



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney’s Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services

DATE: December 22, 2025

ROW #: 2025-DEDICATION-0000183 **SCHEDULE #:** Adjacent to 1) 0214306015000, and
2) 0214306017000

Signed by:

DF13EBC85E48471...

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Right-of-Way, located at approximately North Washington Street, East 48th Avenue, North Clarkson Street, and East 49th Avenue, and 2) Public Right-of-Way, located at approximately North Washington Street, East 48th Avenue, North Clarkson Street, and East 49th Avenue.

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) Public Right-of-Way, and 2) Public Right-of-Way. 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, “48th Avenue Outfall.”

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 a parcel of land for Public Right-of-Way purposes as 1) Public Right-of-Way, and 2) Public Right-of-Way. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000183-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/JL/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Darrell Watson District # 9
Councilperson Aide, Bonnie Guillen
Councilperson Aide, Dwight Clark
Councilperson Aide, Darius Shelby
Councilperson Aide, Lynne Lombard
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager’s Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Janet Valdez
DOTI Survey, Johanna Lee
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000183

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: 720-865-3002

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor’s Legislative Team
 at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor’s Legislative team with questions

Date of Request: December 22, 2025

Please mark one: Bill Request or Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

Yes No

1. Type of Request:

- Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment
 Dedication/Vacation Appropriation/Supplemental DRMC Change
 Other:

2. Title: Dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Right-of-Way, located at approximately North Washington Street, East 48th Avenue, North Clarkson Street, and East 49th Avenue, and 2) Public Right-of-Way, located at approximately North Washington Street, East 48th Avenue, North Clarkson Street, and East 49th Avenue.

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

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Lisa R. Ayala	Name: Alaina McWhorter
Email: Lisa.ayala@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:
 Two Public Right-of-Way Dedication requests for the 48th Avenue Outfall project to allow Denver Water to perform work over an easement. These parcels are a portion a future street that will connect to the bridge that leads to the National Western Stockyards.

6. City Attorney assigned to this request (if applicable):

7. City Council District: Darrell Watson District # 9

8. **For all contracts, fill out and submit accompanying Key Contract Terms worksheet**

To be completed by Mayor’s Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

Location:

Is this a new contract? Yes No **Is this an Amendment?** Yes No **If yes, how many?** _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process? **If not, why not?**

Has this contractor provided these services to the City before? Yes No

Source of funds:

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000183

Description of Proposed Project: Two Public Right-of-Way Dedication requests for the 48th Avenue Outfall project to allow Denver Water to perform work over an easement. These parcels are a portion a future street that will connect to the bridge that leads to the National Western Stockyards.

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 1) Public Right-of-Way, and 2) 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 1) Public Right-of-Way, and 2) Public Right-of-Way, as part of the development project called, "48th Avenue Outfall."

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: 720-865-3002

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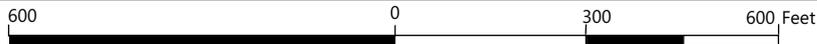


City and County of Denver



Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels



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 ;

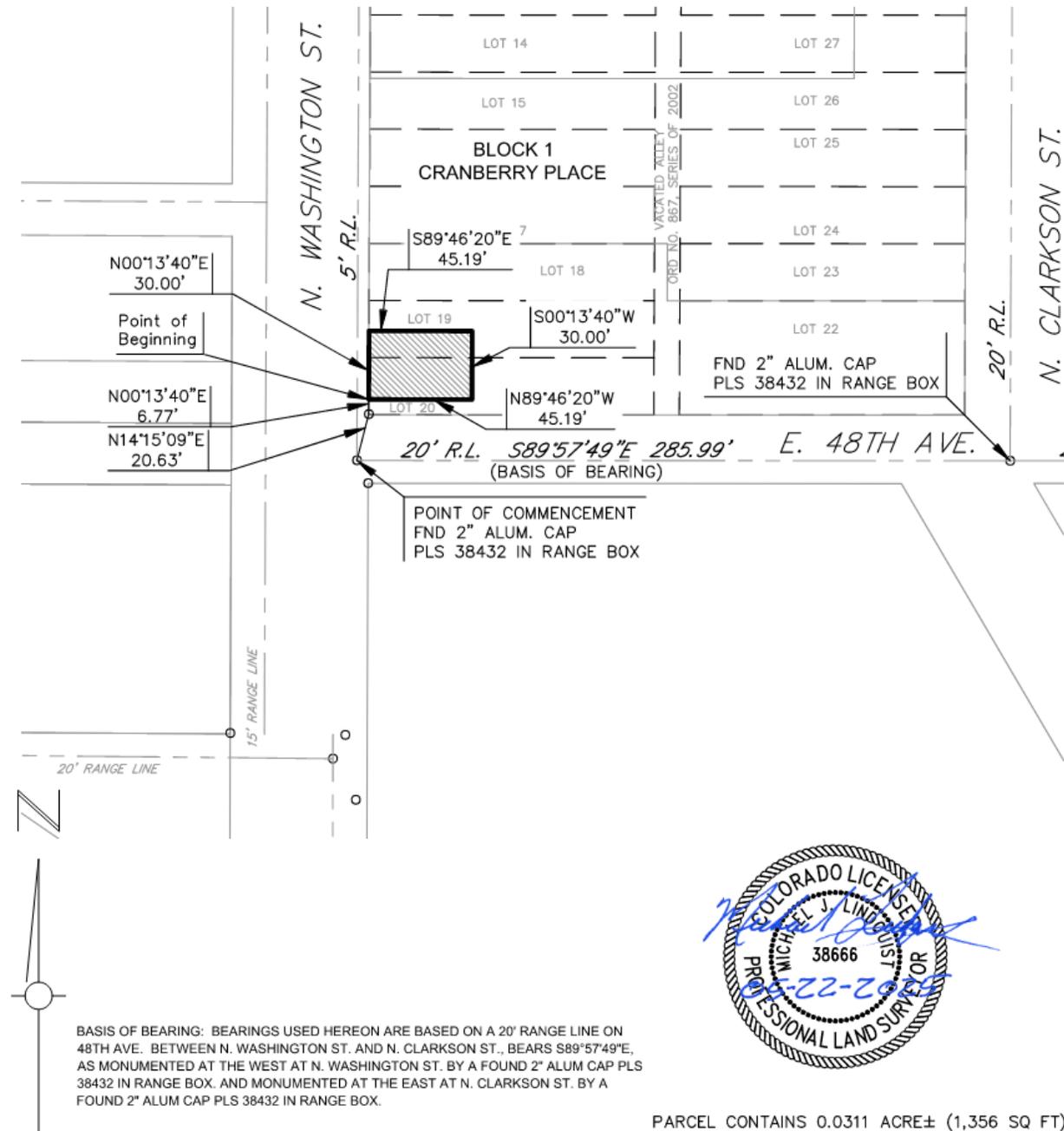
THENCE S 00°13'40" W, A DISTANCE OF 30.00 FEET;

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 48TH 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 DESCRIPTION ROW NO. 2025-DEDICATION-0000183-002:**LAND DESCRIPTION - STREET PARCEL # 2:**

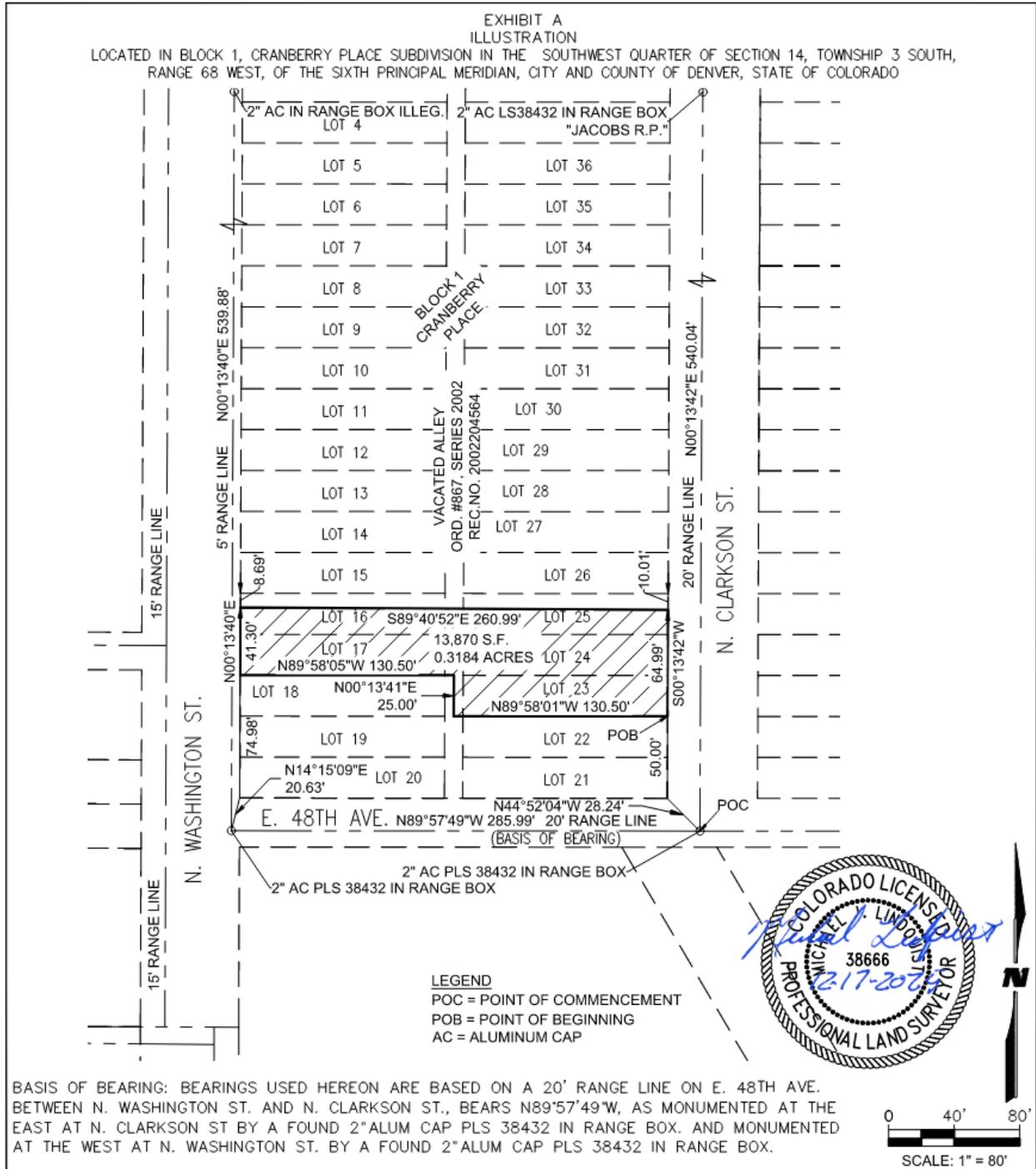
A PORTION OF PARCEL PAR-10 AS CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF MARCH, 2025, AT RECEPTION NUMBER 2025026549 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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. 48TH 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. 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.



