



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

FROM: Darion T. Mayhorn, DOTI, Interim Director, Right-of-Way Services

DATE: June 11, 2026

ROW #: 2026-DEDICATION-0000070 **SCHEDULE #:** 12 Schedule # - See Page 3

Signed by:

 89EE908EF2E84D2...

TITLE: This request is to dedicate twelve City-owned parcels of land as Public Right-of-Way as 1) North Brighton Boulevard, located at the intersection of North Brighton Boulevard and East 47th Avenue, 2) North Brighton Boulevard, located near the intersection of North Brighton Boulevard and East 47th Avenue, 3) North Brighton Boulevard, located near the intersection of North Brighton Boulevard and East 47th Avenue, 4) North Brighton Boulevard, located near the intersection of North Brighton Boulevard and East 47th Avenue, 5) North Brighton Boulevard, located near the intersection of North Brighton Boulevard and East 47th Avenue, 6) North Brighton Boulevard, located near the intersection of North Brighton Boulevard and East 47th Avenue, 7) North Brighton Boulevard, located near the intersection of North Brighton Boulevard and East 48th Avenue, 8) North Brighton Boulevard, located at the intersection of North Brighton Boulevard and East 48th Avenue, 9) North Brighton Boulevard, located at the intersection of North Brighton Boulevard and East 48th Avenue, 10) North Brighton Boulevard, located at the intersection of North Brighton Boulevard and East 48th Avenue, 11) North Brighton Boulevard, located near the intersection of North Brighton Boulevard and East 48th Avenue, and 12) North Brighton Boulevard, located near the intersection of North Brighton Boulevard and East 48th 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 Brighton Boulevard, 2) North Brighton Boulevard, 3) North Brighton Boulevard, 4) North Brighton Boulevard, 5) North Brighton Boulevard, 6) North Brighton Boulevard, 7) North Brighton Boulevard, 8) North Brighton Boulevard, 9) North Brighton Boulevard, 10) North Brighton Boulevard, 11) North Brighton Boulevard, and 12) North Brighton Boulevard.

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 Brighton Boulevard, 2) North Brighton Boulevard, 3) North Brighton Boulevard, 4) North Brighton Boulevard, 5) North Brighton Boulevard, 6) North Brighton Boulevard, 7) North Brighton Boulevard, 8) North Brighton Boulevard, 9) North Brighton Boulevard, 10) North Brighton Boulevard, 11) North Brighton Boulevard, and 12) North Brighton Boulevard. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2026-DEDICATION-0000070-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012) HERE.

A map of the area to be dedicated is attached.

City and County of Denver Department of Transportation & Infrastructure
 Right-of-Way Services
 201 W. Colfax Ave., Dept. 506 | Denver, CO 80202
www.denvergov.org/doti
 Phone: 720-865-3002

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DTM/SC/LRC

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Darrell Watson, District # 9
Council Aide, Bonnie Guillen
Council Aide, Dwight Clark
Council Aide, Darius Shelby
Council Aide, Lynne Lombard
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Interim Director, Right-of-Way Services, Darion Mayhorn
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Janet Valdez
Department of Law, Mar'quasa Maes
DOTI Survey, Scott Castaneda
DOTI Ordinance
MileHighOrdinance
Project file folder 2026-DEDICATION-0000070

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PARCEL #	STREET NAME	SCHEDULE #
1	NORTH BRIGHTON BOULEVARD	Adjacent to 0223108048000
2	NORTH BRIGHTON BOULEVARD	Adjacent to 0223108048000
3	NORTH BRIGHTON BOULEVARD	Adjacent to 0223108048000
4	NORTH BRIGHTON BOULEVARD	Adjacent to 0223108048000
5	NORTH BRIGHTON BOULEVARD	Adjacent to 0223108048000
6	NORTH BRIGHTON BOULEVARD	Adjacent to 0223108048000
7	NORTH BRIGHTON BOULEVARD	Adjacent to 0223108048000
8	NORTH BRIGHTON BOULEVARD	Adjacent to 0223108048000
9	NORTH BRIGHTON BOULEVARD	Adjacent to 0214408003000
10	NORTH BRIGHTON BOULEVARD	Adjacent to 0214408003000
11	NORTH BRIGHTON BOULEVARD	0214300194000
12	NORTH BRIGHTON BOULEVARD	0214400133000

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 questionsDate of Request: June 11, 2026Please mark one: ☐ Bill Request or ☒ Resolution RequestPlease 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 twelve City-owned parcels of land as Public Right-of-Way as 1) North Brighton Boulevard, located at the intersection of North Brighton Boulevard and East 47th Avenue, 2) North Brighton Boulevard, located near the intersection of North Brighton Boulevard and East 47th Avenue, 3) North Brighton Boulevard, located near the intersection of North Brighton Boulevard and East 47th Avenue, 4) North Brighton Boulevard, located near the intersection of North Brighton Boulevard and East 47th Avenue, 5) North Brighton Boulevard, located near the intersection of North Brighton Boulevard and East 47th Avenue, 6) North Brighton Boulevard, located near the intersection of North Brighton Boulevard and East 47th Avenue, 7) North Brighton Boulevard, located near the intersection of North Brighton Boulevard and East 48th Avenue, 8) North Brighton Boulevard, located at the intersection of North Brighton Boulevard and East 48th Avenue, 9) North Brighton Boulevard, located at the intersection of North Brighton Boulevard and East 48th Avenue, 10) North Brighton Boulevard, located at the intersection of North Brighton Boulevard and East 48th Avenue, 11) North Brighton Boulevard, located near the intersection of North Brighton Boulevard and East 48th Avenue, and 12) North Brighton Boulevard, located near the intersection of North Brighton Boulevard and East 48th 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. Cardenas	Name: Alaina McWhorter
Email: Lisa.cardenas@denvergov.org	Email: Alaina.McWhorter@denvergov.org

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

Surveyor is requesting a remnant cleanup dedication with twelve parcels as 1) North Brighton Boulevard, 2) North Brighton Boulevard, 3) North Brighton Boulevard, 4) North Brighton Boulevard, 5) North Brighton Boulevard, 6) North Brighton Boulevard, 7) North Brighton Boulevard, 8) North Brighton Boulevard, 9) North Brighton Boulevard, 10) North Brighton Boulevard, 11) North Brighton Boulevard, and 12) North Brighton Boulevard.

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: _____



EXECUTIVE SUMMARY

Project Title: 2026-DEDICATION-00000070

Description of Proposed Project: Surveyor is requesting a remnant cleanup dedication with twelve parcels as 1) North Brighton Boulevard, 2) North Brighton Boulevard, 3) North Brighton Boulevard, 4) North Brighton Boulevard, 5) North Brighton Boulevard, 6) North Brighton Boulevard, 7) North Brighton Boulevard, 8) North Brighton Boulevard, 9) North Brighton Boulevard, 10) North Brighton Boulevard, 11) North Brighton Boulevard, and 12) North Brighton Boulevard.

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 Brighton Boulevard, 2) North Brighton Boulevard, 3) North Brighton Boulevard, 4) North Brighton Boulevard, 5) North Brighton Boulevard, 6) North Brighton Boulevard, 7) North Brighton Boulevard, 8) North Brighton Boulevard, 9) North Brighton Boulevard, 10) North Brighton Boulevard, 11) North Brighton Boulevard, and 12) North Brighton Boulevard.

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

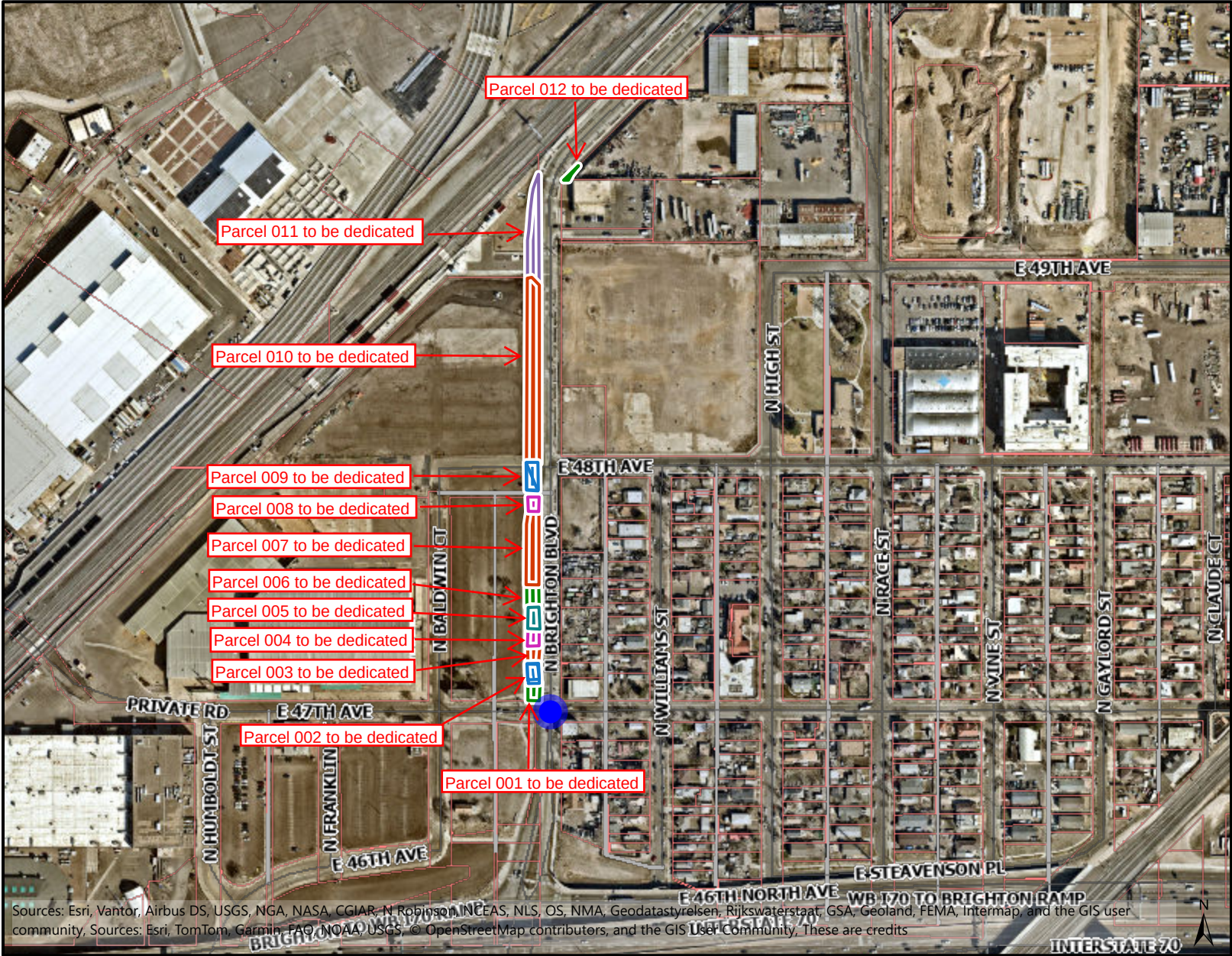
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Brighton Boulevard, 2) North Brighton Boulevard, 3) North Brighton Boulevard, 4) North Brighton Boulevard, 5) North Brighton Boulevard, 6) North Brighton Boulevard, 7) North Brighton Boulevard, 8) North Brighton Boulevard, 9) North Brighton Boulevard, 10) North Brighton Boulevard, 11) North Brighton Boulevard, and 12) North Brighton Boulevard.

