



cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Amanda Sandoval, District # 1
Councilperson Aide, Gina Volpe
Councilperson Aide, Melissa Horn
Councilperson Aide, Alessandra Dominguez
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Nicholas Williams
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Ivone Avila-Ponce
Department of Law, Janet Valdez
DOTI Survey, Dana Sperling
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2022-DEDICATION-0000146

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

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ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at [MileHighOrdinance@DenverGov.org](mailto: MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: February 6, 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) North Speer Boulevard, located near the intersection of North Speer Boulevard and North Firth Court 2) Public Alley, bounded by North Speer Boulevard, North Firth Court, West 29th Avenue, and North Bryant Street, 3) North Firth Court, located near the intersection of North Firth Court and West 29th Avenue, and 4) Public Alley, bounded by North Speer Boulevard, North Firth Court, West 29th Avenue, and North Bryant Street.

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

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Barbara Valdez	Name: Nicholas Williams
Email: Barbara.valdez@denvergov.org	Email: Nicholas.Williams@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Demolition of existing structures and build two new 5 story multi-family buildings called "2800 Speer." The developer was asked to dedicate four parcels as 1) North Speer Boulevard, 2) Public Alley, 3) North Firth Court, and 4) Public Alley.
6. **City Attorney assigned to this request (if applicable):**
7. **City Council District:** Amanda Sandoval, District #1
8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

Key Contract Terms

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

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

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 (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>

<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: 2022-DEDICATION-0000146

Description of Proposed Project: Demolition of existing structures and build two new 5 story multi-family buildings called "2800 Speer." The developer was asked to dedicate four parcels as 1) North Speer Boulevard, 2) Public Alley, 3) North Firth Court, and 4) Public Alley.

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 Speer Boulevard, 2) Public Alley, 3) North Firth Court, and 4) Public Alley.

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

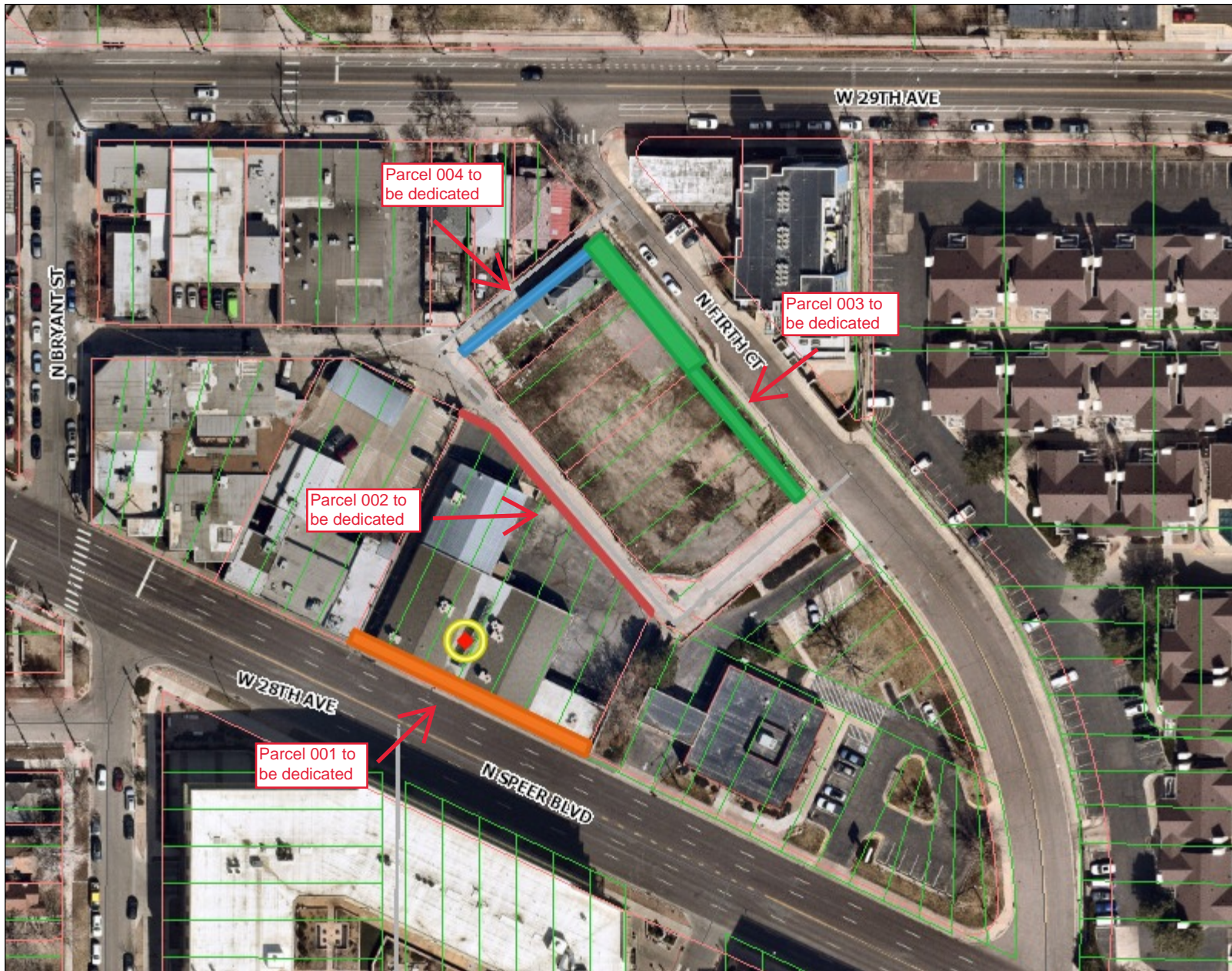
What is the known duration of a MEP: N/A