SURVAPP

EXHIBIT "A"

PARCEL NUMBER: PAR-9

4801 CLARKSON ST.

DATE: 03-01-2023

SHEET 1 OF 2

LAND DESCRIPTION

A PARCEL OF LAND BEING IN BLOCK 1, CRANBERRY PLACE SUBDIVISION, IN THE SW1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, AS DESCRIBED IN RECEPTION NO. 2009072136, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 18 THROUGH 22, BLOCK 1, CRANBERRY PLACE, TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY ADJACENT TO LOTS 18 THROUGH 20 AND THE EAST HALF OF THE VACATED ALLEY ADJACENT TO LOTS 21 THROUGH 22 IN SAID BLOCK 1, AS VACATED BY ORDINANCE #867, SERIES OF 2002, RECORDED OCTOBER 29, 2002, UNDER RECEPTION NO. 2002204564, CITY AND COUNTY OF DENVER, STATE OF COLORADO

THE ABOVE DESCRIBED PARCEL CONTAINS 16,310 SQUARE FEET, 0.374 ACRES MORE OR LESS.

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 N89°57'49"W, 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.

By Wilson & Company Inc., Engineers & Architects
Michael J. Lindquist, PLS 38666
303 501 1247
990 South Broadway Suite 220
Denver, CO 80209

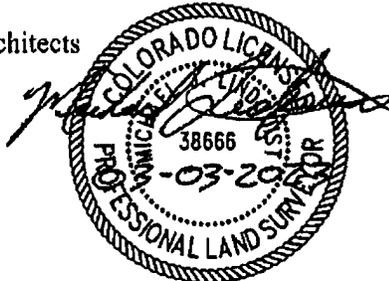
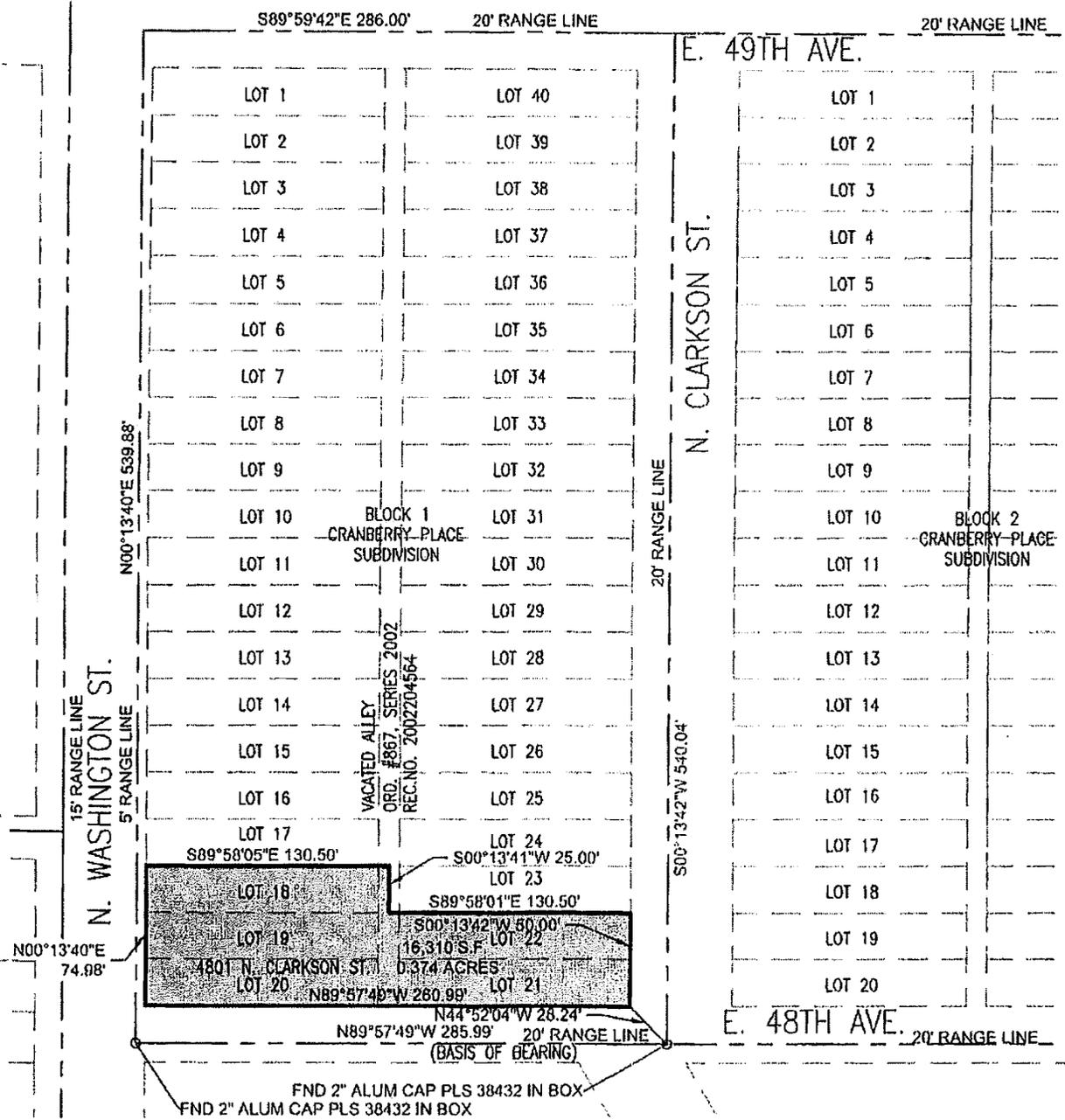
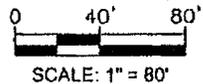


EXHIBIT A
 LOCATED IN BLOCK 1, CRANBERRY PLACE SUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 14,
 TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF
 COLORADO

SURVAPP



BASIS OF BEARING: BEARINGS USED HEREON ARE BASED ON A 5' RANGE LINE ON N. WASHINGTON ST. BETWEEN E. 48TH AVENUE AND E. 49TH AVENUE, BEARS N00°13'40"E, AS MONUMENTED AT THE SOUTH AT E. 48TH AVE.. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX. AND MONUMENTED AT THE NORTH AT E. 49TH AVE.. BY A FOUND 2" ALUM CAP IN RANGE BOX.



01	REVISION DESCRIPTION	CINQ	APP'D		SHEET NO. 2 OF 2 SCALE: 1" = 80' DWN. BY: TJB DATE: 11-15-2022 CHK. BY: PROJ. MGR.: MJL 11-15-2022 CLIENT APP:	WILSON & COMPANY 990 South Broadway Suite 220 Denver, CO 80209 Phone: 303-297-2076 Fax: 303-297-2693 PAR-9 EXHIBIT A 4801 N. CLARKSON ST. DENVER CO 80239 STATE OF COLORADO

SURVAPP

EXHIBIT "A"
PARCEL NUMBER: PAR-11
4800 CLARKSON ST.
DATE: 03-01-2023
SHEET 1 OF 2

LAND DESCRIPTION

A PARCEL OF LAND BEING IN BLOCK 2, CRANBERRY PLACE SUBDIVISION, IN THE SW1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, AS DESCRIBED IN RECEPTION NO. R-89-0075208, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 19 AND 20, BLOCK 2, CRANBERRY PLACE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 6,249 SQUARE FEET, 0.143 ACRES MORE OR LESS.