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave., Dept. 506 | Denver, CO 80202
www.denvergov.org/doti
Phone: 720-913-1311

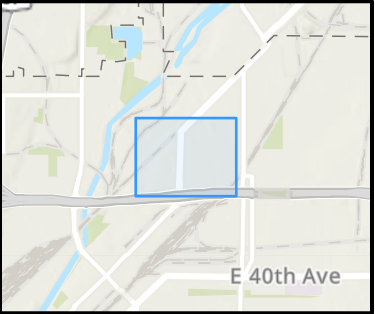
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Map Title



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. These are credits



Legend

Denver Base Layers

- Streets
- Alleys
- County Boundary
- Parcels

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Map Generated: 06-05-2026

THIS MAP IS NOT TO BE USED FOR NAVIGATION

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000070-001:

LAND DESCRIPTION – NORTH BRIGHTON BOULEVARD PARCEL RW-5 rev NO. 1

(NO SCHEDULE NUMBER)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO BEING A PORTION OF LOTS 26 AND 27, BLOCK 8, ELYRIA SUBDIVISION, CONVEYED TO THE CITY AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED APRIL 21, 2017 AT RECEPTION NUMBER 2017053333 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 27, FROM WHENCE A 2-INCH ALUMINUM CAP IN A RANGE BOX AT THE INTERSECTION OF N. BRIGHTON BLVD. AND E. 48TH AVE. BEARS NORTH 1°52'30" EAST, A DISTANCE OF 580.78 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID LOTS 27 AND 26 AND THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., SOUTH 00°05'55" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 26 AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD. AND THE NORTHERLY RIGHT-OF-WAY LINE OF 47TH AVE;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 26, SOUTH 89°55'25" WEST, A DISTANCE OF 47.50 FEET;

THENCE NORTH 00°04'35" WEST, A DISTANCE OF 13.67 FEET;

THENCE NORTH 07°18'32" EAST, A DISTANCE OF 36.63 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 27;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 27, NORTH 89°55'31" EAST, A DISTANCE OF 42.78 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 27, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,289 SQUARE FEET (0.052 ACRES), MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS USED HEREON ARE BASED ON THE 20 FOOT RANGE LINE ALONG NORTH BRIGHTON BLVD., BETWEEN EAST 48TH AVENUE AND EAST 49TH AVENUE, BEING NORTH 00°04'04" WEST, AS MEASURED USING THE CITY AND COUNTY OF DENVER MAPPING PROJECTION (CCD_LOCAL), AS MONUMENTED AT 48TH AVENUE BY A 2" ALUMINUM CAP AND AT 49TH AVENUE BY A 2" ALUMINUM CAP.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000070-002:

LAND DESCRIPTION – NORTH BRIGHTON BOULEVARD PARCEL RW-7 NO. 2

(NO SCHEDULE NUMBER)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO BEING A PORTION OF LOTS 28 AND 29, BLOCK 8, ELYRIA SUBDIVISION, CONVEYED TO THE CITY AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED APRIL 21, 2017 AT RECEPTION NUMBER 2017053333 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 29, FROM WHENCE A 2-INCH ALUMINUM CAP IN A RANGE BOX AT THE INTERSECTION OF N. BRIGHTON BLVD. AND E. 48TH AVE. BEARS NORTH 2°03'39" EAST, A DISTANCE OF 530.77 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID LOTS 29 AND 28 AND THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., SOUTH 00°05'55" EAST, A DISTANCE OF 50.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 28;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 28, SOUTH 89°55'31" WEST, A DISTANCE OF 42.78 FEET;

THENCE NORTH 07°18'32" EAST, A DISTANCE OF 13.79 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 41.00 FEET DISTANT FROM THE EASTERLY LINE OF SAID LOTS 28 AND 29, NORTH 00°05'55" WEST, A DISTANCE OF 36.36 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 29;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 29, NORTH 89°55'27" EAST, A DISTANCE OF 41.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 31, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,051 SQUARE FEET (0.047 ACRES), MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS USED HEREON ARE BASED ON THE 20 FOOT RANGE LINE ALONG NORTH BRIGHTON BLVD., BETWEEN EAST 48TH AVENUE AND EAST 49TH AVENUE, BEING NORTH 00°04'04" WEST, AS MEASURED USING THE CITY AND COUNTY OF DENVER MAPPING PROJECTION (CCD_LOCAL), AS MONUMENTED AT 48TH AVENUE BY A 2" ALUMINUM CAP AND AT 49TH AVENUE BY A 2" ALUMINUM CAP.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000070-003:

LAND DESCRIPTION – NORTH BRIGHTON BOULEVARD PARCEL RW-9 NO. 3
(NO SCHEDULE NUMBER)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO BEING A PORTION OF LOTS 30 AND 31, BLOCK 8, ELYRIA SUBDIVISION, CONVEYED TO THE CITY AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED APRIL 21, 2017 AT RECEPTION NUMBER 2017053333 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 31, FROM WHENCE A 2-INCH ALUMINUM CAP IN A RANGE BOX AT THE INTERSECTION OF N. BRIGHTON BLVD. AND E. 48TH AVE. BEARS NORTH 2°17'08" EAST, A DISTANCE OF 480.77 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID LOTS 31 AND 30 AND THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., SOUTH 00°05'55" EAST, A DISTANCE OF 50.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 30;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 30, SOUTH 89°55'27" WEST, A DISTANCE OF 41.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 41.00 FEET DISTANT FROM THE EASTERLY LINE OF SAID LOTS 30 AND 31, NORTH 00°05'55" WEST, A DISTANCE OF 50.04 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 31;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 31, NORTH 89°55'24" EAST, A DISTANCE OF 41.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 31, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,051 SQUARE FEET (0.047 ACRES), MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS USED HEREON ARE BASED ON THE 20 FOOT RANGE LINE ALONG NORTH BRIGHTON BLVD., BETWEEN EAST 48TH AVENUE AND EAST 49TH AVENUE, BEING NORTH 00°04'04" WEST, AS MEASURED USING THE CITY AND COUNTY OF DENVER MAPPING PROJECTION (CCD_LOCAL), AS MONUMENTED AT 48TH AVENUE BY A 2" ALUMINUM CAP AND AT 49TH AVENUE BY A 2" ALUMINUM CAP.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000070-004:

LAND DESCRIPTION – NORTH BRIGHTON BOULEVARD PARCEL RW-11 NO. 4
(NO SCHEDULE NUMBER)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO BEING A PORTION OF LOTS 32 AND 33, BLOCK 8, ELYRIA SUBDIVISION, CONVEYED TO THE CITY AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED APRIL 21, 2017 AT RECEPTION NUMBER 2017053333 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 33, FROM WHENCE A 2-INCH ALUMINUM CAP IN A RANGE BOX AT THE INTERSECTION OF N. BRIGHTON BLVD. AND E. 48TH AVE. BEARS NORTH 2°33'45" EAST, A DISTANCE OF 430.78 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID LOTS 33 AND 32 AND THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., SOUTH 00°05'55" EAST, A DISTANCE OF 50.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 32;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 32, SOUTH 89°55'24" WEST, A DISTANCE OF 41.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 41.00 FEET DISTANT FROM THE EASTERLY LINE OF SAID LOTS 32 AND 33, NORTH 00°05'55" WEST, A DISTANCE OF 50.04 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 33;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 33, NORTH 89°55'20" EAST, A DISTANCE OF 41.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 33, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,051 SQUARE FEET (0.047 ACRES), MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS USED HEREON ARE BASED ON THE 20 FOOT RANGE LINE ALONG NORTH BRIGHTON BLVD., BETWEEN EAST 48TH AVENUE AND EAST 49TH AVENUE, BEING NORTH 00°04'04" WEST, AS MEASURED USING THE CITY AND COUNTY OF DENVER MAPPING PROJECTION (CCD_LOCAL), AS MONUMENTED AT 48TH AVENUE BY A 2" ALUMINUM CAP AND AT 49TH AVENUE BY A 2" ALUMINUM CAP.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000070-005:

LAND DESCRIPTION – NORTH BRIGHTON BOULEVARD PARCEL RW-13 NO. 5

(NO SCHEDULE NUMBER)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO BEING A PORTION OF LOTS 34 AND 35, BLOCK 8, ELYRIA SUBDIVISION, CONVEYED TO THE CITY AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED JANUARY 10, 2018 AT RECEPTION NUMBER 2018003793 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 35, FROM WHENCE A 2-INCH ALUMINUM CAP IN A RANGE BOX AT THE INTERSECTION OF N. BRIGHTON BLVD. AND E. 48TH AVE. BEARS NORTH 2°54'43" EAST, A DISTANCE OF 380.80 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID LOTS 35 AND 34 AND THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., SOUTH 00°05'55" EAST, A DISTANCE OF 50.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 34;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 34, SOUTH 89°55'20" WEST, A DISTANCE OF 41.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 41.00 FEET DISTANT FROM THE EASTERLY LINE OF SAID LOTS 34 AND 35, NORTH 00°05'55" WEST, A DISTANCE OF 50.04 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 35;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 35, NORTH 89°55'17" EAST, A DISTANCE OF 41.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 35, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,051 SQUARE FEET (0.047 ACRES), MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS USED HEREON ARE BASED ON THE 20 FOOT RANGE LINE ALONG NORTH BRIGHTON BLVD., BETWEEN EAST 48TH AVENUE AND EAST 49TH AVENUE, BEING NORTH 00°04'04" WEST, AS MEASURED USING THE CITY AND COUNTY OF DENVER MAPPING PROJECTION (CCD LOCAL), AS MONUMENTED AT 48TH AVENUE BY A 2" ALUMINUM CAP AND AT 49TH AVENUE BY A 2" ALUMINUM CAP.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000070-006:

LAND DESCRIPTION – NORTH BRIGHTON BOULEVARD PARCEL RW-15 NO. 6

(NO SCHEDULE NUMBER)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO BEING A PORTION OF LOTS 36 AND 37, BLOCK 8, ELYRIA SUBDIVISION, CONVEYED TO THE CITY AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED OCTOBER 26, 2016 AT RECEPTION NUMBER 2016148633 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 37, FROM WHENCE A 2-INCH ALUMINUM CAP IN A RANGE BOX AT THE INTERSECTION OF N. BRIGHTON BLVD. AND E. 48TH AVE. BEARS NORTH 3°22'02" EAST, A DISTANCE OF 330.84 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID LOTS 38 THROUGH 45 AND THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., SOUTH 00°05'55" EAST, A DISTANCE OF 50.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 36;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 36, SOUTH 89°55'17" WEST, A DISTANCE OF 41.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 41.00 FEET DISTANT FROM THE EASTERLY LINE OF SAID LOTS 36 AND 37, NORTH 00°05'55" WEST, A DISTANCE OF 50.04 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 37;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 37, NORTH 89°55'13" EAST, A DISTANCE OF 41.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 37, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,051 SQUARE FEET (0.047 ACRES), MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS USED HEREON ARE BASED ON THE 20 FOOT RANGE LINE ALONG NORTH BRIGHTON BLVD., BETWEEN EAST 48TH AVENUE AND EAST 49TH AVENUE, BEING NORTH 00°04'04" WEST, AS MEASURED USING THE CITY AND COUNTY OF DENVER MAPPING PROJECTION (CCD_LOCAL), AS MONUMENTED AT 48TH AVENUE BY A 2" ALUMINUM CAP AND AT 49TH AVENUE BY A 2" ALUMINUM CAP.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000070-007:

LAND DESCRIPTION – NORTH BRIGHTON BOULEVARD PARCEL RW-17 NO. 7
(NO SCHEDULE NUMBER)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO BEING A PORTION OF LOTS 38 THROUGH 45, BLOCK 8, ELYRIA SUBDIVISION, CONVEYED TO THE CITY AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED JANUARY 10, 2018 AT RECEPTION NUMBER 2018003793 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 45, FROM WHENCE A 2-INCH ALUMINUM CAP IN A RANGE BOX AT THE INTERSECTION OF N. BRIGHTON BLVD. AND E. 48TH AVE. BEARS NORTH 8°38'30" EAST, A DISTANCE OF 131.62 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID LOTS 45 THROUGH 38 AND THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., SOUTH 00°05'55" EAST, A DISTANCE OF 200.14 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 38;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 38, SOUTH 89°55'13" WEST, A DISTANCE OF 41.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 41.00 FEET DISTANT FROM THE EASTERLY LINE OF SAID LOTS 38 THROUGH 45, NORTH 00°05'55" WEST, A DISTANCE OF 114.17 FEET;

THENCE NORTH 06°30'22" EAST, A DISTANCE OF 86.54 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 45;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 45, NORTH 89°55'00" EAST, A DISTANCE OF 31.05 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 45, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 7,778 SQUARE FEET (0.179 ACRES), MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS USED HEREON ARE BASED ON THE 20 FOOT RANGE LINE ALONG NORTH BRIGHTON BLVD., BETWEEN EAST 48TH AVENUE AND EAST 49TH AVENUE, BEING NORTH 00°04'04" WEST, AS MEASURED USING THE CITY AND COUNTY OF DENVER MAPPING PROJECTION (CCD_LOCAL), AS MONUMENTED AT 48TH AVENUE BY A 2" ALUMINUM CAP AND AT 49TH AVENUE BY A 2" ALUMINUM CAP.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000070-008:

LAND DESCRIPTION – NORTH BRIGHTON BOULEVARD PARCEL RW-19 NO. 8
(NO SCHEDULE NUMBER)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO BEING A PORTION OF LOTS 46 AND 47, BLOCK 8, ELYRIA SUBDIVISION, CONVEYED TO THE CITY AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED JANUARY 10, 2018 AT RECEPTION NUMBER 2018003793 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 47, SAID BLOCK 8 OF ELYRIA SUBDIVISION, FROM WHENCE A 2-INCH ALUMINUM CAP IN A RANGE BOX AT THE INTERSECTION OF N. BRIGHTON BLVD. AND E. 48TH AVE. BEARS NORTH 13°55'45" EAST, A DISTANCE OF 82.51 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID LOTS 47 AND 46 AND THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., SOUTH 00°05'55" EAST, A DISTANCE OF 50.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 46;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 46, SOUTH 89°55'00" WEST, A DISTANCE OF 31.05 FEET;

THENCE NORTH 06°30'22" EAST, A DISTANCE OF 9.09 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 30.00 FEET DISTANT FROM THE EASTERLY LINE OF SAID LOTS 46 AND 47, NORTH 00°05'55" WEST, A DISTANCE OF 41.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 47;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 47, NORTH 89°54'56" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 46, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,506 SQUARE FEET (0.035ACRES), MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS USED HEREON ARE BASED ON THE 20 FOOT RANGE LINE ALONG NORTH BRIGHTON BLVD., BETWEEN EAST 48TH AVENUE AND EAST 49TH AVENUE, BEING NORTH 00°04'04" WEST, AS MEASURED USING THE CITY AND COUNTY OF DENVER MAPPING PROJECTION (CCD_LOCAL), AS MONUMENTED AT 48TH AVENUE BY A 2" ALUMINUM CAP AND AT 49TH AVENUE BY A 2" ALUMINUM CAP.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000070-009:

LAND DESCRIPTION – NORTH BRIGHTON BOULEVARD PARCEL RW-20 NO. 9
(NO SCHEDULE NUMBER)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO BEING A PORTION OF LOTS 48-50, BLOCK 8, ELYRIA SUBDIVISION, CONVEYED TO THE CITY AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED JANUARY 10, 2018 AT RECEPTION NUMBER 2018003793 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 8 OF ELYRIA SUBDIVISION, FROM WHENCE A 2-INCH ALUMINUM CAP IN A RANGE BOX AT THE INTERSECTION OF N. BRIGHTON BLVD. AND E. 48TH AVE. BEARS NORTH 89°54'59" EAST, A DISTANCE OF 19.97 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID LOTS 50-48 AND THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., SOUTH 00°04'16" EAST, A DISTANCE OF 64.01 FEET TO THE NORTHEASTERLY CORNER OF AN ALLEY DEDICATED TO THE CITY AND COUNTY OF DENVER BY ORDINANCE 279 SERIES 1973;

THENCE ALONG THE NORTHERLY LINE OF SAID ALLEY, SOUTH 89°54'51" WEST, A DISTANCE OF 30.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 30.00 FEET DISTANT FROM THE EASTERLY LINE OF SAID LOTS 48-50, NORTH 00°04'16" WEST, A DISTANCE OF 64.01 FEET TO THE NORTHERLY LINE OF SAID LOT 50;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 50, NORTH 89°54'59" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 50, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD. AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,920 SQUARE FEET (0.044 ACRES), MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS USED HEREON ARE BASED ON THE 20 FOOT RANGE LINE ALONG NORTH BRIGHTON BLVD., BETWEEN EAST 48TH AVENUE AND EAST 49TH AVENUE, BEING NORTH 00°04'04" WEST, AS MEASURED USING THE CITY AND COUNTY OF DENVER MAPPING PROJECTION (CCD LOCAL), AS MONUMENTED AT 48TH AVENUE BY A 2" ALUMINUM CAP AND AT 49TH AVENUE BY A 2" ALUMINUM CAP.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000070-010:

LAND DESCRIPTION – NORTH BRIGHTON BOULEVARD PARCEL RW-29 NO. 10
(NO SCHEDULE NUMBER)

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONVEYED TO THE CITY AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED JANUARY 10, 2018 AT RECEPTION NUMBER 2018003793 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 44 OF KEENERS SUBDIVISION, FROM WHENCE A 2-INCH ALUMINUM CAP IN A RANGE BOX AT THE INTERSECTION OF N. BRIGHTON BLVD. AND E. 48TH AVE. BEARS NORTH 89°54'59" EAST, A DISTANCE OF 19.97 FEET;

THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 44, ALSO BEING THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 14, SOUTH 89°54'59" WEST, A DISTANCE OF 30.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 30.00 FEET DISTANT FROM THE EASTERLY LINE OF SAID BLOCK 44, NORTH 00°04'16" WEST, A DISTANCE OF 511.21 FEET;

THENCE SOUTH 89°56'44" EAST, A DISTANCE OF 9.06 FEET;

THENCE SOUTH 45°18'03" EAST, A DISTANCE OF 29.49 FEET TO A POINT ON THE EASTERLY LINE OF SAID BLOCK 44 AND THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD.;

THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 44 AND THE WESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD., SOUTH 00°04'16" EAST, A DISTANCE OF 490.41 FEET TO THE SOUTHEASTERLY CORNER OF SAID BLOCK 44 AND THE SOUTHERLY LINE OF SAID SE1/4 OF SECTION 14, AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 15,118 SQUARE FEET (0.347 ACRES), MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS USED HEREON ARE BASED ON THE 20 FOOT RANGE LINE ALONG NORTH BRIGHTON BLVD., BETWEEN EAST 48TH AVENUE AND EAST 49TH AVENUE, BEING NORTH 00°04'04" WEST, AS MEASURED USING THE CITY AND COUNTY OF DENVER MAPPING PROJECTION (CCD_LOCAL), AS MONUMENTED AT 48TH AVENUE BY A 2" ALUMINUM CAP AND AT 49TH AVENUE BY A 2" ALUMINUM CAP.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000070-011:

LAND DESCRIPTION – NORTH BRIGHTON BOULEVARD PARCEL RW-23 NO. 11
(SCHEDULE NUMBER 0214300194000)

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONVEYED TO THE CITY AND COUNTY OF DENVER BY BARGAIN AND SALE DEED RECORDED MAY 8, 2018 AT RECEPTION NUMBER 2018054438 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, MONUMENTED BY A 3-1/4" ALUMINUM CAP DATED 1994 WITH PLS NUMBER 23521, LOCATED AT THE INTERSECTION OF VACATED E. 48TH AVE. AND VACATED N. FRANKLIN ST.;

THENCE NORTH 35°45'08" EAST, A DISTANCE OF 976.20 FEET TO A POINT ON THE WEST LINE OF N. BRIGHTON BLVD., FROM WHENCE A 2-INCH ALUMINUM CAP IN A RANGE BOX AT THE INTERSECTION OF THE 20.00 RANGE LINE IN N. BRIGHTON BLVD. AND THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD BEARS NORTH 22°39'03" EAST, A DISTANCE OF 51.79 FEET;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF N. BRIGHTON BLVD., SOUTH 00°04'04" EAST, A DISTANCE OF 301.09 FEET;

THENCE NORTH 45°18'02" WEST, A DISTANCE OF 29.49 FEET;

THENCE NORTH 89°56'44" WEST, A DISTANCE OF 9.06 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 30.00 FEET DISTANT FROM THE WESTERLY RIGHT-OF-WAY LINE OF N. BRIGHTON BLVD., NORTH 00°04'04" WEST, A DISTANCE OF 100.45 FEET;

THENCE NORTH 05°35'48" EAST, A DISTANCE OF 105.85 FEET;

THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 83°59'04" EAST HAVING A RADIUS OF 257.00 FEET, A CENTRAL ANGLE OF 17°14'22", A DISTANCE

OF 77.33 FEET, (A CHORD BEARING NORTH 14°38'07" EAST, A DISTANCE OF 77.04 FEET) TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 6,719 SQUARE FEET (0.154 ACRES), MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS USED HEREON ARE BASED ON THE 20 FOOT RANGE LINE ALONG NORTH BRIGHTON BLVD., BETWEEN EAST 48TH AVENUE AND EAST 49TH AVENUE, BEING NORTH 00°04'04" WEST, AS MEASURED USING THE CITY AND COUNTY OF DENVER MAPPING PROJECTION (CCD_LOCAL), AS MONUMENTED AT 48TH AVENUE BY A 2" ALUMINUM CAP AND AT 49TH AVENUE BY A 2" ALUMINUM CAP.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000070-012:

LAND DESCRIPTION – NORTH BRIGHTON BOULEVARD PARCEL RW-26 NO. 12
(SCHEDULE NUMBER 0214400133000)

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED TO 51ST & BRIGHTON LLC APRIL 21, 2016 AT RECEPTION NUMBER 2016052121, AND CONVEYED TO THE CITY AND COUNTY OF DENVER BY BARGAIN AND SALE DEED RECORDED NOVEMBER 1, 2018 AT RECEPTION NUMBER 2018141608, BOTH IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, MONUMENTED BY A 3-1/4" ALUMINUM CAP DATED 1994 WITH PLS NUMBER 23521, LOCATED AT THE INTERSECTION OF VACATED E. 48TH AVE. AND VACATED N. FRANKLIN ST.;

THENCE NORTH 40°02'49" EAST, A DISTANCE OF 1012.70 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID 51ST AND BRIGHTON LLC PARCEL, FROM WHENCE A 2-INCH ALUMINUM CAP IN A RANGE BOX AT THE INTERSECTION OF THE 20.00 RANGE LINE IN N. BRIGHTON BLVD. AND THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD BEARS NORTH 43°23'57" WEST, A DISTANCE OF 89.17 FEET, AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID 51ST & BRIGHTON LLC PARCEL, NORTH 89°56'53" WEST, A DISTANCE OF 13.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BLVD.;

THENCE ALONG THE EASTERLY LINE OF SAID BRIGHTON BLVD., NORTH 45°26'55" EAST, A DISTANCE OF 56.55 FEET;

THENCE SOUTH 39°10'14" WEST, A DISTANCE OF 30.55 FEET;

THENCE SOUTH 26°34'42" WEST, A DISTANCE OF 17.89 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 198 SQUARE FEET (0.005 ACRES), MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS USED HEREON ARE BASED ON THE 20 FOOT RANGE LINE ALONG NORTH BRIGHTON BLVD., BETWEEN EAST 48TH AVENUE AND EAST 49TH AVENUE, BEING NORTH 00°04'04" WEST, AS MEASURED USING THE CITY AND COUNTY OF DENVER MAPPING PROJECTION (CCD_LOCAL), AS MONUMENTED AT 48TH AVENUE BY A 2" ALUMINUM CAP AND AT 49TH AVENUE BY A 2" ALUMINUM CAP.



04/21/2017 02:18 PM
City & County of Denver
Electronically Recorded

R \$23.00

D \$176.50
WD

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

State Documentary Fee

Date April 21, 2017

\$ 176.50

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 21st day of April, 2017, by Elyria Investments, LLC a Colorado limited liability company, whose address is 5604 Kipling Parkway #4-202, Arvada, CO 80002 ("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 One Million Seven Hundred Sixty-Five Thousand and 00/100 Dollars (\$1,765,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on Exhibit A attached hereto and incorporated herein ("Property");

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

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

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

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

70452481



ATTEST:

By: _____
Title: _____

GRANTOR

Elyria Investments, LLC
a Colorado limited liability company

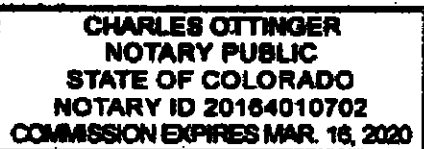
By: Justin J. McPeck
Title: Manager

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 25th day of April, 2017
by Justin J. McPeck as Manager of Elyria Investments, LLC, a Colorado limited liability
company

Witness my hand and official seal.

My commission expires: _____



Charles Ottinger
Notary Public

Exhibit A

PARCEL A:

LOTS 26 AND 27, EXCEPT THE REAR 8 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL B:

LOTS 28 AND 29, EXCEPT THE REAR 5 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL C:

LOTS 30 AND 31, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL D;

LOTS 32 AND 33, EXCEPT THE REAR 8 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



2018003793

Page: 1 of 12
D \$0.00

WHEN RECORDED MAIL TO:

Division of Real Estate
Attention: Lisa Lumley
201 W. Colfax Ave., Dept. 1010
Denver, CO 80202

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

SPECIAL WARRANTY DEED

(Parcels 1, 48, 72, 78, 58, 59, 60, 61, 62, 64, 67, 73, 74, 75, 76, 83, 84, 85, 91, 92, 93, 97, 98, 101-A, 110, 154, 156, 158, 159, 160, 161, 162, 163)

THIS DEED, made this 29 day of Dec, 2017, between, **THE WESTERN STOCK SHOW ASSOCIATION**, a Colorado nonprofit corporation whose address is 4655 Humboldt Street, Denver, Colorado 80216, Grantor, and the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, Colorado 80202, Grantee:

WITNESSETH, That Grantor, for and inconsideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantees and Grantees' heirs, successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in the City and County of Denver, and State of Colorado described as follows:

See **Exhibit A** attached hereto and by this reference incorporated herein;

Also known by street and number as 4701 Franklin Street, Denver, Colorado;

Also known by street and number as 4799 Brighton Boulevard, Denver, Colorado;

Also known by street and number as 4780 Baldwin Court, Denver, Colorado;

Also known by street and number as 4778 Baldwin Court, Denver, Colorado;

Also known by street and number as 4772 Baldwin Court, Denver, Colorado;

Also known by street and number as 4770 Baldwin Court, Denver, Colorado;

Also known by street and number as 4764 Baldwin Court, Denver, Colorado;

Also known by street and number as 1655 East 47th Avenue, Denver, Colorado;

Also known by street and number as 4731 Brighton Boulevard, Denver, Colorado;

Also known by street and number as 4701 Brighton Boulevard, Denver, Colorado;

Also known by street and number as 4701 Brighton Boulevard, Denver, Colorado;

Also known by street and number as 4716 Baldwin Court, Denver, Colorado;

Also known by street and number as 4744 Baldwin Court, Denver, Colorado;

Also known by street and number as 4751 Brighton Boulevard, Denver, Colorado;
Also known by street and number as 4785 Baldwin Court, Denver, Colorado;
Also known by street and number as 4658 Franklin Street, Denver, Colorado;
Also known by street and number as 4650 Franklin Street, Denver, Colorado;
Also known by street and number as 4665 Baldwin Court, Denver, Colorado;
Also known by street and number as 4600 Franklin Street, Denver, Colorado;
Also known by street and number as 4655 Baldwin Court, Denver, Colorado;
Also known by street and number as 4644 Franklin Street, Denver, Colorado;
Also known by street and number as 4632 Franklin Street, Denver, Colorado;
Also known by street and number as 4643 Baldwin Court, Denver, Colorado;
Also known by street and number as 4646 Baldwin Court, Denver, Colorado;
Also known by street and number as 4661 Brighton Boulevard, Denver, Colorado;
Also known by street and number as 4639 Franklin Street, Denver, Colorado;
Also known by street and number as 4655 Franklin Street, Denver, Colorado;
Also known by street and number as 4601 Franklin Street, Denver, Colorado;
Also known by street and number as 4671 Franklin Street, Denver, Colorado;
Also known by street and number as 4679 Franklin Street, Denver, Colorado;
Also known by street and number as 4695 Franklin Street, Denver, Colorado;
Also known by street and number as 4654 Humboldt Street, Denver, Colorado
Also known by street and number as 4638 Humboldt Street, Denver, Colorado.

