

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: June 16, 2025

ROW #: 2025-DEDICATION-0000095 **SCHEDULE #:** 19 Schedule # - See Page 3

TITLE: This request is to dedicate nineteen City-owned parcels of land as Public Right-of-Way as 1) North Uinta Street, located near the intersection of North Uinta Street and East 36th Avenue, 2) North Trenton Street, located near the intersection of North Trenton Street and East 35th Avenue, 3) East 34th Avenue, located near the intersection of East 34th Avenue and North Trenton Street, 4) North Ulster Street, located near the intersection of North Ulster Street and East 35th Avenue, 5) East 34th Avenue, located near the intersection of East 34th Avenue and North Ulster Street, 6) North Uinta Street, located near the intersection of North Uinta Street and East 35th Avenue, 7) North Valentia Street, located near the intersection of North Valentia Street and East 35th Avenue, 8) East 33rd Avenue, located near the intersection of East 33rd Avenue and North Ulster Street, 9) North Spruce Street, located near the intersection of North Spruce Street and East 32nd Avenue, 10) North Trenton Street, located near the intersection of North Trenton Street and East 32nd Avenue, 11) North Ulster Street, located near the intersection of North Ulster Street and East 32nd Avenue, 12) North Uinta Street, located near the intersection of North Uinta Street and East 33rd Avenue, 13) East 32nd Avenue, located near the intersection of East 32nd Avenue and North Uinta Street, 14) North Spruce Street, located near the intersection of North Spruce Street and East 32nd Avenue, 15) North Trenton Street, located near the intersection of North Trenton Street and East 32nd Avenue, 16) North Tamarac Street, located near the intersection of North Tamarac Street and East 32nd Avenue, 17) East 31st Avenue, located near the intersection of East 31st Avenue and North Tamarac Street, 18) North Ulster Street, located near the intersection of North Ulster Street and East 32nd Avenue, and 19) North Ulster Court, located near the intersection of North Ulster Court and East 32nd 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) North Uinta Street, 2) North Trenton Street, 3) East 34th Avenue, 4) North Ulster Street, 5) East 34th Avenue, 6) North Uinta Street, 7) North Valentia Street, 8) East 33rd Avenue, 9) North Spruce Street, 10) North Trenton Street, 11) North Ulster Street, 12) North Uinta Street, 13) East 32nd Avenue, 14) North Spruce Street, 15) North Trenton Street, 16) North Tamarac Street, 17) East 31st Avenue, 18) North Ulster Street, and 19) North Ulster Court. 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, "Stapleton Filing No. 32."

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 existing City owned land for Public Right-of-Way purposes as 1) North Uinta Street, 2) North Trenton Street, 3) East 34th Avenue, 4) North Ulster Street, 5) East 34th Avenue, 6) North Uinta Street, 7) North Valentia Street, 8) East 33rd Avenue, 9) North

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



Spruce Street, 10) North Trenton Street, 11) North Ulster Street, 12) North Uinta Street, 13) East 32nd Avenue, 14) North Spruce Street, 15) North Trenton Street, 16) North Tamarac Street, 17) East 31st Avenue, 18) North Ulster Street, and 19) North Ulster Court. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2025-DEDICATION-0000095-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019) HERE.

A map of the area to be dedicated is attached.

GB/KS/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Shontel Lewis District # 8
Council Aide, N/A
Council Aide, N/A
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Kathy Svehovsky
DOTI Ordinance
Project file folder 2025-DEDICATION-0000095

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

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV

19 SCHEDULE #

2025-DEDICATION-0000095 - STAPLETON FILING NO. 32

PARCEL #	TRACT	STREET NAME	SCHEDULE #
001	A	NORTH UINTA STREET	0128600014000
002	B	NORTH TRENTON STREET	0128600015000
003	C	EAST 34 TH AVENUE	0128600016000
004	D	NORTH ULSTER STREET	0128600017000
005	E	EAST 34 TH AVENUE	0128600018000
006	F	NORTH UINTA STREET	0128600019000
007	G	NORTH VALENTIA STREET	0128600020000
008	H	EAST 33 RD AVENUE	0128600021000
009	J	NORTH SPRUCE STREET	0128600022000
010	K	NORTH TRENTON STREET	0128600023000
011	L	NORTH ULSTER STREET	0128600024000
012	M	NORTH UINTA STREET	0128600025000
013	N	EAST 32 ND AVENUE	0128600026000
014	P	NORTH SPRUCE STREET	0128600027000
015	Q	NORTH TRENTON STREET	0128600028000
016	R	NORTH TAMARAC STREET	0128600029000
017	S	EAST 31 ST AVENUE	0128600030000
018	T	NORTH ULSTER STREET	0128600031000
019	U	NORTH ULSTER COURT	0128600032000

