

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Ivone Avila-Ponce, City Attorney's Office

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

DATE: February 23, 2024

ROW #: 2024-DEDICATION-0000043 **SCHEDULE #:** 32 SCHEDULE # - See Page 3

TITLE: This request is to dedicate thirty-two City-owned parcels of land located in the Stapleton Filing No. 36 subdivision as Public Right-of-Way as 1) North Spruce Street, 2) North Trenton Street, 3) East 51st Avenue, 4) East 51st Avenue, 5) East 51st Avenue, 6) East 50th Drive, 7) North Wabash Street, 8) North Verbena Street, 9) East Beekman Place, 10) North Valentia Street, 11) East Beekman Place, 12) North Uinta Street, 13) East 50th Drive, 14) North Tamarac Street, 15) East 50th Place, 16) East Stoll Place, 17) East Stoll Place, 18) East Stoll Place, 19) East 50th Avenue, 20) East 50th Avenue, 21) East 50th Avenue, 22) North Tamarac Street, 23) East 49th Drive, 24) East 49th Place, 25) East 49th Place, 26) North Valentia Street, 27) North Valentia Court, 28) East 49th Drive, 29) North Wabash Street, 30) East 49th Place, 31) North Willow Street, and 32) North Wabash Street.

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 Spruce Street, 2) North Trenton Street, 3) East 51st Avenue, 4) East 51st Avenue, 5) East 51st Avenue, 6) East 50th Drive, 7) North Wabash Street, 8) North Verbena Street, 9) East Beekman Place, 10) North Valentia Street, 11) East Beekman Place, 12) North Uinta Street, 13) East 50th Drive, 14) North Tamarac Street, 15) East 50th Place, 16) East Stoll Place, 17) East Stoll Place, 18) East Stoll Place, 19) East 50th Avenue, 20) East 50th Avenue, 21) East 50th Avenue, 22) North Tamarac Street, 23) East 49th Drive, 24) East 49th Place, 25) East 49th Place, 26) North Valentia Street, 27) North Valentia Court, 28) East 49th Drive, 29) North Wabash Street, 30) East 49th Place, 31) North Willow Street, and 32) North Wabash Street.

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 Spruce Street, 2) North Trenton Street, 3) East 51st Avenue, 4) East 51st Avenue, 5) East 51st Avenue, 6) East 50th Drive, 7) North Wabash Street, 8) North Verbena Street, 9) East Beekman Place, 10) North Valentia Street, 11) East Beekman Place, 12) North Uinta Street, 13) East 50th Drive, 14) North Tamarac Street, 15) East 50th Place, 16) East Stoll Place, 17) East Stoll Place, 18) East Stoll Place, 19) East 50th Avenue, 20) East 50th Avenue, 21) East 50th Avenue, 22) North Tamarac Street, 23) East 49th Drive, 24) East 49th Place, 25) East 49th Place, 26) North Valentia Street, 27) North Valentia Court, 28) East 49th Drive, 29) North Wabash Street, 30) East 49th Place, 31) North Willow Street, and 32) North Wabash Street. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2024-DEDICATION-0000043-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032) HERE.

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



A map of the area to be dedicated is attached.

GB/KS/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Shontel M. 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, Manager's Office Nicholas Williams
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Ivone Avila-Ponce
Department of Law, Janet Valdez
DOTI Survey, Kathy Svechovsky
DOTI Ordinance
Project file folder 2024-DEDICATION-0000043

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

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PARCEL #	TRACT	STREET NAME	SCHEDULE #
1	B	North Spruce Street	0116500002000
2	C	North Trenton Street	0116500003000
3	D	East 51 st Avenue	0116500004000
4	E	East 51 st Avenue	0116500005000
5	F	East 51 st Avenue	0116500006000
6	J	East 50 th Drive	0116500009000
7	K	North Wabash Street	0116500010000
8	L	North Verbena Street	0116500011000
9	M	East Beekman Place	0116500012000
10	N	North Valentia Street	0116500013000
11	P	East Beekman Place	0116500014000
12	Q	North Uinta Street	0116500015000
13	R	East 50 th Drive	0116500016000
14	S	North Tamarac Street	0116500017000
15	T	East 50 th Place	0116500018000
16	U	East Stoll Place	0116500019000
17	V	East Stoll Place	0116500020000
18	W	East Stoll Place	0116500021000
19	Y	East 50 th Avenue	0116500023000
20	Z	East 50 th Avenue	0116500024000
21	AA	East 50 th Avenue	0116500025000
22	AB	North Tamarac Street	0116500026000
23	AC	East 49 th Drive	0116500027000
24	AD	East 49 th Place	0116500028000
25	AE	East 49 th Place	0116500029000
26	AF	North Valentia Street	0116500030000
27	AG	North Valentia Court	0116500031000
28	AH	East 49 th Drive	0116500032000
29	AJ	North Wabash Street	0116500033000
30	AL	East 49 th Place	0116500035000
31	AM	North Willow Street	0116500036000
32	AN	North Wabash Street	0116500037000

