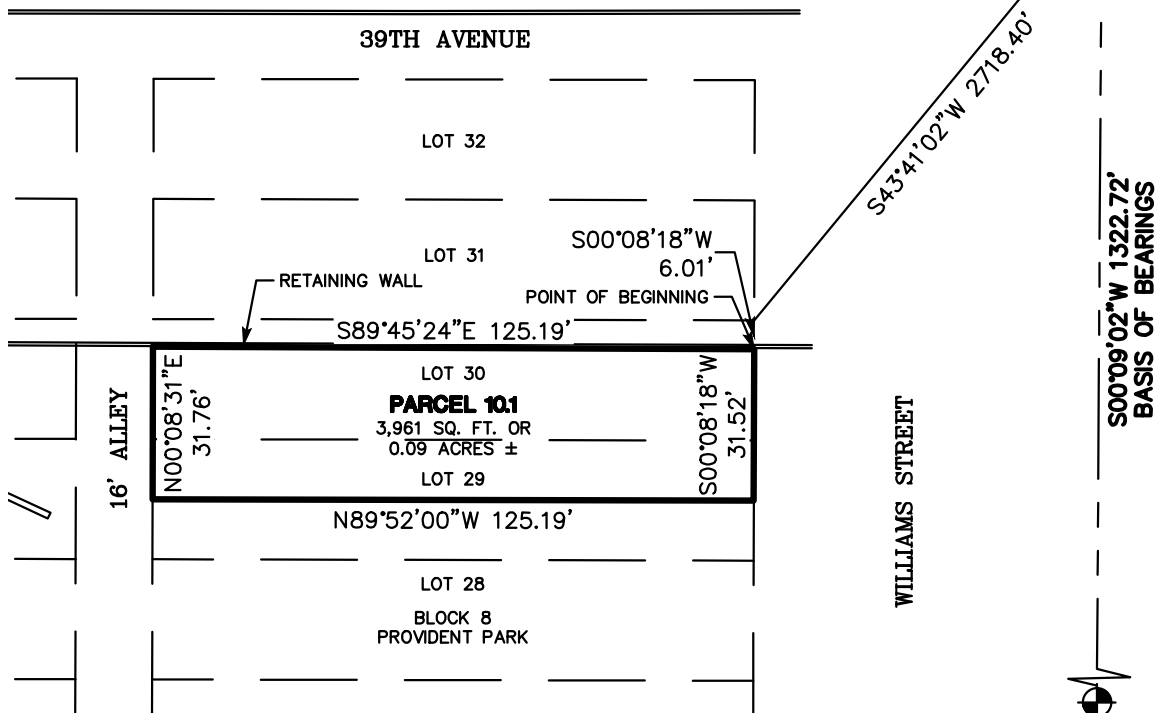
SHEET 3 OF 3

SurvApp

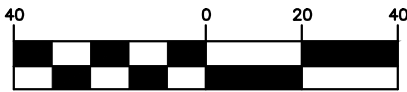
PARCEL 10.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

POINT OF COMMENCEMENT
EAST QUARTER CORNER OF
SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED "COLO.
DEPT. OF TRANSPORTATION T3S R68W 1/4
S23 S24 PLS 23521" IN RANGE BOX



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: AUGUST 17, 2021

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EXHIBIT

SHEET 1 OF 3

SurvApp

PARCEL 11.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 11.1, BEING LOT 4 AND A PORTION OF LOT 3, BLOCK 7, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 39°40'27" WEST, A DISTANCE OF 2,619.75 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4, BLOCK 7, PROVIDENT PARK AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 4, NORTH 89°51'41" WEST, A DISTANCE OF 125.16 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4;

THENCE ALONG THE WESTERLY LINE OF LOTS 3 AND 4, SAID BLOCK 7, NORTH 00°08'18" EAST, A DISTANCE OF 43.59 FEET TO A POINT ON THE NORTHERLY EDGE OF A CONCRETE WALK;

(CONTINUED ON SHEET 2)



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: NOVEMBER 29, 2021

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EXHIBIT

SHEET 2 OF 3

SurvApp

PARCEL 11.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

(CONTINUED FROM SHEET 1)

THENCE ALONG SAID NORTHERLY EDGE OF CONCRETE WALK, SOUTH 89°50'12" EAST, A
DISTANCE OF 125.17 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 3;

THENCE ALONG SAID EASTERLY LINE OF SAID LOTS 3 AND 4, SOUTH 00°09'02" WEST, A
DISTANCE OF 43.53 FEET TO THE POINT OF BEGINNING;

CONTAINING 5,452 SQ. FT. OR 0.13 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO
HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION
AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WAS PREPARED BY ME OR UNDER
MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND
BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A
GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND
EXHIBIT WAS PREPARED AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO
REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE
STATUTE.

JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
VICE PRESIDENT, FLATIRONS, INC.



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: NOVEMBER 29, 2021

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INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

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Land Surveying Services



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DENVER, CO 80216
PH: (303) 936-6997
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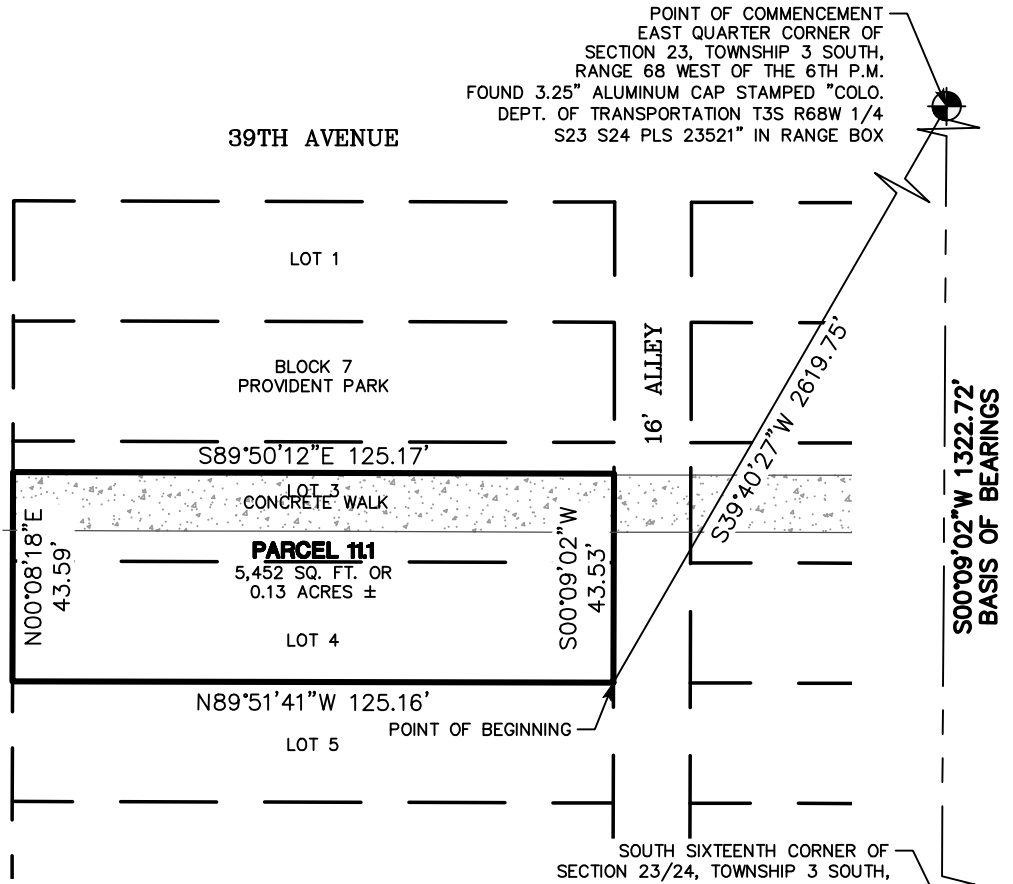
EXHIBIT

SHEET 3 OF 3

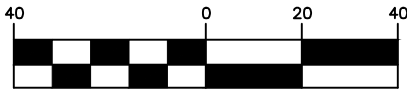
SurvApp

PARCEL 11.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: NOVEMBER 29, 2021

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DENVER, CO 80216
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FAX: (303) 923-3180
www.FlatironsInc.com

BY:JSTEPHENSON FILE:72989-DESCRIPTIONS PACKAGE 2-C19.DWG DATE:11/29/2021 2:01 PM



08/16/2017 02:32 PM R \$23.00 D
City & County of Denver
Electronically Recorded

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

State Documentary Fee
Date
\$ 127.40

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 15 day of August 2017, by GRIFFIN INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY A/K/A GRIFFEN INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, a Colorado limited liability company, whose address is P.O. Box 621211, Littleton, CO 80162 ("Grantors") to the CITY AND COUNTY OF DENVER, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of One Million Two Hundred Seventy-Four Thousand and 00/100 Dollars (\$1,274,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on Exhibit A attached hereto and incorporated herein ("Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

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

Exhibit A

**LOTS 29, 30, 31 AND 32, BLOCK 7, PROVIDENT PARK (ADDITION TO DENVER, CITY
AND COUNTY OF DENVER, STATE OF COLORADO**



08/16/2017 02:32 PM
City & County of Denver
Electronically Recorded

R \$23.00
BSD

D \$0.00

Return to:
Denver City Attorney's Office
201 W. Colfax Avenue, Dept. 1207
Denver, CO 80202

**CONVENIENCE DEED ONLY
NO STATE DQC FEE REQUIRED**

**PROPERTY DEED
(Statutory Bargain and Sale)**

GRIFFIN INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY
A/K/A GRIFFEN INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY,
a Colorado limited liability company, ("**Grantors**"), whose address is ~~2236 Hooker Street~~,
Denver, CO 80211, for Ten and 00/100 Dollars (\$10.00) good and valuable consideration, the
receipt and sufficiency of which is hereby acknowledged, hereby sells and conveys to THE CITY
AND COUNTY OF DENVER ("**Grantee**"), whose address is 1437 Bannock Street, Denver,
Colorado, 80202, the following real property with all its appurtenances in the City and County of
Denver, State of Colorado, to-wit:

↓
P.O. BOX 621211
LITTLETON, CO
80162

SEE EXHIBIT 1 ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

SIGNED this 14 day of AUGUST, 2017.

GRANTOR:

GRIFFIN INVESTMENTS, LLC, A
COLORADO LIMITED LIABILITY
COMPANY A/K/A GRIFFEN
INVESTMENTS, LLC, A COLORADO
LIMITED LIABILITY COMPANY

By: [Signature]
Title: MANAGER

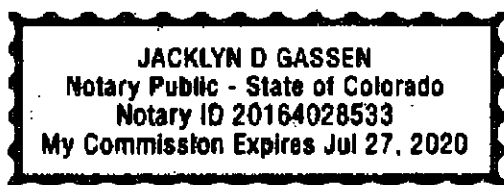
By: _____
Title: _____

70504957

State of Colorado) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 14 day of AUGUST, 2017
by JACK YOUNG as MANAGER of GRIFFIN INVESTMENTS, LLC, A
COLORADO LIMITED LIABILITY COMPANY A/K/A GRIFFEN INVESTMENTS, LLC, A
COLORADO LIMITED LIABILITY COMPANY

Witness my hand and official seal.
My commission expires: 7/27/20



Jacklyn D. Gassen
Notary Public

Exhibit 1

**LOTS 29, 30, 31 AND 32, BLOCK 7, PROVIDENT PARK (ADDITION TO DENVER, CITY
AND COUNTY OF DENVER, STATE OF COLORADO**

EXHIBIT

SHEET 1 OF 3

SurvApp

PARCEL 12.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 12.1, BEING PORTIONS OF LOTS 29 & 30, BLOCK 7, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 37°54'12" WEST, A DISTANCE OF 2,492.45 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 30, BLOCK 7, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 30, SOUTH 00°09'45" WEST, A DISTANCE OF 6.60 FEET TO A POINT ON THE NORTHERLY LINE OF A CONCRETE WALK AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF LOTS 29 AND 30, SOUTH 00°09'45" WEST, A DISTANCE OF 42.97 FEET TO A POINT ON THE SOUTHERLY FACE OF AN EXISTING RETAINING WALL EXTENDED;

THENCE ALONG SAID SOUTHERLY WALL FACE OF RETAINING WALL AND WALL EXTENDED, NORTH 89°51'41" WEST, A DISTANCE OF 125.16 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 29;

(CONTINUED ON SHEET 2)



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: NOVEMBER 29, 2021

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Land Surveying Services



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DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180
www.FlatironsInc.com

EXHIBIT

SHEET 2 OF 3

SurvApp

PARCEL 12.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

(CONTINUED FROM SHEET 1)

THENCE ALONG SAID WESTERLY LINE OF LOTS 29 AND 30, NORTH 00°09'02" EAST, A
DISTANCE OF 43.03 FEET TO A POINT ON SAID NORTHERLY EDGE OF CONCRETE WALK;

THENCE ALONG SAID NORTHERLY EDGE OF CONCRETE WALK, SOUTH 89°50'12" EAST, A
DISTANCE OF 125.17 FEET TO THE POINT OF BEGINNING;

CONTAINING 5,382 SQ. FT. OR 0.12 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO
HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION
AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WAS PREPARED BY ME OR UNDER
MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND
BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A
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STATUTE.

JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
VICE PRESIDENT, FLATIRONS, INC.



