

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000183-001:**

LAND DESCRIPTION - STREET PARCEL # 1:

A PORTION OF PARCEL PAR-9 AS CONVEYED BY PROPERTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024113887 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 19 AND 20, BEING IN BLOCK 1 OF CRANBERRY PLACE, BOOK 4, PAGE 40 OF MAPS, AND SITUATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT, A 2-INCH ALUMINUM CAP STAMPED PLS 38432 AT E. 48TH AVE AND N. WASHINGTON ST.;

THENCE N14°15'09"E, A DISTANCE OF 20.63 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 1, CRANBERRY PLACE;

THENCE N 00°13'40" E, ALONG THE WEST LINE OF SAID BLOCK 1, A DISTANCE OF 6.77 FEET TO THE POINT OF BEGINNING:

THENCE N 00°13'40" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET;

THENCE S 89°46'20" E, A DISTANCE OF 45.19 FEET ;

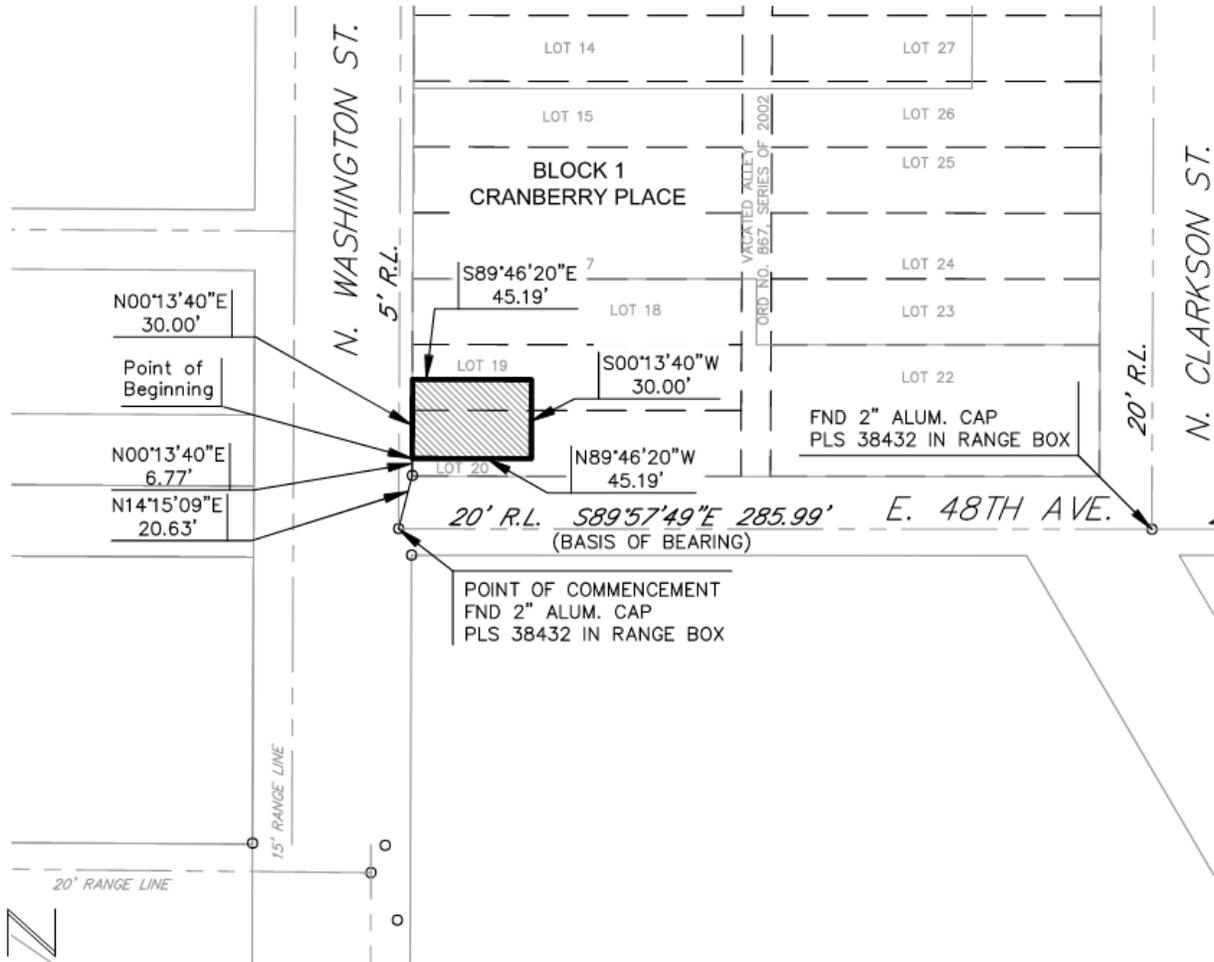
THENCE S 00°13'40" W, A DISTANCE OF 30.00 FEET;