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: February 23, 2024

Please mark one: Bill Request or Resolution Request

1. Type of Request:

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

2. **Title:** Dedicate thirty-two City-owned parcels of land located in the Stapleton Filing No. 36 subdivision as Public Right-of-Way as 1) North Spruce Street, 2) North Trenton Street, 3) East 51st Avenue, 4) East 51st Avenue, 5) East 51st Avenue, 6) East 50th Drive, 7) North Wabash Street, 8) North Verbena Street, 9) East Beekman Place, 10) North Valentia Street, 11) East Beekman Place, 12) North Uinta Street, 13) East 50th Drive, 14) North Tamarac Street, 15) East 50th Place, 16) East Stoll Place, 17) East Stoll Place, 18) East Stoll Place, 19) East 50th Avenue, 20) East 50th Avenue, 21) East 50th Avenue, 22) North Tamarac Street, 23) East 49th Drive, 24) East 49th Place, 25) East 49th Place, 26) North Valentia Street, 27) North Valentia Court, 28) East 49th Drive, 29) North Wabash Street, 30) East 49th Place, 31) North Willow Street, and 32) North Wabash Street.

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: Nicholas Williams
Email: lisa.ayala@denvergov.org	Email: Nicholas.Williams@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

As part of Stapleton Filing No. 36, thirty-two parcels of land are to be dedicated as 1) North Spruce Street, 2) North Trenton Street, 3) East 51st Avenue, 4) East 51st Avenue, 5) East 51st Avenue, 6) East 50th Drive, 7) North Wabash Street, 8) North Verbena Street, 9) East Beekman Place, 10) North Valentia Street, 11) East Beekman Place, 12) North Uinta Street, 13) East 50th Drive, 14) North Tamarac Street, 15) East 50th Place, 16) East Stoll Place, 17) East Stoll Place, 18) East Stoll Place, 19) East 50th Avenue, 20) East 50th Avenue, 21) East 50th Avenue, 22) North Tamarac Street, 23) East 49th Drive, 24) East 49th Place, 25) East 49th Place, 26) North Valentia Street, 27) North Valentia Court, 28) East 49th Drive, 29) North Wabash Street, 30) East 49th Place, 31) North Willow Street, and 32) North Wabash Street.

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

7. **City Council District:** Shontel M. 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: 2024-DEDICATION-0000043

Description of Proposed Project: As part of Stapleton Filing No. 36, thirty-two parcels of land are to be dedicated as 1) North Spruce Street, 2) North Trenton Street, 3) East 51st Avenue, 4) East 51st Avenue, 5) East 51st Avenue, 6) East 50th Drive, 7) North Wabash Street, 8) North Verbena Street, 9) East Beekman Place, 10) North Valentia Street, 11) East Beekman Place, 12) North Uinta Street, 13) East 50th Drive, 14) North Tamarac Street, 15) East 50th Place, 16) East Stoll Place, 17) East Stoll Place, 18) East Stoll Place, 19) East 50th Avenue, 20) East 50th Avenue, 21) East 50th Avenue, 22) North Tamarac Street, 23) East 49th Drive, 24) East 49th Place, 25) East 49th Place, 26) North Valentia Street, 27) North Valentia Court, 28) East 49th Drive, 29) North Wabash Street, 30) East 49th Place, 31) North Willow Street, and 32) North Wabash Street.

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 Spruce Street, 2) North Trenton Street, 3) East 51st Avenue, 4) East 51st Avenue, 5) East 51st Avenue, 6) East 50th Drive, 7) North Wabash Street, 8) North Verbena Street, 9) East Beekman Place, 10) North Valentia Street, 11) East Beekman Place, 12) North Uinta Street, 13) East 50th Drive, 14) North Tamarac Street, 15) East 50th Place, 16) East Stoll Place, 17) East Stoll Place, 18) East Stoll Place, 19) East 50th Avenue, 20) East 50th Avenue, 21) East 50th Avenue, 22) North Tamarac Street, 23) East 49th Drive, 24) East 49th Place, 25) East 49th Place, 26) North Valentia Street, 27) North Valentia Court, 28) East 49th Drive, 29) North Wabash Street, 30) East 49th Place, 31) North Willow Street, and 32) North Wabash Street.