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: NOVEMBER 29, 2021

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EXHIBIT

SHEET 3 OF 3

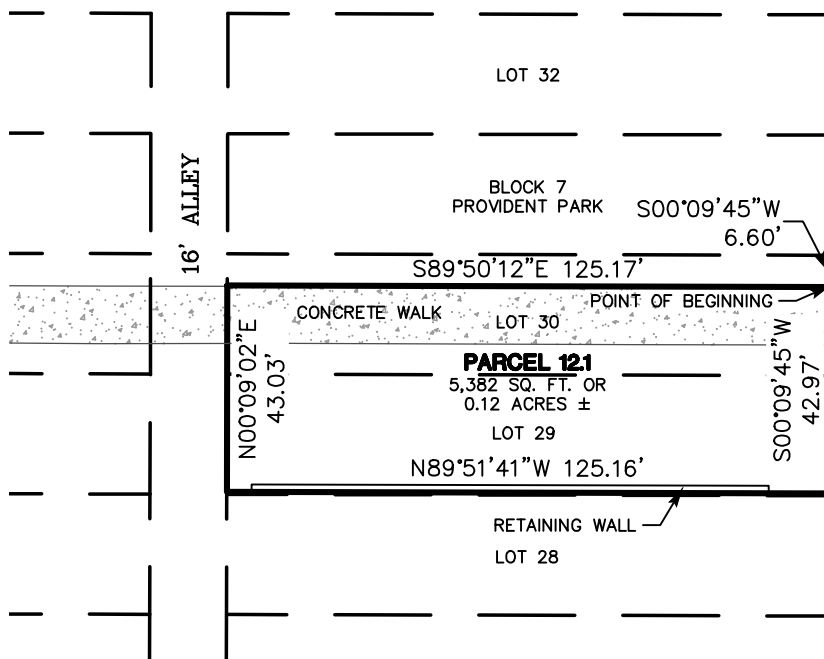
SurvApp

PARCEL 12.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

POINT OF COMMENCEMENT
EAST QUARTER CORNER OF
SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED "COLO.
DEPT. OF TRANSPORTATION T3S R68W 1/4
S23 S24 PLS 23521" IN RANGE BOX

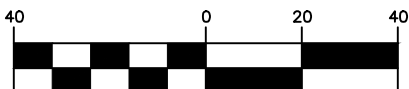
39TH AVENUE



S37°54'12" W 2492.45'

S00°09'02" W 1322.72'
BASIS OF BEARINGS

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



SOUTH SIXTEENTH CORNER OF
SECTION 23/24, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED
"JACOBS T3S R68W S1/16 S23 S24
2016 PLS 24942" IN CONCRETE

JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: NOVEMBER 29, 2021

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DENVER, CO 80216
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FAX: (303) 923-3180

www.FlatironsInc.com

BY:JSTEPHENSON FILE:72989-DESCRIPTIONS PACKAGE 2-C19.DWG DATE:11/29/2021 2:06 PM



07/28/2017 03:24 PM
City & County of Denver
Electronically Recorded

R \$23.00

WD

D \$66.70

E-RECORDED

THIS DOCUMENT WAS RECORDED

State Documentary Fee
Date
\$ 66.70

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 28th day of July, 2017, by Gailen E. EATINGER, whose address is 3900 Williams St., Denver, CO 80205 ("Grantor") to the CITY AND COUNTY OF DENVER, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Six Hundred Sixty-Seven Thousand and 00/100 Dollars (\$667,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on Exhibit A attached hereto and incorporated herein ("Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

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



20504968

17-21
Asset Mgmt. #

Asset Management
Date: 08/10/17
Approved

Project Description
Gailen E. EATINGER

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

E-RECORDED

THIS DOCUMENT WAS RECORDED _____

State Documentary Fee
Date
\$ 66.70

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 28th day of July, 2017, by Gailen E. Eater, whose address is 3900 Williams St., Denver, CO 80205 ("Grantor") to the CITY AND COUNTY OF DENVER, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Six Hundred Sixty-Seven Thousand and 00/100 Dollars (\$667,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on Exhibit A attached hereto and incorporated herein ("Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

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



70504968

Exhibit A

THE WEST 64.5 FEET OF LOTS 17 THROUGH 20, INCLUSIVE, BLOCK 4, PROVIDENT PARK (ADDITION TO DENVER) AND LOT 16, BLOCK 4, PROVIDENT PARK (ADDITION TO DENVER), CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Exhibit 1

THE WEST 64.5 FEET OF LOTS 17 THROUGH 20, INCLUSIVE, BLOCK 4, PROVIDENT PARK (ADDITION TO DENVER) AND LOT 16, BLOCK 4, PROVIDENT PARK (ADDITION TO DENVER), CITY AND COUNTY OF DENVER, STATE OF COLORADO.



REAL PROPERTY TRANSFER DECLARATION - (TD-1000)

GENERAL INFORMATION

Purpose: The Real Property Transfer Declaration provides essential information to the county assessor to help ensure fair and uniform assessments for all property for property tax purposes. Refer to 39-14-102(4), Colorado Revised Statutes (C.R.S.).

Requirements: All conveyance documents (deeds) subject to the documentary fee submitted to the county clerk and recorder for recordation must be accompanied by a Real Property Transfer Declaration. This declaration must be completed and signed by the grantor (seller) or grantee (buyer). Refer to 39-14-102(1)(a), C.R.S.

Penalty for Noncompliance: Whenever a Real Property Transfer Declaration does not accompany the deed, the clerk and recorder notifies the county assessor who will send a notice to the buyer requesting that the declaration be returned within thirty days after the notice is mailed.

If the completed Real Property Transfer Declaration is not returned to the county assessor within the 30 days of notice, the assessor may impose a penalty of \$25.00 or .025% (.00025) of the sale price, whichever is greater. This penalty may be imposed for any subsequent year that the buyer fails to submit the declaration until the property is sold. Refer to 39-14-102(1)(b), C.R.S.

Confidentiality: The assessor is required to make the Real Property Transfer Declaration available for inspection to the buyer. However, it is only available to the seller if the seller filed the declaration. Information derived from the Real Property Transfer Declaration is available to any taxpayer or any agent of such taxpayer subject to confidentiality requirements as provided by law. Refer to 39-5-121.5, C.R.S. and 39-13-102(5)(c), C.R.S.

1. Address and/or legal description of the real property sold: Please do not use P.O. Box numbers
3900 WILLIAMS STREET (VACANT LAND) DENVER CO 80205

2. Type of Property purchased: [] Single Family Residential [] Townhome [] Condominium [] Multi-Unit Res
[X] Commercial [] Industrial [] Agricultural [] Mixed Use [] Vacant Land [] Other

3. Date of Closing: July 28 2017
Date of Contract if different than date of closing:

4. Total sale price: Including all real and personal property. \$667,000.00

5. Was any personal property included in the transaction? Personal property would include, but not limited to, carpeting, draperies, free standing appliances, equipment, inventory, furniture. If the personal property is not listed, the entire purchase price will be assumed to be for the real property as per 39-13-102, C.R.S.
[] Yes [] No If yes, approximate value \$ Describe:

6. Did the total sale price include a trade or exchange of additional real or personal property? If yes, give the approximate value of the goods or services as of the date of closing.
[] Yes [X] No If yes, value \$
If yes, does this transaction involve a trade under IRS Code Section 1031? [] Yes [X] No

7. Was 100% interest in the real property purchased? Mark "no" if only a partial interest is being purchased.
[X] Yes [] No If no, interest purchased: %

8. Is this a transaction among related parties? Indicate whether the buyer or seller are related. Related parties include persons within the same family, business affiliates, or affiliated corporations.
[] Yes [X] No

9. Check any of the following that apply to the condition of the improvements at the time of purchase:
[] New [] Excellent [] Good [] Average [] Fair [] Poor [] Salvage

If the property is financed, please complete the following:

10. Total amount financed: N/A

11. Type of financing: (Check all that apply)
[] New [] Assumed [] Seller [] Third Party [] Combination; Explain

12. Terms:

Variable; Starting interest rate % _____
 Fixed; Interest rate % _____
 Length of time years _____
 Balloon Payment Yes No If yes, amount _____ Due Date _____

13. Mark any that apply: Seller assisted down payment, Seller concessions, Special terms or financing.

If marked, please specify: _____

For properties other than residential (Residential is defined as: single family detached, townhomes, apartments, and condominiums) please complete questions 14-16 if applicable. Otherwise, skip to #17 to complete.

14. Did the purchase price include a franchise or license fee? Yes No
If yes, franchise or license fee value? _____

15. Did the purchase price involve an installment land contract? Yes No
If yes, date of contract: _____

16. If this was a vacant land sale, was an on-site inspection of the property conducted by the buyer prior to the closing?
 Yes No

Remarks: Please include any additional information concerning the sale you may feel is important.

17. Signed on this day of _____
Have at least one of the parties to the transaction sign the document and include an address and a daytime phone number.
Signature of Grantee (Buyer) or Grantor (Seller)

CITY AND COUNTY OF DENVER, A HOME RULE CITY AND MUNICIPAL CORPORATION OF THE STATE OF COLORADO



LISA LUMLEY, SENIOR ASSET MANAGER

18. All future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:
CITY AND COUNTY OF DENVER, A HOME RULE CITY AND MUNICIPAL CORPORATION OF THE STATE OF COLORADO
201 W. COLFAX AVE, DEPT. 1010 DENVER, CO 80202

Phone: _____ Email: _____

EXHIBIT

SHEET 1 OF 3

SurvApp

PARCEL 605

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 605, BEING LOT 16 AND A PORTION OF LOT 17, BLOCK 4, PROVIDENT PARK,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF
COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

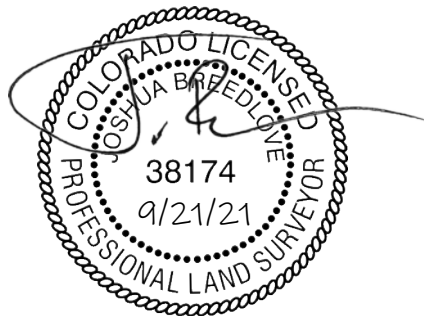
CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A
FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4
S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25"
ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN
CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN
RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23; THENCE SOUTH 44°07'51"
WEST, A DISTANCE OF 2,400.86 FEET TO THE NORTHEASTERLY CORNER OF LOT 16, BLOCK
4, PROVIDENT PARK AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF LOTS 16 AND 17, SOUTH 00°09'21" WEST, A
DISTANCE OF 38.32 FEET TO A POINT ON THE SOUTHERLY EDGE OF A CONCRETE WALK
EXTENDED;

THENCE ALONG SAID SOUTHERLY EDGE OF CONCRETE WALK EXTENDED, SOUTH 89°58'17"
WEST, A DISTANCE OF 125.17 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 17;

(CONTINUED ON SHEET 2)



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: SEPTEMBER 6, 2021

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS
NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD
INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

www.FlatironsInc.com

EXHIBIT

SHEET 2 OF 3

SurvApp

PARCEL 605

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

(CONTINUED FROM SHEET 1)

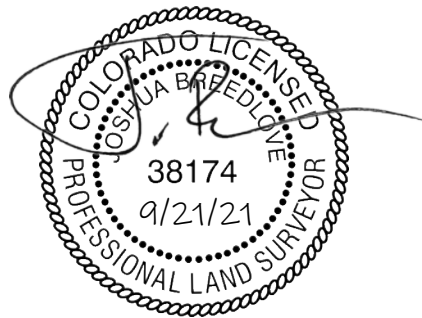
THENCE ALONG THE WESTERLY LINE OF SAID LOTS 16 AND 17, NORTH 00°10'19" EAST, A
DISTANCE OF 38.69 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 16;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 16, SOUTH 89°51'37" EAST, A DISTANCE
OF 125.15 FEET TO THE POINT OF BEGINNING;

CONTAINING 4,820 SQ. FT. OR 0.11 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO
HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION
AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WAS PREPARED BY ME OR UNDER
MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND
BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A
GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND
EXHIBIT WAS PREPARED AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO
REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE
STATUTE.

JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
BRANCH MANAGER, FLATIRONS, INC.



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: SEPTEMBER 6, 2021

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS
NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD
INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

www.FlatironsInc.com

EXHIBIT

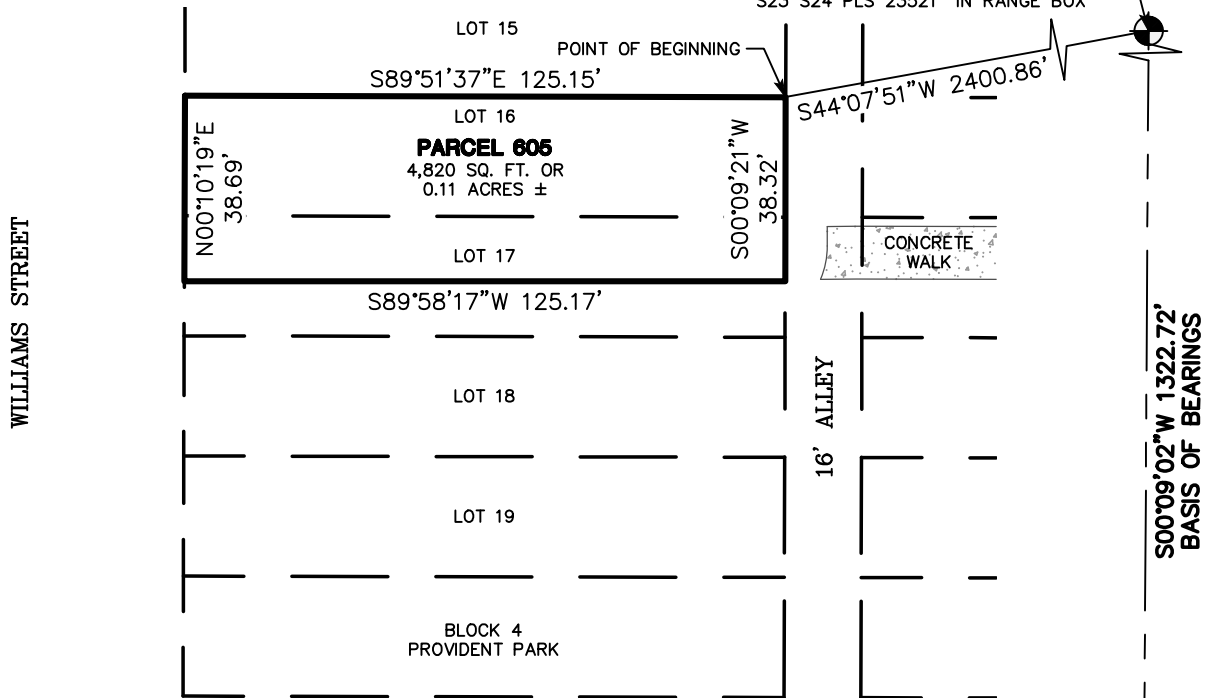
SHEET 3 OF 3

SurvApp

PARCEL 605

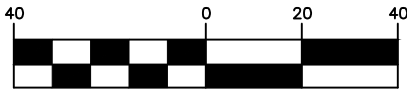
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

POINT OF COMMENCEMENT
EAST QUARTER CORNER OF
SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED "COLO.
DEPT. OF TRANSPORTATION T3S R68W 1/4
S23 S24 PLS 23521" IN RANGE BOX



SOUTH SIXTEENTH CORNER OF
SECTION 23/24, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED
"JACOBS T3S R68W S1/16 S23 S24
2016 PLS 24942" IN CONCRETE

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: SEPTEMBER 6, 2021

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

www.FlatironsInc.com



SWD_B&S_Recorded

06/23/2017 01:56 PM
City & County of Denver
Electronically Recorded

R \$23.00

D \$52.40
WD

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 23rd day of June, 2017, by ELROD & MERRILL LTD, a Colorado limited liability company, whose address is 2236 Hooker Street, Denver, CO 80211 ("Grantors") to the CITY AND COUNTY OF DENVER, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Five Hundred Twenty-Four Thousand and 00/100 Dollars (\$524,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on Exhibit A attached hereto and incorporated herein ("Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