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto Grantee and Grantee's heirs, successors, and assigns forever. Grantor, for Grantor and Grantor's heirs and personal representatives, do covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors and assigns, against all and every person or persons claiming in whole or any part thereof, by, through or under Grantor, except taxes and assessments for the current year, payable 2018, and subject to existing covenants, conditions, restrictions, easements, and encumbrances affecting the same.

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

Paul D. Andrews

GRANTOR

STATE OF COLORADO

)

) ss.

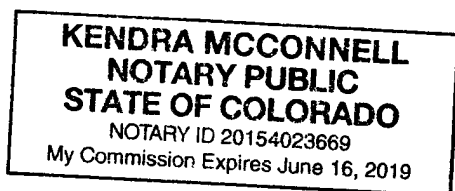
CITY AND COUNTY OF DENVER

)

The foregoing instrument was acknowledged before me this 31 day of December 2017, by Paul Andrews, the Pres/CEO of **THE WESTERN STOCK SHOW ASSOCIATION**, a Colorado nonprofit corporation whose address is 4655 Humboldt Street, Denver, Colorado 80216, Grantor.

Witness my hand and official seal.

My commission expires: 6/16/19.



Kendra McConnell
Notary Public

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1/48/72/78

A PARCEL OF LAND LOCATED IN THE SW 1/4 SE 1/4 AND SE 1/4 SW 1/4 OF SECTION 14, AND THE NW 1/4 SE 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 89 DEGREES 25 MINUTES 24 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 156.06 FEET TO THE NORTHWEST CORNER OF LOT 50, BLOCK 9, ELYRIA;
THENCE SOUTH 00 DEGREES 16 MINUTES 06 SECONDS WEST ALONG THE WEST BOUNDARY OF LOTS 50, 49 AND 48, BLOCK 9, ELYRIA, A DISTANCE OF 80.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 48;
THENCE SOUTH 89 DEGREES 25 MINUTES 24 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 48, A DISTANCE OF 114.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 48;
THENCE NORTH 00 DEGREES 16 MINUTES 06 SECONDS EAST ALONG THE EAST LINE OF LOT 48, A DISTANCE OF 16 FEET;
THENCE SOUTH 89 DEGREES 25 MINUTES 24 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF LOT 48, BLOCK 8 AND LOTS 3 AND 48, BLOCK 9, ELYRIA, AND SAID LINES EXTENDED, A DISTANCE OF 300.30 FEET TO THE WEST LINE OF BRIGHTON BOULEVARD;
THENCE NORTH 00 DEGREES 36 MINUTES 22 SECONDS EAST ALONG SAID LINE OF BRIGHTON BOULEVARD (GILPIN STREET) A DISTANCE OF 786.49 FEET TO A POINT WHERE THE SOUTHEASTERLY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RIGHT OF WAY AS DESCRIBED IN QUIT CLAIM DEED FROM BLAYNEY MURPHY COMPANY TO CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY IN DEED RECORDED APRIL 29, 1926 IN BOOK 3488 AT PAGE 293 INTERSECTS THE WEST LINE OF BRIGHTON BOULEVARD (GILPIN STREET);
THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ON A CURVE TO LEFT HAVING A RADIUS OF 563.19 FEET A DELTA OF 23 DEGREES 44 MINUTES 05 SECONDS AND WHOSE LONG CHORD BEARS SOUTH 58 DEGREES 00 MINUTES 01 SECONDS WEST AN ARC DISTANCE OF 233.3 FEET TO A POINT WHICH IS 72 FEET SOUTHEASTERLY FROM AND AT RIGHT ANGLES TO THE CENTER LINE OF THE MAIN LINE TRACK OF THE CHICAGO, BURLINGTON AND QUINCY RAILWAY;
THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 46 DEGREES 07 MINUTES 59 SECONDS WEST PARALLEL WITH AND 72 FEET FROM SAID CENTER LINE OF THE MAIN LINE TRACK, A DISTANCE OF 560 FEET;
THENCE NORTH 43 DEGREES 52 MINUTES 01 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 7.00 FEET TO A POINT WHICH IS 65 FEET SOUTHEASTERLY FROM AND AT RIGHT ANGLES TO THE CENTERLINE OF THE MAIN LINE TRACK OF THE CHICAGO, BURLINGTON AND QUINCY RAILWAY;
THENCE SOUTH 46 DEGREES 07 MINUTES 59 SECONDS WEST ALONG SAID RIGHT OF WAY LINE PARALLEL WITH THE 65 FEET FROM THE CENTERLINE OF THE MAIN LINE TRACK, A DISTANCE OF 300.82 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 14;
THENCE SOUTH 89 DEGREES 25 MINUTES 24 SECONDS EAST ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 242.86 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND DESCRIBED IN BARGAIN AND SALE DEED FROM THE WESTERN STOCK SHOW ASSOCIATION, A COLORADO NONPROFIT CORPORATION TO THE REGIONAL TRANSPORTATION DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO RECORDED MARCH 11, 2016 UNDER RECEPTION NO. 2016032208 , AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND DESCRIBED IN BARGAIN AND SALE DEED FROM THE WESTERN STOCK SHOW ASSOCIATION, A COLORADO NONPROFIT CORPORATION TO THE REGIONAL TRANSPORTATION DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO RECORDED MARCH 11, 2016 UNDER RECEPTION NO. 2016032209, CITY AND COUNTY OF DENVER STATE OF COLORADO.

Parcel 58

LOT 4, EXCEPT THE REAR 5 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 59

LOT 5 AND THE NORTH 1/2 OF LOT 6, EXCEPT THE REAR 5 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 60

LOT 7 AND THE SOUTH 1/2 OF LOT 6, EXCEPT THE REAR 5 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 61

PARCEL A:

LOT 8, EXCEPT THE REAR 5 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL B:

THE REAR 5 FEET OF LOT 8, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 62

LOT 9, EXCEPT THE REAR 5 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 64

LOTS 24 AND 25, EXCEPT THE REAR 5 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 67

LOTS 34 AND 35, EXCEPT THE REAR 5 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 73

LOTS 46 AND 47, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 74

LOTS 16 TO 21, INCLUSIVE, EXCEPT THE REAR 5 FEET OF SAID LOTS, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 75

LOTS 10 TO 15, INCLUSIVE, EXCEPT THE REAR 5 FEET OF LOT 12, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 76

LOTS 38 TO 43, INCLUSIVE, EXCEPT THE REAR 5 FEET, AND LOTS 44 AND 45, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 83

LOT 10, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 84

LOTS 11 AND 12, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 85

LOTS 44 AND 45, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 91

PARCEL A:

WEST 43 FEET OF LOTS 1 TO 4, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND

EAST 25 FEET OF WEST 68 FEET OF LOTS 1 TO 4, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND

WEST 28 FEET, 7 INCHES OF EAST 52 FEET OF LOTS 1 TO 4, BLOCK 10, ELYRIA, EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED OCTOBER 19, 1895 IN BOOK 1079 AT PAGE 113, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND

THAT PART OF LOTS 1 THROUGH 4, BLOCK 10, ELYRIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF FISK AVENUE, NOW 47TH AVENUE, 93 FEET AND 1 INCH EAST OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ACROSS SAID LOTS 1, 2, 3 AND 4, 100 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE AT RIGHT ANGLES EAST ALONG SAID LAST NAMED LINE 23 FEET 5 INCHES; THENCE AT RIGHT ANGLES NORTH 100 FEET TO THE SOUTH LINE OF 47TH AVENUE; THENCE AT RIGHT ANGLES WEST ALONG SAID SOUTH LINE OF 47TH AVENUE 23 FEET AND 5 INCHES TO PLACE OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND

LOTS 5 AND 6, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND

LOTS 7 AND 8, EXCEPT THE REAR 5 FEET OF LOT 8, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND

LOT 9, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 92

LOTS 39 TO 43, INCLUSIVE, EXCEPT THE REAR 5 FEET OF LOTS 40, 41 AND 42, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 93

LOTS 13 AND 14, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPT THAT PORTION OF SAID LOT 14 CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, BY THE DEED RECORDED OCTOBER 1, 2004 UNDER RECEPTION NO.

2004206346.

