

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: April 9, 2024

ROW #: 2021-DEDICATION-0000075 **SCHEDULE #:** 1) 0502205064000, 2) 0502205065000,
3) 0502205066000, and 4) 0502205067000

TITLE: This request is to dedicate four City-owned parcels of land as Public Right-of-Way as 1) East Colfax Avenue, located at the intersection of East Colfax Avenue and North Corona Street, 2) North Downing Street, located at the intersection of North Downing Street and East Colfax Avenue, 3) Public Alley, bounded by East 14th Avenue, North Downing Street, East Colfax Avenue, and North Corona Street, and 4) North Downing Street, located near the intersection of North Downing Street and East Colfax 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) East Colfax Avenue, 2) North Downing Street, 3) Public Alley, and 4) North Downing Street. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "SEC of Corona & Colfax."

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of land for Public Right-of-Way purposes as 1) East Colfax Avenue, 2) North Downing Street, 3) Public Alley, and 4) North Downing Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2021-DEDICATION-0000075-001, 002, 003, 004) HERE.

A map of the area to be dedicated is attached.

GB/TB/LRA



cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Chris Hinds, District # 10
Councilperson Aide, Haley Clark
Councilperson Aide, Shelly Oren
Councilperson Aide, Paul Rosenthal
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, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Thomas Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2021-DEDICATION-0000075

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

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

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: April 9, 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 four City-owned parcels of land as Public Right-of-Way as 1) East Colfax Avenue, located at the intersection of East Colfax Avenue and North Corona Street, 2) North Downing Street, located at the intersection of North Downing Street and East Colfax Avenue, 3) Public Alley, bounded by East 14th Avenue, North Downing Street, East Colfax Avenue, and North Corona Street, and 4) North Downing Street, located near the intersection of North Downing Street and East Colfax Avenue.

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

4. Contact Person:

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

Proposing a new mixed-use structure. The developer has been asked to dedicate four parcels as 1) East Colfax Avenue, 2) North Downing Street, 3) Public Alley, and 4) North Downing Street.

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

7. **City Council District:** Chris Hinds, District # 10

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: 2021-DEDICATION-0000075

Description of Proposed Project: Proposing a new mixed-use structure. The developer has been asked to dedicate four parcels as 1) East Colfax Avenue, 2) North Downing Street, 3) Public Alley, and 4) North Downing 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) East Colfax Avenue, 2) North Downing Street, 3) Public Alley, and 4) North Downing 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

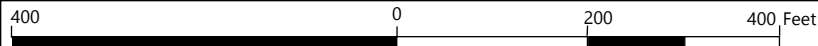
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) East Colfax Avenue, 2) North Downing Street, 3) Public Alley, and 4) North Downing Street, as part of the development project called, "SEC of Corona & Colfax."



Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels



PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000075-001:

LAND DESCRIPTION - STREET PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 6TH DAY OF JULY, 2021, AT RECEPTION NUMBER 2021127443 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 1 THROUGH 5 AND OUTLOT B, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER, AND LOTS 13 THROUGH 17, BLOCK 37, PARK AVENUE ADDITION TO DENVER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 18' RANGE LINE OF CORONA STREET TO BEAR SOUTH 00°45'01" EAST, A DISTANCE OF 600.17 FEET BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 38162" IN CONCRETE WALK AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET, AND A FOUND NO. 6 REBAR WITH ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF 14TH AVENUE AND CORONA STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET; THENCE SOUTH 28°19'35" EAST A DISTANCE OF 90.73 FEET TO NORTHWESTERLY CORNER OF LOT 1, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 104, AND BLOCK 37, PARK AVENUE ADDITION TO DENVER, NORTH 89°49'02" EAST, A DISTANCE OF 258.32 FEET TO THE NORTHEASTERLY CORNER OF LOT 13, SAID BLOCK 37; THENCE ALONG THE EASTERLY LINE OF SAID LOT 13, BLOCK 37, SOUTH 00°41'41" EAST, A DISTANCE OF 7.00 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 7.00 FEET SOUTHERLY THEREFROM, SAID NORTHERLY LINE OF BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER, AND BLOCK 37, PARK AVENUE ADDITION TO DENVER, SOUTH 89°49'02" WEST, A DISTANCE OF 258.31 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1, BLOCK 104; THENCE ALONG SAID WESTERLY LINE OF LOT 1, NORTH 00°45'01" WEST A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,808 SQ. FT. OR 0.04 ACRES, MORE OR LESS