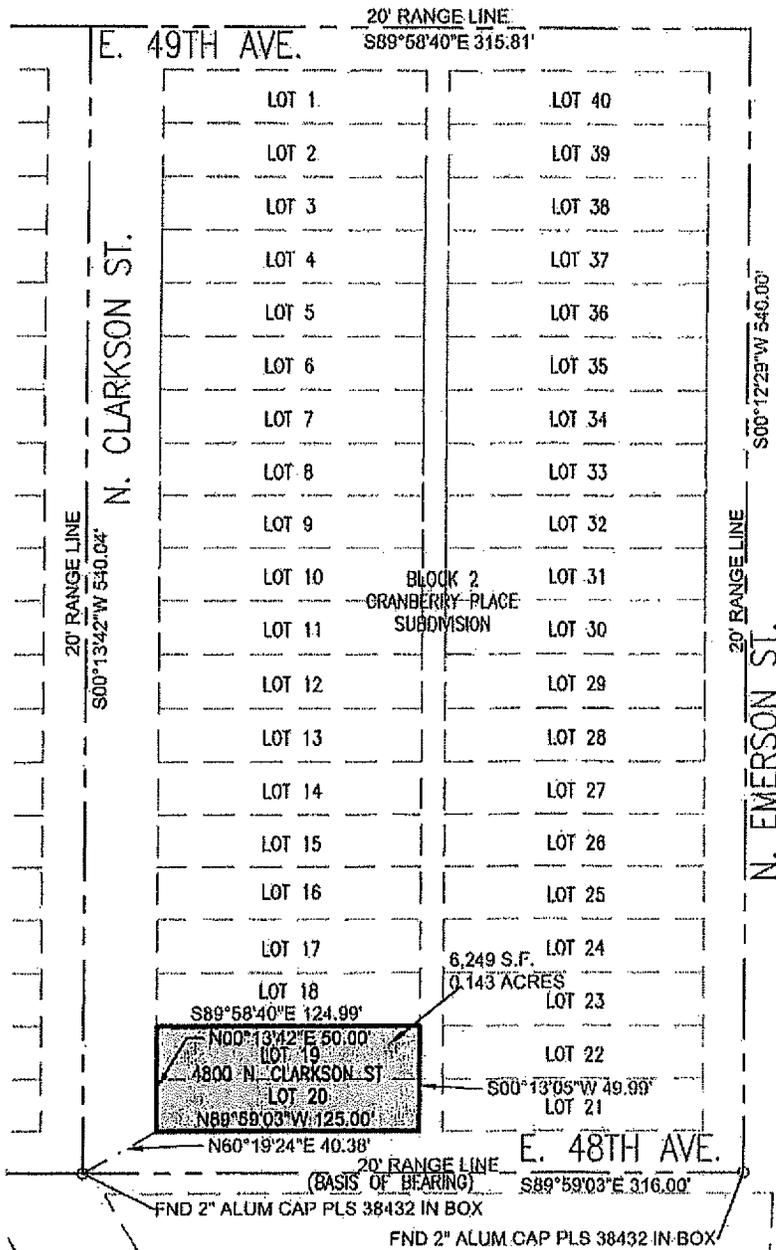
BASIS OF BEARING: BEARINGS USED HEREON ARE BASED ON A 20' RANGE LINE ON E. 48TH AVE. BETWEEN N. EMERSON ST. AND N. CLARKSON ST., BEARS S89°59'03"E, AS MONUMENTED AT THE WEST AT N. CLARKSON ST. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX. AND MONUMENTED AT THE EAST AT N. EMERSON ST. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX.

By Wilson & Company Inc., Engineers & Architects
Michael J. Lindquist, PLS 38666
303 501 1247
990 South Broadway Suite 220
Denver, CO 80209



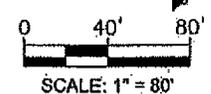
SURVAPP

EXHIBIT A
 LOCATED IN BLOCK 2, CRANBERRY PLACE SUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

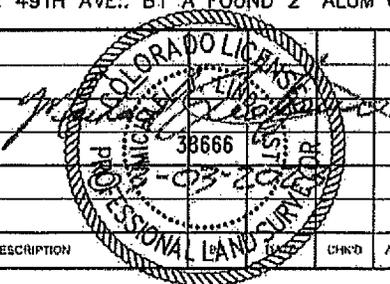


LOT 19
 4800 N. CLARKSON ST.
 LOT 20

6,249 S.F.
 0.143 ACRES



BASIS OF BEARING: BEARINGS USED HEREON ARE BASED ON A 5' RANGE LINE ON N. WASHINGTON ST. BETWEEN E. 48TH AVENUE AND E. 49TH AVENUE, BEARS N00°13'40"E, AS MONUMENTED AT THE SOUTH AT E. 48TH AVE.. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX. AND MONUMENTED AT THE NORTH AT E. 49TH AVE.. BY A FOUND 2" ALUM CAP IN RANGE BOX.



REV. NO.	REVISION-DESCRIPTION	CHK'D	APP'D	SHT NO. 2 OF 2
				SCALE: 1" = 80'
				DRAWN BY: TJB
				DATE: 11-15-2022
				CHK. BY:
				PROJ MGR: MJL
				DATE: 11-15-2022
				CLIENT APP:

WILSON & COMPANY
 990 South Broadway Suite 220
 Denver, CO 80209
 Phone: 303-297-2976
 Fax: 303-297-2683

PAR-11
 EXHIBIT A
 4800 N. CLARKSON ST.
 DENVER CO 80239
 STATE OF COLORADO

SURVAPP

EXHIBIT "A"
PARCEL NUMBER: PAR-14
4830 CLARKSON ST.
DATE: 03-01-2023
SHEET 1 OF 2

LAND DESCRIPTION

A PARCEL OF LAND IN BLOCK 2, CRANBERRY PLACE SUBDIVISION, IN THE SW1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, AS DESCRIBED IN RECEPTION NO. 008344 IN BOOK 2174 AT PAGE 97 ON JUNE 17, 1980, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 13 AND THE NORTH 19 FEET OF LOT 14, BLOCK 2, CRANBERRY PLACE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 5,498 SQUARE FEET, 0.126 ACRES MORE OR LESS.

BASIS OF BEARING: BEARINGS USED HEREON ARE BASED ON A 20' RANGE LINE ON E. 48TH AVE. BETWEEN N. CLARKSON ST. AND N. EMERSON ST., BEARS S89°59'03"E, AS MONUMENTED AT THE WEST AT N. CLARKSON ST. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX. AND MONUMENTED AT THE EAST AT N. EMERSON ST. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX.

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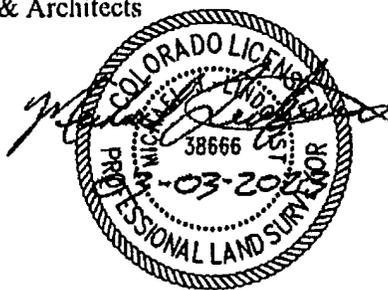
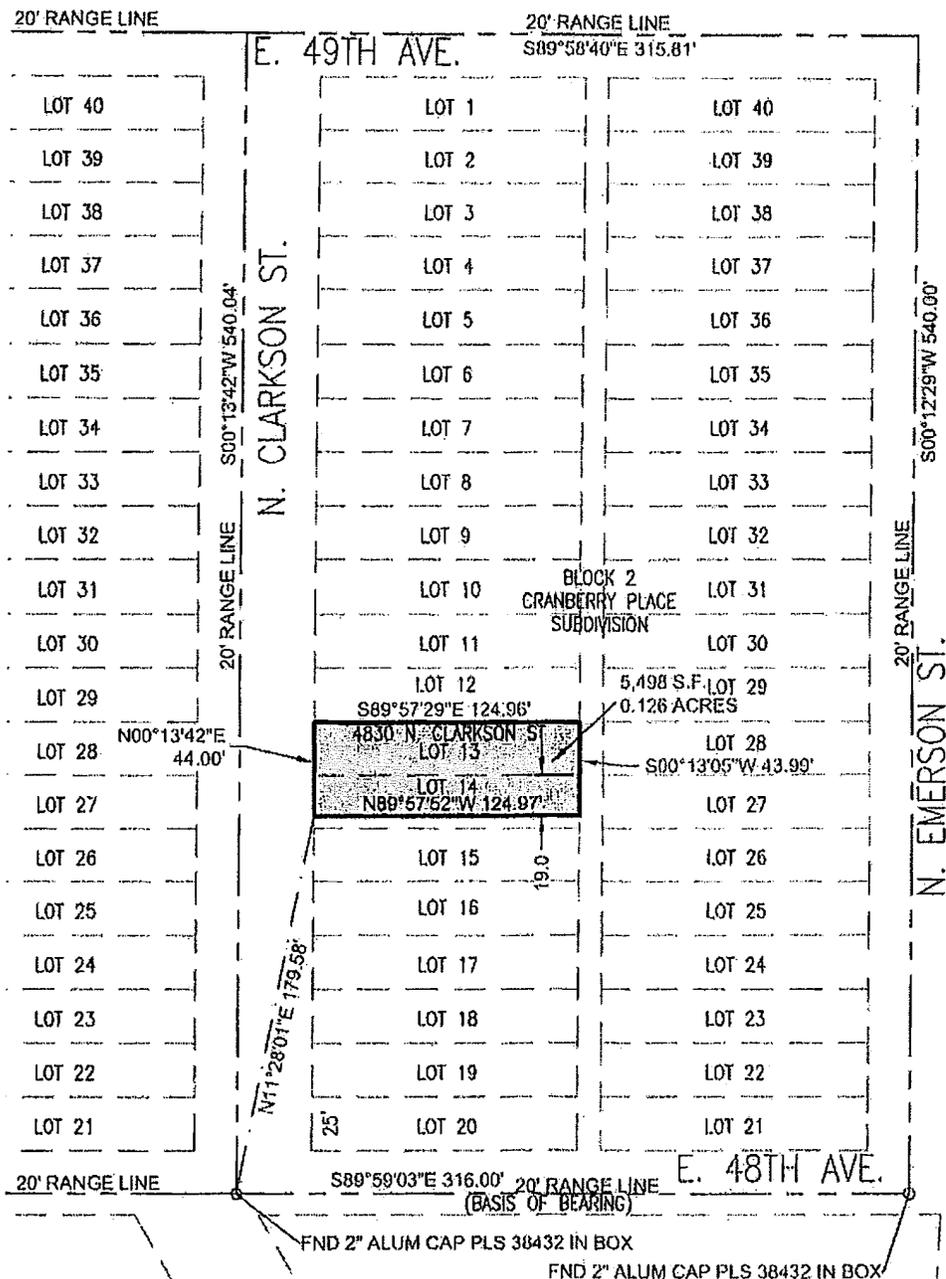
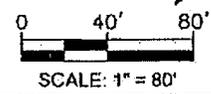


EXHIBIT A
 LOCATED IN BLOCK 2, CRANBERRY PLACE SUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 14,
 TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF
 COLORADO

SURVAPP



BASIS OF BEARING: BEARINGS USED HEREON ARE BASED ON A 5' RANGE LINE ON N. WASHINGTON ST. BETWEEN E. 48TH AVENUE AND E. 49TH AVENUE, BEARS N00°13'40"E, AS MONUMENTED AT THE SOUTH AT E. 48TH AVE.. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX. AND MONUMENTED AT THE NORTH AT E. 49TH AVE.. BY A FOUND 2" ALUM CAP IN RANGE BOX.