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: June 16, 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 nineteen City-owned parcels of land as Public Right-of-Way as 1) North Uinta Street, located near the intersection of North Uinta Street and East 36th Avenue, 2) North Trenton Street, located near the intersection of North Trenton Street and East 35th Avenue, 3) East 34th Avenue, located near the intersection of East 34th Avenue and North Trenton Street, 4) North Ulster Street, located near the intersection of North Ulster Street and East 35th Avenue, 5) East 34th Avenue, located near the intersection of East 34th Avenue and North Ulster Street, 6) North Uinta Street, located near the intersection of North Uinta Street and East 35th Avenue, 7) North Valentia Street, located near the intersection of North Valentia Street and East 35th Avenue, 8) East 33rd Avenue, located near the intersection of East 33rd Avenue and North Ulster Street, 9) North Spruce Street, located near the intersection of North Spruce Street and East 32nd Avenue, 10) North Trenton Street, located near the intersection of North Trenton Street and East 32nd Avenue, 11) North Ulster Street, located near the intersection of North Ulster Street and East 32nd Avenue, 12) North Uinta Street, located near the intersection of North Uinta Street and East 33rd Avenue, 13) East 32nd Avenue, located near the intersection of East 32nd Avenue and North Uinta Street, 14) North Spruce Street, located near the intersection of North Spruce Street and East 32nd Avenue, 15) North Trenton Street, located near the intersection of North Trenton Street and East 32nd Avenue, 16) North Tamarac Street, located near the intersection of North Tamarac Street and East 32nd Avenue, 17) East 31st Avenue, located near the intersection of East 31st Avenue and North Tamarac Street, 18) North Ulster Street, located near the intersection of North Ulster Street and East 32nd Avenue, and 19) North Ulster Court, located near the intersection of North Ulster Court and East 32nd 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:

Stapleton Filing No. 32 recorded. The developer was asked to dedicate nineteen parcels as 1) North Uinta Street, 2) North Trenton Street, 3) East 34th Avenue, 4) North Ulster Street, 5) East 34th Avenue, 6) North Uinta Street, 7) North Valentia Street, 8) East 33rd Avenue, 9) North Spruce Street, 10) North Trenton Street, 11) North Ulster Street, 12) North Uinta Street, 13) East 32nd Avenue, 14) North Spruce Street, 15) North Trenton Street, 16) North Tamarac Street, 17) East 31st Avenue, 18) North Ulster Street, and 19) North Ulster Court.

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

7. **City Council District:** Shontel Lewis District # 8

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-0000095

Description of Proposed Project: Stapleton Filing No. 32 recorded. The developer was asked to dedicate nineteen parcels as 1) North Uinta Street, 2) North Trenton Street, 3) East 34th Avenue, 4) North Ulster Street, 5) East 34th Avenue, 6) North Uinta Street, 7) North Valentia Street, 8) East 33rd Avenue, 9) North Spruce Street, 10) North Trenton Street, 11) North Ulster Street, 12) North Uinta Street, 13) East 32nd Avenue, 14) North Spruce Street, 15) North Trenton Street, 16) North Tamarac Street, 17) East 31st Avenue, 18) North Ulster Street, and 19) North Ulster Court.

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) North Uinta Street, 2) North Trenton Street, 3) East 34th Avenue, 4) North Ulster Street, 5) East 34th Avenue, 6) North Uinta Street, 7) North Valentia Street, 8) East 33rd Avenue, 9) North Spruce Street, 10) North Trenton Street, 11) North Ulster Street, 12) North Uinta Street, 13) East 32nd Avenue, 14) North Spruce Street, 15) North Trenton Street, 16) North Tamarac Street, 17) East 31st Avenue, 18) North Ulster Street, and 19) North Ulster Court.