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000075-002:

LAND DESCRIPTION - STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 6TH DAY OF JULY, 2021, AT RECEPTION NUMBER 2021127443 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 13, BLOCK 37, PARK AVENUE ADDITION TO DENVER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 18' RANGE LINE OF CORONA STREET TO BEAR SOUTH 00°45'01" EAST, A DISTANCE OF 600.17 FEET BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 38162" IN CONCRETE WALK AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET, AND A FOUND NO. 6 REBAR WITH ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF 14TH AVENUE AND CORONA STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET; THENCE SOUTH 28°19'35" EAST A DISTANCE OF 90.73 FEET TO NORTHWESTERLY CORNER OF LOT 1, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 104, AND BLOCK 37, PARK AVENUE ADDITION TO DENVER, NORTH 89°49'02" EAST, A DISTANCE OF 258.32 FEET TO THE NORTHEASTERLY CORNER OF LOT 13, SAID BLOCK 37; THENCE ALONG THE EASTERLY LINE OF SAID LOT 13, SOUTH 00°41'41" EAST, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY LINE OF LOT 13, SOUTH 00°41'41" EAST A DISTANCE OF 78.10 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER AT RECEPTION NO. 2014048615; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, SOUTH 89°30'23" WEST, A DISTANCE OF 2.00 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 2.00 FEET WESTERLY THEREFROM, SAID EASTERLY LINE OF LOT 13, NORTH 00°41'41" WEST, A DISTANCE OF 78.11 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 7.00 FEET SOUTHERLY THEREFROM, THE NORTHERLY LINE OF SAID LOT 13, NORTH 89°49'02" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 156 SQ. FT. OR 0.01 ACRES, MORE OR LESS

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000075-003:

LAND DESCRIPTION - ALLEY PARCEL NO. 3

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 6TH DAY OF JULY, 2021, AT RECEPTION NUMBER 2021127443 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 6 THROUGH 10, BLOCK 104, E.F. HALLACK'S ADDITION TO DENVER, A PORTION OF LOT 5, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER, AND A PORTION OF THAT VACATED ALLEY DESCRIBED IN ORDINANCE 237, SERIES 2014, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 18' RANGE LINE OF CORONA STREET TO BEAR SOUTH 00°45'01" EAST, A DISTANCE OF 600.17 FEET BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 38162" IN CONCRETE WALK AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET, AND A FOUND NO. 6 REBAR WITH ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF 14TH AVENUE AND CORONA STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET; THENCE SOUTH 28°19'35" EAST, A DISTANCE OF 90.73 FEET TO NORTHWESTERLY CORNER OF LOT 1, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER; THENCE SOUTH 49°52'06" EAST, A DISTANCE OF 162.79 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°30'23" EAST, A DISTANCE OF 2.10 FEET TO A POINT ON THE EASTERLY LINE OF LOT 5, SAID BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER; THENCE ALONG THE EASTERLY LINES OF SAID LOT 5, SAID LOTS 6 TO 10, BLOCK 104, E.F. HALLACK'S ADDITION TO DENVER, AND SAID VACATED ALLEY AS DESCRIBED IN ORDINANCE 237, SERIES 2014, SOUTH 00°43'18" EAST, A DISTANCE OF 140.46 FEET TO THE SOUTHERLY LINE OF THE NORTH 1/2 OF LOT 10, SAID BLOCK 104, E.F. HALLACK'S ADDITION TO DENVER; THENCE SOUTH 89°43'54" WEST, A DISTANCE OF 2.10 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 2.10 FEET WESTERLY THEREFROM, SAID EASTERLY LINES OF LOTS 6 TO 10, BLOCK 104, E.F. HALLACK'S ADDITION TO DENVER, SAID LOT 5, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER, AND SAID VACATED ALLEY AS DESCRIBED IN ORDINANCE 237, SERIES 2014, NORTH 00°43'18" WEST, A DISTANCE OF 140.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 295 SQ. FT. OR 0.01 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000075-004:

LAND DESCRIPTION - STREET PARCEL NO. 4

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 6TH DAY OF JULY, 2021, AT RECEPTION NUMBER 2021127443 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 13, BLOCK 37, PARK AVENUE ADDITION TO DENVER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 18' RANGE LINE OF CORONA STREET TO BEAR SOUTH 00°45'01" EAST, A DISTANCE OF 600.17 FEET BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 38162" IN CONCRETE WALK AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET, AND A FOUND NO. 6 REBAR WITH ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF 14TH AVENUE AND CORONA STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET; THENCE SOUTH 28°19'35" EAST, A DISTANCE OF 90.73 FEET TO NORTHWESTERLY CORNER OF LOT 1, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER; THENCE NORTH 89°49'02" EAST, A DISTANCE OF 258.32 FEET TO THE NORTHEASTERLY CORNER OF LOT 13, BLOCK 37, PARK AVENUE ADDITION TO DENVER; THENCE ALONG THE EASTERLY LINE OF SAID LOT 13, BLOCK 37, SOUTH 00°41'41" EAST, A DISTANCE OF 105.10 FEET TO THE SOUTHEASTERLY CORNER OF THAT PARCEL CONVEYED TO THE CITY AND COUNTY OF DENVER AT RECEPTION NUMBER 2014048615 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF LOT 13, BLOCK 37, SOUTH 00°41'41" EAST, A DISTANCE OF 11.50 FEET; THENCE SOUTH 89°30'23" WEST, A DISTANCE OF 2.00 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 2.00 FEET WESTERLY THEREFROM, SAID EASTERLY LINE OF LOT 13, BLOCK 37, NORTH 00°41'41" WEST, A DISTANCE OF 11.50 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO THE CITY AND COUNTY OF DENVER; THENCE ALONG SAID SOUTHERLY LINE OF SAID PARCEL CONVEYED TO THE CITY AND COUNTY OF DENVER, NORTH 89°30'23" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 23 SQ. FT. MORE OR LESS.



After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2021-Dedication-0000075
Asset Mgmt No.: 21-098

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 28 day of June, 2021, by **ROUTE 40 RE, LLC**, a Colorado limited liability company, whose address is 18 Inverness Place East, Englewood, CO 80112, United States (“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 Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) 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 Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) 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 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 Grantee, and its successors and assigns forever. 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 Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor.

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

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

ATTEST:

ROUTE 40 RE, LLC, a Colorado limited liability company

By: Consolidated Investment Group

By: [Signature]

Name: Tim Bertoch

Its: VP of Real Estate

STATE OF Colorado)

) ss.

COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 28 day of June, 2021 by Tim Bertoch, as Vice President of Real Estate of ROUTE 40 RE, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 1/11/2023

[Signature]
Notary Public



EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 5

LAND DESCRIPTION:

PARCEL 1:

A PORTION OF LOTS 1 THROUGH 5 AND OUTLOT B, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER, AND LOTS 13 THROUGH 17, BLOCK 37, PARK AVENUE ADDITION TO DENVER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