	SHEET NO: 2 OF 2		
	SCALE: 1" = 80'		
	DWN. BY: TJB		DATE: 11-15-2022
	PROJ. MGR: MJL		DATE: 11-15-2022
	CLIENT APP.		DATE:
NO.	REVISION-DESCRIPTION	PAR-14 EXHIBIT A 4830 N. CLARKSON STREET DENVER CO 80239 STATE OF COLORADO	

SURVAPP

EXHIBIT "A"
PARCEL NUMBER: PAR-15
4801 N. EMERSON ST.
DATE: 03-01-2023
SHEET 1 OF 2

LAND DESCRIPTION

A PARCEL OF LAND IN BLOCK 2, CRANBERRY PLACE SUBDIVISION, IN THE SW1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, AS RECORDED IN RECEPTION NO. 0000230278 ON JANUARY 27, 1988, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 21 AND 22, BLOCK 2, CRANBERRY PLACE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 6,254 SQUARE FEET, 0.143 ACRES MORE OR LESS.

BASIS OF BEARING: BEARINGS USED HEREON ARE BASED ON A 20' RANGE LINE ON E. 48TH AVE. BETWEEN N. CLARKSON ST. AND N. EMERSON ST., BEARS S89°59'03"E, AS MONUMENTED AT THE WEST AT N. CLARKSON ST. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX. AND MONUMENTED AT THE EAST AT N. EMERSON ST. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX.

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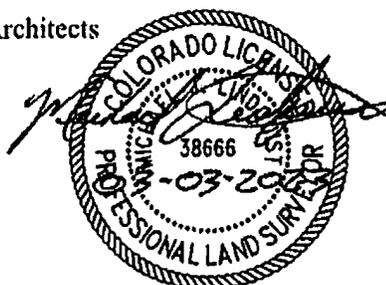
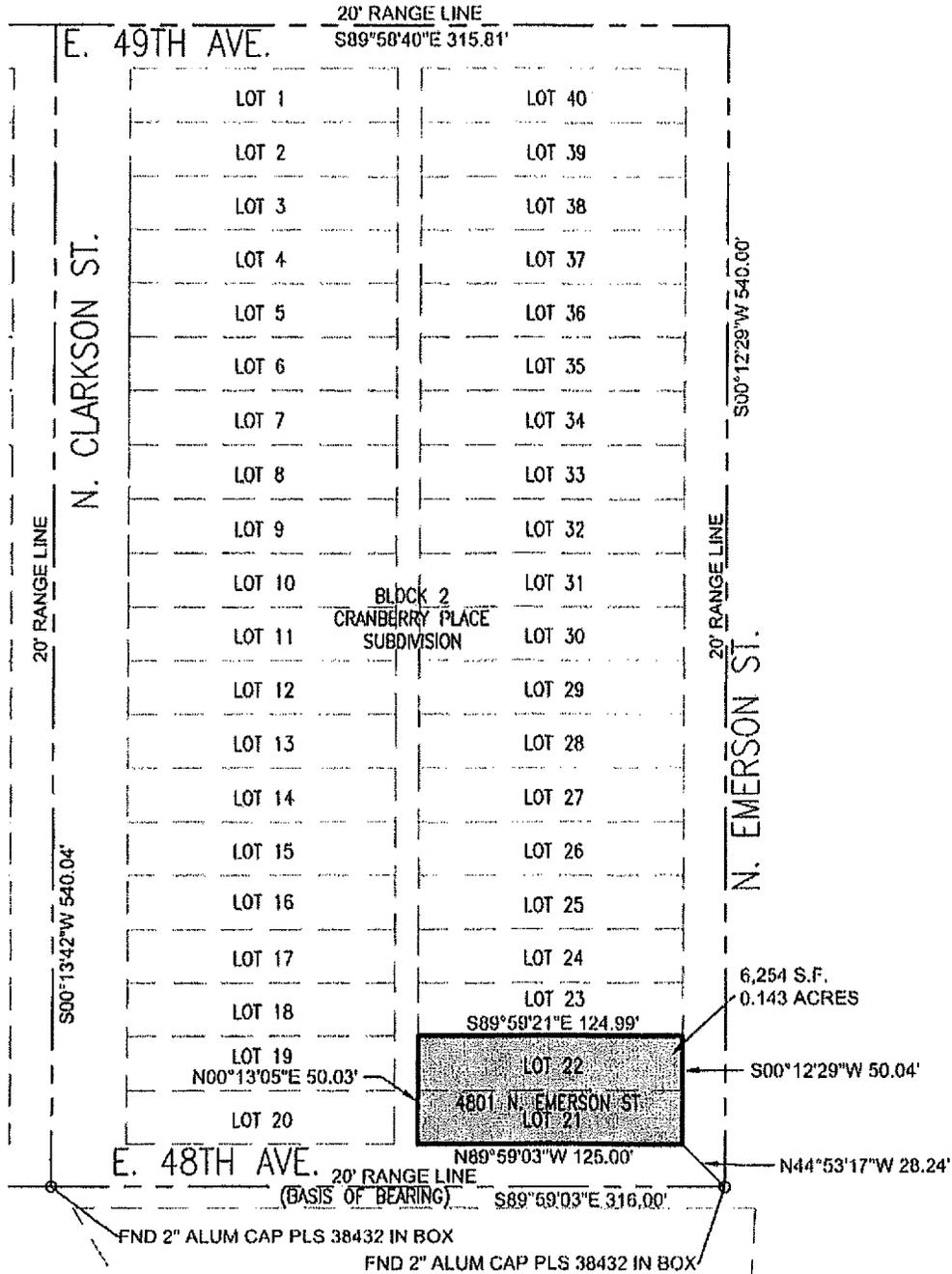
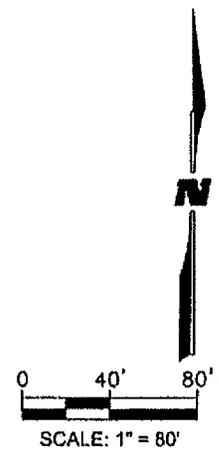


EXHIBIT A
 LOCATED IN BLOCK 2, CRANBERRY PLACE SUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 14,
 TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF
 COLORADO

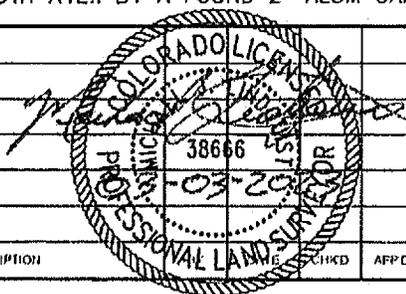
SURVAPP



BASIS OF BEARING: BEARINGS USED HEREON ARE BASED ON A 5' RANGE LINE ON N. WASHINGTON ST. BETWEEN E. 48TH AVENUE AND E. 49TH AVENUE, BEARS N00°13'40"E, AS MONUMENTED AT THE SOUTH AT E. 48TH AVE., BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX. AND MONUMENTED AT THE NORTH AT E. 49TH AVE., BY A FOUND 2" ALUM CAP IN RANGE BOX.



		SHT. NO. 2 OF 2		WILSON & COMPANY 990 South Broadway Suite 220 Denver, CO 80209 Phone: 303-297-2976 Fax: 303-297-2683
		SCALE 1" = 80'		
		DWN. BY: TJB	DATE: 11-16-2022	PAR-15 EXHIBIT A 4801 N. EMERSON STREET DENVER CO 80239 STATE OF COLORADO
		CHK. BY:		
		PROJ. MGR. M.J.R.	11-15-2022	
		CLIENT APP.		
01				
NO.	REVISION-DESCRIPTION	CHKD	APPD	



SURVAPP

EXHIBIT "A"
PARCEL NUMBER: PAR-16
4811 N. EMERSON ST.
DATE: 03-01-2023
SHEET 1 OF 2

LAND DESCRIPTION

A PARCEL OF LAND IN BLOCK 2, CRANBERRY PLACE SUBDIVISION, IN THE SW1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, AS DESCRIBED IN RECEPTION NO. 0000230278 ON JANUARY 27, 1988, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 23 AND 24, BLOCK 2, CRANBERRY PLACE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 6,254 SQUARE FEET, 0.143 ACRES MORE OR LESS.

BASIS OF BEARING: BEARINGS USED HEREON ARE BASED ON A 20' RANGE LINE ON E. 48TH AVE. BETWEEN N. CLARKSON ST. AND N. EMERSON ST., BEARS S89°59'03"E, AS MONUMENTED AT THE WEST AT N. CLARKSON ST. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX. AND MONUMENTED AT THE EAST AT N. EMERSON ST. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX.