Parcel 97

PARCEL 1 (CDOT PARCEL 307X)

A PARCEL OF LAND NO. 307X OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. IR-IM(CX) 070-4(145) UNIT 3 IN LOTS 17 THRU 22 AND 25 THRU 29, ALONG WITH ADJOINING ALLEY, BLOCK 4, WEST ELYRIA, A SUBDIVISION LYING IN THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CN 1/16 CORNER OF SECTION 23, A 3 1/4" ALUMINUM CAP IN RANGE BOX WITH NO LID, STAMPED "LS 13155"; THENCE NORTH 79 DEGREES 48 MINUTES 04 SECONDS WEST, A DISTANCE OF 241.25 FEET TO THE TRUE POINT OF BEGINNING;

1. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 146.49 FEET, A DISTANCE OF 83.24 FEET, (THE CHORD OF SAID ARC BEARS NORTH 30 DEGREES 29 MINUTES 42 SECONDS EAST, A DISTANCE OF 82.12 FEET);
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 326.94 FEET, A DISTANCE OF 192.49 FEET, (THE CHORD OF SAID ARC BEARS NORTH 63 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE OF 189.72 FEET), TO THE WEST RIGHT OF WAY LINE OF FRANKLIN ST.;
3. THENCE, ALONG THE WEST RIGHT OF WAY LINE OF FRANKLIN ST. (SEPTEMBER 2004), NON-TANGENT TO THE PREVIOUS COURSE, SOUTH 0 DEGREES 06 MINUTES 50 SECONDS EAST, A DISTANCE OF 98.74 FEET, TO A NON-TANGENT CURVE;
4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 130.89 FEET, A DISTANCE OF 80.93 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 81 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 79.64 FEET);
5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 111.04 FEET, A DISTANCE OF 66.05 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 80 DEGREES 54 MINUTES 59 SECONDS WEST, A DISTANCE OF 65.08 FEET);
6. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 49.16 FEET, A DISTANCE OF 69.75 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 60 DEGREES 29 MINUTES 53 SECONDS WEST, A DISTANCE OF 64.05 FEET);
7. THENCE SOUTH 80 DEGREES 06 MINUTES 01 SECONDS WEST, NON-TANGENT TO THE PREVIOUS COURSE, A DISTANCE OF 13.35 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING A 16-FOOT ALLEY AS SHOWN IN BLOCK 4, AMENDED PLAT OF ELYRIA, WEST ELYRIA AND MOUAT'S ADDITION, FROM RESURVEY MADE IN FEBRUARY & MARCH, 1892, IN THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 2 (CDOT PARCEL 313X)

A PARCEL OF LAND NO. 313X OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. IR-IM(CX) 070-4(145) UNIT 3 IN LOTS 16 THRU 22 AND 31 THRU 35, BLOCK 10, ELYRIA, A SUBDIVISION LYING IN THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CN 1/16 CORNER OF SECTION 23, A 3 1/4" ALUMINUM CAP IN RANGE BOX WITH NO LID, STAMPED "LS 13155"; THENCE NORTH 9 DEGREES 24 MINUTES 30 SECONDS EAST, A DISTANCE OF 209.29 FEET TO THE EAST RIGHT OF WAY LINE OF FRANKLIN STREET (SEPTEMBER 2004) AND THE TRUE POINT OF BEGINNING;

1. THENCE NORTH 81 DEGREES 45 MINUTES 55 SECONDS EAST, A DISTANCE OF 174.12 FEET;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1360.40 FEET, A DISTANCE OF 68.10 FEET, (THE CHORD OF SAID ARC BEARS NORTH 89 DEGREES 11 MINUTES 58 SECONDS EAST, A DISTANCE OF 68.09 FEET), TO THE WEST RIGHT OF WAY LINE OF BALDWIN

COURT (SEPTEMBER 2004);

3. THENCE ALONG THE WEST RIGHT OF WAY LINE OF BALDWIN COURT (SEPTEMBER 2004), NON-TANGENT TO THE PREVIOUS COURSE, SOUTH 0 DEGREES 06 MINUTES 50 SECONDS EAST, A DISTANCE OF 65.58 FEET;

4. THENCE SOUTH 71 DEGREES 07 MINUTES 40 SECONDS WEST, A DISTANCE OF 81.33 FEET;

5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1951.35 FEET, A DISTANCE OF 171.80 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 71 DEGREES 31 MINUTES 01 SECONDS WEST, A DISTANCE OF 171.75 FEET), TO THE EAST RIGHT OF WAY LINE OF FRANKLIN STREET (SEPTEMBER 2004);

6. THENCE NORTH 0 DEGREES 06 MINUTES 50 SECONDS WEST, NON-TANGENT TO THE PREVIOUS COURSE AND ALONG SAID EAST RIGHT OF WAY LINE OF FRANKLIN STREET, A DISTANCE OF 113.33 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 3 (CDOT PARCEL 323X)

A PARCEL OF LAND NO. 323X OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. IR-IM(CX) 070-4(145) UNIT 3 IN LOTS 16 THRU 18, BLOCK 11, ELYRIA, A SUBDIVISION LYING IN THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CN 1/16 CORNER OF SECTION 23, A 3 1/4" ALUMINUM CAP IN RANGE BOX WITH NO LID, STAMPED "LS 13155"; THENCE NORTH 53 DEGREES 53 MINUTES 11 SECONDS EAST, A DISTANCE OF 413.61 FEET TO THE EAST RIGHT OF WAY LINE OF BALDWIN COURT (SEPTEMBER 2004) AND THE TRUE POINT OF BEGINNING;

1. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1360.40 FEET, A DISTANCE OF 45.15 FEET, (THE CHORD OF SAID ARC BEARS NORTH 88 DEGREES 07 MINUTES 03 SECONDS EAST, A DISTANCE OF 45.15 FEET);

2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 23.79 FEET, A DISTANCE OF 43.67 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 08 DEGREES 28 MINUTES 43 SECONDS WEST, A DISTANCE OF 37.79 FEET);

3. THENCE SOUTH 71 DEGREES 07 MINUTES 40 SECONDS WEST, A DISTANCE OF 41.69 FEET, NON-TANGENT TO THE PREVIOUS COURSE, TO THE EAST RIGHT OF WAY LINE OF BALDWIN COURT;

4. THENCE NORTH 0 DEGREES 06 MINUTES 51 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE OF BALDWIN COURT, A DISTANCE OF 49.38 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 4

A PORTION OF VACATED FRANKLIN STREET, AMENDED PLAT OF ELYRIA, WEST ELYRIA AND MOUAT'S ADDITION, FROM RESURVEY MADE IN FEBRUARY & MARCH, 1892 IN THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID VACATION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CN 1/16 CORNER OF SAID SECTION 23, A 3 1/4" ALUMINUM CAP IN RANGE BOX WITH NO LID, STAMPED "LS 13155"; THENCE NORTH 9 DEGREES 24 MINUTES 30 SECONDS EAST, A DISTANCE OF 209.29 FEET TO THE EAST RIGHT OF WAY LINE OF FRANKLIN STREET AND THE POINT OF BEGINNING;

1. THENCE SOUTH 0 DEGREES 06 MINUTES 50 SECONDS EAST, A DISTANCE OF 113.33 FEET, ALONG SAID EAST RIGHT OF WAY LINE OF FRANKLIN STREET, TO A NON-TANGENT CURVE;

2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1951.35 FEET, A DISTANCE OF 23.05 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 74 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 23.05 FEET), TO A NON-TANGENT CURVE;

3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.89 FEET, A DISTANCE OF 39.84 FEET, (THE CHORD OF SAID ARC BEARS NORTH 72 DEGREES 20 MINUTES 37 SECONDS WEST, A DISTANCE OF 39.69 FEET), TO THE WEST RIGHT OF WAY LINE OF FRANKLIN STREET, AND NON-TANGENT TO THE FOLLOWING COURSE:

4. THENCE NORTH 0 DEGREES 06 MINUTES 50 SECONDS WEST, A DISTANCE OF 98.74 FEET, ALONG SAID WEST RIGHT OF WAY LINE OF FRANKLIN STREET, TO A NON-TANGENT CURVE;
5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 326.94 FEET, A DISTANCE OF 7.18 FEET, (THE CHORD OF SAID ARC BEARS NORTH 81 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 7.18 FEET;
6. THENCE NORTH 81 DEGREES 45 MINUTES 55 SECONDS EAST, A DISTANCE OF 53.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 5

A PORTION OF VACATED BALDWIN COURT, AMENDED PLAT OF ELYRIA, WEST ELYRIA AND MOUAT'S ADDITION, FROM RESURVEY MADE IN FEBRUARY & MARCH, 1892, IN THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID VACATION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CN 1/16 CORNER OF SECTION 23, A 3 1/4" ALUMINUM CAP IN RANGE BOX WITH NO LID, STAMPED "LS 13155"; THENCE NORTH 53 DEGREES 53 MINUTES 11 SECONDS EAST, A DISTANCE OF 413.61 FEET TO THE EAST RIGHT OF WAY LINE OF BALDWIN COURT (SEPTEMBER 2004) AND THE POINT OF BEGINNING:

1. THENCE SOUTH 0 DEGREES 06 MINUTES 51 SECONDS EAST, A DISTANCE OF 49.38 FEET, ALONG SAID EAST RIGHT OF WAY LINE TO BALDWIN COURT;
2. THENCE SOUTH 71 DEGREES 07 MINUTES 40 SECONDS WEST, A DISTANCE OF 63.37 FEET, TO THE WEST RIGHT OF WAY LINE OF BALDWIN COURT;
3. THENCE NORTH 0 DEGREES 06 MINUTES 50 SECONDS WEST, A DISTANCE OF 65.58 FEET, ALONG SAID WEST RIGHT OF WAY LINE OF BALDWIN COURT, TO A NON-TANGENT CURVE;
4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1360.40 FEET, A DISTANCE OF 60.15 FEET, (THE CHORD OF SAID ARC BEARS NORTH 85 DEGREES 54 MINUTES 01 SECONDS EAST, A DISTANCE OF 60.15 FEET), TO THE POINT OF BEGINNING.