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

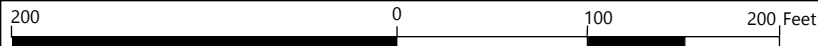
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Speer Boulevard, 2) Public Alley, 3) North Firth Court and 4) Public Alley, as part of the development project called, "2800 Speer."



Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels
- ▭ Lots/Blocks



PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000146-001:

LEGAL DESCRIPTION - STREET PARCEL #1: PARCEL A OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER 2023109181 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE SAME PROPERTY AS DENOTED BY RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15 HIGHLAND PARK AND BEING MORE FURTHERLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE INCH AXEL IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXEL IN A RANGE BOX, AS BEARING NORTH 89°21'46" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE SAID RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET; THENCE SOUTH 25°24'11" EAST, A DISTANCE OF 432.77 FEET TO THE SOUTHWEST CORNER OF LOT 43 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK AND THE **POINT OF BEGINNING FOR PARCEL A;**

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 43 NORTH 25°30'39" EAST, A DISTANCE OF 12.00 FEET;

THENCE DEPARTING THE SAID WEST LINE OF LOT 43 AND CONTINUING SOUTHERLY ALONG A LINE 12.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF SPEER BOULEVARD SOUTH 64°33'59" EAST, A DISTANCE OF 174.79 FEET TO A POINT ON THE EAST LINE OF LOT 49 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;

THENCE SOUTHERLY ALONG THE SAID EAST LINE OF LOT 49 SOUTH 25°31'31" WEST, A DISTANCE OF 12.00 FEET TO THE SAID NORTH RIGHT-OF-WAY OF SPEER BOULEVARD;

THENCE DEPARTING THE SAID EAST LINE OF LOT 43 AND CONTINUING WESTERLY ALONG THE SAID NORTH RIGHT-OF-WAY OF SPEER BOULEVARD NORTH 64°33'59" WEST, A DISTANCE OF 174.79 FEET TO THE **POINT OF BEGINNING A;**

SAID PARCEL CONTAINS 2,098 SQUARE FEET OR 0.048 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000146-002:

LEGAL DESCRIPTION - ALLEY PARCEL #2:

PARCEL B OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER 2023109181 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE SAME PROPERTY AS DENOTED BY RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15 HIGHLAND PARK AND BEING MORE FURTHERLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE INCH AXEL IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXEL IN A RANGE BOX, AS BEARING NORTH 89°21'46" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE SAID RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET; THENCE SOUTH 46°43'14" EAST, A DISTANCE OF 346.57 FEET TO THE NORTHWEST CORNER OF LOT 43 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK AND THE **POINT OF BEGINNING FOR PARCEL B;**

THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY OF AN ALLEY SOUTH 64°37'46" EAST, A DISTANCE OF 19.32 FEET TO AN ANGLE POINT;

THENCE SOUTHEASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY OF AN ALLEY SOUTH 39°33'46" EAST, A DISTANCE OF 171.47 FEET TO THE NORTHEAST CORNER OF LOT 49 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE SAID LOT 49 SOUTH 25°31'31" WEST, A DISTANCE OF 4.41 FEET;

THENCE DEPARTING THE SAID EAST LINE OF LOT 49 ALONG A LINE 4.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY OF AFORESAID ALLEY OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK NORTH 39°33' 46" WEST, A DISTANCE OF 172.44 FEET TO AN ANGLE POINT;

THENCE NORTHWESTERLY CONTINUING ALONG A LINE 4.00 FEET SOUTH OF AND PARALLEL WITH THE SAID SOUTH RIGHT-OF-WAY OF AN ALLEY NORTH 64°37'46" WEST, A DISTANCE OF 18.44 FEET TO THE WEST LINE OF LOT 43 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 43 NORTH 25°30'39" EAST, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING FOR PARCEL B;**

SAID PARCEL CONTAINS 763 SQUARE FEET OR 0.018 ACRES MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000146-003:

LEGAL DESCRIPTION - STREET PARCEL #3:

PARCEL C OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER 2023109181 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE SAME PROPERTY AS DENOTED BY RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15 HIGHLAND PARK AND BEING MORE FURTHERLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE INCH AXEL IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXEL IN A RANGE BOX, AS BEARING NORTH 89°21'46" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE SAID RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET; THENCE SOUTH 71°26'07" EAST, A DISTANCE OF 64.28 FEET TO THE NORTHWEST CORNER OF LOT 17 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK AND THE **POINT OF BEGINNING FOR PARCEL C;**

THENCE SOUTHEASTERLY ALONG THE SOUTHWEST RIGHT-OF-WAY OF FIRTH COURT SOUTH 39°32'59" EAST, A DISTANCE OF 112.50 FEET TO THE INTERSECTION WITH A RIGHT-OF-WAY PARCEL RECORDED UNDER RECEPTION NUMBER 1985038717 IN THE CITY AND COUNTY OF DENVER PUBLIC RECORDS;

THENCE CONTINUING ALONG THE PERIMETER OF SAID RIGHT-OF-WAY PARCEL THE FOLLOWING TWO (2) COURSES:

1. SOUTH 50°27'01" WEST, A DISTANCE OF 7.00 FEET;
2. SOUTH 39°32'59" EAST, A DISTANCE OF 112.50 FEET TO THE SOUTHEAST LINE OF LOT 9 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;

THENCE DEPARTING THE SAID RIGHT-OF-WAY PARCEL SOUTHWESTERLY ALONG THE SAID SOUTHEAST LINE OF LOT 9 SOUTH 50°26'14" WEST, A DISTANCE OF 2.00 FEET;

THENCE DEPARTING THE SAID SOUTHEAST LINE OF LOT 9 NORTHWESTERLY ALONG A LINE THAT IS 2.00 FEET SOUTHWEST OF AND PARALLEL WITH THE SOUTHWEST LINE OF THE SAID RIGHT-OF-WAY PARCEL NORTH 39°32'59" WEST, A DISTANCE OF 112.50 FEET TO A POINT ON THE NORTHWEST LINE OF THE SAID RIGHT-OF-WAY PARCEL EXTENDED SOUTHWEST;

THENCE CONTINUING NORTHWESTERLY ALONG A LINE THAT IS 9.00 FEET SOUTHWEST OF AND PARALLEL WITH THE SOUTHWEST RIGHT-OF-WAY OF FIRTH COURT NORTH 39°32'59" WEST, A DISTANCE OF 112.50 FEET TO A POINT ON THE NORTHWEST LINE OF LOT 17;

THENCE NORTHEASTERLY ALONG THE SAID NORTHWEST LINE OF LOT 17 NORTH 50°26'14" EAST, A DISTANCE OF 9.00 FEET TO THE **POINT OF BEGINNING FOR PARCEL C**;

SAID PARCEL CONTAINS 1,236 SQUARE FEET OR 0.028 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000146-004:

LEGAL DESCRIPTION - ALLEY PARCEL #4:

PARCEL D OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER 2023109181 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE SAME PROPERTY AS DENOTED BY RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15 HIGHLAND PARK AND BEING MORE FURTHERLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE INCH AXEL IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXEL IN A RANGE BOX, AS BEARING NORTH 89°21'46" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE SAID RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET; THENCE SOUTH 51°50'53" EAST, A DISTANCE OF 316.61 FEET TO THE SOUTHWEST CORNER OF LOT 17 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK AND THE **POINT OF BEGINNING FOR PARCEL D**;

THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF THE SAID LOT 17 NORTH $50^{\circ}26'14''$ EAST A DISTANCE OF 115.98 TO A POINT 9.00 FEET SOUTHWEST FROM THE NORTHWEST CORNER OF SAID LOT 17;

THENCE DEPARTING THE SAID NORTHWEST LINE OF LOT 17 SOUTH $39^{\circ}32'59''$ EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTHWESTERLY ALONG A LINE THAT IS 5.00 FEET SOUTHEAST OF AND PARALLEL WITH THE SAID NORTHWEST LINE OF LOT 17 SOUTH $50^{\circ}26'14''$ WEST, A DISTANCE OF 115.98 FEET TO THE COMMON LINE OF THE SOUTHWEST LINE OF SAID LOT 17 AND THE NORTHEAST RIGHT-OF- WAY OF AN ALLEY PER THE SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;
THENCE NORTHWESTERLY ALONG THE SAID COMMON LINE NORTH $39^{\circ}33'46''$ WEST, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING FOR PARCEL D**;

SAID PARCEL CONTAINS 580 SQUARE FEET OR 0.013 ACRES, MORE OR LESS.



11/14/2023 11:42 AM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Attn: Shannon Cruz
Denver, Colorado 80202
Project Description: 2022-DEDICATION-0000146
Asset Mgmt No.: 23-274

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 6th day of November, 2023, by **CP VIII 2800 SPEER, LLC** a Delaware limited liability company, whose address is 1000 Sansome Street FI 1, San Francisco, CA, 94111 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.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

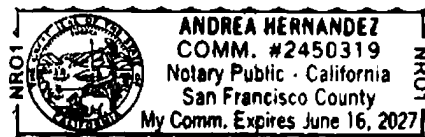
On November 6, 2023 before me, Andrea Hernandez, Notary Public
(insert name and title of the officer)

personally appeared Daniel G. Garibaldi
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]* (Seal)



2021-PROJMSTR-0000727-ROW

EXHIBIT A**LAND DESCRIPTION – PARCEL A**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE SAME PROPERTY AS DENOTED BY RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15 HIGHLAND PARK AND BEING MORE FURTHERLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE INCH AXEL IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXEL IN A RANGE BOX, AS BEARING NORTH 89°21'46" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE SAID RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET; THENCE SOUTH 25°24'11" EAST, A DISTANCE OF 432.77 FEET TO THE SOUTHWEST CORNER OF LOT 43 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK AND THE **POINT OF BEGINNING FOR PARCEL A;**

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 43 NORTH 25°30'39" EAST, A DISTANCE OF 12.00 FEET;

THENCE DEPARTING THE SAID WEST LINE OF LOT 43 AND CONTINUING SOUTHERLY ALONG A LINE 12.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF SPEER BOULEVARD SOUTH 64°33'59" EAST, A DISTANCE OF 174.79 FEET TO A POINT ON THE EAST LINE OF LOT 49 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;

THENCE SOUTHERLY ALONG THE SAID EAST LINE OF LOT 49 SOUTH 25°31'31" WEST, A DISTANCE OF 12.00 FEET TO THE SAID NORTH RIGHT-OF-WAY OF SPEER BOULEVARD;

THENCE DEPARTING THE SAID EAST LINE OF LOT 43 AND CONTINUING WESTERLY ALONG THE SAID NORTH RIGHT-OF-WAY OF SPEER BOULEVARD NORTH 64°33'59" WEST, A DISTANCE OF 174.79 FEET TO THE **POINT OF BEGINNING A;**



EXHIBIT A

SAID PARCEL CONTAINS 2,098 SQUARE FEET OR 0.048 ACRES, MORE OR LESS.