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

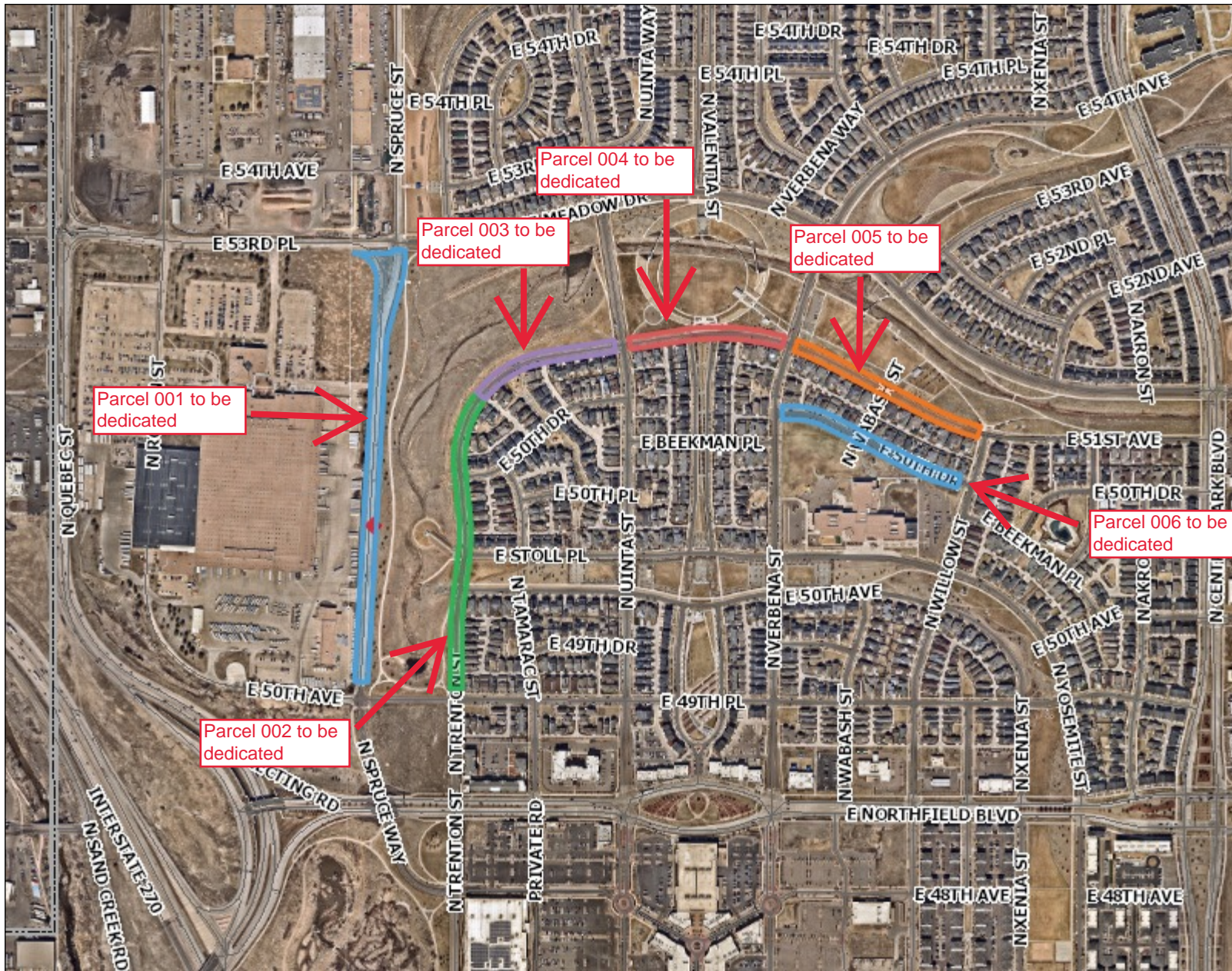
What is the known duration of a MEP: N/A

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

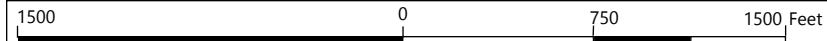
Will an easement be placed over a vacated area, and if so explain: N/A

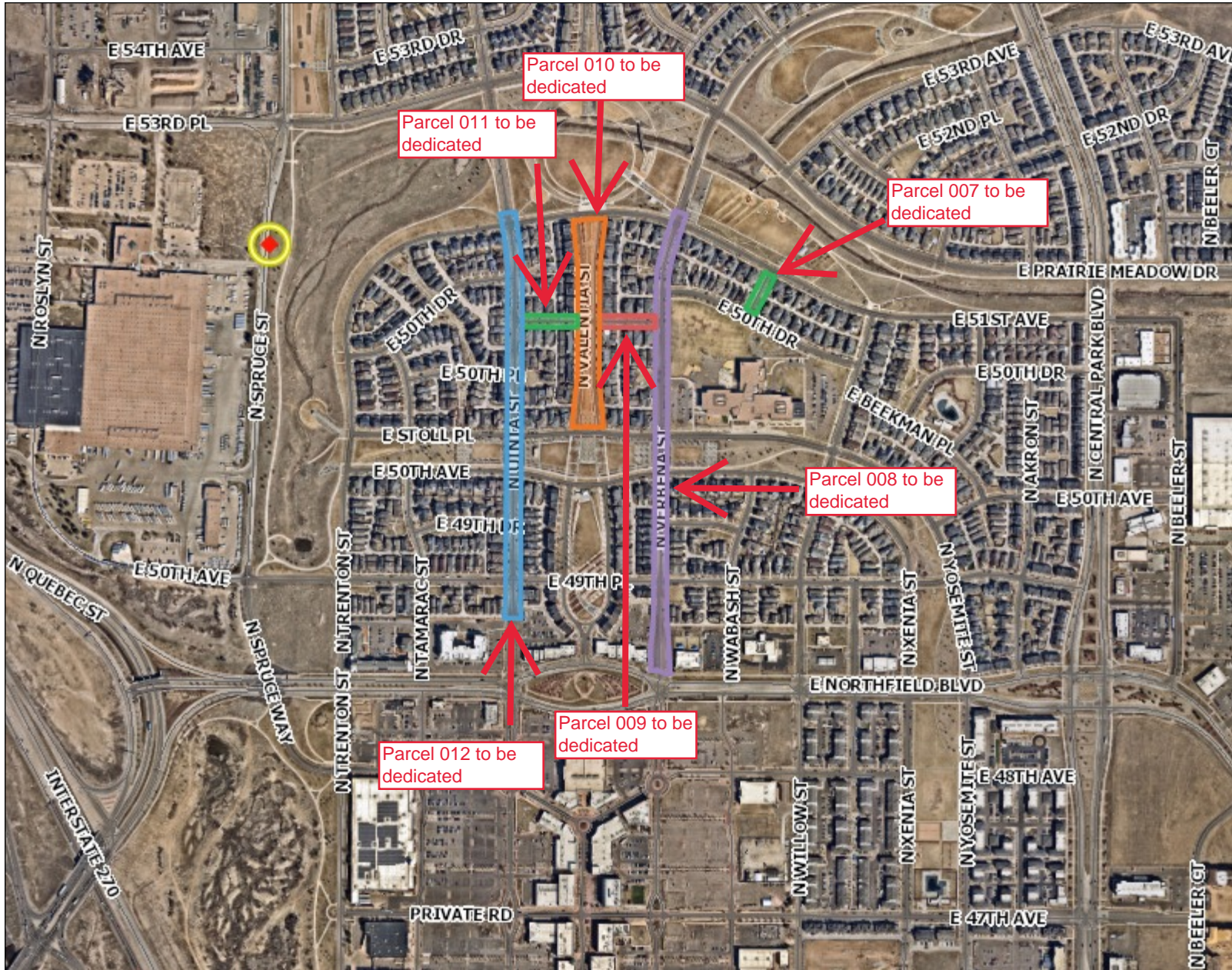
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Spruce Street, 2) North Trenton Street, 3) East 51st Avenue, 4) East 51st Avenue, 5) East 51st Avenue, 6) East 50th Drive, 7) North Wabash Street, 8) North Verbena Street, 9) East Beekman Place, 10) North Valentia Street, 11) East Beekman Place, 12) North Uinta Street, 13) East 50th Drive, 14) North Tamarac Street, 15) East 50th Place, 16) East Stoll Place, 17) East Stoll Place, 18) East Stoll Place, 19) East 50th Avenue, 20) East 50th Avenue, 21) East 50th Avenue, 22) North Tamarac Street, 23) East 49th Drive, 24) East 49th Place, 25) East 49th Place, 26) North Valentia Street, 27) North Valentia Court, 28) East 49th Drive, 29) North Wabash Street, 30) East 49th Place, 31) North Willow Street, and 32) North Wabash Street.