By Wilson & Company Inc., Engineers & Architects
Michael J. Lindquist, PLS 38666
303 501 1247
990 South Broadway Suite 220
Denver, CO 80209

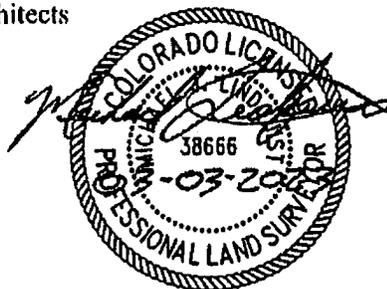
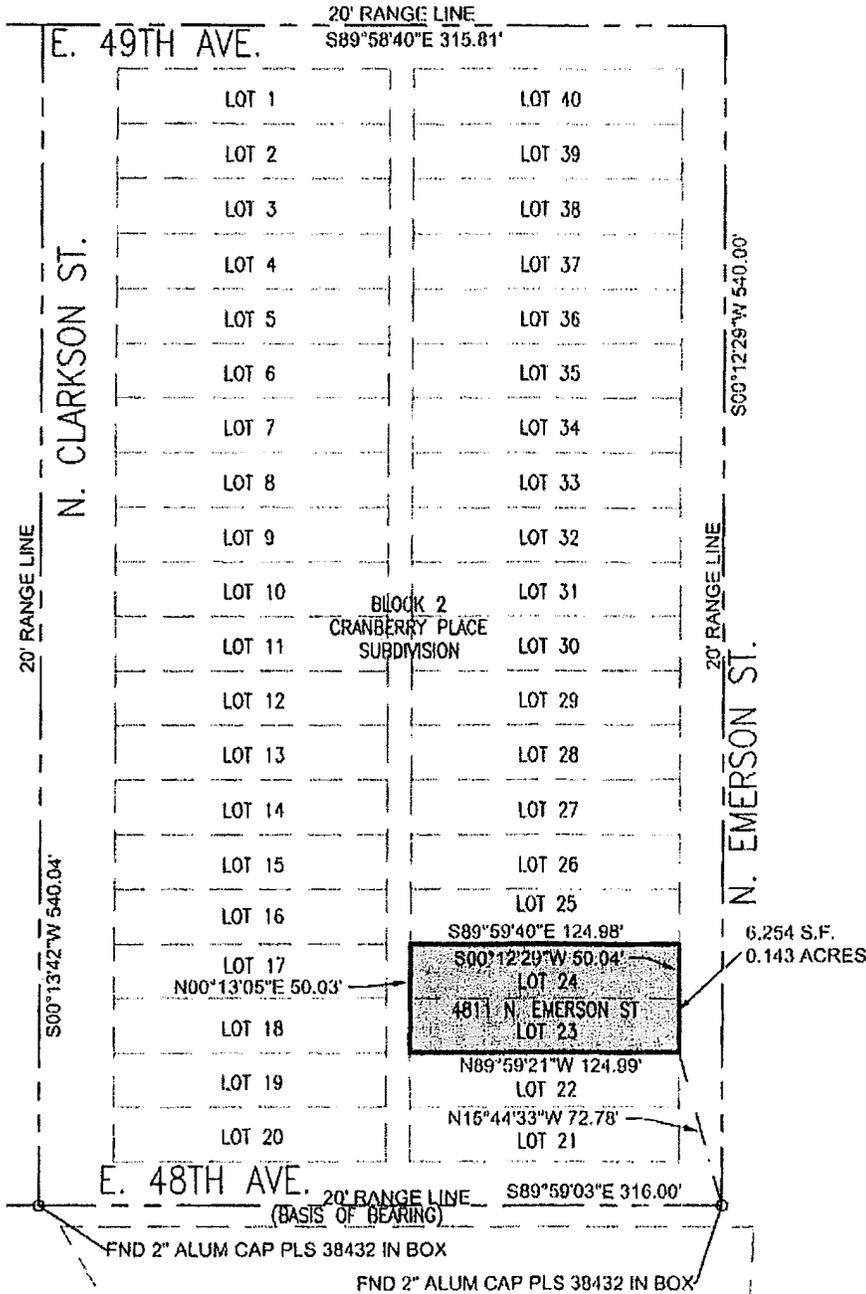
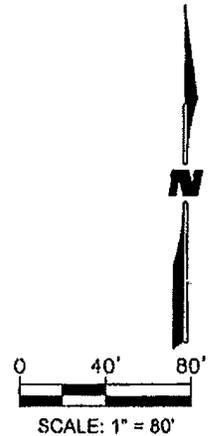


EXHIBIT A
 LOCATED IN BLOCK 2, CRANBERRY PLACE SUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 14,
 TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF
 COLORADO

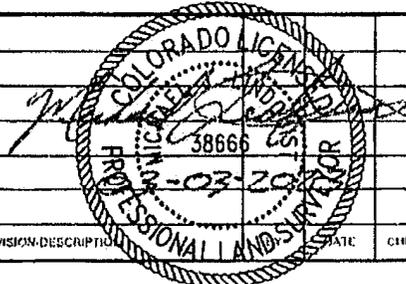
SURVAPP



BASIS OF BEARING: BEARINGS USED HEREON ARE BASED ON A 5' RANGE LINE ON N. WASHINGTON ST. BETWEEN E. 48TH AVENUE AND E. 49TH AVENUE, BEARS N00°13'40"E, AS MONUMENTED AT THE SOUTH AT E. 48TH AVE., BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX. AND MONUMENTED AT THE NORTH AT E. 49TH AVE., BY A FOUND 2" ALUM CAP IN RANGE BOX.



01	NO.	REVISION-DESCRIPTION	DATE	CHK'D	APP'D	SHT. NO. 2 OF 2
						SCALE 1" = 80'
						DWN BY TJR
						DATE 11-15-2022
						CHK. BY
						PROJ. MGR. M.J.L.
						DATE 11-15-2022
						CLIENT APP.



WILSON & COMPANY
 900 South Broadway Suite 220
 Denver, CO 80209
 Phone: 303-297-2978
 Fax: 303-297-2693

PAR-16
 EXHIBIT A
 4811 N. EMERSON STREET
 DENVER CO 80239
 STATE OF COLORADO



03/28/2025 11:44 AM

R \$0.00

D \$0.00

City & County of Denver

WD

Electronically Recorded

(Form of Special Warranty Deed)

Project Description: WASG
Asset Mgmt No.: 25-69

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 20 day of March, 2025, by **MOUNTAIN MEADOWS LAMB CORPORATION**, a Colorado corporation, whose address is 4900 Clarkson St., Denver, CO 80216 (“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 **THREE MILLION FOUR HUNDRED SIX THOUSAND SIX HUNDRED EIGHT AND 00/100 DOLLARS** (\$3,406,608.00) 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.

GRANTOR

Mountain Meadows Lamb Corporation, a Colorado corporation

By: Rick Stott
Its: President/CEO

STATE OF California)
COUNTY OF Sacramento) ss.

The foregoing instrument was acknowledged before me this 20th day of March, 2025 by Rick Stott as President/CEO for Mountain Meadows Lamb Corporation, a Colorado corporation.

Witness my hand and official seal.

My commission expires: July 24, 2027



Karen Ellis
Notary Public

SURVAPP

EXHIBIT "A"

PARCEL NUMBER: PAR-10

4812 N. WASHINGTON ST.

DATE: 03-01-2023

SHEET 1 OF 3

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 15 THROUGH 17 AND LOTS 23 THROUGH 32, AND 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. 48TH AVENUE AND N. CLARKSON STREET, (A 2" ALUMINUM CAP PLS 38432 IN RANGE BOX), THENCE N15°43'51"W, A DISTANCE OF 72.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23, AND 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 SAIS LOTS 23 AND 18;
THENCE N00°13'41"E ALONG THE CENTER OF SAID VACATED ALLEY, A DISTANCE OF 25.00 FEET;
THENCE N89°58'06"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 15 THROUGH 17, A DISTANCE OF 72.22 FEET TO A POINT 2.77 FEET SOUTH OF THE NORTH LINE OF SAID LOT 15 AND 26;
THENCE S89°58'23"E ALONG A LINE 2.77 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINES OF SAID LOTS 15 AND 26, A DISTANCE OF 211.99 FEET TO A POINT 49.00 FEET WEST OF THE WEST LINE OF N. CLARKSON STREET;
THENCE N00°13'42"E ALONG A LINE 49.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF N. CLARKSON STREET, 90.08 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 77.25 FEET, SAID CURVE HAVING A RADIUS OF 49.50 FEET, THROUGH A DELTA ANGLE OF 89°25'15", A LONG CHORD BEARING N44°56'20"E, A DISTANCE OF 69.65 FEET TO A POINT ON THE WEST LINE OF N. CLARKSON STREET;
THENCE S00°13'42"W ALONG SAID WEST LINE, A DISTANCE OF 236.65 FEET TO THE POINT OF BEGINNING.

SURVAPP

SHEET 2 OF 3

THE ABOVE DESCRIBED PARCEL CONTAINS 28,422 SQUARE FEET, 0.652 ACRES MORE OR LESS.

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 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.