THENCE N 89°46'20" W, A DISTANCE OF 45.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.0311 ACRES (1,356 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING: BEARINGS USED HEREON ARE BASED ON A 20' RANGE LINE ON 48<sup>TH</sup> AVE. BETWEEN N. WASHINGTON ST. AND N. CLARKSON ST., ASSUMED TO BEAR S 89°57'49" E, AS MONUMENTED AT THE WEST AT N. WASHINGTON ST. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX. AND MONUMENTED AT THE EAST AT N. CLARKSON ST. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX.

SW 1/4 SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST 6th PM  
----- CITY AND COUNTY OF DENVER -----  
EXHIBIT A ILLUSTRATION



BASIS OF BEARING: BEARINGS USED HEREON ARE BASED ON A 20' RANGE LINE ON 48TH AVE. BETWEEN N. WASHINGTON ST. AND N. CLARKSON ST., BEARS S89°57'49"E, AS MONUMENTED AT THE WEST AT N. WASHINGTON ST. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX. AND MONUMENTED AT THE EAST AT N. CLARKSON ST. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX.



PARCEL CONTAINS 0.0311 ACRE± (1,356 SQ FT)

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000183-002:****LAND DESCRIPTION - STREET PARCEL # 2:**

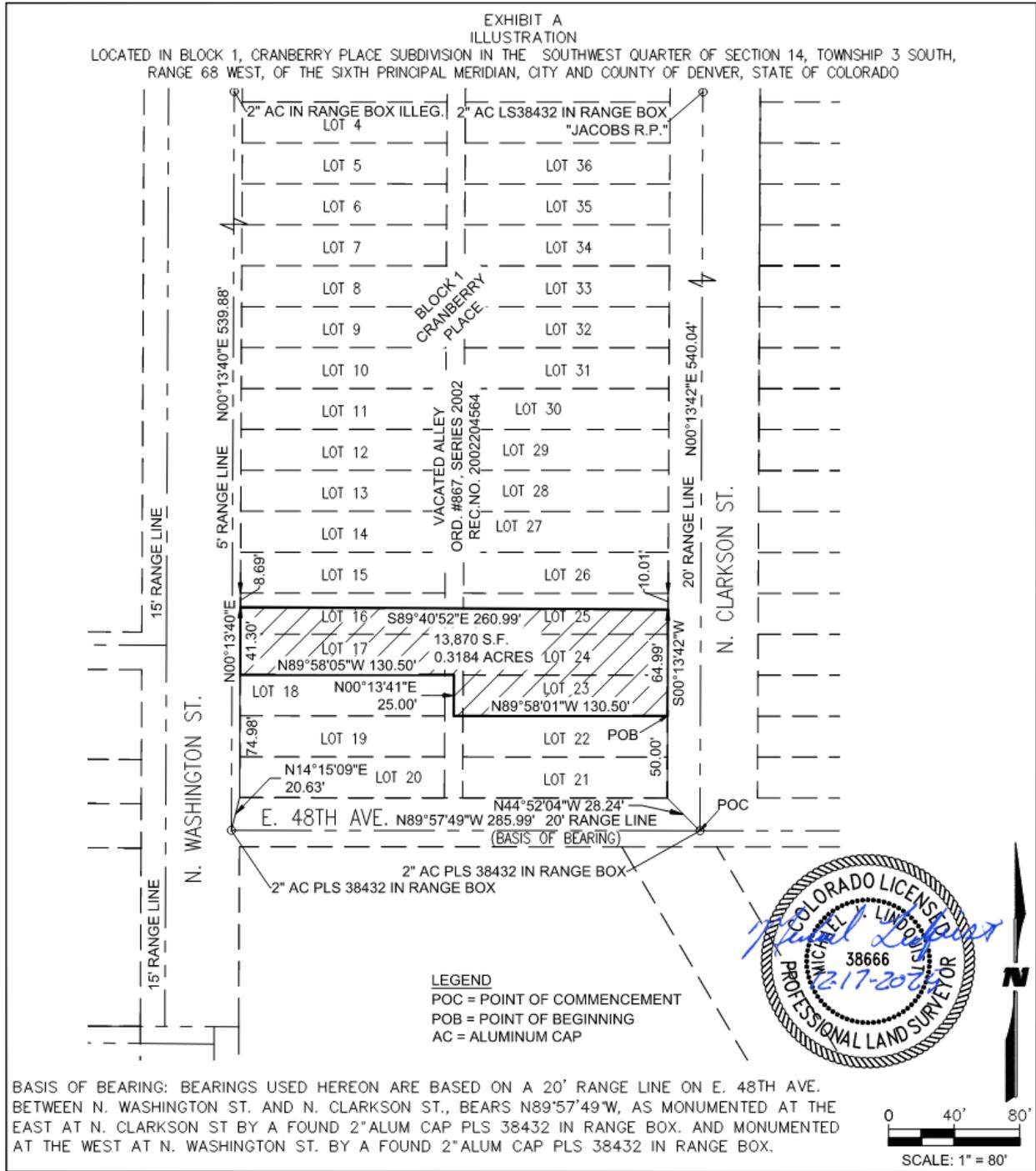
A PORTION OF PARCEL PAR-10 AS CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF MARCH, 2025, AT RECEPTION NUMBER 2025026549 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 16 AND 25, AND ALL OF LOT 17 AND LOTS 23 AND 24, AND A PORTION OF THE VACATED ALLEY AS DESCRIBED AT ORDINANCE NO. 867, SERIES OF 2002, RECORDED OCTOBER 29, 2002, AT RECEPTION NO. 2002204564, BEING IN BLOCK 1 OF CRANBERRY PLACE, AND SITUATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT IN E. 48<sup>TH</sup> AVENUE AND N. CLARKSON STREET, (A 2" ALUMINUM CAP PLS 38432 IN RANGE BOX), THENCE N44°52'04"W, A DISTANCE OF 28.24 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1;  