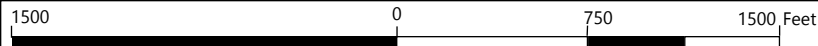
- Legend**
- Streets
 - Alleys
 - County Boundary

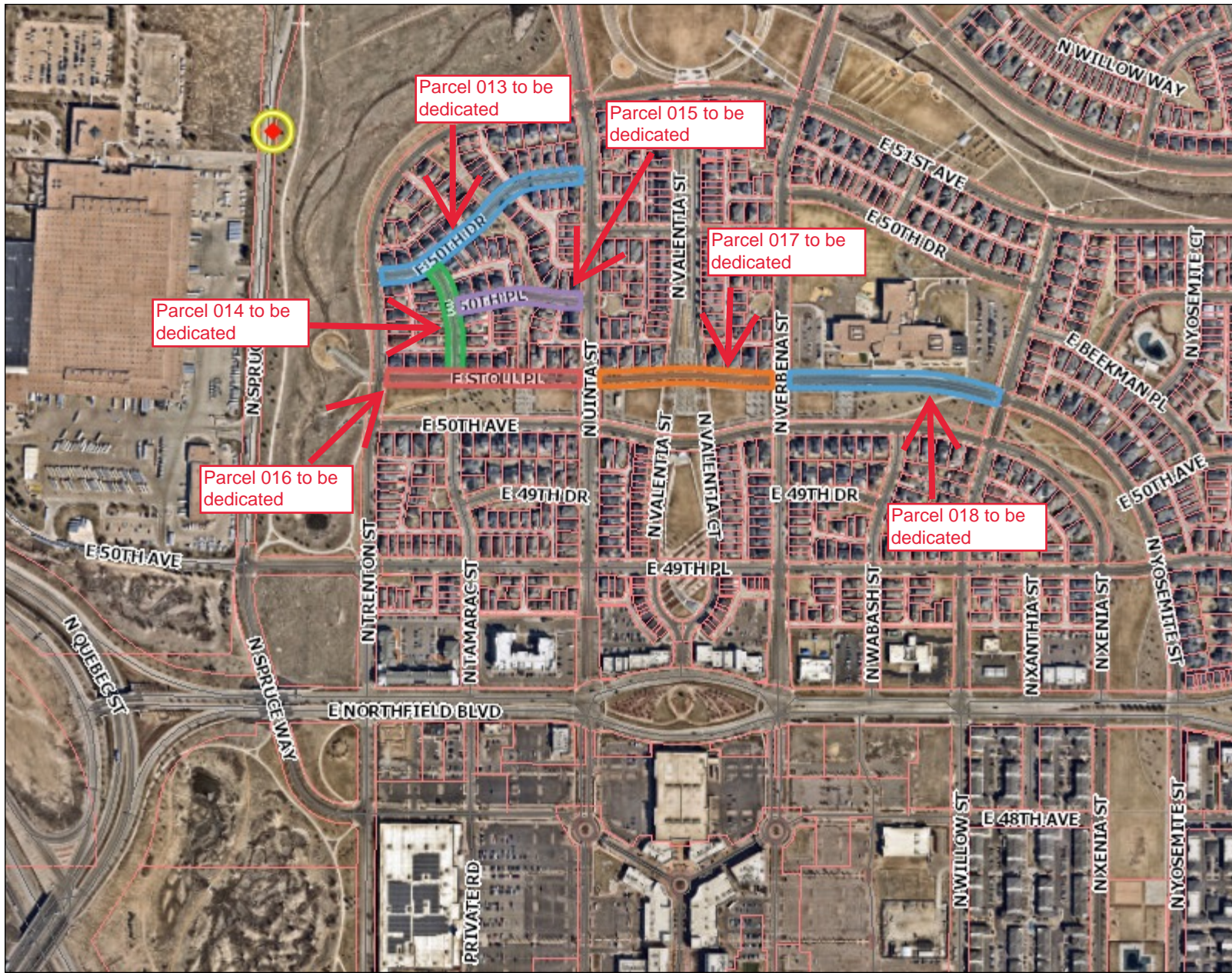




Legend

-  Streets
-  Alleys
-  County Boundary





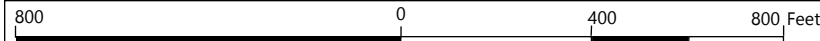
- ### Legend
- Streets
 - Alleys
 - County Boundary
 - Parcels

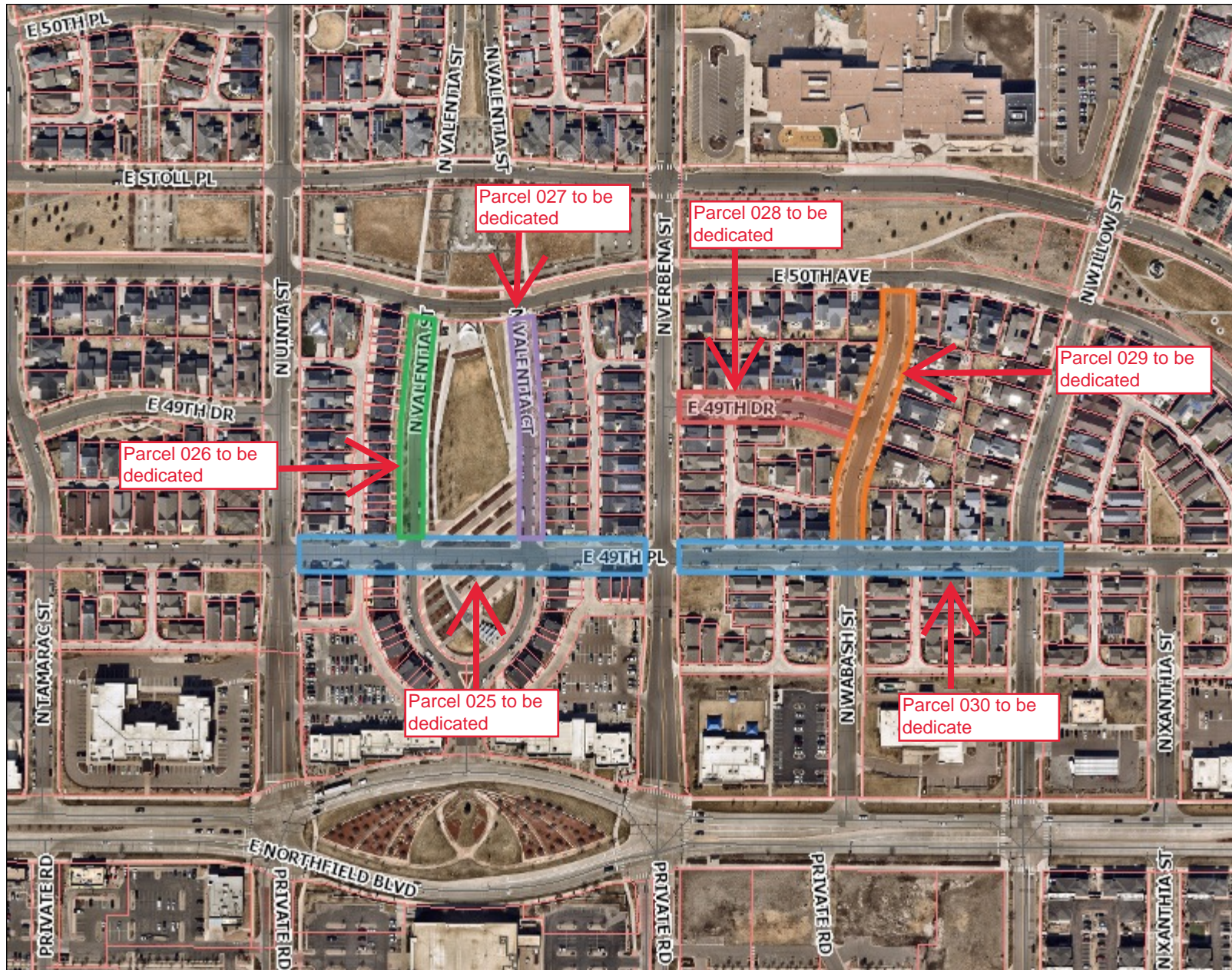
1157 0 578.5 1157 Feet



Legend

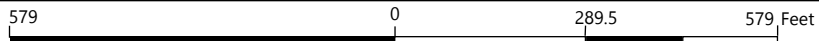
- Streets
- Alleys
- County Boundary
- Parcels