By Wilson & Company Inc., Engineers & Architects
Michael J. Lindquist, PLS 38666
303 501 1247
990 South Broadway Suite 220
Denver, CO 80209

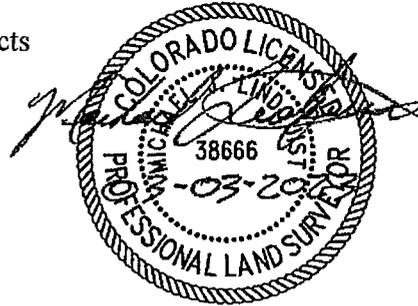
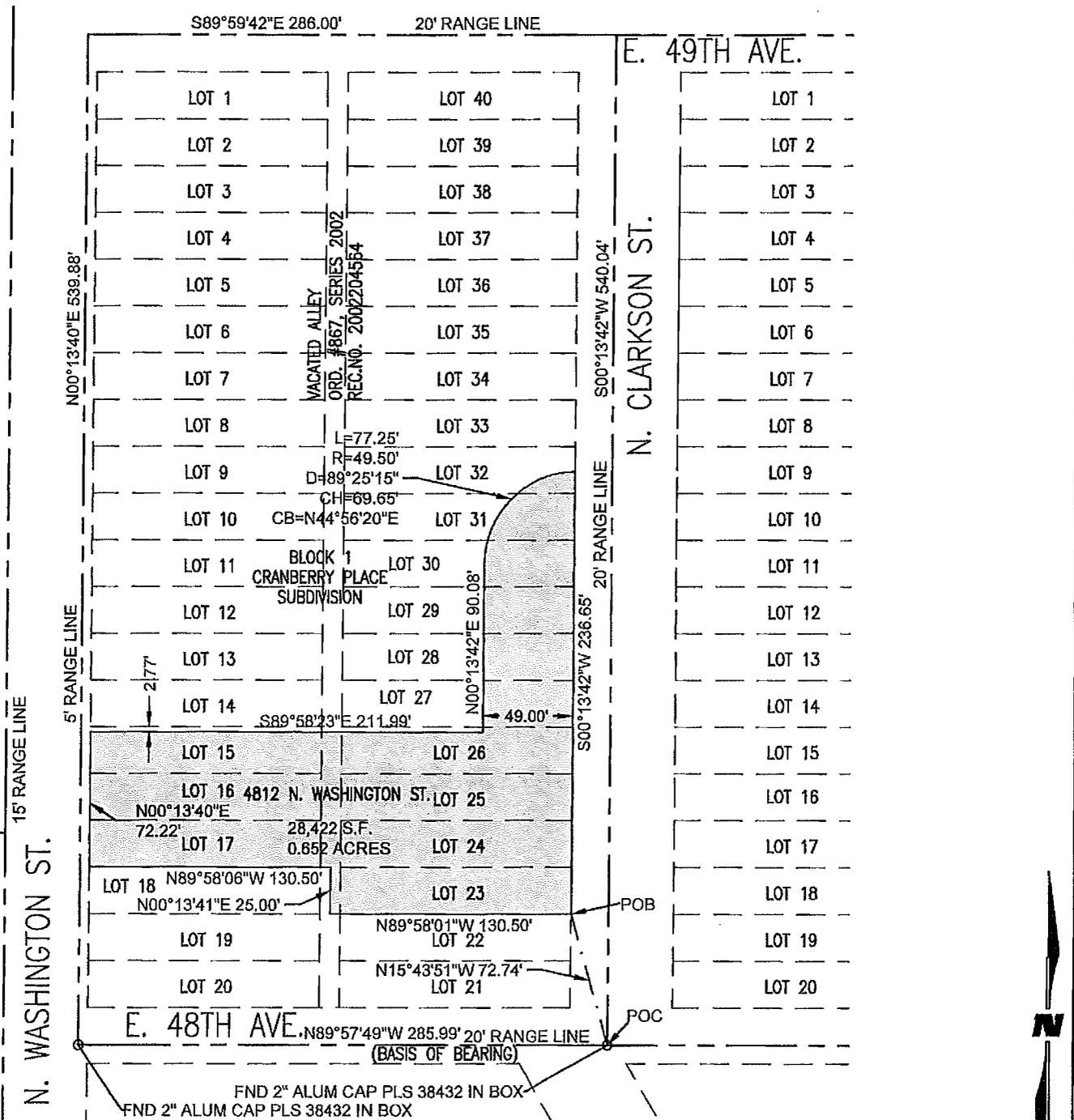


EXHIBIT A
 LOCATED IN BLOCK 1, CRANBERRY PLACE SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14,
 TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
 STATE OF COLORADO



BASIS OF BEARING: BEARINGS USED HEREON ARE BASED ON A 5' RANGE LINE ON N. WASHINGTON ST. BETWEEN E. 48TH AVENUE AND E. 49TH AVENUE, BEARS N00°13'40"E, AS MONUMENTED AT THE SOUTH AT E. 48TH AVE.. BY A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX. AND MONUMENTED AT THE NORTH AT E. 49TH AVE.. BY A FOUND 2" ALUM CAP IN RANGE BOX.

01		SHT. NO:	3 OF 3		WILSON & COMPANY 990 South Broadway Suite 220 Denver, CO 80209 Phone: 303-297-2976 Fax: 303-297-2693		
		SCALE:	1" = 80'				
		DWN. BY:	TJB			DATE:	11-15-2022
		CHK. BY:					
		PROJ. MGR:	MJL	DATE:	02-01-2023		
		CLIENT APP:					
NO.	REVISION-DESCRIPTION	APP'D			PAR-10 EXHIBIT A 4812 N. WASHINGTON ST. DENVER CO 80239 STATE OF COLORADO		



MERRICK®

Merrick & Company
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
303-751-0741 / Fax 303-751-2581

SURVAPP

EXHIBIT A
PARCEL NUMBER: PAR-3
4867 North Emerson Street
SHEET 1 OF 2

LAND DESCRIPTION:

That portion of Block 2, Lots 31 to 36 of CRANBERRY PLACE per the plat thereof recorded July 28, 1887 in Book 4, Page 40 of Maps, being a portion of Parcel B as described in Quitclaim Deed recorded March 25, 2011, at Reception No. 2011033462, both in the City and County of Denver Clerk and Recorder's Office being in the Southwest Quarter of Section 14, 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:

COMMENCING at Southwest corner of said Section 14, being monumented with a found #6 rebar with a 3-1/4" diameter aluminum cap stamped "LAND CORNER SURVEYING LTD. 1994 PLS 16401" 0.4' below surface in monument box, whence the South Sixteenth corner of said Section 14, being monumented with a found 2-1/2" diameter aluminum cap, illegible and badly damaged, 0.1' below surface in monument box, bears N00°15'28"E a distance of 1331.22 feet;

THENCE N56°03'03"E a distance of 698.34 feet to the southeast corner of said Quitclaim Deed, being on the westerly right-of-way of Emerson Street, and the **POINT OF BEGINNING**;

THENCE S89°47'32"W along the southerly line of said Quitclaim Deed a distance of 14.25 feet;

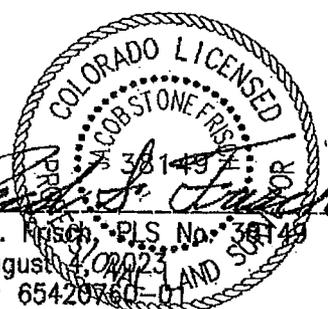
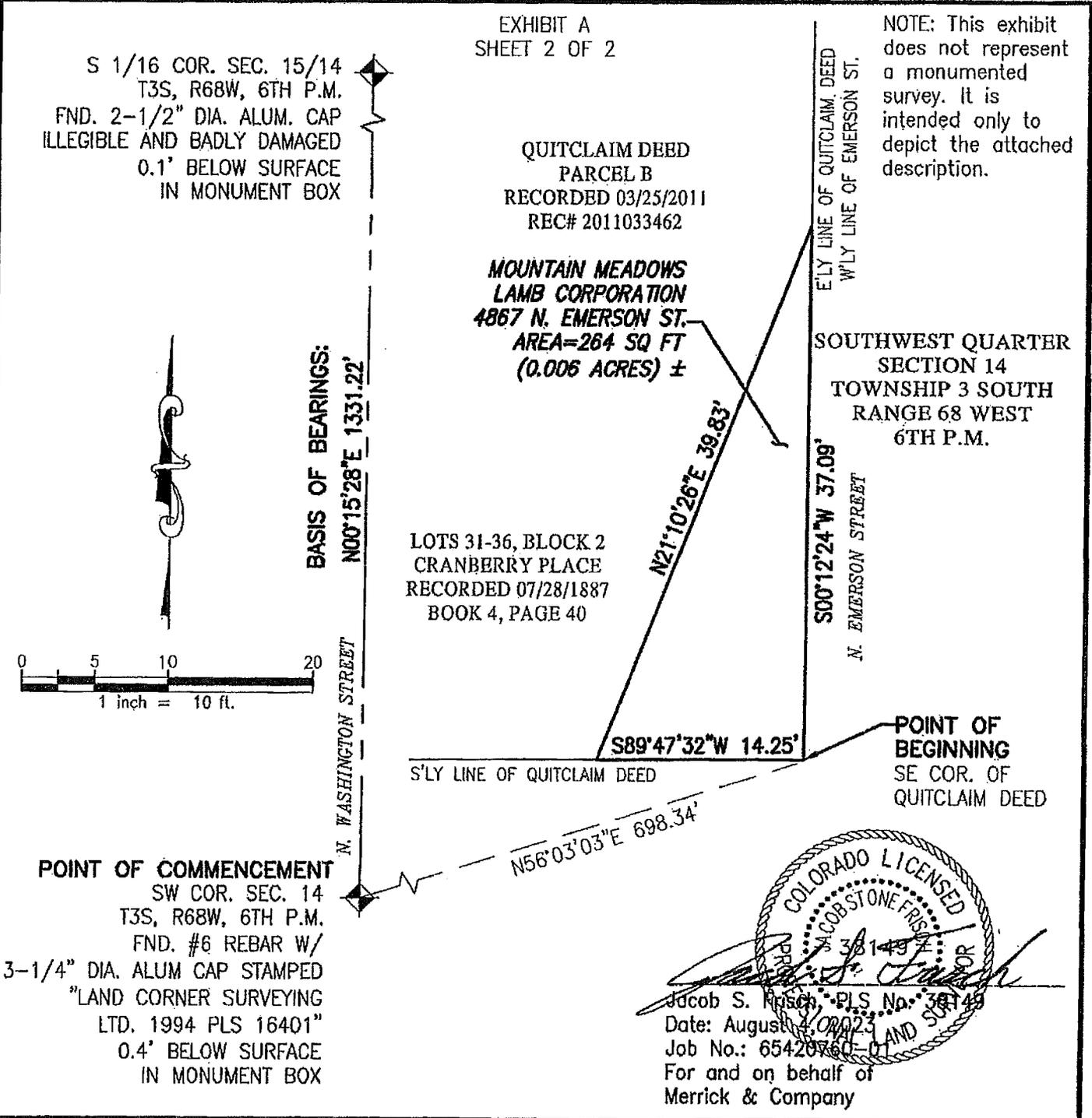
THENCE N21°10'26"E a distance of 39.83 feet to the easterly line of said Quitclaim Deed;

THENCE S00°12'24"W along said easterly line a distance of 37.09 feet to the **POINT OF BEGINNING**.