THENCE N00°13'42"E, ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23. AND THE POINT OF BEGINNING;  
FROM THE POINT OF BEGINNING, THENCE N89°58'01"W, ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 130.50 FEET TO THE CENTER OF SAID VACATED ALLEY BETWEEN SAID LOTS 23 AND 18;  
THENCE N00°13'41"E ALONG THE CENTER OF SAID VACATED ALLEY, A DISTANCE OF 25.00 FEET;  
THENCE N89°58'05"W, ALONG THE SOUTH LINE OF SAID LOT 17, A DISTANCE OF 130.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17;  
THENCE N00°13'40"E ALONG THE WEST LINE OF SAID LOTS 17 AND 16, A DISTANCE OF 41.30 FEET TO A POINT 8.69 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;  
THENCE S89°40'52"E, A DISTANCE OF 260.99 FEET TO A POINT ON THE EAST LINE OF SAID LOT 25, SAID POINT BEING 10.01 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;  
THENCE S00°13'42"W ALONG THE WEST LINE OF SAID LOTS 25, 24, AND 23, A DISTANCE OF 64.99 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 13,870 SQUARE FEET, 0.3184 ACRES MORE OR LESS.

BASIS OF BEARING: BEARINGS USED HEREON ARE BASED ON A 20' RANGE LINE ON E. 48<sup>TH</sup> AVE. BETWEEN N. WASHINGTON ST. AND N. CLARKSON ST., BEARS N89°57'49"W, AS MONUMENTED AT THE EAST AT N. CLARKSON ST BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX. AND MONUMENTED AT THE WEST AT N. WASHINGTON ST. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX.



BASIS OF BEARING: BEARINGS USED HEREON ARE BASED ON A 20' RANGE LINE ON E. 48TH AVE. BETWEEN N. WASHINGTON ST. AND N. CLARKSON ST., BEARS N89°57'49"W, AS MONUMENTED AT THE EAST AT N. CLARKSON ST BY A FOUND 2"ALUM CAP PLS 38432 IN RANGE BOX. AND MONUMENTED AT THE WEST AT N. WASHINGTON ST. BY A FOUND 2"ALUM CAP PLS 38432 IN RANGE BOX.