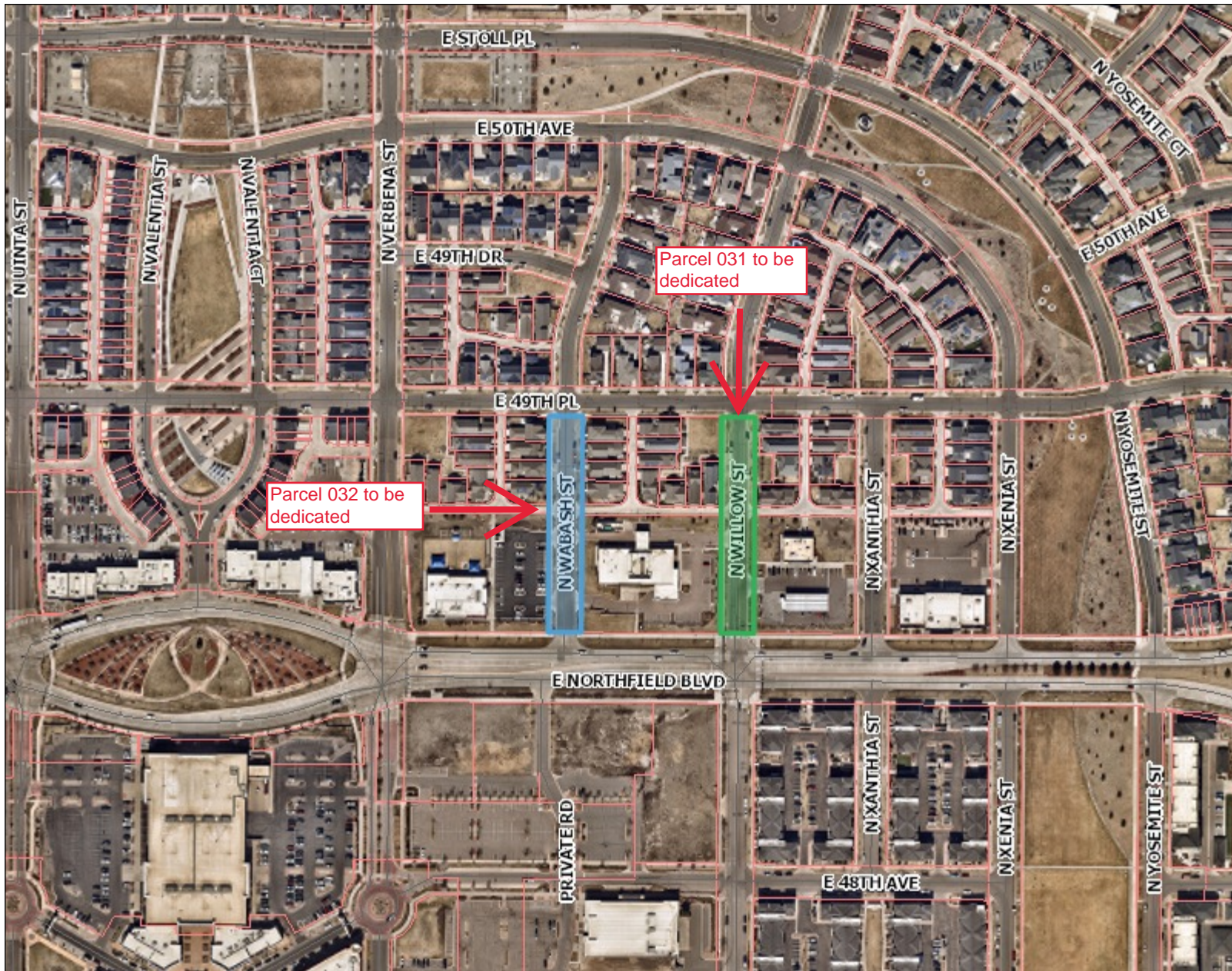




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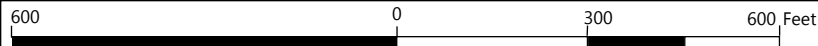
- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels





Legend

-  Streets
-  Alleys
-  County Boundary
-  Parcels



PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-001:

LEGAL DESCRIPTION – STREET PARCEL 1: - N SPRUCE ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT B, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-002:

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 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT C, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-003:

LEGAL DESCRIPTION – STREET PARCEL 3: - E 51ST AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT D, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-004:

LEGAL DESCRIPTION – STREET PARCEL 4: - E 51ST AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT E, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-005:

LEGAL DESCRIPTION – STREET PARCEL 5: - E 51ST AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT F, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-006:

LEGAL DESCRIPTION – STREET PARCEL 6: - E 50TH DR

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT J, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-007:

LEGAL DESCRIPTION – STREET PARCEL 7: - N WABASH ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT K, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-008:

LEGAL DESCRIPTION – STREET PARCEL 8: - N VERBENA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT L, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-009:

LEGAL DESCRIPTION – STREET PARCEL 9: - E BEEKMAN PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT M, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-010:

LEGAL DESCRIPTION – STREET PARCEL 10: - N VALENTIA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT N, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-011:

LEGAL DESCRIPTION – STREET PARCEL 11: - E BEEKMAN PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT P, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-012:

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 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT Q, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-013:

LEGAL DESCRIPTION – STREET PARCEL 13: - E 50TH DR

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT R, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-014:

LEGAL DESCRIPTION – STREET PARCEL 14: - N TAMARAC ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT S, FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-015:

LEGAL DESCRIPTION – STREET PARCEL 15: - E 50TH PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT T, FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-016:

LEGAL DESCRIPTION – STREET PARCEL 16: - E STOLL PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT U, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-017:

LEGAL DESCRIPTION – STREET PARCEL 17: - E STOLL PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT V, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-018:

LEGAL DESCRIPTION – STREET PARCEL 18: - E STOLL PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT W, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-019:

LEGAL DESCRIPTION – STREET PARCEL 19: - E 50TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT Y, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-020:

LEGAL DESCRIPTION – STREET PARCEL 20: - E 50TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT Z, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-021:

LEGAL DESCRIPTION – STREET PARCEL 21: - E 50TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AA, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-022:

LEGAL DESCRIPTION – STREET PARCEL 22: - N TAMARAC ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AB, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-023:

LEGAL DESCRIPTION – STREET PARCEL 23: - E 49TH DR

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AC, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-024:

LEGAL DESCRIPTION – STREET PARCEL 24: - E 49TH PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AD, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-025:

LEGAL DESCRIPTION – STREET PARCEL 25: - E 49TH PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AE, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-026:

LEGAL DESCRIPTION – STREET PARCEL 26: - N VALENTIA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AF, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-027:

LEGAL DESCRIPTION – STREET PARCEL 27: - N VALENTIA CT

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AG, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-028:

LEGAL DESCRIPTION – STREET PARCEL 28: - E 49TH DR

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AH, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-029:

LEGAL DESCRIPTION – STREET PARCEL 29: - N WABASH ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT, AJ, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-030:

LEGAL DESCRIPTION – STREET PARCEL 30: - E 49TH PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AL, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-031:

LEGAL DESCRIPTION – STREET PARCEL 31: - N WILLOW ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AM, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000043-032:

LEGAL DESCRIPTION – STREET PARCEL 32: - N WABASH ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020030120 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AN, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



03/02/2020 09:37 AM
City & County of Denver
Electronically Recorded

R \$43.00

WD

D \$0.00

2011D00292-ROW

First American Title Insurance
National Commercial Services
NCS-02850-1-CO

After Recording Return to:
201 West Colfax Avenue
Department 1010
Denver, Colorado 80202
Attention: Division of Real Estate

SPECIAL WARRANTY DEED
(Stapleton Filing No. 36 – Road Right-of-Way Tracts)

THIS SPECIAL WARRANTY DEED (“Deed”) is made this 21st day of February, 2020, 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 less than 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. 36

Tracts B, C, D, E, F, J, K, L, M, N, P, Q, R, S, T, U, V, W, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AJ, AL, AM, and AN, Stapleton Filing No. 36, City and County of Denver, State of Colorado.

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,

EXHIBIT A**PERMITTED EXCEPTIONS**

(Attached to and made a part of Special Warranty Deed – Stapleton Filing No. 36 – Road Right-of-Way Tracts between Park Creek Metropolitan District “Grantor” and City and County of Denver “Grantee” dated February 21, 2020)

7. All rights to any and all minerals, ore and metals of any kind and character, and all coal, asphaltum, oil, gas and other like substances in or under the land, the rights of ingress and egress for the purpose of mining, together with enough of the surface of the same as may be necessary for the proper and convenient working of such minerals and substances, as reserved in Patent from State of Colorado, recorded December 6, 1911 in Book 57 at Page 277, July 25, 1924 in Book 127 at Page 393, March 3, 1925 in Book 132 at Page 654, September 4, 1942 in Book 281 at Page 419 and October 20, 1919 in Book 99 at Page 240, all in Adams County records.
8. Reservation as contained in a Patent from the State of Colorado recorded May 19, 1943 in Book 288 at Page 122 (Adams County records) as follows: Reserving to the Vendor, its successors and assigns forever, all oil, gas, casinghead gas, drip gasoline, and all other minerals whatsoever in, under, and upon, or that may be produced from the property described herein.

(Affects a portion of the NW 1/4 of 16-3S-67W)

9. Intentionally deleted.
10. Reservations, including mineral rights, underground water rights, covenants, easement and restrictions as set forth in the property deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded April 28, 2004 at Reception No. 2004097619

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 28, 2004 at Reception No. 2004097620 and to Park Creek Metropolitan District by Quit Claim Deed recorded April 28, 2004 at Reception No. 2004097623.

11. Intentionally deleted.
12. Intentionally deleted.
13. Reservations, including mineral rights, underground water rights, covenants, and restrictions as set forth in the property deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded May 10, 2004 at Reception No. 2004102192.

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 May 10, 2004 at Reception No. 2004102193 and to FC Stapleton I, LLC by Quit Claim Deed recorded May 10, 2004 at Reception No. 2004102196 and to FC Stapleton II, LLC by Quit Claim Deed recorded May 10, 2004 at Reception No. 2004102203.