Containing 264 square feet (0.006 Acres), more or less.

Jacob St. Prisch, PLS 38149
Date: August 4, 2023
Job No. 2023-08-01-01
For and on behalf of
Merrick & Company

SURVAPP



Jacob S. Risch, PLS No. 38149
 Date: August 4, 2023
 Job No.: 65420760-01
 For and on behalf of
 Merrick & Company

MERRICK PROJECT NO.		6542076001	
CLIENT PROJECT NO.		-	
REVISION DESCRIPTION			
DRAWN	ALF	DATE 08/04/2023	SCALE 1"=10'
		MERRICK®	
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111			

Southwest Quarter of Section 14 Township 3 South, Range 68 West, 6th P.M. City and County of Denver		
TITLE: MOUNTAIN MEADOWS LAMB CORPORATION PAR-3		
REVISION:	DRAWING NO.	SHEET NO.
		2 of 2

SURVAPP

EXHIBIT "A"

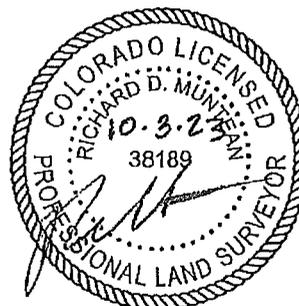
**PARCEL NUMBER: RW-46
4900 CLARKSON ST.
SHEET 1 OF 3**

LAND DESCRIPTION

A parcel of land No. RW-46 of the City and County of Denver, State of Colorado containing 2,686 sq. ft. (0.062 acres), more or less, in the Southwest One-Quarter of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land recorded at Reception Number 2005008577, City and County of Denver Records, being more particularly described as follows:

Beginning at the Northwest Corner of said parcel of land, whence the South One-Sixteenth Corner of said Section 14 and Section 15 bears N. 00°27'37" W., a distance of 526.61 feet, said point also being the POINT OF BEGINNING;

1. Thence along the north line of said parcel of land, S. 89°45'11" E., a distance of 17.50 feet;
2. Thence departing said north line, S. 00°14'49" W., a distance of 71.61 feet;
3. Thence along the arc of a tangent curve to the left, a radius of 80.00 feet, a central angle of 12°47'07", a distance of 17.85 feet, (a chord bearing S. 06°08'45" E., a distance of 17.81 feet);
4. Thence along the arc of a reverse curve to the right, a radius of 101.50 feet, a central angle of 12°47'07", a distance of 22.65 feet, (a chord bearing S. 06°08'45" E., a distance of 22.60 feet);
5. Thence S. 00°14'49" W., a distance of 19.87 feet;
6. Thence S. 51°50'31" E., a distance of 12.00 feet to the north Right-of-Way line of E. 49th Ave. (R.O.W. Varies), also being the south line of said parcel of land;
7. Thence along said north Right-of-Way line, also being the south line of said parcel of land, N. 89°56'37" W., a distance of 31.47 feet to the east Right-of-Way line of Washington St. (R.O.W. Varies), also being the Southwest Corner of said parcel of land;



SURVAPP

EXHIBIT "A"

**PARCEL NUMBER: RW-46
4900 CLARKSON ST.
SHEET 2 OF 3**

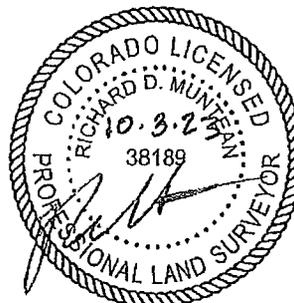
LAND DESCRIPTION CONT.

8. Thence along said east Right-of-Way line, also being the west line of said parcel of land, N. 00°14'49" E., a distance of 139.13 feet to the POINT OF BEGINNING.

The above-described parcel contains 2,686 sq. ft. (0.062 acres), more or less.

Basis of Bearings: All bearings are based on a line between the South One-Sixteenth Corner common to said Sections 14 and 15, T.3S., R.68W., 6th P.M. (Fnd. 2-1/2" Aluminum Cap in Monument Box, Illegible) and the Southwest Corner of said Section 14, T.3S., R.68W., 6th P.M. (Fnd. 3-1/4" Aluminum Cap, "PLS 16401 - 1994"), having a bearing of S. 00°14'49" W.

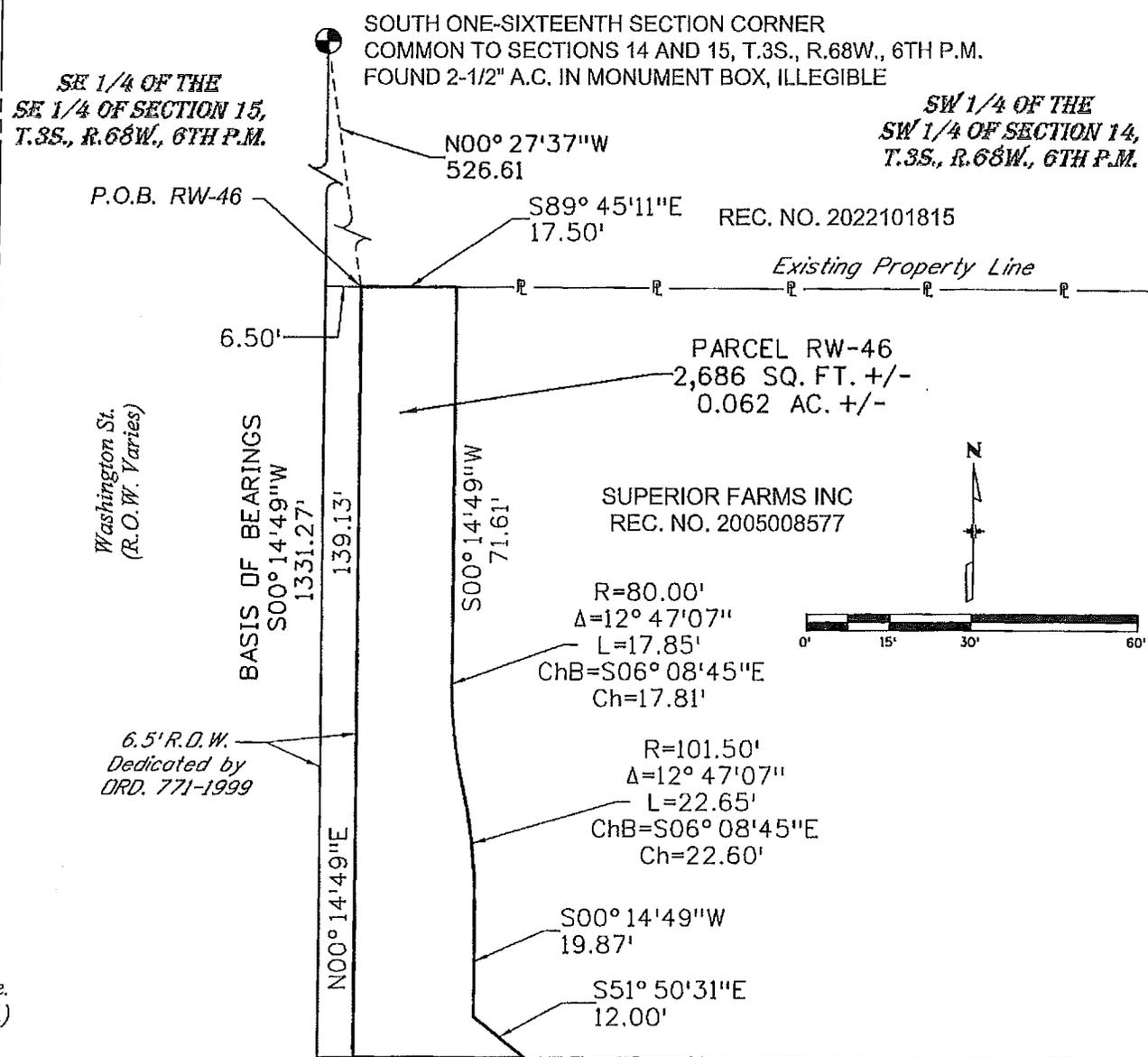
For and on behalf of:
105 West, Incorporated
Richard D. Muntean, PLS 38189
4201 E. Yale Ave., Ste. 230
Denver, Co 80222



SURVAPP

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.