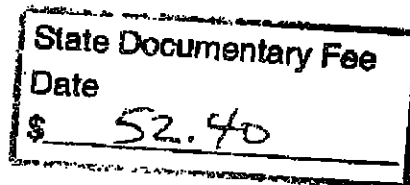
TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

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



70505224



ATTEST:


GRANTOR:

ELROD & MERRILL LTD, a Colorado
limited liability company

By: _____
Title: _____



Tyson Taylor, Member

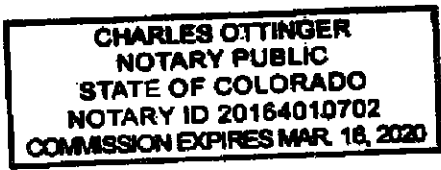


Thomas M. Taylor, Member

STATE OF COLORADO)
) ss.
COUNTY OF *Denver*)

The foregoing instrument was acknowledged before me this 23 day of June, 2017
by Tyson Taylor and Thomas M. Taylor as Members of Elrod & Merrill Ltd, a Colorado limited
liability company

Witness my hand and official seal.
My commission expires: _____





Notary Public

Exhibit A**PARCEL 1:**

LOTS 25 AND 26 EXCEPT THE NORTH 24.65 FEET THEREOF, BLOCK 4, PROVIDENT PARK (ADDITION TO DENVER), CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 2:

THE NORTH 24.65 FEET OF LOTS 25 AND 26, BLOCK 4, PROVIDENT PARK (ADDITION TO DENVER), CITY AND COUNTY OF DENVER, STATE OF COLORADO



06/23/2017 01:56 PM
City & County of Denver
Electronically Recorded

R \$18.00

D \$0.00

BSD

SWD_B&S_Recorded

Return to:
Denver City Attorney's Office
201 W. Colfax Avenue, Dept. 1207
Denver, CO 80202

PROPERTY DEED
(Statutory Bargain and Sale)

ELROD & MERRILL LTD, a Colorado limited liability company, ("Grantors"), whose address is 2236 Hooker Street, Denver, CO 80211, for Ten and 00/100 Dollars (\$10.00) good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby sells and conveys to THE CITY AND COUNTY OF DENVER ("Grantee"), whose address is 1437 Bannock Street, Denver, Colorado, 80202, the following real property with all its appurtenances in the City and County of Denver, State of Colorado, to-wit:

SEE EXHIBIT 1 ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

SIGNED this 23 day of June, 2017.

ATTEST:

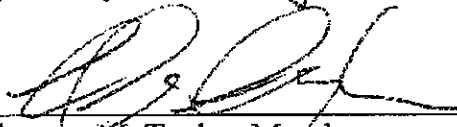
GRANTOR:

ELROD & MERRILL LTD, a Colorado limited liability company



Tyson Taylor, Member

By: _____
Title: _____

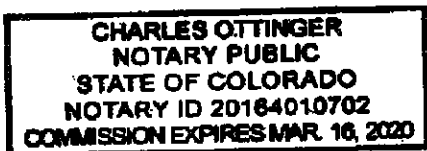



Thomas M. Taylor, Member

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 23rd day of June, 2017 by Thomas M. Taylor as Member of Elrod & Merrill Ltd, a Colorado limited liability company and Tyson Taylor

Witness my hand and official seal.
My commission expires: _____





Notary Public
705050241



Exhibit 1**PARCEL 1:**

LOTS 25 AND 26 EXCEPT THE NORTH 24.65 FEET THEREOF, BLOCK 4, PROVIDENT PARK (ADDITION TO DENVER), CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 2:

THE NORTH 24.65 FEET OF LOTS 25 AND 26, BLOCK 4, PROVIDENT PARK (ADDITION TO DENVER), CITY AND COUNTY OF DENVER, STATE OF COLORADO



REAL PROPERTY TRANSFER DECLARATION - (TD-1000)

GENERAL INFORMATION

Purpose: The Real Property Transfer Declaration provides essential information to the county assessor to help ensure fair and uniform assessments for all property for property tax purposes. Refer to 39-14-102(4), Colorado Revised Statutes (C.R.S.).

Requirements: All conveyance documents (deeds) subject to the documentary fee submitted to the county clerk and recorder for recordation must be accompanied by a Real Property Transfer Declaration. This declaration must be completed and signed by the grantor (seller) or grantee (buyer). Refer to 39-14-102(1)(a), C.R.S.

Penalty for Noncompliance: Whenever a Real Property Transfer Declaration does not accompany the deed, the clerk and recorder notifies the county assessor who will send a notice to the buyer requesting that the declaration be returned within thirty days after the notice is mailed.

If the completed Real Property Transfer Declaration is not returned to the county assessor within the 30 days of notice, the assessor may impose a penalty of \$25.00 or .025% (.00025) of the sale price, whichever is greater. This penalty may be imposed for any subsequent year that the buyer fails to submit the declaration until the property is sold. Refer to 39-14-102(1)(b), C.R.S.

Confidentiality: The assessor is required to make the Real Property Transfer Declaration available for inspection to the buyer. However, it is only available to the seller if the seller filed the declaration. Information derived from the Real Property Transfer Declaration is available to any taxpayer or any agent of such taxpayer subject to confidentiality requirements as provided by law. Refer to 39-5-121.5, C.R.S. and 39-13-102(5)(c), C.R.S.

1. Address and/or legal description of the real property sold: Please do not use P.O. Box numbers
3923 AND 3925 HIGH STREET DENVER
2. Type of Property purchased: Single Family Residential Townhome Condominium Multi-Unit Res
 Commercial Industrial Agricultural Mixed Use Vacant Land Other
3. Date of Closing: _____
Date of Contract if different than date of closing: _____
4. Total sale price: Including all real and personal property. **\$524,000.00**
5. Was any personal property included in the transaction? Personal property would include, but not limited to, carpeting, draperies, free standing appliances, equipment, inventory, furniture. If the personal property is not listed, the entire purchase price will be assumed to be for the real property as per 39-13-102, C.R.S.
 Yes No If yes, approximate value \$ _____ Describe: _____
6. Did the total sale price include a trade or exchange of additional real or personal property? If yes, give the approximate value of the goods or services as of the date of closing.
 Yes No If yes, value \$ _____
If yes, does this transaction involve a trade under IRS Code Section 1031? Yes No
7. Was 100% interest in the real property purchased? Mark "no" if only a partial interest is being purchased.
 Yes No If no, interest purchased: _____ %
8. Is this a transaction among related parties? Indicate whether the buyer or seller are related. Related parties include persons within the same family, business affiliates, or affiliated corporations.
 Yes No
9. Check any of the following that apply to the condition of the improvements at the time of purchase:
 New Excellent Good Average Fair Poor Salvage

If the property is financed, please complete the following:

10. Total amount financed: **N/A**
11. Type of financing: (Check all that apply)
 New Assumed Seller Third Party Combination; Explain _____

12. Terms:

<input type="checkbox"/> Variable; Starting interest rate	%	_____
<input type="checkbox"/> Fixed; Interest rate	%	_____
Length of time	years	_____
Ballloon Payment	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, amount _____ Due Date _____

13. Mark any that apply: Seller assisted down payment, Seller concessions, Special terms or financing.

If marked, please specify: _____

For properties other than residential (Residential is defined as: single family detached, townhomes, apartments, and condominiums) please complete questions 14-16 if applicable. Otherwise, skip to #17 to complete.

14. Did the purchase price include a franchise or license fee? Yes No
If yes, franchise or license fee value? _____


15. Did the purchase price involve an installment land contract? Yes No
If yes, date of contract: _____

16. If this was a vacant land sale, was an on-site inspection of the property conducted by the buyer prior to the closing?
 Yes No

Remarks: Please include any additional information concerning the sale you may feel is important.

17. Signed on this day of _____
Have at least one of the parties to the transaction sign the document, and include an address and a daytime phone number.
Signature of Grantee (Buyer) or Grantor (Seller)

CITY AND COUNTY OF DENVER, A HOME RULE CITY AND MUNICIPAL CORPORATION OF THE STATE OF COLORADO



LISA L. MILEY, SENIOR ASSET MANAGER

18. All future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:

CITY AND COUNTY OF DENVER, A HOME RULE CITY AND MUNICIPAL CORPORATION OF THE STATE OF COLORADO
1437 BANNOCK STREET, ROOM 350 DENVER, CO 80202
Phone: _____ Email: _____



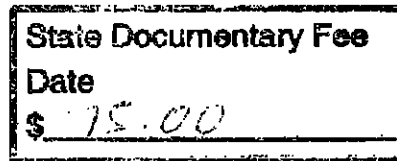
12/11/2017 03:11 PM
City & County of Denver
Electronically Recorded

R \$23.00

D

D \$75.00

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 14th day of December, 2017, by **AMERICAN WASTE SYSTEMS, INC.**, a Colorado corporation, whose address is P.O. Box 480003, Denver, Colorado 80248 ("Grantors") to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

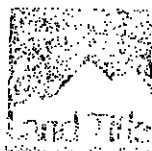
WITNESSETH, that the Grantor, for and in consideration of the sum of **SEVEN HUNDRED AND FIFTY THOUSAND AND 00/100 DOLLARS (\$750,000.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on Exhibit A attached hereto and incorporated herein ("Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself and its successors and assigns does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained Property in the quiet and peaceable possession of the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

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



70504476

Exhibit A

LOTS 23 AND 24, BLOCK 4, PROVIDENT PARK (ADDITION TO DENVER), TOGETHER WITH:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22, BLOCK 4, PROVIDENT PARK (ADDITION TO DENVER); THENCE SOUTH ALONG THE EAST LOT LINE OF SAID LOT 22, A DISTANCE OF 14 INCHES; THENCE WEST AND PARALLEL WITH THE NORTH LOT LINE OF SAID LOT 22 TO THE WEST LOT LINE OF SAID LOT 22; THENCE NORTH 14 INCHES TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE EAST ALONG THE NORTH LOT LINE OF SAID LOT 22 TO THE POINT OF BEGINNING; CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXHIBIT

SHEET 1 OF 3

SurvApp

PARCEL 606

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 606, BEING LOT 25 AND PORTIONS OF LOTS 24 AND 26, BLOCK 4, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

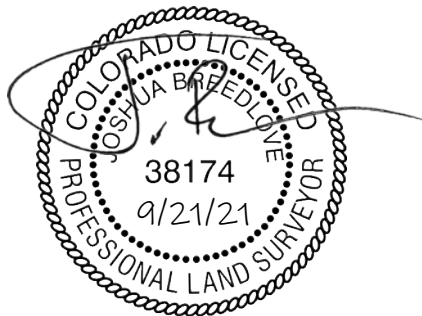
COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23; THENCE SOUTH 40°47'45" WEST, A DISTANCE OF 2,342.77 FEET TO THE SOUTHEASTERLY CORNER OF LOT 24, BLOCK 4, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 24, NORTH 00°08'22" EAST, A DISTANCE OF 12.10 FEET TO A POINT ON THE SOUTHERLY EDGE OF A CONCRETE WALK AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY EDGE OF WALK AND EDGE EXTENDED, SOUTH 89°58'17" WEST, A DISTANCE OF 125.17 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 24;

THENCE ALONG THE WESTERLY LINE OF LOTS 24 TO 26, SAID BLOCK 4, NORTH 00°09'21" EAST, A DISTANCE OF 38.64 FEET TO A POINT BEING 24.65 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 26;

(CONTINUED ON SHEET 2)



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: SEPTEMBER 6, 2021

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180
www.FlatironsInc.com

EXHIBIT

SHEET 2 OF 3

SurvApp

PARCEL 606

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

(CONTINUED FROM SHEET 1)

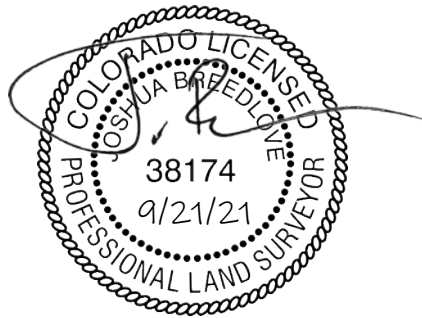
THENCE ALONG A LINE PARALLEL WITH, AND 24.65 FEET SOUTHERLY OF, THE NORTHERLY LINE OF SAID LOT 26, SOUTH 89°51'30" EAST, A DISTANCE OF 125.15 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 26;

THENCE ALONG THE EASTERLY LINE OF SAID LOTS 24 TO 26, SOUTH 00°08'22" WEST, A DISTANCE OF 38.26 FEET TO THE POINT OF BEGINNING;

CONTAINING 4,812 SQ. FT. OR 0.11 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WAS PREPARED AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
BRANCH MANAGER, FLATIRONS, INC.