14. Intentionally deleted.
15. Intentionally deleted.
16. Intentionally deleted.
17. Terms, conditions, provisions, obligations and agreements as set forth in the Stapleton Development Plan - North Area recorded July 27, 2004 at Reception No. 2004157615 as amended by Amendment No. 1 to said development plan recorded October 10, 2007 at Reception No. 2007158161 and recorded July 22, 2009 at Reception No. 2009093987 and Amendment No. 2 to said development plan recorded August 25, 2012 at Reception No. 2012109675.
18. Reservations, including mineral rights, underground water rights, covenants, and restrictions as set forth in the property deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded May 10, 2004 at Reception No. 2004102205.

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 May 10, 2004 at Reception No. 2004102206 and to Park Creek Metropolitan District by Quit Claim Deed recorded May 10, 2004 at Reception No. 2004102211

19. Intentionally deleted.
20. Intentionally deleted.
21. Reservations, including mineral rights, underground water rights, covenants, easement and restrictions as set forth in the property deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded May 10, 2004 at Reception No. 2004102207.

Note: Release of Open Space Restrictions in connection therewith was recorded April 27, 2012 at Reception No. 2012055617.

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 May 10, 2004 at Reception No. 2004102208 and to FC Stapleton I,

LLC by Quit Claim Deed recorded and to Park Creek Metropolitan District by Quit Claim Deed recorded May 10, 2004 at Reception No. 2004102213.

22. Any assessment of lien of the Westerly Creek Metropolitan District by reason of the Order of Inclusion recorded June 17, 2004 at Reception No. 2004128627 and Order of Inclusion recorded July 8, 2004 at Reception No. 2004144924 and Order of Inclusion recorded April 22, 2008 at Reception No. 2008055097 and Order of Inclusion recorded January 19, 2011 at Reception No. 2011007098.
23. Reservations, including mineral rights, underground water rights, covenants, easement and restrictions as set forth in the property deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded January 22, 2008 at Reception No. 2008008417.

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 January 22, 2008 at Reception No. 2008008418 and to FC Stapleton I, LLC by Quit Claim Deed recorded January 22, 2008 at Reception No. 2008008421 and to FC Stapleton II, LLC by Quit Claim Deed recorded January 22, 2008 at Reception No. 2008008427.

24. Intentionally deleted.
25. Intentionally deleted.
26. Reservations, including mineral rights, underground water rights, covenants, easement and restrictions as set forth in the property deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded October 28, 2010 at Reception No. 2010125097.

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. 2010125098 and to FC Stapleton I, LLC by Quit Claim Deed recorded October 28, 2010 at Reception No. 2010125101 and to FC Stapleton II, LLC by Quit Claim Deed recorded October 28, 2010 at Reception No. 2010125105.

27. Intentionally deleted.
28. Terms, conditions, provisions, obligations and agreements as set forth in the Agreement Regarding Recordation of Development Agreement recorded April 28, 2004 at Reception No. 2004097625 and Recordation of Development Agreement recorded August 25, 2004 at Reception No. 2004176011 and Agreements Regarding Recordation of Development Agreement recorded January 22, 2008 at Reception No. 2008008422 and October 28, 2010 at Reception No. 2010125102 and May 2,

2012 at Reception No. 2012057386 and May 13, 2013 at Reception No. 2013068234.

29. Intentionally deleted.
30. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of Stapleton Filing No. 28, recorded July 23, 2010 at Reception No. 2010081618.
31. Reservations, including mineral rights, underground water rights, covenants, easements and restrictions as set forth in the property deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded April 27, 2012 at Reception No. 2012055618.

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 27, 2012 at Reception No. 2012055619 and subsequently conveyed to FC Stapleton I, LLC by Quit Claim Deed recorded May 2, 2012 at Reception No. 2012057385 and to FC Stapleton II, LLC by Quit Claim Deed recorded May 2, 2012 at Reception No. 2012057389 and to Park Creek Metropolitan District by Quit Claim Deed recorded May 2, 2012 at Reception No. 2012057435

32. Intentionally deleted.
33. Any assessment of lien of the Westerly Creek Metropolitan District by reason of the Order of Inclusion recorded June 18, 2012 at Reception No. 2012079341.
34. Intentionally deleted.
35. Intentionally deleted.
36. Intentionally deleted.
37. Intentionally deleted.
38. Intentionally deleted.
39. Intentionally deleted.
40. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of Stapleton Filing No. 36, recorded October 18, 2012 at Reception No. 2012143494.
41. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Stapleton Site Development Plan for Filing No. 36 recorded October 29, 2012 at Reception No. 2012148221 and Amendment No. 1 thereto recorded September 13, 2013 at Reception No. 2013135575.

42. Intentionally deleted.
43. Intentionally deleted.
44. Reservation of any and all minerals, oil, gas and other hydrocarbon substances on and under the property as set forth in Special Warranty Deed recorded January 14, 2014 at Reception No. 2014004223.

Note: Quit Claim Deed of said mineral reservations from FC Stapleton II, LLC to Park Creek Metropolitan District was recorded January 14, 2014 at Reception No. 2014004224.

END OF EXCEPTIONS