CCD RANGE POINT
 FOUND 2" A.C. IN
 RANGE BOX, "PLS 38432"

20' R.L.
 286.00' (Record) 285.86' (Meas.)
 N89° 56' 37" W 31.47'
 E. 49th Ave.
 (R.O.W. Varies)

CCD RANGE POINT
 FOUND 2" A.C. IN
 RANGE BOX, "PLS 38432"



SECTION CORNER
 COMMON TO SECTIONS 14, 15, 22, AND 23, T.3S., R.68W., 6TH P.M.
 FOUND 3-1/4" A.C. "PLS 16401 - 1994"

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

Job No.: 169-0008.8
Scale: 1" = 30'
Date: June 29, 2023
Sheet 3 of 3
Drawn By: SDB

PARCEL RW-46
 SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14
 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

EXHIBIT "A"

**PARCEL NUMBER: RW-47
4812 WASHINGTON ST.
SHEET 1 OF 4**

LAND DESCRIPTION

A parcel of land No. RW-47 of the City and County of Denver, State of Colorado containing 15,608 sq. ft. (0.358 acres), more or less, in the Southwest One-Quarter of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land recorded at Reception Number 2016138689 (Parcel E), City and County of Denver Records and a portion of Lots 1 through 17, Block 1, Cranberry Place, being more particularly described as follows:

Beginning at a point on the east Right-of-Way line of Washington St. (60' R.O.W.), also being a point on the west line of said Southwest One-Quarter of the Southwest One-Quarter of Section 14 and the Southwest Corner of said parcel of land, whence the Southwest Corner of said Section 14 bears S. 00°14'49" W., a distance of 214.98 feet, said point also being the POINT OF BEGINNING;

1. Thence along said east Right-of-Way line of Washington St., also being the west line of said parcel of land, N. 00°14'49" E., a distance of 425.00 feet to the south Right-of-Way line of E. 49th Ave. (R.O.W. Varies), also being the Northwest Corner of said parcel of land;
2. Thence along said south Right-of-Way line of E. 49th Ave., also being the north line of said parcel of land, S. 89°58'41" E., a distance of 43.04 feet;
3. Thence departing said south Right-of-Way line S. 70°18'21" W., a distance of 16.00 feet;
4. Thence S. 00°14'49" W., a distance of 334.26 feet;
5. Thence S. 12°51'34" E., a distance of 13.46 feet;
6. Thence S. 35°16'55" E., a distance of 24.00 feet;
7. Thence S. 69°01'42" E., a distance of 28.00 feet;
8. Thence S. 89°45'11" E., a distance of 30.76 feet;

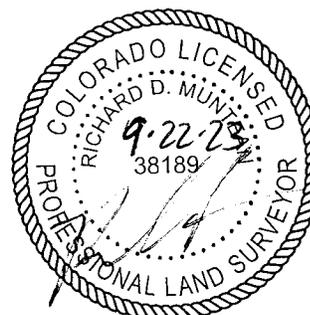


EXHIBIT "A"

**PARCEL NUMBER: RW-47
4812 WASHINGTON ST.
SHEET 2 OF 4**

LAND DESCRIPTION CONT.

9. Thence S. 00°14'49" W., a distance of 42.50 feet to the south line of said parcel of land;

10. Thence along said south line of a parcel of land N. 89°58'41" W., a distance of 101.95 feet to the Southwest Corner of said parcel of land and the POINT OF BEGINNING.

The above-described parcel contains 15,608 sq. ft. (0.358 acres), more or less.

Basis of Bearings: All bearings are based on a line between the Southwest Corner of said Section 14, T.3S., R.68W., 6th P.M. (Fnd. 3-1/4" Aluminum Cap, "PLS 16401 - 1994") and the South One-Sixteenth Corner common to said Section 14 and Section 15, T.3S., R.68W., 6th P.M. (Fnd. 2-1/2" Aluminum Cap in Monument Box, Illegible), having a bearing of N. 00°14'49" E.

For and on behalf of:
105 West, Incorporated
Richard D. Muntean, PLS 38189
4201 E. Yale Ave., Ste. 230
Denver, Co 80222

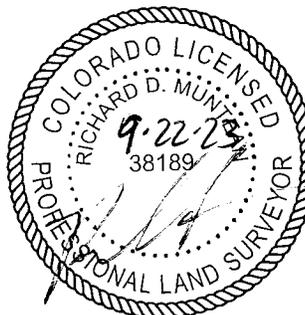


EXHIBIT A

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.

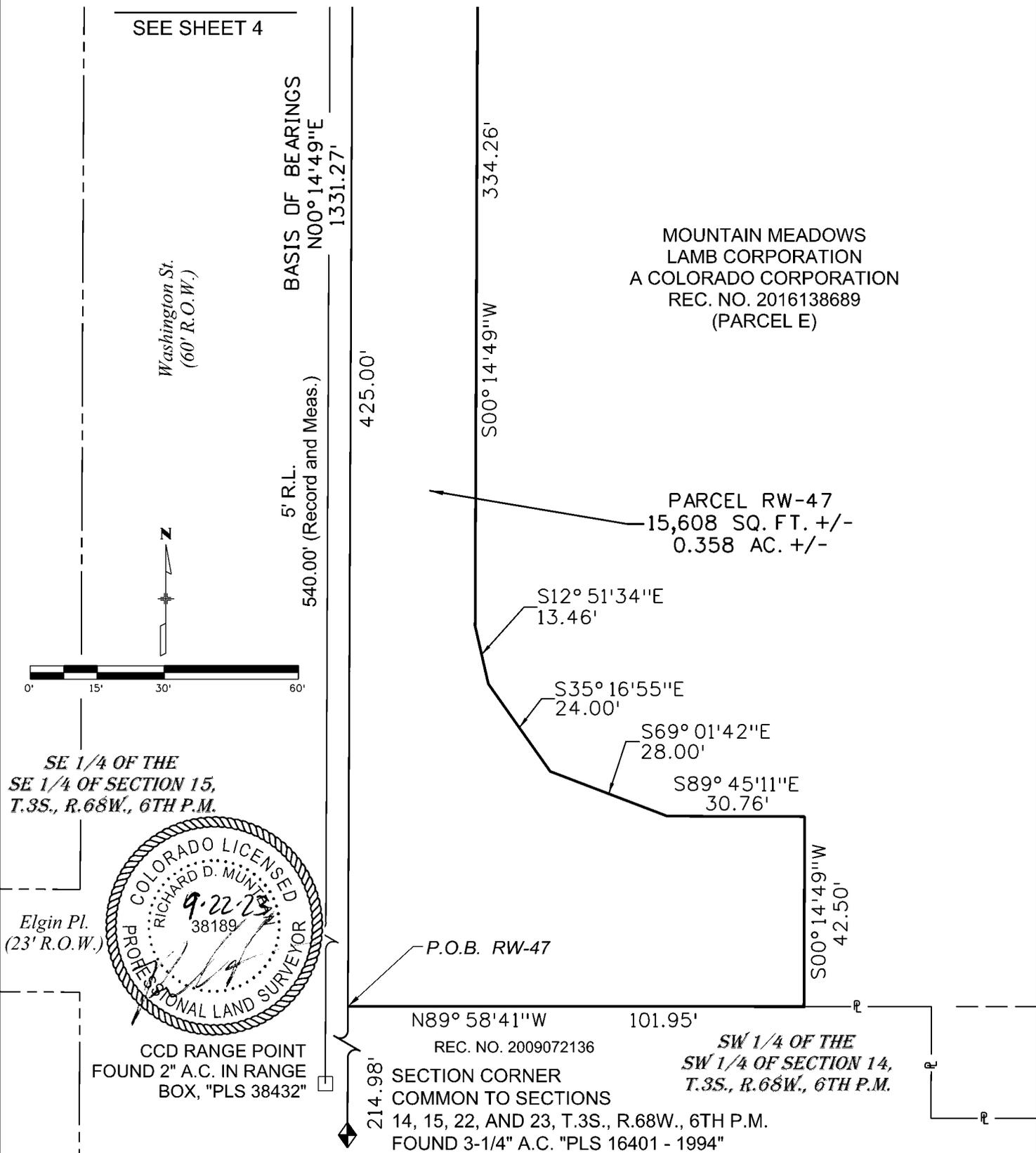


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

Job No.: 169-0008.8
Scale: 1" = 30'
Date: June 28, 2023
Sheet 3 of 4
Drawn By: SDB

PARCEL RW-47
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14
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

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.

*E. 49th Ave.
(60' R.O.W.)*

CCD RANGE POINT
FOUND 2" A.C. IN
RANGE BOX, "PLS 38432"

SOUTH ONE-SIXTEENTH SECTION CORNER
COMMON TO SECTIONS 14 AND 15, T.3S., R.68W., 6TH P.M.
FOUND 2-1/2" A.C. IN MONUMENT BOX, ILLEGIBLE

DRD. 771-1999

20' R.L.
286.00' (Record) 285.86' (Meas.)
S89° 58' 41" E
43.04'

CCD RANGE POINT
FOUND 2" A.C. IN
RANGE BOX, "PLS 38432"



MOUNTAIN MEADOWS
LAMB CORPORATION
A COLORADO CORPORATION
REC. NO. 2016138689
(PARCEL E)

PARCEL RW-47
15,608 SQ. FT. +/-
0.358 AC. +/-

SW 1/4 OF THE
SW 1/4 OF SECTION 14,
T.3S., R.68W., 6TH P.M.

*Washington St.
(60' R.O.W.)*

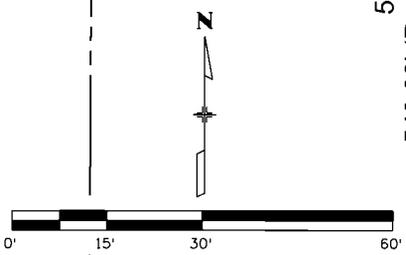
BASIS OF BEARINGS
N00° 14' 49" E
1331.27'

5' R.L.
540.00' (Record and Meas.)

425.00'

334.26'

S00° 14' 49" W



SE 1/4 OF THE
SE 1/4 OF SECTION 15,
T.3S., R.68W., 6TH P.M.

SEE SHEET 3

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

Job No.: 169-0008.8
Scale: 1" = 30'
Date: June 28, 2023
Sheet 4 of 4
Drawn By: SDB

PARCEL RW-47
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14
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