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: SEPTEMBER 6, 2021

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Flatirons, Inc.
Land Surveying Services



4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

www.FlatironsInc.com

EXHIBIT

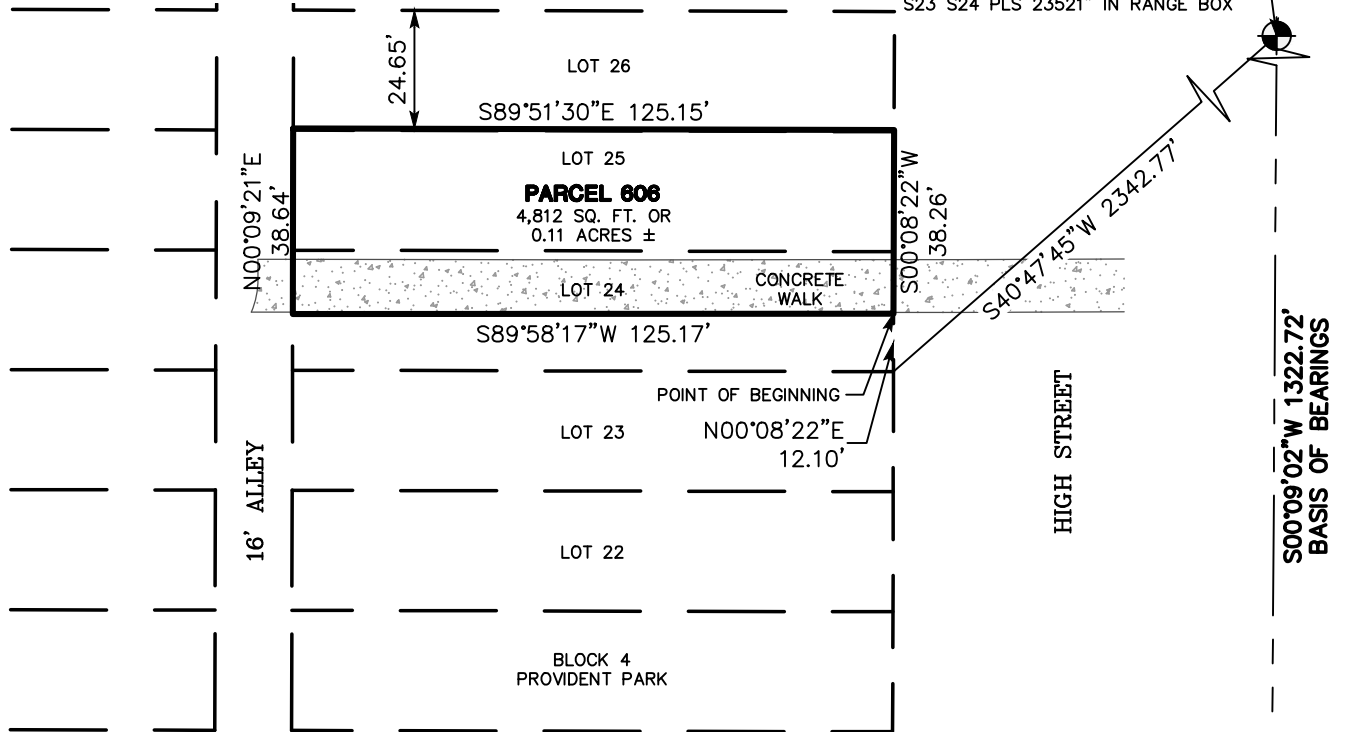
SHEET 3 OF 3

SurvApp

PARCEL 606

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

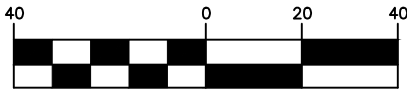
POINT OF COMMENCEMENT
EAST QUARTER CORNER OF
SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED "COLO.
DEPT. OF TRANSPORTATION T3S R68W 1/4
S23 S24 PLS 23521" IN RANGE BOX



39TH AVENUE

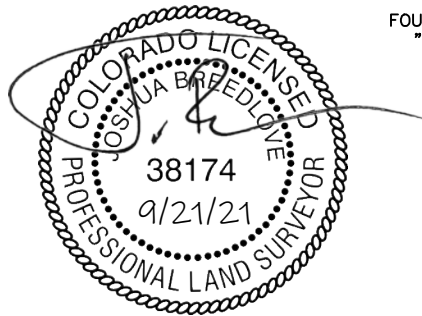
SOUTH SIXTEENTH CORNER OF
SECTION 23/24, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED
"JACOBS T3S R68W S1/16 S23 S24
2016 PLS 24942" IN CONCRETE

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: SEPTEMBER 6, 2021

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Flatirons, Inc.
Land Surveying Services



4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

www.FlatironsInc.com



11/01/2017 11:10 AM
City & County of Denver
Electronically Recorded

R \$23.00

WD

D \$39.00

Final_SettlementStatement Deeds

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

State Documentary Fee
Date
\$ 39.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 1st day of November, 2017, by Roberto Saucedo and Maria B. Guerrero de Saucedo, whose address is 3918 High Street, Denver, Colorado 80205 ("Grantors") to the CITY AND COUNTY OF DENVER, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Three Hundred Ninety Thousand and 00/100 Dollars (\$390,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on Exhibit A attached hereto and incorporated herein ("Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

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



70505 227

ATTEST:

By: _____
Title: _____

GRANTOR:

Roberto Saucedo

Roberto Saucedo

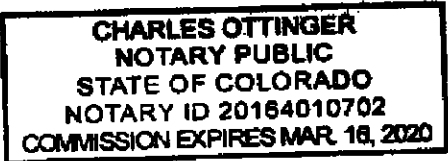
Maria B Guerrero de Saucedo

Maria B. Guerrero de Saucedo

STATE OF COLORADO)
) ss.
COUNTY OF *Denver*)

The foregoing instrument was acknowledged before me this 1st day of November, 2017
by Roberto Saucedo and Maria B. Guerrero de Saucedo

Witness my hand and official seal.
My commission expires: _____



Charles Ottinger

Notary Public

Exhibit A

LOT 16, BLOCK 5, PROVIDENT PARK (ADDITION TO DENVER), CITY AND COUNTY OF DENVER, STATE OF COLORADO.



Return to:
Denver City Attorney's Office
201 W. Colfax Avenue, Dept. 1207
Denver, CO 80202

**CONVENIENCE DEED ONLY
NO STATE DOC FEE REQUIRED**

**PROPERTY DEED
(Statutory Bargain and Sale)**

Roberto Saucedo and Maria B. Guerrero de Saucedo, ("Grantors"), whose address is 3918 High Street, Denver, Colorado 80205, for Ten and 00/100 Dollars (\$10.00) good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby sells and conveys to THE CITY AND COUNTY OF DENVER ("Grantee"), whose address is 1437 Bannock Street, Denver, Colorado, 80202, the following real property with all its appurtenances in the City and County of Denver, State of Colorado, to-wit:

SEE EXHIBIT 1 ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

SIGNED this 1st day of November, 2017.

ATTEST:

GRANTOR:



By: _____
Title: _____

Roberto Saucedo
Roberto Saucedo

Maria B. Guerrero de Saucedo
Maria B. Guerrero de Saucedo

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 1st day of November, 2017 by Roberto Saucedo and Maria B. Guerrero de Saucedo

Witness my hand and official seal.
My commission expires: _____

CHARLES OTTINGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184010702
COMMISSION EXPIRES MAR. 16, 2020

Charles Ottinger
Notary Public



70505 227

Exhibit 1

LOT 16, BLOCK 5, PROVIDENT PARK (ADDITION TO DENVER), CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXHIBIT

SHEET 1 OF 3

SurvApp

PARCEL 607

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 607, BEING LOT 16 AND A PORTION OF LOT 17, BLOCK 5, PROVIDENT PARK,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF
COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

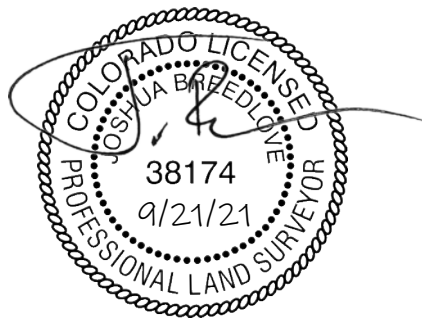
CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A
FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4
S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25"
ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN
CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN
RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23; THENCE SOUTH 37°45'05"
WEST, A DISTANCE OF 2,181.42 FEET TO THE NORTHEASTERLY CORNER OF LOT 16, BLOCK 5,
PROVIDENT PARK AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 16 AND LOT 17, SOUTH 00°07'37" WEST, A
DISTANCE OF 37.70 FEET TO A POINT ON THE SOUTHERLY EDGE OF A CONCRETE WALK;

THENCE ALONG SAID SOUTHERLY EDGE OF CONCRETE WALK AND EDGE EXTENDED, NORTH
89°47'47" WEST, A DISTANCE OF 115.03 FEET TO A POINT ON THE WESTERLY LINE OF SAID
LOT 17;

(CONTINUED ON SHEET 2)



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: SEPTEMBER 7, 2021

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS
NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD
INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

www.FlatironsInc.com

EXHIBIT

SHEET 2 OF 3

SurvApp

PARCEL 607

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

(CONTINUED FROM SHEET 1)

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 16 AND 17, NORTH 00°08'22" EAST, A
DISTANCE OF 38.07 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 16;

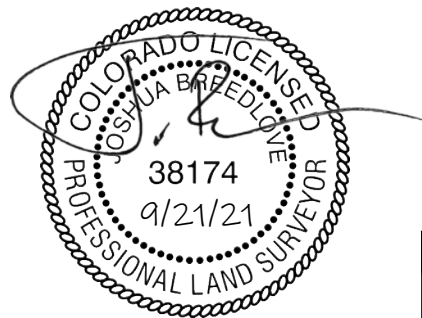
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 16, SOUTH 89°36'36" EAST, A DISTANCE
OF 115.02 FEET TO THE POINT OF BEGINNING;

CONTAINING 4,358 SQ. FT. OR 0.10 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO
HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION
AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WAS PREPARED BY ME OR UNDER
MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND
BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A
GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND
EXHIBIT WAS PREPARED AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO
REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE
STATUTE.

JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
BRANCH MANAGER, FLATIRONS, INC.

JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: SEPTEMBER 7, 2021



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INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180
www.FlatironsInc.com

EXHIBIT

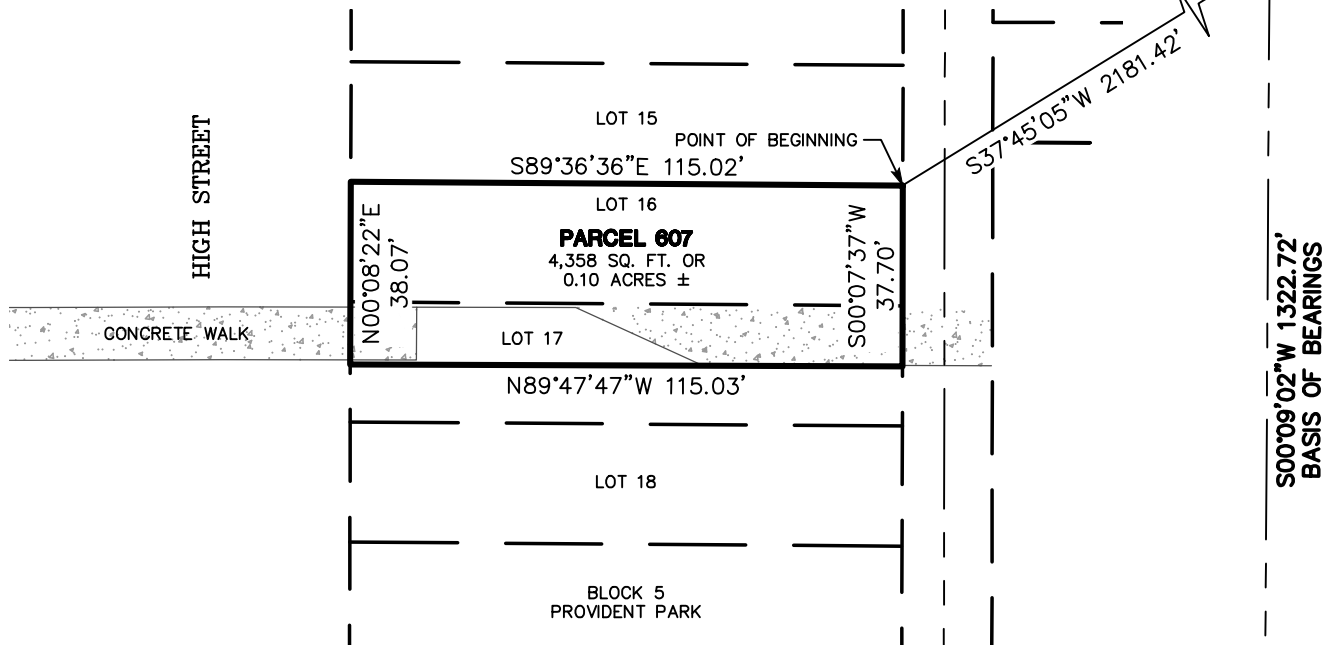
SHEET 3 OF 3

SurvApp

PARCEL 607

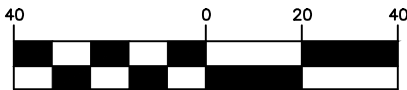
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

POINT OF COMMENCEMENT
EAST QUARTER CORNER OF
SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED "COLO.
DEPT. OF TRANSPORTATION T3S R68W 1/4
S23 S24 PLS 23521" IN RANGE BOX

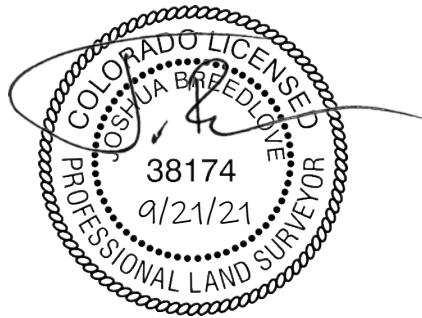


SOUTH SIXTEENTH CORNER OF
SECTION 23/24, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED
"JACOBS T3S R68W S1/16 S23 S24
2016 PLS 24942" IN CONCRETE

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: SEPTEMBER 7, 2021

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Land Surveying Services



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DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

www.FlatironsInc.com



01/04/2019 08:03 AM
City & County of Denver
Electronically Recorded

R \$28.00

D \$98.33

WD

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

State Documentary Fee
Date
\$ 98.33

SPECIAL WARRANTY DEED

Jan. 2019 THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 3rd day of ~~December, 2018~~, by East 38th Avenue Properties, LLC, a Colorado limited liability company ("Grantor"), to the CITY AND COUNTY OF DENVER, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on Exhibit A attached hereto and incorporated herein ("Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor, but not otherwise, and subject to all matters set forth on Exhibit B attached hereto and incorporated herein.


No separate bill of sale with respect to improvements on the Property will be executed.

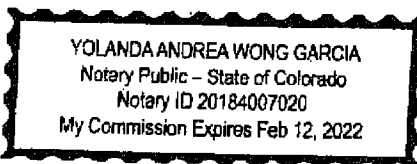
70605305



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

GRANTOR
East 38th Avenue Properties, LLC


By: KENNETH WOLF
Title: CO MAN



STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 21 day of December, 2018
by Kenneth Wolf, as Operating Manager of E. 38th Ave LLC.