PREPARED BY:
SHAWN D. CLARKE, PLS
CO #38061

FOR AND BEHALF OF HARRIS KOCHER SMITH
1120 LINCOLN STREET #1000
DENVER, CO 80203



EXHIBIT A

LAND DESCRIPTION – PARCEL B

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE SAME PROPERTY AS DENOTED BY RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15 HIGHLAND PARK AND BEING MORE FURTHERLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE INCH AXEL IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXEL IN A RANGE BOX, AS BEARING NORTH 89°21'46" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE SAID RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET; THENCE SOUTH 46°43'14" EAST, A DISTANCE OF 346.57 FEET TO THE NORTHWEST CORNER OF LOT 43 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK AND THE **POINT OF BEGINNING FOR PARCEL B;**

THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY OF AN ALLEY SOUTH 64°37'46" EAST, A DISTANCE OF 19.32 FEET TO AN ANGLE POINT;

THENCE SOUTHEASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY OF AN ALLEY SOUTH 39°33'46" EAST, A DISTANCE OF 171.47 FEET TO THE NORTHEAST CORNER OF LOT 49 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE SAID LOT 49 SOUTH 25°31'31" WEST, A DISTANCE OF 4.41 FEET;

THENCE DEPARTING THE SAID EAST LINE OF LOT 49 ALONG A LINE 4.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY OF AFORESAID ALLEY OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK NORTH 39°33' 46" WEST, A DISTANCE OF 172.44 FEET TO AN ANGLE POINT;

THENCE NORTHWESTERLY CONTINUING ALONG A LINE 4.00 FEET SOUTH OF AND PARALLEL WITH THE SAID SOUTH RIGHT-OF-WAY OF AN ALLEY NORTH 64°37'46" WEST, A DISTANCE OF 18.44 FEET TO THE WEST LINE OF LOT 43 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;

(CONTINUED ON SHEET 4)

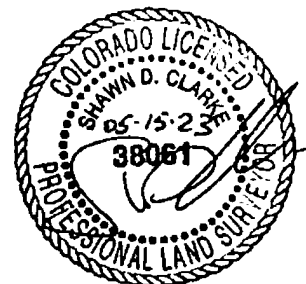


EXHIBIT A

(CONTINUED FROM SHEET 3)

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 43 NORTH 25°30'39" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING FOR PARCEL B;

SAID PARCEL CONTAINS 763 SQUARE FEET OR 0.018 ACRES MORE OR LESS.

PREPARED BY:
SHAWN D. CLARKE, PLS
CO #38061

FOR AND BEHALF OF HARRIS KOCHER SMITH
1120 LINCOLN STREET #1000
DENVER, CO 80203



2021-PROJMSTR-0000727-ROW

EXHIBIT A

LAND DESCRIPTION – PARCEL C

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE SAME PROPERTY AS DENOTED BY RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15 HIGHLAND PARK AND BEING MORE FURTHERLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE INCH AXEL IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXEL IN A RANGE BOX, AS BEARING NORTH 89°21'46" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE SAID RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET; THENCE SOUTH 71°26'07" EAST, A DISTANCE OF 64.28 FEET TO THE NORTHWEST CORNER OF LOT 17 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK AND THE **POINT OF BEGINNING FOR PARCEL C;**

THENCE SOUTHEASTERLY ALONG THE SOUTHWEST RIGHT-OF-WAY OF FIRTH COURT SOUTH 39°32'59" EAST, A DISTANCE OF 112.50 FEET TO THE INTERSECTION WITH A RIGHT-OF-WAY PARCEL RECORDED UNDER RECEPTION NUMBER 1985038717 IN THE CITY AND COUNTY OF DENVER PUBLIC RECORDS;

THENCE CONTINUING ALONG THE PERIMETER OF SAID RIGHT-OF-WAY PARCEL THE FOLLOWING TWO (2) COURSES:

1. SOUTH 50°27'01" WEST, A DISTANCE OF 7.00 FEET;
2. SOUTH 39°32'59" EAST, A DISTANCE OF 112.50 FEET TO THE SOUTHEAST LINE OF LOT 9 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;