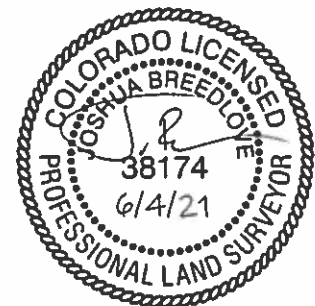
CONSIDERING THE 18' RANGE LINE OF CORONA STREET TO BEAR SOUTH 00°45'01" EAST, A DISTANCE OF 600.17 FEET BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 38162" IN CONCRETE WALK AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET, AND A FOUND NO. 6 REBAR WITH ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF 14TH AVENUE AND CORONA STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET; THENCE SOUTH 28°19'35" EAST A DISTANCE OF 90.73 FEET TO NORTHWESTERLY CORNER OF LOT 1, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 104, AND BLOCK 37, PARK AVENUE ADDITION TO DENVER, NORTH 89°49'02" EAST, A DISTANCE OF 258.32 FEET TO THE NORTHEASTERLY CORNER OF LOT 13, SAID BLOCK 37; THENCE ALONG THE EASTERLY LINE OF SAID LOT 13, BLOCK 37, SOUTH 00°41'41" EAST, A DISTANCE OF 7.00 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 7.00 FEET SOUTHERLY THEREFROM, SAID NORTHERLY LINE OF BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER, AND BLOCK 37, PARK AVENUE ADDITION TO DENVER, SOUTH 89°49'02" WEST, A DISTANCE OF 258.31 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1, BLOCK 104; THENCE ALONG SAID WESTERLY LINE OF LOT 1, NORTH 00°45'01" WEST A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,808 SQ. FT. OR 0.04 ACRES, MORE OR LESS

(CONTINUED ON SHEET 2)



JOB NUMBER: 20-74,610
DRAWN BY: P. KLUPAR
DATE: JUNE 4, 2021

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT". RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.



Flatirons, Inc.
Land Surveying Services

4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

www.FlatironsInc.com

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 2 OF 5

(CONTINUED FROM SHEET 1)

LAND DESCRIPTION:

PARCEL 2:

A PORTION OF LOT 13, BLOCK 37, PARK AVENUE ADDITION TO DENVER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 18' RANGE LINE OF CORONA STREET TO BEAR SOUTH 00°45'01" EAST, A DISTANCE OF 600.17 FEET BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 38162" IN CONCRETE WALK AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET, AND A FOUND NO. 6 REBAR WITH ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF 14TH AVENUE AND CORONA STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET; THENCE SOUTH 28°19'35" EAST A DISTANCE OF 90.73 FEET TO NORTHWESTERLY CORNER OF LOT 1, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 104, AND BLOCK 37, PARK AVENUE ADDITION TO DENVER, NORTH 89°49'02" EAST, A DISTANCE OF 258.32 FEET TO THE NORTHEASTERLY CORNER OF LOT 13, SAID BLOCK 37; THENCE ALONG THE EASTERLY LINE OF SAID LOT 13, SOUTH 00°41'41" EAST, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY LINE OF LOT 13, SOUTH 00°41'41" EAST A DISTANCE OF 78.10 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER AT RECEPTION NO. 2014048615; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, SOUTH 89°30'23" WEST, A DISTANCE OF 2.00 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 2.00 FEET WESTERLY THEREFROM, SAID EASTERLY LINE OF LOT 13, NORTH 00°41'41" WEST, A DISTANCE OF 78.11 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 7.00 FEET SOUTHERLY THEREFROM, THE NORTHERLY LINE OF SAID LOT 13, NORTH 89°49'02" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 156 SQ. FT. OR 0.01 ACRES, MORE OR LESS

(CONTINUED ON SHEET 3)



JOB NUMBER: 20-74,610
DRAWN BY: P. KLUPAR
DATE: JUNE 4, 2021

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT". RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services

4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180
www.FlatironsInc.com

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

(CONTINUED FROM SHEET 2)