Witness my hand and official seal.
My commission expires: Feb 12, 2022

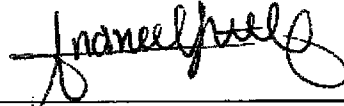

Notary Public Yolanda Andrea Wong Garcia

EXHIBIT A

Legal Description

PARCEL 1:

A PARCEL OF LAND BEING A PART OF THAT CERTAIN PROPERTY DESCRIBED IN A DOCUMENT RECORDED MARCH 9, 2017 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER RECORDED MARCH 9, 2017 UNDER RECEPTION NO. ~~2017032593~~ LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 23 AND PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 595.17 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL AND THE POINT OF BEGINNING;

THENCE ALONG THE EXTERIOR OF SAID PARCEL DESCRIBED IN DOCUMENT RECORDED MARCH 9, 2017 UNDER RECEPTION NO. ~~2017032593~~ THE FOLLOWING 4 COURSES;

1. THENCE CONTINUING NORTH 00 DEGREES 07 MINUTES 00 WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 66.01 FEET;
2. THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER;
3. THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 50.00 FEET;
4. THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 1411.18 TO A POINT ON THE EAST LINE OF SAID PARCEL;

THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 16.00 FEET TO A LINE 16.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL;

THENCE SOUTH 89 DEGREES 56 MINUTES 24 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1459.10 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND BEING A PART OF THAT CERTAIN PROPERTY DESCRIBED IN A DOCUMENT RECORDED DECEMBER 20, 2013 UNDER RECEPTION NO. 2013182780 LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, T3S, R68W, 47.94 FEET WEST OF WITH THE SE CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET;
THENCE N00°07'00"W, PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET;
THENCE N89°57'20"E, A DISTANCE OF 47.94 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4;
THENCE S00°07'00"E, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET;
THENCE N89°56'24"E, A DISTANCE OF 2187.16 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT RECORDED DECEMBER 20, 2013 UNDER RECEPTION NUMBER 2013132780 AND THE POINT OF BEGINNING;
THENCE N89°56'24"E, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 439.55 FEET TO A POINT ON THE WEST LINE OF STEELE STREET 26.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24;
THENCE S00°03'30"E, ALONG THE WEST LINE OF STEELE STREET PARALLEL WITH AND 26.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 15.00 FEET TO A LINE BEING 16.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL;
THENCE S89°58'24"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 439.54 FEET TO THE WEST LINE OF SAID PARCEL;
THENCE N00°04'42"W, ALONG SAID WEST LINE, A DISTANCE OF 16.00 TO THE POINT OF BEGINNING.



01/04/2019 08:03 AM
City & County of Denver
Electronically Recorded

R \$33.00

WD

D \$25.72

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

State Documentary Fee
Date
\$ <u>25.72</u>

SPECIAL WARRANTY DEED

Jan. 2019 THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 3rd day of ~~December, 2018~~, by North of the Border, L.L.C., a Colorado limited liability company, MacMeier, LLC, a Colorado limited liability company, and Stutz Investments, LLC, a Colorado limited liability company (collectively, the "Grantor"), to the CITY AND COUNTY OF DENVER, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on Exhibit A attached hereto and incorporated herein ("Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor, but not otherwise, and subject to all matters set forth on Exhibit B attached hereto and incorporated herein.

No separate bill of sale with respect to improvements on the Property will be executed.

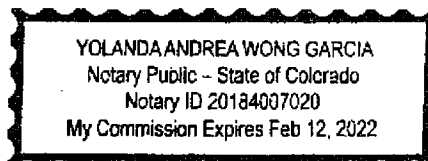
70605173

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

North of the Border, L.L.C., a Colorado limited liability company

By: [Signature]
Name: KENNETH WOLF
Title: GR MGR

STATE OF Colorado)
COUNTY Denver) ss



The foregoing instrument was acknowledged before me on December 21, 2018 by Kenneth Wolf as Operating Manager of North of the Border, L.L.C., a Colorado limited liability company.

Witness my hand and official seal.

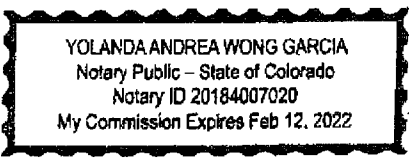
My commission expires: Feb 12, 2022

[Signature]
Notary Public Yolanda Andrea Wong Garcia

MacMeier, LLC, a
Colorado limited liability company

By: [Signature]
Name: STEVEN P MEIER
Title: MANAGER

STATE OF Colorado)
) ss
COUNTY Denver)



The foregoing instrument was acknowledged before me on December 21, 2018
by Steve P. MacMeier as manager
of MacMeier, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: Feb 12, 2022

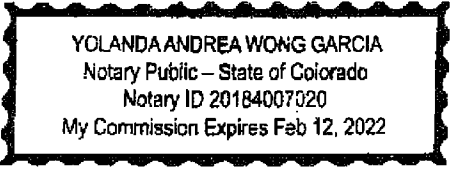
[Signature]
Notary Public Yolanda Andrea Wong Garcia

Stutz Investments, LLC, a
Colorado limited liability company

By: [Signature]

Name: Ari Stutz

Title: Manager



STATE OF Colorado)
) SS
COUNTY Denver)

The foregoing instrument was acknowledged before me on December 21, 2018
by Ari Stutz as Manager of Stutz
Investments, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: Feb 12, 2022

[Signature]
Notary Public Yolanda Andrea Wong Garcia

EXHIBIT A

Legal Description

1601 Blake Street, Suite 200
 Denver, Colorado 80202
 Phone: 303-572-0200
 Fax: 303-572-0202
www.matrixdesigngroup.com

(PARCELS 63-64 LEGAL DESCRIPTION)

A PARCEL OF LAND BEING A PART OF THAT CERTAIN PROPERTY DESCRIBED IN A DOCUMENT RECORDED AUGUST 2, 2010 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER UNDER RECEPTION NUMBER 2010084751 LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 24; MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED WITH THE APPROPRIATE SECTION CORNER SYMBOLOGY AND "PLS 23521" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED WITH THE APPROPRIATE SECTION CORNER SYMBOLOGY AND "LS 13154, 1.0' W.C."; SAID WEST LINE IS ASSUMED TO BEAR NORTH 00°07'00" WEST 2645.26 FEET:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, T3S, R68W, 47.94 FEET WEST OF THE SE CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET; THENCE N00°07'00"W PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 AND ALONG SAID EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET; THENCE N89°57'20"E, A DISTANCE OF 47.94 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE S00°07'00"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET; THENCE N89°56'24"E, A DISTANCE OF 1651.29 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN A DOCUMENT RECORDED DECEMBER 8, 2017 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER UNDER RECEPTION NUMBER 2017159819 **POINT OF BEGINNING**;

THENCE CONTINUE N89°56'24"E, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED UNDER RECEPTION NUMBER 2010084751, A DISTANCE OF 535.87 FEET TO THE EAST LINE OF SAID PARCEL;
 THENCE S00°04'42"E, ALONG SAID EAST LINE, A DISTANCE OF 16.00 FEET TO A LINE BEING 16.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE;
 THENCE N89°56'24"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 535.87 FEET TO THE SAID EAST LINE OF PARCEL DESCRIBED UNDER RECEPTION NUMBER 2017159819;
 THENCE N00°04'42"W, ALONG SAID EAST LINE, A DISTANCE OF 16.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE LEGAL DESCRIPTION YIELDS A CALCULATED AREA 8574 SQUARE FEET (0.19683 ACRES) OF LAND MORE OR LESS AND IS DEPICTED IN THE ATTACHED GRAPHICAL EXHIBIT.



ROBERT L. MEADOWS JR., PLS 34977
 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
 1601 BLAKE STREET, SUITE 200
 DENVER, CO. 80202
 PH. 303-572-0200



01/17/2020 09:40 AM
City & County of Denver
Electronically Recorded

R \$28.00

QCD

D \$0.00

When Recorded Return To:

Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

CORRECTION DEED

This Correction Deed (this “Deed”) is made as of January 17, 2020, to be effective as of January 3, 2019, by **East 38th Avenue Properties, LLC**, a Colorado limited liability company (“Grantor”), to the **City and County of Denver**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 (“Grantee”).

WITNESSETH, that Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 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 the real property located in the City and County of Denver, State of Colorado, described as follows (the “Property”):

See attached **Exhibit A**.

Also known by street and number as: 3887 Steele Street, Denver, Colorado 80205

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of the Grantee, and its successors and assigns, against all and every person or persons claiming the

whole or any part thereof, by, through, or under the Grantor, but not otherwise; subject, however, to the lien of general taxes and assessments for the calendar year 2019 and all subsequent years.

This Deed is filed to correct the legal description set forth in the Special Warranty Deed recorded on January 4, 2019 in the City and County of Denver, Colorado real property records at Reception No. 2019001016 (the "Prior Deed"). This Deed supersedes the Prior Deed.


Grantee hereby acknowledges that the legal description in the Prior Deed was incorrect and hereby quitclaims to Grantor, the real property described in the Prior Deed, along with any improvements and appurtenances situated at the Property.

Notwithstanding the foregoing, Grantee reserves the rights granted to it under the Temporary Easement recorded on January 4, 2019 in the City and County of Denver, Colorado real property records at Reception No. 2019001015.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Deed as of the date first written above.

GRANTOR:

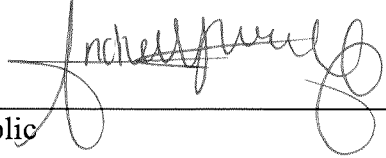
East 38th Avenue Properties, LLC,
a Colorado limited liability company

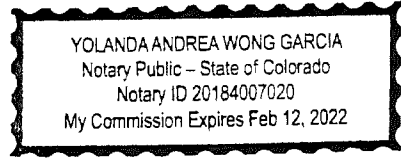
By: 
Name: KENNETH WOLF
Title: OPERATING MANAGER

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing Special Warranty Deed was acknowledged before me this 15th day of January, 2020, by Kenneth Wolf as Manager of East 38th Avenue Properties, LLC, a Colorado limited liability company, on behalf of such company.

WITNESS my hand and official seal.



Notary Public



My commission expires: Feb 12, 2022

GRANTEE:

CITY AND COUNTY OF DENVER, a Colorado municipal corporation and home rule city

By: 
Name: Michael B. Hancock
Title: Mayor

APPROVED AS TO FORM:

KRISTIN M. BRONSON
Attorney for the City and County of Denver

By: 
Assistant City Attorney

ATTEST:



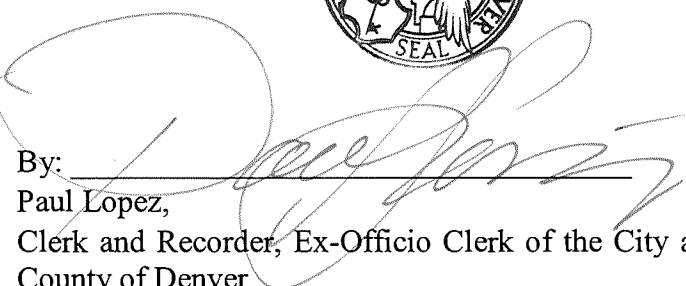
By: 
Paul Lopez,
Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver

EXHIBIT A
Legal Description

(PARCEL 62 LEGAL DESCRIPTION)

A PARCEL OF LAND BEING A PART OF THAT CERTAIN PROPERTY DESCRIBED IN A DOCUMENT RECORDED DECEMBER 8, 2017 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER UNDER RECEPTION NUMBER 2017159819 LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 24; MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED WITH THE APPROPRIATE SECTION CORNER SYMBOLOGY AND "PLS 23521" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED WITH THE APPROPRIATE SECTION CORNER SYMBOLOGY AND "LS 13154, 1.0' W.C."; SAID WEST LINE IS ASSUMED TO BEAR NORTH 00°07'00" WEST 2645.26 FEET:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, T3S, R68W, 47.94 FEET WEST OF THE SE CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET; THENCE N00°07'00"W PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 AND ALONG SAID EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET; THENCE N89°57'20"E, A DISTANCE OF 47.94 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE S00°07'00"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET; THENCE N89°56'24"E, A DISTANCE OF 1411.18 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT RECORDED UNDER RECEPTION NUMBER 2017159819 AND THE POINT OF BEGINNING;

THENCE CONTINUE N89°56'24"E, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 240.11 FEET TO THE EAST LINE OF SAID PARCEL;

THENCE S00°04'42"E, ALONG SAID EAST LINE, A DISTANCE OF 16.00 FEET TO A LINE BEING 16.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE;

THENCE N89°56'24"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 240.11 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE N00°04'42"W, ALONG SAID WEST LINE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION YIELDS A CALCULATED AREA 3,842 SQUARE FEET (0.08819 ACRES) OF LAND MORE OR LESS AND IS DEPICTED IN THE ATTACHED GRAPHICAL EXHIBIT.

WHEN RECORDED MAIL TO:

City and County of Denver
1437 Bannock St, Denver, CO 80202
Denver, Colorado



01/15/2016 10:01 AM
City & County of Denver

R \$0.00

QCD

2016005295

Page: 1 of 12

D \$0.00

QUITCLAIM DEED

THIS DEED, Made this 7th day of JANUARY, 2016, between **BNSF RAILWAY COMPANY**, a Delaware corporation, (formerly known as The Burlington Northern and Santa Fe Railway Company and formerly known as Burlington Northern Railroad Company), of 2500 Lou Menk Drive, Fort Worth, Texas 76131-2830, hereinafter called "Grantor", and **CITY AND COUNTY OF DENVER**, a home rule municipal corporation of the State of Colorado, hereinafter called "Grantee".

WITNESSETH: That the said Grantor, for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the said Grantor in hand paid by the said Grantee, the receipt whereof is hereby confessed and acknowledged, hath remised, released, sold, conveyed and quitclaimed, and by these presents doth remise, release, sell, convey and quitclaim, without any covenants of warranty whatsoever and without recourse to the Grantor, its successors and assigns, unto the said Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand, if any, which the said Grantor hath in and to the following described property (exclusive of any improvements thereon), subject, however, to all existing interests, including but not limited to all reservations, rights-of-way and easements of record or otherwise, located in Denver County, Colorado, hereinafter called "Property", being more particularly described on **EXHIBIT "A"** attached hereto and by this reference made a part hereof.

Grantee covenants and agrees as follows:

(a) Grantee's interest shall be subject to the rights and interests of Grantor, Grantor's licensees, permittees and other third parties in and to all existing driveways, roads, utilities, fiber optic lines, tracks, wires and easements of any kind whatsoever on the Property whether owned, operated, used or maintained by the Grantor, Grantor's licensees, permittees or other third parties and whether or not of public record. Grantor shall have a perpetual easement on the Property for the use of such existing driveways, roads, utilities, fiber optic lines, tracks, wires and easements by Grantor and Grantor's licensees, permittees and customers.

(b) Grantee's interest shall be subject to a reservation to Grantor of all coal, oil, gas, casing-head gas and all ores and minerals of every kind and nature including sand and gravel underlying the surface of the Property, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the Property, together with the right of access at all times to exercise said rights.

(c) Any improvements constructed or altered on the Property after the date Grantor quitclaims its interest to Grantee shall be constructed or altered in such a manner to provide adequate drainage of water away from any of Grantor's railroad tracks on nearby property.