Parcel 98

A PARCEL OF LAND NO. 321X OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. IR-IM(CX) 070-4(145) UNIT 3, MORE OR LESS IN LOTS 37 AND 38, BLOCK 10, ELYRIA, A SUBDIVISION LYING IN THE N. 1/2 OF THE N. 1/2 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE C.N. 1/16 CORNER OF SAID SECTION 23; THENCE NORTH 25 DEGREES 04 MINUTES 48 SECONDS EAST, A DISTANCE OF 363.47 FEET TO A POINT ON THE NORTHWEST CORNER OF SAID LOT 38, SAID NORTHWEST CORNER ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE ALONG THE NORTH LOT LINE NORTH 89 DEGREES 52 MINUTES 49 SECONDS EAST, A DISTANCE OF 120.00 FEET TO THE WEST RIGHT OF WAY LINE OF BALDWIN COURT (SEPTEMBER 2004);
2. THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00 DEGREES 06 MINUTES 47 SECONDS EAST, A DISTANCE OF 10.23 FEET;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 17.55 FEET, A DISTANCE OF 17.98 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 54 DEGREES 59 MINUTES 22 SECONDS WEST, A DISTANCE OF 17.20 FEET);
4. THENCE SOUTH 82 DEGREES 31 MINUTES 59 SECONDS WEST, A DISTANCE OF 106.77 FEET TO THE WEST LINE OF SAID LOT 37;
5. THENCE ALONG SAID WEST LOT LINE EXTENDED NORTH 00 DEGREES 06 MINUTES 50 SECONDS WEST, A DISTANCE OF 33.72 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS: THE BEARING OF NORTH 32 DEGREES 43 MINUTES 34 SECONDS EAST BETWEEN GPS STATIONS "PEARL" (3-1/4" CAP IN RANGE BOX) AND "TOWER" (3-1/4" TABLET IN SIDEWALK), SHOWN ON THE SURVEY CONTROL DIAGRAM FILED BY LUND PARTNERSHIP FOR COLORADO DEPARTMENT OF TRANSPORTATION PROJECT NO. IM-IR(CX) 70-4 (145) (BEARINGS ARE STATED THEREIN AS HAVING BEEN ROTATED CLOCKWISE 00 DEGREES 19 MINUTES 51.12 SECONDS FROM GRID BEARINGS OF THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE)

Parcel 101

PARCEL A:

LOTS 12 AND 13, BLOCK 11, EXCEPT THE REAR OR EASTERLY 5 FEET THEREOF, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,
EXCEPT THAT PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, BY THE DEED RECORDED OCTOBER 1, 2004 UNDER RECEPTION NO. 2004206348.

Parcel 110

AN EXCESS PARCEL OF LAND NO. 326X OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. IR-IM(CX) 070-4(145) UNIT 3 CONTAINING 0.313 ACRES/13,648 SQUARE FEET, MORE OR LESS, IN LOTS 40 THRU 45, BLOCK 11, ELYRIA, A SUBDIVISION LYING IN THE NORTH HALF OF THE NORTH HALF OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID EXCESS PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C.N. 1/16 CORNER OF SAID SECTION 23; THENCE NORTH 42 DEGREES 14 MINUTES 42 SECONDS EAST, A DISTANCE OF 682.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 45, SAID LOT CORNER ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE ALONG THE NORTH LINE OF SAID LOT NORTH 89 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 104.12 FEET;
2. THENCE SOUTH 13 DEGREES 52 MINUTES 09 SECONDS WEST, A DISTANCE OF 19.97 FEET;
3. THENCE SOUTH 06 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 56.03 FEET;
4. THENCE SOUTH 12 DEGREES 50 MINUTES 25 SECONDS WEST, A DISTANCE OF 77.01 FEET TO THE SOUTH LINE OF SAID LOT 40;
5. THENCE ALONG THE SAID SOUTH LOT LINE SOUTH 89 DEGREES 52 MINUTES 31 SECONDS WEST, A DISTANCE OF 75.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 40;
6. THENCE ALONG THE WEST LINE OF SAID LOTS 40 THRU 45, NORTH 00 DEGREES 06 MINUTES 49 SECONDS WEST, A DISTANCE OF 150.10 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS: THE BEARING OF NORTH 32 DEGREES 43 MINUTES 34 SECONDS EAST BETWEEN GPS STATIONS "PEARL" (3-1/4" CAP IN RANGE BOX) AND "TOWER" (3-1/4" TABLET IN SIDEWALK), SHOWN ON THE SURVEY CONTROL DIAGRAM FILED BY LAND PARTNERSHIP FOR COLORADO DEPARTMENT OF TRANSPORTATION PROJECT NO. IM-IR(CX) 70-4 (145) (BEARINGS ARE STATED THEREIN AS HAVING BEEN ROTATED CLOCKWISE 00 DEGREES 19 MINUTES 51.12 SECONDS FROM GRID BEARINGS OF THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE).

PREPARED BY AND FOR THE
COLORADO DEPARTMENT OF TRANSPORTATION
IRV MALLO
2000 S. HOLLY ST.
DENVER, CO 80222

Parcel 154

LOTS 15 AND 16, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION,
STATE OF COLORADO, BY THE DEED RECORDED OCTOBER 1, 2004 UNDER RECEPTION NO.
2004206345.

Parcel 156

LOTS 11 AND 12, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

Parcel 158

LOT 9, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

Parcel 159

LOT 8, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

Parcel 160

LOTS 5 TO 7, INCLUSIVE, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF
COLORADO,

Parcel 161

LOTS 1 TO 4, INCLUSIVE, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF
COLORADO,

Parcel 162

THE NORTH HALF OF LOT 36, AND ALL OF LOTS 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 AND 48, BLOCK
4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

Parcel 163

LOTS 31 AND 32, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,
AND
LOTS 33, 34, 35 AND THE SOUTH 1/2 OF LOT 36, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF
DENVER, STATE OF COLORADO,

EXCEPT THOSE PORTIONS OF SAID LOTS 31, 32 AND 33 CONVEYED TO THE DEPARTMENT OF
TRANSPORTATION, STATE OF COLORADO, BY THE DEED RECORDED OCTOBER 1, 2004 UNDER
RECEPTION NO. 2004206343.



10/26/2016 08:56 AM
City & County of Denver
Electronically Recorded

R \$16.00

WD

D \$0.00

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 25 day of October, 2016, by MAGDALENA MARMOLEJO, whose address is 4741 Brighton Blvd., Denver, CO 80216-2214 ("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 TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars (\$295,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on Exhibit A attached hereto and incorporated herein ("Property");

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

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

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

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

Magdalena Marmolejo
MAGDALENA MARMOLEJO

THOMAS J. BLAKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874017358
MY COMMISSION EXPIRES AUG. 29, 2017

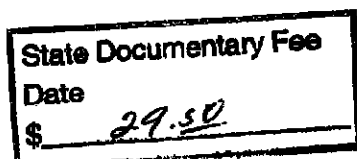
STATE OF Colorado)

)ss.

COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 25 day of October, 2016 by
MAGDALENA MARMOLEJO.

Witness my hand and official seal.
My commission expires: 8-29-17



Thomas J. Blake
Notary Public



70516405

Exhibit A

LOTS 36 AND 37, BLOCK 8, ELYRIA, EXCEPT THE REAR 5 FEET THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

05/08/2018 01:43 PM
City & County of Denver
Electronically Recorded

R \$28.00

BSD

2018054438

Page: 1 of 4

D \$0.00

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Denver, Colorado 80202

BARGAIN AND SALE DEED

[Statutory Form - C.R.S. § 38-30-115]

The **REGIONAL TRANSPORTATION DISTRICT**, a political subdivision of the State of Colorado, whose street address is 1660 Blake Street, Denver, Colorado 80202, for the consideration of Three Hundred Two Thousand Three Hundred Fifty Five Dollars (\$302,355) and other good and valuable consideration, in hand paid, hereby sells and conveys to **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, the real property located in the City and County of Denver, State of Colorado that is described on Exhibit A attached hereto and made a part hereof, with all its appurtenances.

Signed this 26th day of APRIL, 2018.

REGIONAL TRANSPORTATION DISTRICT

By: [Signature]
Henry J. Stopplecamp, P.E.
AGM, Capital Programs

Date: 04/26/18

**APPROVED AS TO LEGAL FORM FOR THE
REGIONAL TRANSPORTATION DISTRICT**

By: [Signature]
Aimée J. Beckwith
Associate General Counsel

Date: 4/23/18

State Documentary Fee

Date

\$ exempt.


Notary Public

EXHIBIT A

Legal Description

DATE: OCTOBER 20, 2017

DESCRIPTION

A tract or parcel of land No. RW-23 of the City and County of Denver Contract No. 2015-PROJMSTR-0000301, Brighton Boulevard Preliminary Design 44th Street to Race Court, containing 6,719 square feet (0.154 acres), more or less, being a portion of Block 44, of the Keeners Subdivision, in the SE ¼ of Section 14, Township 3 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a 2 inch aluminum cap in Range Box as the range point at the intersection of the 20.00' range line in Brighton Blvd and the southerly line of the Burlington Northern and Santa Fe Railroad;

Thence South 22°39'03" West, a distance of 51.79 feet to a point on the easterly line of said Block 44 and the westerly right-of-way line of Brighton Blvd., the TRUE POINT OF BEGINNING;

Thence along the easterly line of said Block 44 and the westerly right-of-way line of Brighton Blvd., South 00°04'04" East, a distance of 301.09 feet;

Thence North 45°18'02" West, a distance of 29.49 feet;

Thence North 89°56'44" West, a distance of 9.06 feet;

Thence along a line parallel with and 30.00 feet distant from the easterly line of said Block 44, North 00°04'04" West, a distance of 100.45 feet;

Thence North 05°35'48" East, a distance of 105.85 feet to a point of non-tangent curve;

Thence on the arc of a non-tangent curve to the right whose center bears South 83°59'04" East having a radius of 257.00 feet, a central angle of 17°14'22", a distance of 77.33 feet, (a chord bearing North 14°38'07" East, a distance of 77.04 feet) to the TRUE POINT OF BEGINNING.

The above described parcel contains 6,719 square feet (0.154 acres), more or less.

4-13-18



Basis of Bearings: All bearings used hereon are based on the 20 foot range line along Brighton Blvd., between 48th Street and 49th Street, being North 00°04'04" West, as measured using the City and County of Denver Mapping Projection (CCD LOCAL), as monumented at 48th street by a 2" aluminum cap and at 49th Street by a 2" aluminum cap.

**For and on behalf of the
City and County of Denver
Douglas H. Ort III, PLS 37066
(303) 501-1221
1675 Broadway, Suite 200
Denver, CO 80202**

4-13-18




2018141608

Page: 1 of 7

11/01/2018 03:05 PM
City & County of Denver
Electronically Recorded

R \$43.00

WD

D \$34.00



State Documentary Fee
Date:
\$34.00

Special Warranty Deed

(Pursuant to 38-30-115 C.R.S.)