SHEET 3 OF 5

LAND DESCRIPTION:**PARCEL 3:**

A PORTION OF LOTS 6 THROUGH 10, BLOCK 104, E.F. HALLACK'S ADDITION TO DENVER, A PORTION OF LOT 5, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER, AND A PORTION OF THAT VACATED ALLEY DESCRIBED IN ORDINANCE 237, SERIES 2014, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 18' RANGE LINE OF CORONA STREET TO BEAR SOUTH 00°45'01" EAST, A DISTANCE OF 600.17 FEET BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 38162" IN CONCRETE WALK AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET, AND A FOUND NO. 6 REBAR WITH ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF 14TH AVENUE AND CORONA STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET; THENCE SOUTH 28°19'35" EAST, A DISTANCE OF 90.73 FEET TO NORTHWESTERLY CORNER OF LOT 1, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER; THENCE SOUTH 49°52'06" EAST, A DISTANCE OF 162.79 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°30'23" EAST, A DISTANCE OF 2.10 FEET TO A POINT ON THE EASTERLY LINE OF LOT 5, SAID BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER; THENCE ALONG THE EASTERLY LINES OF SAID LOT 5, SAID LOTS 6 TO 10, BLOCK 104, E.F. HALLACK'S ADDITION TO DENVER, AND SAID VACATED ALLEY AS DESCRIBED IN ORDINANCE 237, SERIES 2014, SOUTH 00°43'18" EAST, A DISTANCE OF 140.46 FEET TO THE SOUTHERLY LINE OF THE NORTH 1/2 OF LOT 10, SAID BLOCK 104, E.F. HALLACK'S ADDITION TO DENVER; THENCE SOUTH 89°43'54" WEST, A DISTANCE OF 2.10 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 2.10 FEET WESTERLY THEREFROM, SAID EASTERLY LINES OF LOTS 6 TO 10, BLOCK 104, E.F. HALLACK'S ADDITION TO DENVER, SAID LOT 5, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER, AND SAID VACATED ALLEY AS DESCRIBED IN ORDINANCE 237, SERIES 2014, NORTH 00°43'18" WEST, A DISTANCE OF 140.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 295 SQ. FT. OR 0.01 ACRES, MORE OR LESS.

(CONTINUED ON SHEET 4)



JOB NUMBER: 20-74,610
DRAWN BY: P. KLUPAR
DATE: JUNE 4, 2021

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Flatirons, Inc.
Land Surveying Services



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DENVER, CO 80216
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FAX: (303) 923-3180
www.FlatironsInc.com

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 4 OF 5

(CONTINUED FROM SHEET 3)

LAND DESCRIPTION:

PARCEL 4:

A PORTION OF LOT 13, BLOCK 37, PARK AVENUE ADDITION TO DENVER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 18' RANGE LINE OF CORONA STREET TO BEAR SOUTH 00°45'01" EAST, A DISTANCE OF 600.17 FEET BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 38162" IN CONCRETE WALK AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET, AND A FOUND NO. 6 REBAR WITH ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF 14TH AVENUE AND CORONA STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET; THENCE SOUTH 28°19'35" EAST, A DISTANCE OF 90.73 FEET TO NORTHWESTERLY CORNER OF LOT 1, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER; THENCE NORTH 89°49'02" EAST, A DISTANCE OF 258.32 FEET TO THE NORTHEASTERLY CORNER OF LOT 13, BLOCK 37, PARK AVENUE ADDITION TO DENVER; THENCE ALONG THE EASTERLY LINE OF SAID LOT 13, BLOCK 37, SOUTH 00°41'41" EAST, A DISTANCE OF 105.10 FEET TO THE SOUTHEASTERLY CORNER OF THAT PARCEL CONVEYED TO THE CITY AND COUNTY OF DENVER AT RECEPTION NUMBER 2014048615 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF LOT 13, BLOCK 37, SOUTH 00°41'41" EAST, A DISTANCE OF 11.50 FEET; THENCE SOUTH 89°30'23" WEST, A DISTANCE OF 2.00 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 2.00 FEET WESTERLY THEREFROM, SAID EASTERLY LINE OF LOT 13, BLOCK 37, NORTH 00°41'41" WEST, A DISTANCE OF 11.50 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO THE CITY AND COUNTY OF DENVER; THENCE ALONG SAID SOUTHERLY LINE OF SAID PARCEL CONVEYED TO THE CITY AND COUNTY OF DENVER, NORTH 89°30'23" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 23 SQ. FT. MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
BRANCH MANAGER, FLATIRONS, INC.