(d) Grantor reserves unto itself, its successors and assigns, in perpetuity, any and all non-riparian water and water rights associated with the Property, including but not limited to, any and all ditches and ditch rights, water wells, springs, diversion works, water lines, pipes, pumps, motors, generators, electrical gear and wires, and any related equipment and improvements whatsoever, historically used upon or associated with the Property, including all mutual water company shares, ditch shares, water service agreements and contracts, and water claims, and including but not limited to, all unappropriated, undeveloped or unused water and water rights associated with or underlying the Property, and the exclusive right to develop and take water from the Property by any means, and including all appropriations, priorities, permits and certificates which are appurtenant to, associated with, used upon, flowing over, under, or lying on, in, or under the Property, together with the perpetual right to construct, install, operate, replace, rework, reconstruct, rehabilitate and maintain any and all water diversion, production, and transportation structures, equipment, improvements and piping, including but not limited to, headgates, diversion structures, water wells, water well houses, water well casing, water well screens, spring collection galleries, sumps, water pipes, and related electrical gear and wires, and to construct, install, operate and maintain water pumps and hydroelectric generation equipment and all equipment necessary, convenient or

related to the production, transportation or delivery of water from, on, under or across the Property, or any portion thereof.

(e) Notwithstanding anything to the contrary contained herein in this Section 8, after closing the Buyer shall have the right to construct and maintain storm water drainage facilities and appurtenant storm water detention and/or retention facilities to drain storm water. Seller agrees and acknowledges that the aforesaid storm water facilities are the Buyer's primary intended purpose for the purchasing the Property.

(f) Grantee acknowledges and affirms that Grantor may not hold fee simple title to the Property, that Grantor's interest in all or part of the Property, if any, may rise only to the level of an easement for railroad purposes. Grantee is willing to accept Grantor's interest in the Property, if any, on this basis and expressly releases Grantor, its successors and assigns from any claims that Grantee or its successors may have as a result of an abandonment of the line of rail running over or adjacent to any portion of the Property. In light of Grantor's disclosure that it may not hold a fee interest in all or part of the Property, To the extent allowed by law and without waiving any arguments related to the illegality of indemnification by Grantee, including, but not limited to, arguments that indemnification violates the City and County of Denver's Charter and Ordinances, Colorado Statutes, the Colorado Constitution, and any federal laws, which Grantor hereby acknowledges that this is Grantee's position, Grantee agrees to, subject to appropriation, indemnify, defend and hold Grantor harmless from any suit or claim for damages, punitive or otherwise, expenses, attorneys' fees, or civil penalties that may be imposed on Grantor as the result of any person or entity claiming an interest in any portion of the Property or claiming that Grantor did not have the right to transfer all or part of the Property to Grantee.

(g) Grantee has been allowed to make an inspection of the Property. **GRANTEE IS PURCHASING THE PROPERTY ON AN "AS-IS WITH ALL FAULTS" BASIS WITH ANY AND ALL PATENT AND LATENT DEFECTS, INCLUDING THOSE RELATING TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY, AND IS NOT RELYING ON ANY REPRESENTATION OR WARRANTIES, EXPRESS OR IMPLIED, OF ANY KIND WHATSOEVER FROM GRANTOR AS TO ANY MATTERS CONCERNING THE PROPERTY,** including, but not limited to the physical condition of the Property; zoning status; tax consequences of this transaction; utilities; operating history or projections or valuation; compliance by the Property with Environmental Laws (defined below) or other laws, statutes, ordinances, decrees, regulations and other requirements applicable to the Property; the presence of any Hazardous Substances (defined below), wetlands, asbestos, lead, lead-based paint or other lead containing structures, urea formaldehyde, or other environmentally sensitive building materials in, on, under, or in proximity to the Property; the condition or existence of any of the above ground or underground structures or improvements, including tanks and transformers in, on or under the Property; the condition of title to the Property, and the leases,

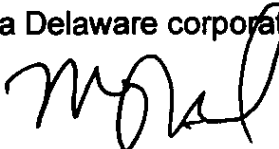
easements, permits, orders, licenses, or other agreements, affecting the Property (collectively, the **"Condition of the Property"**). Grantee represents and warrants to Grantor that Grantee has not relied and will not rely on, and Grantor is not liable for or bound by, any warranties, guaranties, statements, representations or information pertaining to the Property or relating thereto (including specifically, without limitation, Property information packages distributed with respect to the Property) made or furnished by Grantor, the manager of the Property, or any real estate broker or agent representing or purporting to represent Grantor, to whomever made or given, directly or indirectly, orally or in writing. Grantee assumes the risk that Hazardous Substances or other adverse matters may affect the Property that were not revealed by Grantee's inspection and releases and discharges forever Grantor and Grantor's officers, directors, shareholders, employees and agents (collectively, **"Grantor's Parties"**) from any and all present or future claims or demands, and any and all damages, Losses, injuries, liabilities, causes of actions (including, without limitation, causes of action in tort or asserting a constitutional claim) costs and expenses (including, without limitation fines, penalties and judgments, and attorneys' fees) of any and every kind or character, known or unknown, arising from or in any way related to the Condition of the Property or alleged presence, use, storage, generation, manufacture, transport, release, leak, spill, disposal or other handling of any Hazardous Substances in, on or under the Property. Losses shall include without limitation (a) the cost of any investigation, removal, remedial, restoration or other response action that is required by any Environmental Law, that is required by judicial order or by order of or agreement with any governmental authority, or that is necessary or otherwise is reasonable under the circumstances, (b) capital expenditures necessary to cause the Grantor remaining property or the operations or business of the Grantor on its remaining property to be in compliance with the requirements of any Environmental Law, (c) Losses for or related to injury or death of any person, (d) Losses for or related to injury or damage to animal or plant life, natural resources or the environment, and (e) Losses arising under any Environmental Law enacted after transfer. The rights of Grantor under this section shall be in addition to and not in lieu of any other rights or remedies to which it may be entitled under this document or otherwise. This release specifically includes the obligation of Grantee to remove, close, remediate, reimburse or take other actions requested or required by any governmental agency concerning any Hazardous Substances on the Property. The term **"Environmental Law"** means any federal, state or local statute, regulation, code, rule, ordinance, order, judgment, decree, injunction or common law relating in any way to human health, occupational safety, natural resources, plant or animal life or the environment, including without limitation, principles of common law and equity, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, the Toxic Substances Control Act, and any similar or comparable state or local law. The term **"Hazardous Substance"** means any hazardous, toxic, radioactive or infectious substance, material or waste as defined, listed or regulated under any Environmental Law, and includes without limitation petroleum oil and any of its fractions.

The covenants and agreements set forth in paragraphs (a) through (g), above, shall be binding upon Grantee and its heirs, successors and assigns, and shall be covenants running with the land benefiting Grantor and its heirs, successors and assigns.

TO HAVE AND TO HOLD the Property unto the said Grantee, its successors and assigns, forever.

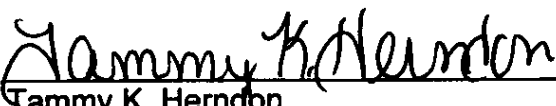
IN WITNESS WHEREOF, the said Grantor has caused this instrument to be signed by its authorized representative, attested by its Assistant Secretary, and its corporate seal to be affixed hereto on the day and year first above written.

BNSF RAILWAY COMPANY,
a Delaware corporation

By: 

Mark D. Ude
Its: Assistant Vice President
Corporate Real Estate Development

ATTEST:

By: 

Tammy K. Herndon
Its: Assistant Secretary



STATE OF TEXAS §
 § ss.
 COUNTY OF TARRANT §

The foregoing instrument was acknowledged before me this 4th day of January, 2016, by Mark D. Ude as Assistant Vice President Corporate Real Estate Development, and Tammy K. Herndon as Assistant Secretary of **BNSF RAILWAY COMPANY**, a Delaware corporation.

WITNESS my hand and official seal.

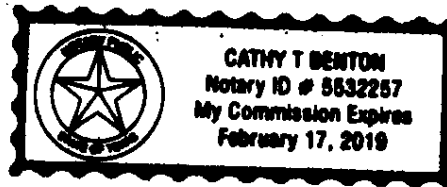
Cathy T Benton

 Notary Public

My Commission Expires: Feb 17, 2019

This Instrument Prepared by:

BNSF Railway Company
 LAW Department
 2500 Lou Menk Drive, AOB 3
 Fort Worth, Texas 76131-2830



FORM APPROVED BY LAW

APPROVED DESCRIPTION	<i>MLW</i>
APPROVED FORM	<i>CB</i>
APPROVED	<i>MLW</i>

Attest:

CITY AND COUNTY OF DENVER

By: Debra Johnson
Clerk and Recorder, Ex-Officio
Clerk of the City and County of
Denver

Michael B. Hancock
Michael B. Hancock, Mayor



Approved as to Form:

D. Scott Martinez, Attorney for
the City and County of Denver

By: [Signature]

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 14 day of January 2016, by Michael B. Hancock as Mayor of the City and County of Denver.

WITNESS MY HAND AND OFFICIAL SEAL

Breana Cenne Alderete
NOTARY PUBLIC
My commission expires: March 18, 2017

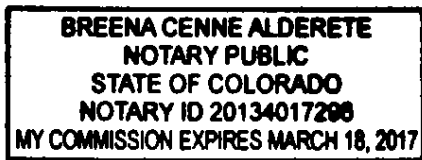


EXHIBIT "A"
LEGAL DESCRIPTION

PROPERTY DESCRIPTION
PARCEL NO. 1 – MARKET LEAD

A STRIP OF LAND 100 FEET IN WIDTH BEING 50 FEET ON EACH SIDE OF THE CENTER LINE DRAWN EAST AND WEST THROUGH THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL IS DESCRIBED IN BOOK 2247 PAGE 71, AND IS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., SAID LINE IS BEING MONUMENTED BY 3.25" ALUMINUM CAP (PLS. 38033) FOUND AT THE SOUTH ¼ CORNER OF SAID SECTION 24 AND A FOUND 3.25" ALUMINUM CAP (PLS. 13155) FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 24. SAID LINE BEARS (GRID BEARINGS) S 89° 49' 30" W.

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 24, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 24 BEARS S 89° 49' 30" W (BASIS OF BEARINGS), A DISTANCE OF 2652.17 FEET; THENCE N 75° 10' 06" W, A DISTANCE OF 2746.56 FEET TO A POINT ON THE WEST LINE SAID SECTION 24 AND THE POINT OF BEGINNING;

THENCE N 89° 49' 27" E, A DISTANCE OF 2652.80 FEET TO A POINT ON THE NORTH/SOUTH CENTER LINE OF SAID SECTION 24;

THENCE S 00° 10' 45" E, ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 24, A DISTANCE OF 100.00 FEET;

THENCE S 89° 49' 27" W, A DISTANCE OF 2652.71 FEET TO THE WEST LINE OF SAID SECTION 24;

THENCE N 00° 13' 57" W, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 6.090 ACRES (265,276 SQ. FEET), MORE OR LESS.

PROPERTY DESCRIPTION
PARCEL NO. 2 - MARKET LEAD

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 4, IVANHOE (ENG. BOOK 8 PAGE 91) LYING IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., SAID LINE IS BEING MONUMENTED BY 3.25" ALUMINUM CAP (PLS. 38033) FOUND AT THE SOUTH ¼ CORNER OF SAID SECTION 24 AND A FOUND 3.25" ALUMINUM CAP (PLS. 13155) FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 24. SAID LINE BEARS (GRID BEARINGS) S 89° 49' 30" W.

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 24, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 24 BEARS S 89° 49' 30" W (BASIS OF BEARINGS), A DISTANCE OF 2652.17 FEET; THENCE N 06° 21' 57" E, A DISTANCE OF 661.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 4, IVANHOE AND THE POINT OF BEGINNING;

THENCE S 89° 35' 29" E, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 4, A DISTANCE OF 109.72 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 4;

THENCE S 00° 10' 44" E, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 4, A DISTANCE OF 21.18 FEET TO A POINT BEING 12 FEET SOUTHERLY AND MEASURED PERPENDICULAR TO THE EXISTING BURLINGTON NORTHERN AND SANTA FE RAILWAY TRACK CENTERLINE;

THENCE N 89° 30' 32" W, AND 12 FEET SOUTHERLY AND PARALLEL TO THE EXISTING BURLINGTON NORTHERN AND SANTA FE RAILWAY TRACK CENTERLINE, A DISTANCE OF 109.72 FEET TO THE WEST LINE OF SAID LOT 1, BLOCK 4;

THENCE N 00° 10' 44" W, ALONG THE WEST LINE OF SAID LOT 1, BLOCK 4, A DISTANCE OF 21.03 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.053 ACRES (2,316 SQ. FEET), MORE OR LESS.

PROPERTY DESCRIPTION
PARCEL NO. 3 – MARKET LEAD

LOT 50, BLOCK 4 OF IVANHOE.

PROPERTY DESCRIPTION
PARCEL NO. 4 – MARKET LEAD

LOT 1, BLOCK 3 OF IVANHOE.

PROPERTY DESCRIPTION
PARCEL NO. 5 – MARKET LEAD

LOTS 49 AND 50, BLOCK 3 OF IVANHOE.

PROPERTY DESCRIPTION
PARCEL NO. 6 – MARKET LEAD

A 40.0 FOOT WIDE CORRIDOR, BEING 20.0 FEET WIDE ON EACH SIDE OF BNSF RAILWAY COMPANY'S "JERSEY LEAD" MAIN TRACK CENTERLINE, AS LOCATED AND CONSTRUCTED, OVER, ACROSS AND ON A PORTION OF LOTS 23 THROUGH 31, BLOCK 3, SOUTH SWANSEA (BOOK 6, PAGE 111) AND A PORTION OF THE ALLEY LYING WITHIN BLOCK 3 BEING VACATED BY ORDINANCE NO. 480, SERIES 2001. SAID PARCEL LYING IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., SAID LINE IS BEING MONUMENTED BY 3.25" ALUMINUM CAP (PLS. 38033) FOUND AT THE SOUTH ¼ CORNER OF SAID SECTION 24 AND A FOUND 3.25" ALUMINUM CAP (PLS. 13155) FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 24. SAID LINE BEARS (GRID BEARINGS) S 89° 49' 30" W.

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 24, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 24 BEARS S 89° 49' 30" W (BASIS OF BEARINGS), A DISTANCE OF 2652.17 FEET; THENCE N 45° 49' 44" E, A DISTANCE OF 1009.60 FEET TO A POINT ON THE SOUTH LINE OF LOT 24, BLOCK 3, SOUTH SWANSEA (BOOK 6, PAGE 111) AND THE POINT OF BEGINNING;

THENCE 297.91 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 692.27 FEET, A CENTRAL ANGLE OF 24° 39' 25", AND A CHORD WHICH BEARS N 58° 19' 25" E, A DISTANCE OF 295.62 FEET TO A POINT BEING LOCATED ON THE EAST LINE OF BLOCK 3, SOUTH SWANSEA;

THENCE S 00° 10' 31" E, ALONG THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 54.12 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE 180.83 FEET, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 732.27 FEET, A CENTRAL ANGLE OF 14° 08' 55", AND A CHORD WHICH BEARS S 56° 00' 11" W, A DISTANCE OF 180.37 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 3;

THENCE S 89° 50' 59" W, ALONG THE SOUTH LINE OF SAID BLOCK 3, A DISTANCE OF 102.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.217 ACRES (9,472 SQ. FEET), MORE OR LESS.