THIS DEED, made on this 31 day of October, 2018 by 51ST & BRIGHTON LLC, A COLORADO LIMITED LIABILITY COMPANY Grantor(s), of the City and County of Denver and State of Colorado for the consideration of (\$340,000.00) ***Three Hundred Forty Thousand and 00/100*** dollars in hand paid, hereby sells and conveys to CITY AND COUNTY OF DENVER, A HOME RULE CITY AND MUNICIPAL CORPORATION OF THE STATE OF COLORADO whose street address is 201 W COLFAX AVE DEPARTMENT 1010, DENVER, CO 80202, County of Denver, and State of Colorado, the following real property in the City and County of Denver, and State of Colorado, to wit:

See attached "Exhibit A"

also known by street and number as: VACANT LAND, DENVER, CO

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s) except for general taxes and assessments for the year 2018 and subsequent years and those matters as shown on attached Exhibit B

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SEE ATTACHED SIGNATURE PAGE

When recorded return to: CITY AND COUNTY OF DENVER, A HOME RULE CITY AND MUNICIPAL CORPORATION OF THE STATE OF COLORADO
201 W COLFAX AVE DEPARTMENT 1010, DENVER, CO 80202



Special Warranty Deed Open

SIGNATURE PAGE

51ST & BRIGHTON LLC, A COLORADO LIMITED
LIABILITY COMPANY

BY: THE WESTERN STOCK SHOW ASSOCIATION,
ITS MEMBER

By: Paul D. Andrews

PAUL D. ANDREWS, C.E.O.

State of Colorado)

County of Denver)

)ss.

The foregoing instrument was acknowledged before me on this 30 day of October, 2018 by PAUL D. ANDREWS AS C.E.O. OF THE WESTERN STOCK SHOW ASSOCIATION AS MEMBER OF 51ST & BRIGHTON LLC, A COLORADO LIMITED LIABILITY COMPANY

Witness my hand and official seal

My Commission expires: 8-29-21

Thomas J Blake
Notary Public

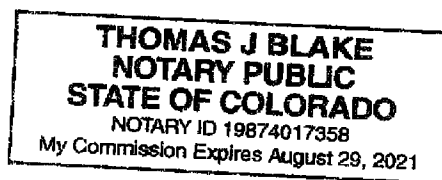


EXHIBIT "A"

DATE: MARCH 01, 2018

DESCRIPTION

That tract or parcel of land No. RW-24A of the City and County of Denver Contract No. 2015-PROJMSTR-0000301, Brighton Boulevard Preliminary Design 44th Street to Race Court, containing 2,019 square feet (0.046 acres), more or less, being a portion of that parcel of land described to 51st & Brighton LLC and recorded with the Clerk and Records Office under Reception Number 2016052121, in the NE ¼ of Section 23, Township 3 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a 2 inch aluminum cap in Range Box as the range point at the intersection of the 20.00' range line in Brighton Blvd and the southerly line of the Burlington Northern and Santa Fe Railroad;

Thence South 09°50'44" East, a distance of 235.53 feet to a point at a southwesterly corner of the 51st & Brighton LLC parcel, being in the easterly right-of-way line of Brighton Blvd., the TRUE POINT OF BEGINNING;

Thence along the westerly right-of-way line of Brighton Blvd., North 00°04'04" West, a distance of 8.00 feet;

Thence along a line parallel with and 8.00 feet distant from the southerly line of said 51st & Brighton LLC parcel, South 89°56'53" East, a distance of 252.32 feet;

Thence South 00°03'07" West, a distance of 8.00 feet to a point on the southerly line of said 51st and Brighton LLC Parcel;

Thence along the southerly line of said 51st & Brighton LLC Parcel, North 89°56'53" West, a distance of 252.31 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 2,019 square feet (0.046 acres), more or less.

Basis of Bearings: All bearings used hereon are based on the 20 foot range line along Brighton Blvd., between 48th Street and 49th Street, being North 00°04'04" West, as measured using the City and County of Denver Mapping Projection (CCD_LOCAL), as monumented at 48th street by a 2" aluminum cap and at 49th Street by a 2" aluminum cap.

For and on behalf of the
City and County of Denver
Douglas H. Ort III, PLS 37066
(303) 501-1221
1675 Broadway, Suite 200
Denver, CO 80202

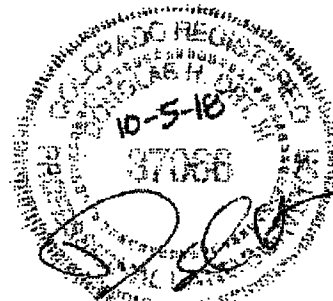


EXHIBIT "A"

DATE: MARCH 01, 2018

DESCRIPTION

That tract or parcel of land No. RW-24B of the City and County of Denver Contract No. 2015-PROJMSTR-0000301, Brighton Boulevard Preliminary Design 44th Street to Race Court, containing 7,318 square feet (0.168 acres), more or less, being a portion of that parcel of land described to 51st & Brighton LLC and recorded with the Clerk and Records Office under Reception Number 2016052121, in the NE ¼ of Section 23, Township 3 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a 2 inch aluminum cap in Range Box as the range point at the intersection of the 20.00' range line in Brighton Blvd and the southerly line of the Burlington Northern and Santa Fe Railroad;

Thence South 10°11'15" East, a distance of 227.65 feet to a point at a westerly line of the 51st & Brighton LLC parcel, being 8.00 feet distant from the southwesterly corner of said 51st & Brighton LLC parcel, and being in the easterly right-of-way line of Brighton Blvd., the TRUE POINT OF BEGINNING;

Thence along the westerly right-of-way line of Brighton Blvd., North 00°04'04" West, a distance of 29.00 feet to the southwesterly corner of a parcel of land described by deed to Colorado Postal Holdings, LLC and recorded with the Clerk and Records Office under Reception Numbers 2011124747, 2012114034, 2012114035 and 2012114037;

Thence along the southerly line of said Colorado Postal Holdings LLC parcel, South 89°56'53" East, a distance of 252.39 feet to the southeasterly corner of said Colorado Postal Holdings LLC parcel;

Thence South 00°03'07" West, a distance of 29.00 feet;

Thence along a line parallel with and 8.00 feet distant from the southerly line of said 51st & Brighton LLC parcel, North 89°56'53" West, a distance of 252.32 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 7,318 square feet (0.168 acres), more or less.

Basis of Bearings: All bearings used hereon are based on the 20 foot range line along Brighton Blvd., between 48th Street and 49th Street, being North 00°04'04" West, as measured using the City and County of Denver Mapping Projection (CCD_LOCAL), as monumented at 48th street by a 2" aluminum cap and at 49th Street by a 2" aluminum cap.

For and on behalf of the
City and County of Denver
Douglas H. Ort III, PLS 37066
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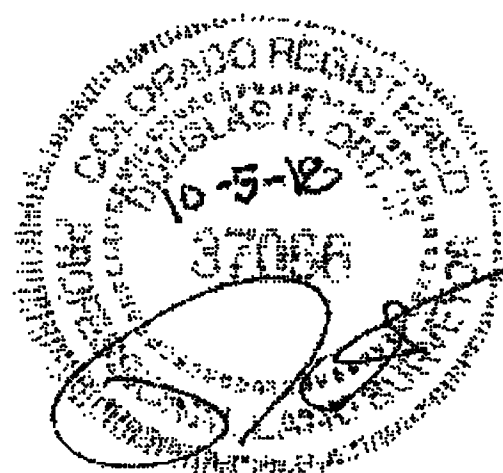


EXHIBIT "A"

DATE: OCTOBER 20, 2017

DESCRIPTION

A tract or parcel of land No. RW-26 of the City and County of Denver Contract No. 2015-PROJMSTR-0000301, Brighton Boulevard Preliminary Design 44th Street to Race Court, containing 198 square feet (0.005 acres), more or less, being a portion of that parcel of land described to 51st & Brighton LLC and recorded with the Clerk and Records Office under Reception Number 2016052121, in the SE ¼ of Section 14, Township 3 South, Range-68 West, of the 6th Principal Meridian, City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a 2 inch aluminum cap in Range Box as the range point at the intersection of the 20.00' range line in Brighton Blvd and the southerly line of the Burlington Northern and Santa Fe Railroad;

Thence South 43°23'57" East, a distance of 89.17 feet to a point on the southerly line of said 51st & Brighton LLC parcel to the TRUE POINT OF BEGINNING;

Thence along the southerly line of said 51st & Brighton LLC parcel, North 89°56'53" West, a distance of 13.00 feet to a point on the easterly right-of-way line of Brighton Blvd.;

Thence along the easterly line of said Brighton Blvd., North 45°26'55" East, a distance of 56.55 feet;

Thence South 39°10'14" West, a distance of 30.55 feet;

Thence South 26°34'42" West, a distance of 17.89 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 198 square feet (0.005 acres), more or less.

Basis of Bearings: All bearings used hereon are based on the 20 foot range line along Brighton Blvd., between 48th Street and 49th Street, being North 00°04'04" West, as measured using the City and County of Denver Mapping Projection (CCD_LOCAL), as monumented at 48th street by a 2" aluminum cap and at 49th Street by a 2" aluminum cap.

For and on behalf of the
City and County of Denver
Douglas H. Ort III, PLS 37066
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Denver, CO 80202

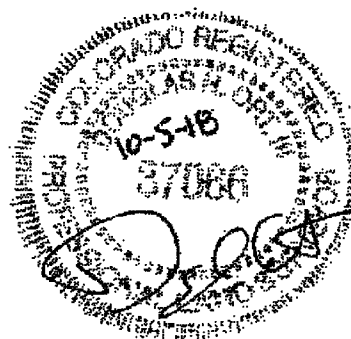


EXHIBIT B

1. EXISTING LEASES AND TENANCIES, IF ANY.
2. EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED OCTOBER 15, 1964 IN BOOK 9322 AT PAGE 475.
3. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ENVIRONMENTAL COVENANT RECORDED APRIL 20, 2017 UNDER RECEPTION NO. 2017052620.
4. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 20180115 (SERIES OF 2018) RECORDED MARCH 16, 2018 UNDER RECEPTION NO. 2018031427.