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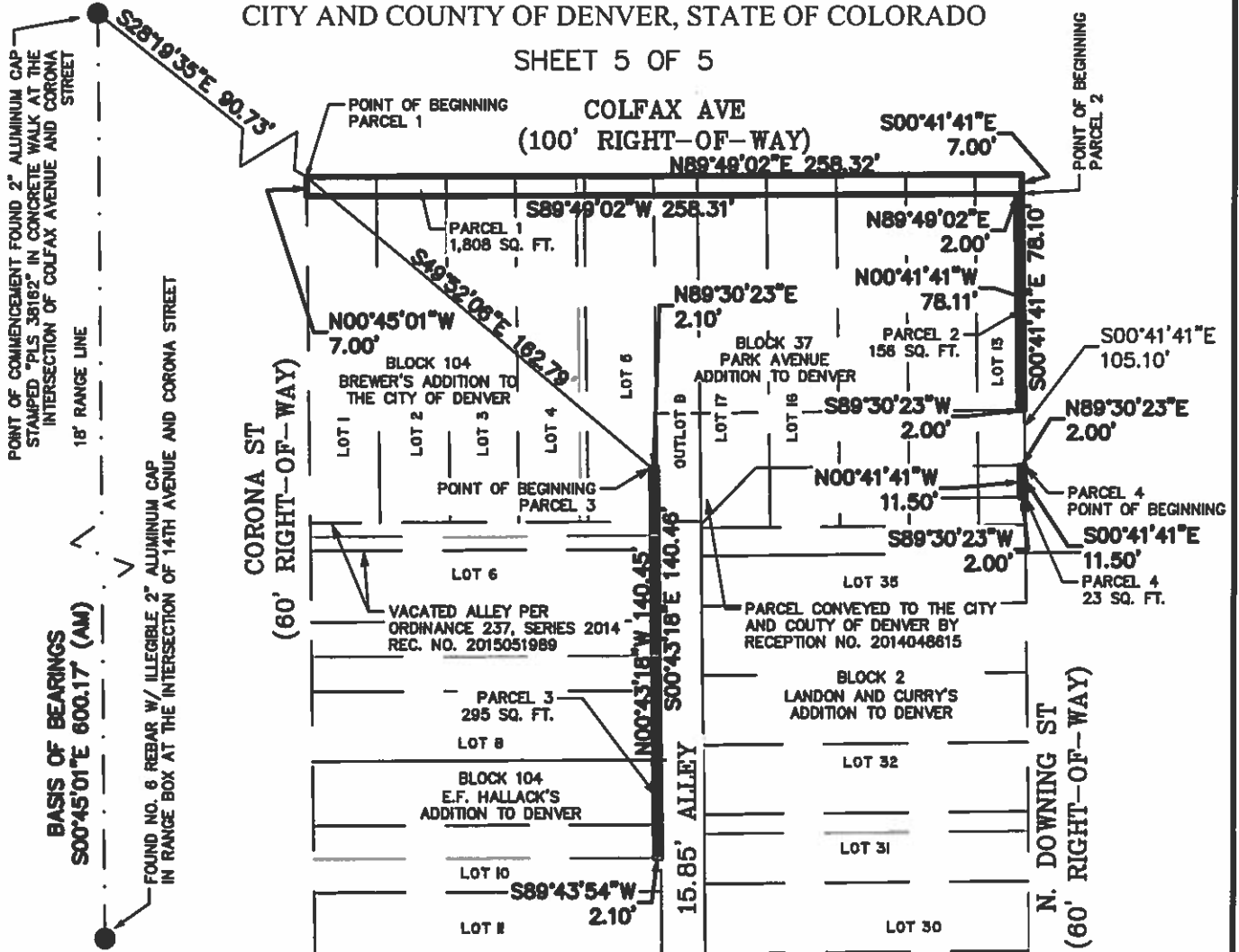
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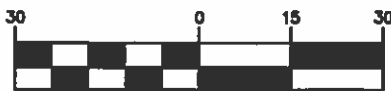
EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 5 OF 5



GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

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