PROPERTY DESCRIPTION
PARCEL NO. 7 – MARKET LEAD

LOTS 1 THROUGH 18, BLOCK 4 OF SOUTH SWANSEA ADDITION TO DENVER.

PROPERTY DESCRIPTION
PARCEL NO. 8 – MARKET LEAD

LOTS 33 THROUGH 48, BLOCK 4 OF SOUTH SWANSEA ADDITION TO DENVER, TOGETHER WITH THAT PART OF VACATED MONROE STREET LYING WITHIN SOUTH SWANSEA ADDITION AND ADJACENT TO SAID LOTS.

PROPERTY DESCRIPTION
PARCEL NO. 9 – MARKET LEAD

LOTS 14 THROUGH 26, BLOCK 39 OF FIRST ADDITION TO SWANSEA,
TOGETHER WITH THAT PART OF VACATED MONROE STREET LYING WITHIN
THE FIRST ADDITION TO SWANSEA AND ADJACENT TO SAID LOTS.

PROPERTY DESCRIPTION
PARCEL NO. 10 – MARKET LEAD

LOTS 17 THROUGH 32, BLOCK 38 OF FIRST ADDITION TO SWANSEA.

EXHIBIT

SHEET 1 OF 7

SurvApp

PARCEL 608

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 608, BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2016005295 AND A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2019000991, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

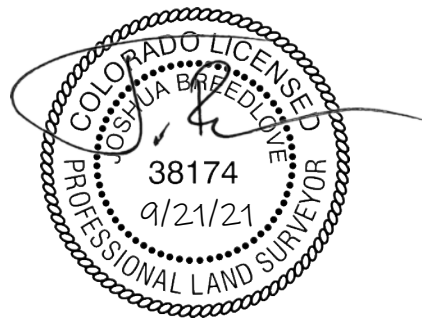
CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 01°30'31" WEST, A DISTANCE OF 2,023.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF YORK STREET, ALSO BEING A POINT ON THE NORTHERLY EDGE EXTENDED OF A CONCRETE CURB AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY EDGE AND EDGE EXTENDED OF CONCRETE CURB THE FOLLOWING THIRTY (30) COURSES:

- 1) SOUTH 89°47'31" EAST, A DISTANCE OF 74.93 FEET;
- 2) THENCE SOUTH 84°16'52" EAST, A DISTANCE OF 9.91 FEET;
- 3) THENCE SOUTH 89°48'07" EAST, A DISTANCE OF 219.12 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 4) THENCE 6.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 10.51 FEET, AN INCLUDED ANGLE OF 37°10'26" AND SUBTENDED BY A CHORD BEARING NORTH 68°01'33" EAST, A DISTANCE OF 6.70 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 5) THENCE 11.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 17.40 FEET, AN INCLUDED ANGLE OF 37°22'28" AND SUBTENDED BY A CHORD BEARING NORTH 72°04'18" EAST, A DISTANCE OF 11.15 FEET;
- 6) THENCE SOUTH 89°51'27" EAST, A DISTANCE OF 82.05 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 7) THENCE 14.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 31.61 FEET, AN INCLUDED ANGLE OF 26°28'53" AND SUBTENDED BY A CHORD BEARING SOUTH 78°15'53" EAST, A DISTANCE OF 14.48 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 8) THENCE 11.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.37 FEET, AN INCLUDED ANGLE OF 25°52'29" AND SUBTENDED BY A CHORD BEARING SOUTH 74°31'48" EAST, A DISTANCE OF 11.36 FEET;

(CONTINUED ON SHEET 2)



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: SEPTEMBER 10, 2021

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



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DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180
www.FlatironsInc.com

EXHIBIT

SHEET 2 OF 7

SurvApp

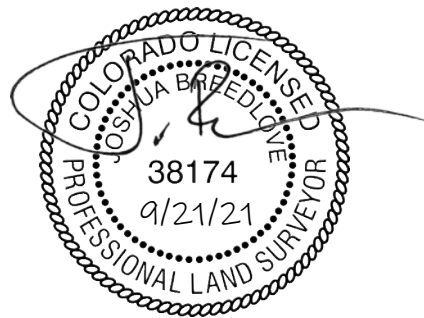
PARCEL 608

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

(CONTINUED FROM SHEET 1)

- 9) THENCE SOUTH 89°49'47" EAST, A DISTANCE OF 196.94 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 10) THENCE 12.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 24.00 FEET, AN INCLUDED ANGLE OF 29°49'08" AND SUBTENDED BY A CHORD BEARING NORTH 74°08'30" EAST, A DISTANCE OF 12.35 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 11) THENCE 9.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 14.98 FEET, AN INCLUDED ANGLE OF 34°40'58" AND SUBTENDED BY A CHORD BEARING NORTH 73°49'20" EAST, A DISTANCE OF 8.93 FEET;
- 12) THENCE SOUTH 89°49'31" EAST, A DISTANCE OF 278.42 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 13) THENCE 20.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 52.04 FEET, AN INCLUDED ANGLE OF 22°14'53" AND SUBTENDED BY A CHORD BEARING SOUTH 76°34'22" EAST, A DISTANCE OF 20.08 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 14) THENCE 6.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 16.36 FEET, AN INCLUDED ANGLE OF 23°05'43" AND SUBTENDED BY A CHORD BEARING SOUTH 76°40'30" EAST, A DISTANCE OF 6.55 FEET;
- 15) THENCE SOUTH 89°49'55" EAST, A DISTANCE OF 136.45 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 16) THENCE 14.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.45 FEET, AN INCLUDED ANGLE OF 28°54'17" AND SUBTENDED BY A CHORD BEARING NORTH 76°54'47" EAST, A DISTANCE OF 14.70 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 17) THENCE 10.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 16.18 FEET, AN INCLUDED ANGLE OF 35°26'34" AND SUBTENDED BY A CHORD BEARING NORTH 74°33'37" EAST, A DISTANCE OF 9.85 FEET;
- 18) THENCE SOUTH 89°49'15" EAST, A DISTANCE OF 281.37 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 19) THENCE 15.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.08 FEET, AN INCLUDED ANGLE OF 31°23'07" AND SUBTENDED BY A CHORD BEARING SOUTH 74°54'21" EAST, A DISTANCE OF 15.19 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 20) THENCE 9.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 19.46 FEET, AN INCLUDED ANGLE OF 28°22'39" AND SUBTENDED BY A CHORD BEARING SOUTH 76°28'56" EAST, A DISTANCE OF 9.54 FEET;
- 21) THENCE SOUTH 89°49'23" EAST, A DISTANCE OF 396.47 FEET TO A POINT OF NON-TANGENT CURVATURE;

(CONTINUED ON SHEET 3)



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: SEPTEMBER 10, 2021

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EXHIBIT

SHEET 3 OF 7

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PARCEL 608

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

(CONTINUED FROM SHEET 2)

22) THENCE 9.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 14.70 FEET, AN INCLUDED ANGLE OF 35°14'32" AND SUBTENDED BY A CHORD BEARING NORTH 69°34'41" EAST, A DISTANCE OF 8.90 FEET TO A POINT OF NON-TANGENT CURVATURE;

23) THENCE 9.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 16.89 FEET, AN INCLUDED ANGLE OF 33°52'16" AND SUBTENDED BY A CHORD BEARING NORTH 73°28'47" EAST, A DISTANCE OF 9.84 FEET;

24) THENCE SOUTH 89°46'03" EAST, A DISTANCE OF 82.04 FEET TO A POINT OF NON-TANGENT CURVATURE;

25) THENCE 17.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.96 FEET, AN INCLUDED ANGLE OF 25°13'25" AND SUBTENDED BY A CHORD BEARING SOUTH 77°12'19" EAST, A DISTANCE OF 17.45 FEET TO A POINT OF NON-TANGENT CURVATURE;

26) THENCE 10.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 18.68 FEET, AN INCLUDED ANGLE OF 30°40'08" AND SUBTENDED BY A CHORD BEARING SOUTH 74°49'51" EAST, A DISTANCE OF 9.88 FEET;

27) THENCE SOUTH 89°53'59" EAST, A DISTANCE OF 317.72 FEET TO A POINT OF NON-TANGENT CURVATURE;

28) THENCE 217.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 490.97 FEET, AN INCLUDED ANGLE OF 25°25'44" AND SUBTENDED BY A CHORD BEARING NORTH 82°29'04" EAST, A DISTANCE OF 216.12 FEET TO A POINT OF NON-TANGENT CURVATURE;

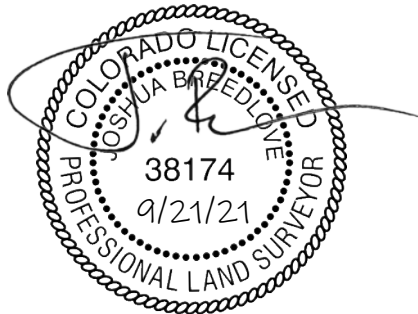
29) THENCE 179.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 376.89 FEET, AN INCLUDED ANGLE OF 27°16'16" AND SUBTENDED BY A CHORD BEARING NORTH 79°49'51" EAST, A DISTANCE OF 177.70 FEET;

30) THENCE SOUTH 89°50'17" EAST, A DISTANCE OF 30.17 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STEELE STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STEELE STREET, SOUTH 00°11'40" WEST, A DISTANCE OF 35.56 FEET;

THENCE NORTH 89°29'58" WEST, A DISTANCE OF 67.36 FEET TO A POINT ON THE SOUTHERLY EDGE OF A CONCRETE WALK, ALSO BEING A POINT OF CURVATURE;

(CONTINUED ON SHEET 4)



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: SEPTEMBER 10, 2021

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EXHIBIT

SHEET 4 OF 7

SurvApp

PARCEL 608

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

(CONTINUED FROM SHEET 3)

THENCE ALONG SAID SOUTHERLY EDGE OF CONCRETE WALK AND EDGE EXTENDED THE FOLLOWING THREE (3) COURSES:

- 1) 96.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 258.96 FEET, AN INCLUDED ANGLE OF 21°15'57" AND SUBTENDED BY A CHORD BEARING SOUTH 79°52'03" WEST, A DISTANCE OF 95.56 FEET;
- 2) THENCE SOUTH 69°14'05" WEST, A DISTANCE OF 25.64 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 3) THENCE 92.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 251.47 FEET, AN INCLUDED ANGLE OF 21°06'34" AND SUBTENDED BY A CHORD BEARING SOUTH 73°48'39" WEST, A DISTANCE OF 92.13 FEET TO A POINT ON THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2020007913;

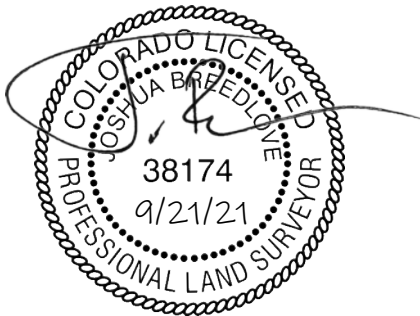
THENCE ALONG SAID NORTHERLY LINE AND LINE EXTENDED OF PARCEL DESCRIBED AT RECEPTION NO. 2020007913, NORTH 89°47'42" WEST, A DISTANCE OF 2,401.18 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF YORK STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF YORK STREET, NORTH 00°09'02" EAST, A DISTANCE OF 26.59 FEET TO THE POINT OF BEGINNING;

CONTAINING 77,654 SQ. FT. OR 1.78 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
BRANCH MANAGER, FLATIRONS, INC.



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: SEPTEMBER 10, 2021

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EXHIBIT

SHEET 5 OF 7

SurvApp

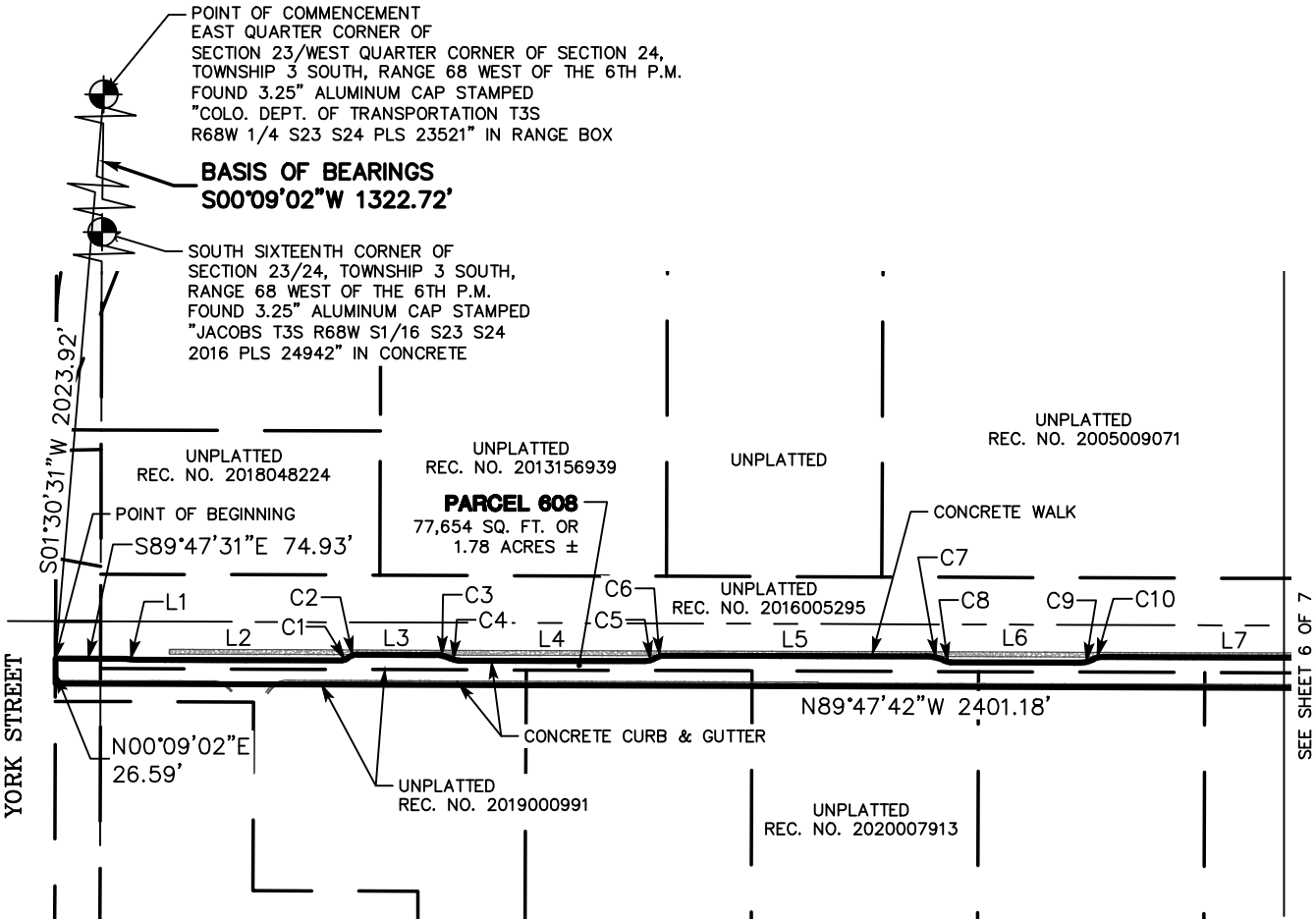
PARCEL 608

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

POINT OF COMMENCEMENT
EAST QUARTER CORNER OF
SECTION 23/WEST QUARTER CORNER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED
"COLO. DEPT. OF TRANSPORTATION T3S
R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX

BASIS OF BEARINGS
S00°09'02"W 1322.72'

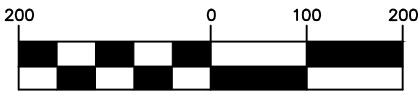
SOUTH SIXTEENTH CORNER OF
SECTION 23/24, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED
"JACOBS T3S R68W S1/16 S23 S24
2016 PLS 24942" IN CONCRETE



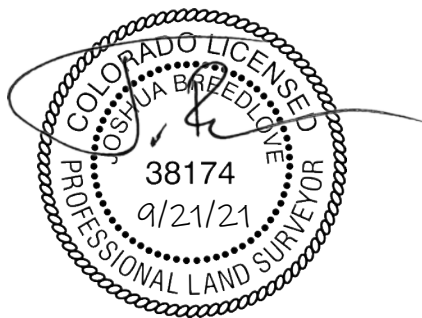
BY:JSTEPHENSON FILE:72989-DESCRIPTIONS PACKAGE 4_REV.2-C19.DWG DATE:9/9/2021 1:46 PM

SEE SHEET 6 OF 7

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: SEPTEMBER 10, 2021

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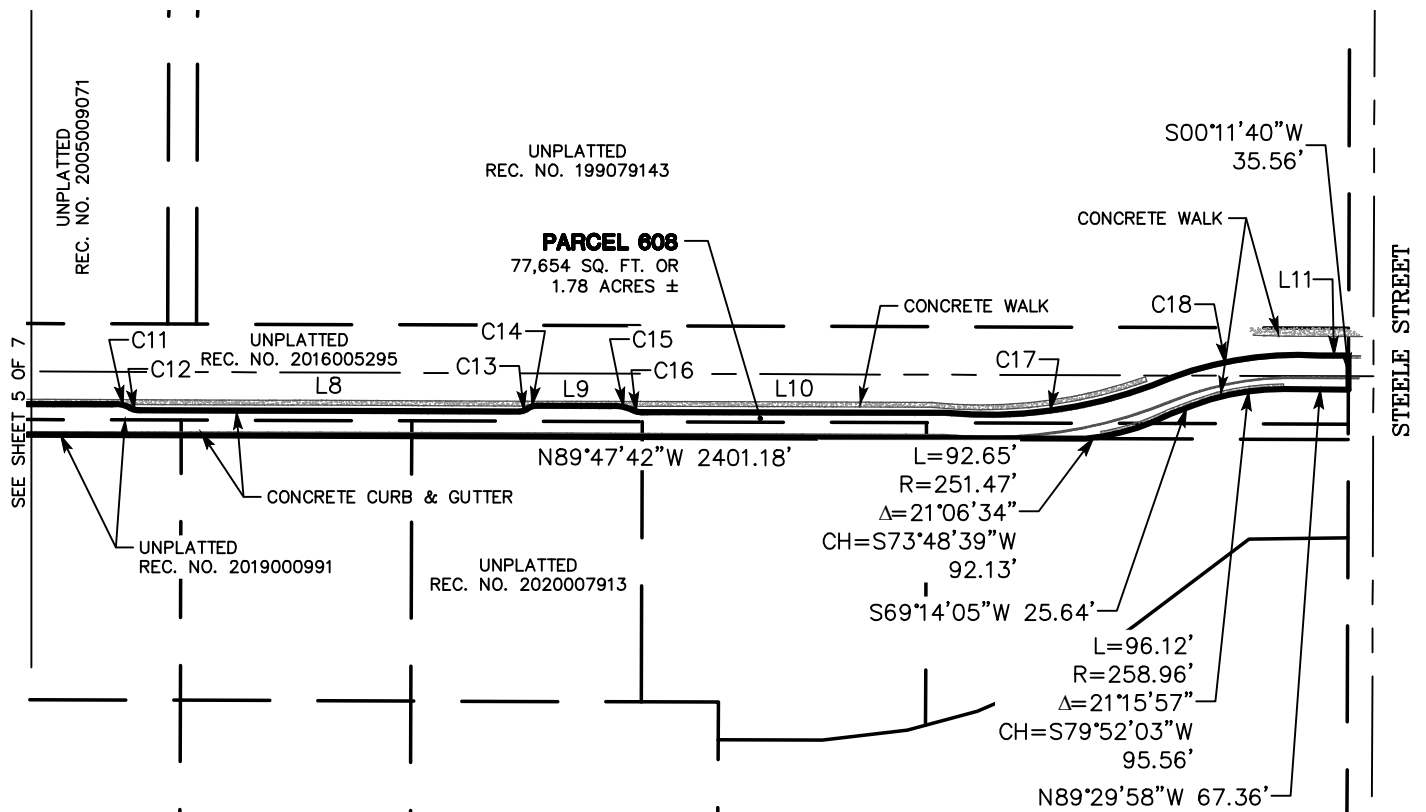
EXHIBIT

SHEET 6 OF 7

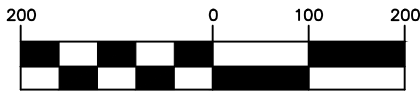
SurvApp

PARCEL 608

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

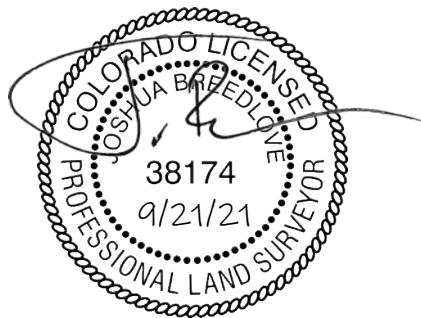


GRAPHIC SCALE



(IN FEET)

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SHEET 7 OF 7

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PARCEL 608

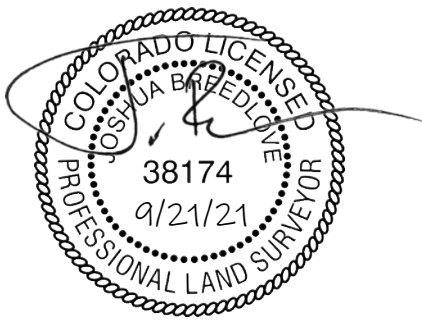
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	9.91	S84°16'52"E
L2	219.12	S89°48'07"E
L3	82.05	S89°51'27"E
L4	196.94	S89°49'47"E
L5	278.42	S89°49'31"E
L6	136.45	S89°49'55"E
L7	281.37	S89°49'15"E
L8	396.47	S89°49'23"E
L9	82.04	S89°46'03"E
L10	317.72	S89°53'59"E
L11	30.17	S89°50'17"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	6.82	10.51	37°10'26"	N68°01'33"E	6.70
C2	11.35	17.40	37°22'28"	N72°04'18"E	11.15
C3	14.61	31.61	26°28'53"	S78°15'53"E	14.48
C4	11.46	25.37	25°52'29"	S74°31'48"E	11.36
C5	12.49	24.00	29°49'08"	N74°08'30"E	12.35
C6	9.07	14.98	34°40'58"	N73°49'20"E	8.93
C7	20.21	52.04	22°14'53"	S76°34'22"E	20.08
C8	6.59	16.36	23°05'43"	S76°40'30"E	6.55
C9	14.86	29.45	28°54'17"	N76°54'47"E	14.70
C10	10.01	16.18	35°26'34"	N74°33'37"E	9.85
C11	15.38	28.08	31°23'07"	S74°54'21"E	15.19
C12	9.64	19.46	28°22'39"	S76°28'56"E	9.54
C13	9.04	14.70	35°14'32"	N69°34'41"E	8.90
C14	9.98	16.89	33°52'16"	N73°28'47"E	9.84
C15	17.59	39.96	25°13'25"	S77°12'19"E	17.45
C16	10.00	18.68	30°40'08"	S74°49'51"E	9.88
C17	217.90	490.97	25°25'44"	N82°29'04"E	216.12
C18	179.39	376.89	27°16'16"	N79°49'51"E	177.70



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EXHIBIT

SHEET 1 OF 2

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PARCEL 609

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 609, BEING A PORTION OF VACATED MONROE STREET RIGHT-OF-WAY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 71°11'59" EAST, A DISTANCE OF 4,148.14 FEET TO THE SOUTHEASTERLY CORNER OF LOT 14, BLOCK 39, FIRST ADDITION TO SWANSEA;

THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 39, FIRST ADDITION TO SWANSEA, NORTH 00°13'02" EAST, A DISTANCE OF 60.03 FEET TO A POINT 5.11 FEET SOUTHERLY OF THE NORTHEASTERLY CORNER OF LOT 15, SAID BLOCK 39, FIRST ADDITION TO SWANSEA AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF BLOCK 39, FIRST ADDITION TO SWANSEA, NORTH 00°13'02" EAST, A DISTANCE OF 280.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 41ST AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 41ST AVENUE, SOUTH 89°47'21" EAST, A DISTANCE OF 83.65 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 9, SWANSEA HEIGHTS;

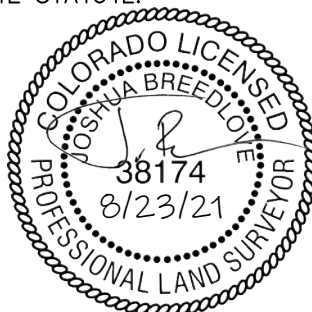
THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 9, SWANSEA HEIGHTS, SOUTH 00°01'26" WEST, A DISTANCE OF 280.59 FEET TO A POINT 5.00 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF LOT 12, SAID BLOCK 9, SWANSEA HEIGHTS;

THENCE NORTH 89°47'26" WEST, A DISTANCE OF 84.60 FEET TO THE POINT OF BEGINNING;

CONTAINING 23,605 SQ. FT. OR 0.54 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
BRANCH MANAGER, FLATIRONS, INC.



JOB NUMBER: 19-72,989
DRAWN BY: J. STEPHENSON
DATE: AUGUST 24, 2021

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2016005295 (PARCEL 9)

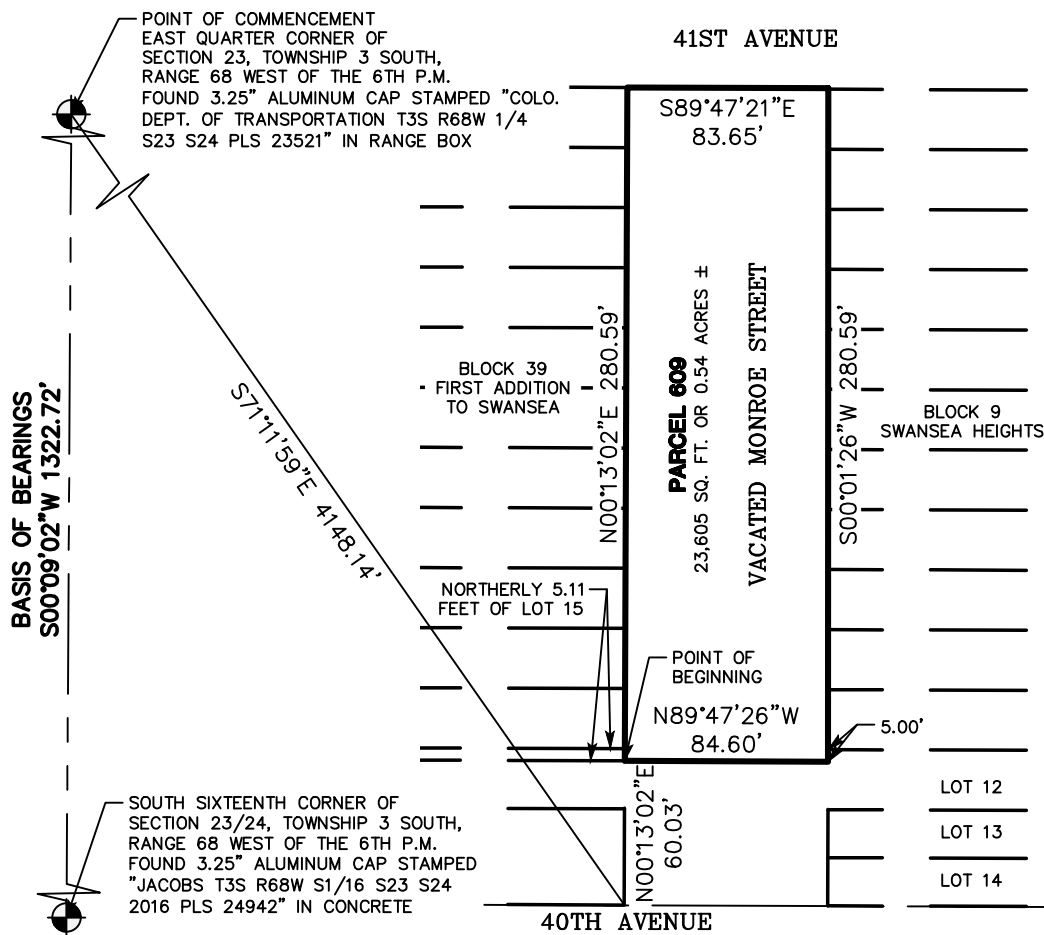
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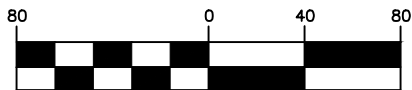
SHEET 2 OF 2

PARCEL 609

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



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