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) North Uinta Street, 2) North Trenton Street, 3) East 34th Avenue, 4) North Ulster Street, 5) East 34th Avenue, 6) North Uinta Street, 7) North Valentia Street, 8) East 33rd Avenue, 9) North Spruce Street, 10) North Trenton Street, 11) North Ulster Street, 12) North Uinta Street, 13) East 32nd Avenue, 14) North Spruce Street, 15) North Trenton Street, 16) North Tamarac Street, 17) East 31st Avenue, 18) North Ulster Street, and 19) North Ulster Court, as part of the development project called, "Stapleton Filing No. 32."

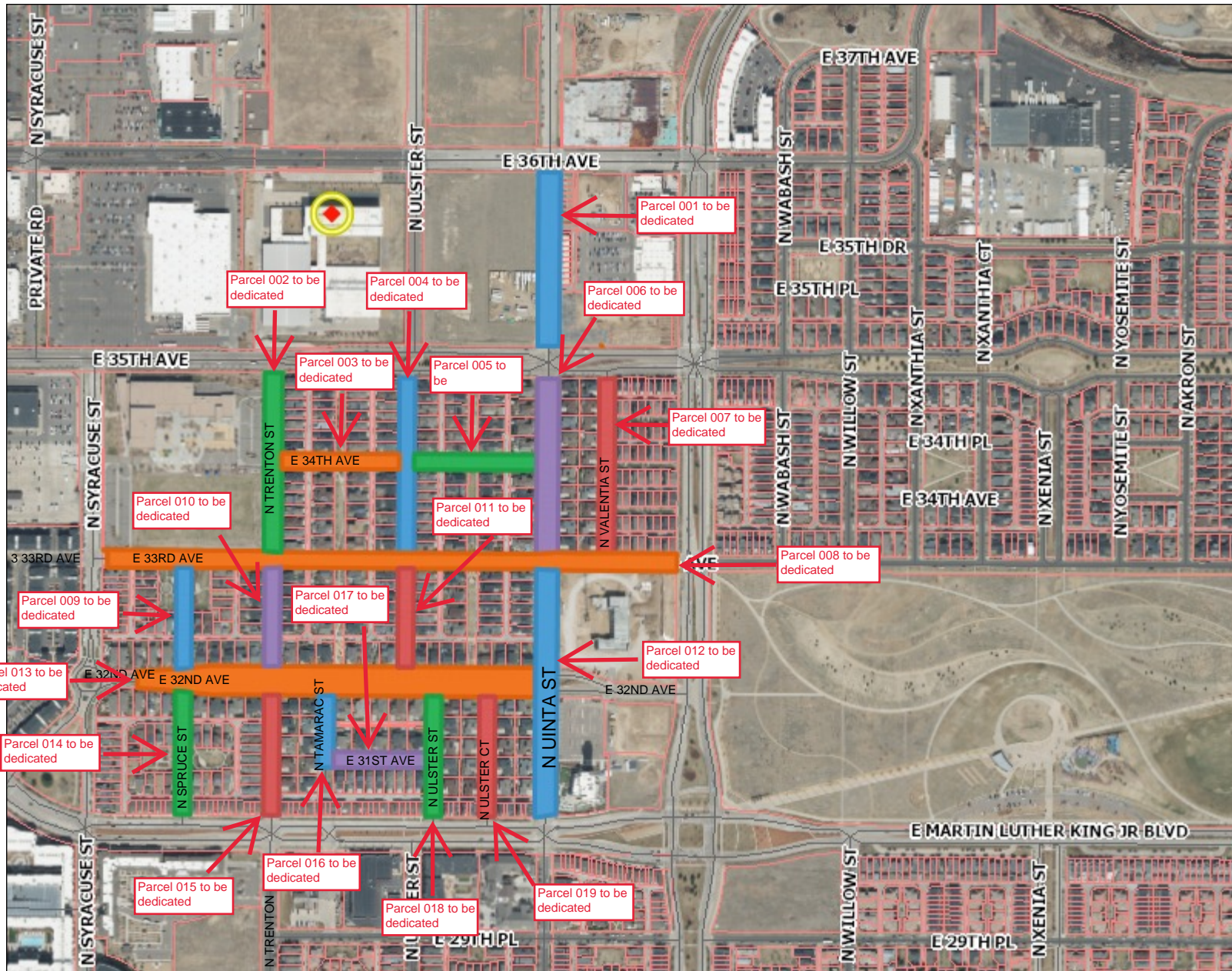
City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV



Legend

- Streets
- Alleys
-  County Boundary
-  Parcels



1157 0 578.5 1157 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:9,028

Map Generated 6/9/2025

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-001:

LEGAL DESCRIPTION – STREET PARCEL 1: - N UINTA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT A, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-002:

LEGAL DESCRIPTION – STREET PARCEL 2: - N TRENTON ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT B, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-003:

LEGAL DESCRIPTION – STREET PARCEL 3: - E 34TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT C, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-004:

LEGAL DESCRIPTION – STREET PARCEL 4: - N ULSTER ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT D, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-005:

LEGAL DESCRIPTION – STREET PARCEL 5: - E 34TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT E, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-006:

LEGAL DESCRIPTION – STREET PARCEL 6: - N UINTA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT F, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-007:

LEGAL DESCRIPTION – STREET PARCEL 7: - N VALENTIA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT G, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-008:

LEGAL DESCRIPTION – STREET PARCEL 8: - E 33RD AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT H, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-009:

LEGAL DESCRIPTION – STREET PARCEL 9: - N SPRUCE ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT J, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-010:

LEGAL DESCRIPTION – STREET PARCEL 10: - N TRENTON ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT K, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-011:

LEGAL DESCRIPTION – STREET PARCEL 11: - N ULSTER ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT L, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-012:

LEGAL DESCRIPTION – STREET PARCEL 12: - N UINTA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT M, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-013:

LEGAL DESCRIPTION – STREET PARCEL 13: - E 32ND AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT N, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-014:

LEGAL DESCRIPTION – STREET PARCEL 14: - N SPRUCE ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT P, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-015:

LEGAL DESCRIPTION – STREET PARCEL 15: - N TRENTON ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT Q, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-016:

LEGAL DESCRIPTION – STREET PARCEL 16: - N TAMARAC ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT R, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-017:

LEGAL DESCRIPTION – STREET PARCEL 17: - E 31ST AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT S, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-018:

LEGAL DESCRIPTION – STREET PARCEL 18: - N ULSTER ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT T, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000095-019:

LEGAL DESCRIPTION – STREET PARCEL 19: - N ULSTER CT

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041634 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT U, STAPLETON FILING NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



05/05/2025 01:36 PM

R \$38.00

D \$0.00

City & County of Denver

WD

Electronically Recorded

SPECIAL WARRANTY DEED**(Stapleton Filing No. 32)**

THIS DEED ("Deed") is made this 24 day of April, 2025, between **PARK CREEK METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 7350 East 29th Avenue, Suite 300, Denver, Colorado 80238 ("Grantor") and the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado ("Grantee"), whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, that the Grantor, for and in consideration of Five Hundred Dollars (\$500.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, convey and confirm unto the Grantee and its successors and assigns forever, all the real property, together with all improvements thereon owned by Grantor, if any, situate, lying and being in the City and County of Denver, State of Colorado, described as follows (the "Property"):

Stapleton Filing No. 32

Tracts A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R, S, T and U, Stapleton Filing No. 32, City and County of Denver.

RESERVING, however, unto Grantor, its successors and assigns any and all minerals, oil, gas and other hydrocarbon substances on or under the Property, to the extent owned by Grantor.

TOGETHER with all rights, privileges and easements appurtenant to the Property, if any, including without limitation, any and all development rights, air rights, ditches and ditch rights (including shares, if any, in any ditch company) appurtenant to the Property.

TO HAVE AND TO HOLD the said 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 hereby 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, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, except those Permitted Exceptions set forth on **Exhibit A** as attached hereto and incorporated by this reference.

(The remainder of the page is left blank.)

EXHIBIT A**PERMITTED EXCEPTIONS**

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
9. Terms, conditions, provisions, agreements and obligations contained in the Stapleton Development Plan – South Area as set forth below:

Recording Date: March 26, 2001
Recording No.: Reception No. 2001043010

10. Intentionally Deleted.
11. Covenants, conditions and restrictions, which do not include a forfeiture or reverter clause, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the First Amended and Restated Community Declaration for the Project Area within the Former Stapleton International Airport:

Recording Date: May 10, 2002
Recording No.: Reception No. 2002086362

First Amendment to the First Amended and Restated Community Declaration for the Project Area within the Former Stapleton International Airport:

Recording Date: December 22, 2005
Recording No.: Reception No. 2005217062

Second Amendment to the First Amended and Restated Community Declaration for the Project Area within the Former Stapleton International Airport:

Recording Date: January 9, 2007
Recording No.: Reception No. 2007003744

Supplemental Declaration(s) Subjecting Property to the Community Declaration:

Recording Date: April 8, 2010
Recording No.: Reception No. 2010037918
And
Recording Date: September 1, 2010

Recording No.: Reception No. 2010099275
And
Recording Date: October 18, 2010
Recording No.: Reception No. 2010125066

Declaration of Address for Foreclosure Notification:

Recording Date: October 18, 2016
Recording No.: Reception No. 2016144681

12. Any taxes or assessments by reason of the inclusion of the Land in the Westerly Creek Metropolitan District, as evidenced by Orders of Inclusion as set forth below:

Recording Date: September 18, 2003
Recording No.: Reception No. 2003196712

Recording Date: September 17, 2010
Recording No.: Reception No. 2010105686

Recording Date: January 19, 2011
Recording No.: Reception No. 2011007098

Special District Public Disclosure:

Recording Date: September 5, 2019
Recording No.: Reception No. 2019119435

13. Terms, conditions, provisions, agreements and obligations contained in the Recordation of Development Agreement as set forth below:

Recording Date: August 25, 2004
Recording No.: Reception No. 2004176011

Agreement Regarding Recordation of Development Agreement:

Recording Date: April 8, 2010
Recording No.: Reception No. 2010037917

And
Recording Date: September 1, 2010
Recording No.: Reception No. 2010099274

And
Recording Date: October 28, 2010
Recording No.: Reception No. 2010125065

14. Reservations including mineral and water rights, easements, covenants, and restrictions as set forth in Property Deed from The City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation:

Recording Date: April 8, 2010
Recording No.: Reception No. 2010037912

Note: All minerals, oil, gas and other hydrocarbon Substances, as reserved in the above Deed were conveyed to Stapleton Development Corporation by Quit Claim Deed recorded April 8, 2010 at Reception No. 2010037913 and as conveyed to FC Stapleton I, LLC, a Colorado limited liability company by Quit Claim Deed recorded April 8, 2010 at

Reception No. 2010037916 and to FC Stapleton II, LLC, a Colorado limited liability company recorded April 8, 2010 at Reception No. 2010037920.

15. Intentionally Deleted.

16. Reservations including mineral and water rights, easements, covenants, and restrictions as set forth in Property Deed from The City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation:

Recording Date: September 1, 2010
Recording No.: Reception No. 2010099269

Note: All minerals, oil, gas and other hydrocarbon Substances, as reserved in the above Deed were conveyed to Stapleton Development Corporation by Quit Claim Deed recorded September 1, 2010 at Reception No. 2010099270 and as conveyed to FC Stapleton I, LLC, a Colorado limited liability company by Quit Claim Deed recorded September 1, 2010 at Reception No. 2010099273 and to FC Stapleton II, LLC, a Colorado limited liability company recorded September 1, 2010 at Reception No. 2010099277.

17. The effect of Legal Description Correction Statement:

Recording Date: June 10, 2010
Recording No.: Reception No. 2010063181

18. Reservations including mineral and water rights, easements, covenants, and restrictions as set forth in Property Deed from The City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation:

Recording Date: October 28, 2010
Recording No.: Reception No. 2010125037

Note: All minerals, oil, gas and other hydrocarbon substances, as reserved in the above Deed were conveyed to Stapleton Development Corporation by Quit Claim Deed recorded October 28, 2010 at Reception No. 2010125038.

19. Reservations including mineral and water rights, easements, covenants, and restrictions as set forth in Property Deed from The City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation:

Recording Date: October 28, 2010
Recording No.: Reception No. 2010125060

Note: All minerals, oil, gas and other hydrocarbon substances, as reserved in the above Deed were conveyed to Stapleton Development Corporation by Quit Claim Deed recorded October 28, 2010 at Reception No. 2010125061 and as conveyed to Park Creek Metropolitan District by Quit Claim Deed recorded October 18, 2010 at Reception No. 2010125064.

20. Easements, notes, terms, conditions, provisions, agreements and obligations contained in the Plat of Stapleton Filing No. 32 as set forth below:

Recording Date: November 29, 2010
Recording No.: Reception No. 2010138135

21. Terms, conditions, provisions, agreements and obligations contained in the Stapleton Residential Development Plan for Filing No. 32 as set forth below:

Recording Date: February 16, 2011
Recording No.: Reception No. 2011017339

Stapleton Residential Development Plan for Filing No. 32 - Amendment #2:

Recording Date: June 15, 2012
Recording No.: Reception No. 2012078934

22. Intentionally Deleted.

23. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. CR14-0084, Series of 2014 as set forth below:

Recording Date: March 4, 2014
Recording No.: Reception No. 2014024792

24. Reservations of all minerals, oil, gas and other hydrocarbon substances on and under the Property as set forth in Special Warranty Deed from FC Stapleton II, LLC, a Colorado limited liability company to Park Creek Metropolitan District:

Recording Date: November 22, 2019
Recording No.: Reception No. 2019165680

Note: All minerals, oil, gas and other hydrocarbon substances, as reserved in the above Deed were conveyed to Park Creek Metropolitan District by Quit Claim Deed recorded November 22, 2019 at Reception No. 2019165681.

25. Terms, conditions, provisions, agreements and obligations contained in the License Agreement as set forth below:

Recording Date: August 24, 2010
Recording No.: Reception No. 2010094844

License Agreement Amendment:

Recording Date: April 18, 2011
Recording No.: Reception No. 2011042557

License Agreement:

Recording Date: September 8, 2011
Recording No.: Reception No. 2011100148

Sublicense Agreement:

Recording Date: September 8, 2011
Recording No.: Reception No. 2011100149

License Agreement:

Recording Date: September 13, 2010
Recording No.: Reception No. 2010102657



2025041635

Page: 1 of 1

05/05/2025 01:36 PM
City & County of Denver
Electronically Recorded

R \$13.00

BSD

D \$0.00

BARGAIN AND SALE DEED**(Stapleton Filing No. 32 - Subsurface Minerals)**

PARK CREEK METROPOLITAN DISTRICT a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 7350 E. 29th Avenue, Suite 300, Denver, Colorado 80238 ("Grantor"), for and in consideration of Five Hundred Dollars (\$500.00) the receipt and sufficiency of which is hereby acknowledged, hereby conveys to the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee"), the following minerals in the City and County of Denver, State of Colorado, to wit:

Any and all minerals, oil, gas, and other hydrocarbon substances owned by the Grantor and appurtenant to the real property described as:

Stapleton Filing No. 32

Tracts A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R, S, T and U, Stapleton Filing No. 32, City and County of Denver.

EXECUTED to be effective as of the 24th day of April, 2025.

PARK CREEK METROPOLITAN DISTRICT,
a quasi-municipal corporation and political
subdivision of the State of Colorado

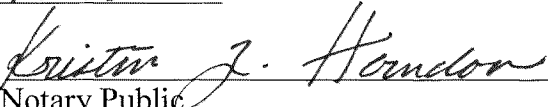
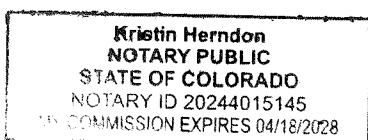
By: 

Tammi Holloway, Assistant Secretary

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

The foregoing instrument was acknowledged before me this 24th day of April, 2025, by Tammi Holloway, Assistant Secretary of the Park Creek Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.

My commission expires:

04/18/2028
Notary Public