THENCE DEPARTING THE SAID RIGHT-OF-WAY PARCEL SOUTHWESTERLY ALONG THE SAID SOUTHEAST LINE OF LOT 9 SOUTH 50°26'14" WEST, A DISTANCE OF 2.00 FEET;

THENCE DEPARTING THE SAID SOUTHEAST LINE OF LOT 9 NORTHWESTERLY ALONG A LINE THAT IS 2.00 FEET SOUTHWEST OF AND PARALLEL WITH THE SOUTHWEST LINE OF THE SAID RIGHT-OF-WAY PARCEL NORTH 39°32'59" WEST, A DISTANCE OF 112.50 FEET TO A POINT ON THE NORTHWEST LINE OF THE SAID RIGHT-OF-WAY PARCEL EXTENDED SOUTHWEST;

(CONTINUED ON SHEET 6)



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EXHIBIT A

(CONTINUED FROM SHEET 5)

THENCE CONTINUING NORTHWESTERLY ALONG A LINE THAT IS 9.00 FEET SOUTHWEST OF AND PARALLEL WITH THE SOUTHWEST RIGHT-OF-WAY OF FIRTH COURT NORTH 39°32'59" WEST, A DISTANCE OF 112.50 FEET TO A POINT ON THE NORTHWEST LINE OF LOT 17;

THENCE NORTHEASTERLY ALONG THE SAID NORTHWEST LINE OF LOT 17 NORTH 50°26'14" EAST, A DISTANCE OF 9.00 FEET TO THE **POINT OF BEGINNING FOR PARCEL C**;

SAID PARCEL CONTAINS 1,236 SQUARE FEET OR 0.028 ACRES, MORE OR LESS.

PREPARED BY:

SHAWN D. CLARKE, PLS

CO #38061

FOR AND BEHALF OF HARRIS KOCHER SMITH

1120 LINCOLN STREET #1000

DENVER, CO 80203



2021-PROJMSTR-0000727-ROW

EXHIBIT A

LAND DESCRIPTION – PARCEL D

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE SAME PROPERTY AS DENOTED BY RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15 HIGHLAND PARK AND BEING MORE FURTHERLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE INCH AXEL IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXEL IN A RANGE BOX, AS BEARING NORTH 89°21'46" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE SAID RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET; THENCE SOUTH 51°50'53" EAST, A DISTANCE OF 316.61 FEET TO THE SOUTHWEST CORNER OF LOT 17 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK AND THE **POINT OF BEGINNING FOR PARCEL D;**

THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF THE SAID LOT 17 NORTH 50°26'14" EAST A DISTANCE OF 115.98 TO A POINT 9.00 FEET SOUTHWEST FROM THE NORTHWEST CORNER OF SAID LOT 17;

THENCE DEPARTING THE SAID NORTHWEST LINE OF LOT 17 SOUTH 39°32'59" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTHWESTERLY ALONG A LINE THAT IS 5.00 FEET SOUTHEAST OF AND PARALLEL WITH THE SAID NORTHWEST LINE OF LOT 17 SOUTH 50°26'14" WEST, A DISTANCE OF 115.98 FEET TO THE COMMON LINE OF THE SOUTHWEST LINE OF SAID LOT 17 AND THE NORTHEAST RIGHT-OF- WAY OF AN ALLEY PER THE SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;

THENCE NORTHWESTERLY ALONG THE SAID COMMON LINE NORTH 39°33'46" WEST, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING FOR PARCEL D;**

(CONTINUED ON SHEET 8)



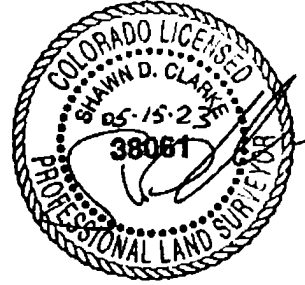
EXHIBIT A

(CONTINUED FROM SHEET 7)

SAID PARCEL CONTAINS 580 SQUARE FEET OR 0.013 ACRES, MORE OR LESS.

PREPARED BY:
SHAWN D. CLARKE, PLS
CO #38061

FOR AND BEHALF OF HARRIS KOCHER SMITH
1120 LINCOLN STREET #1000
DENVER, CO 80203



2021-PROJMSTR-0000727-ROW

ILLUSTRATION FOR EXHIBIT A

SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.



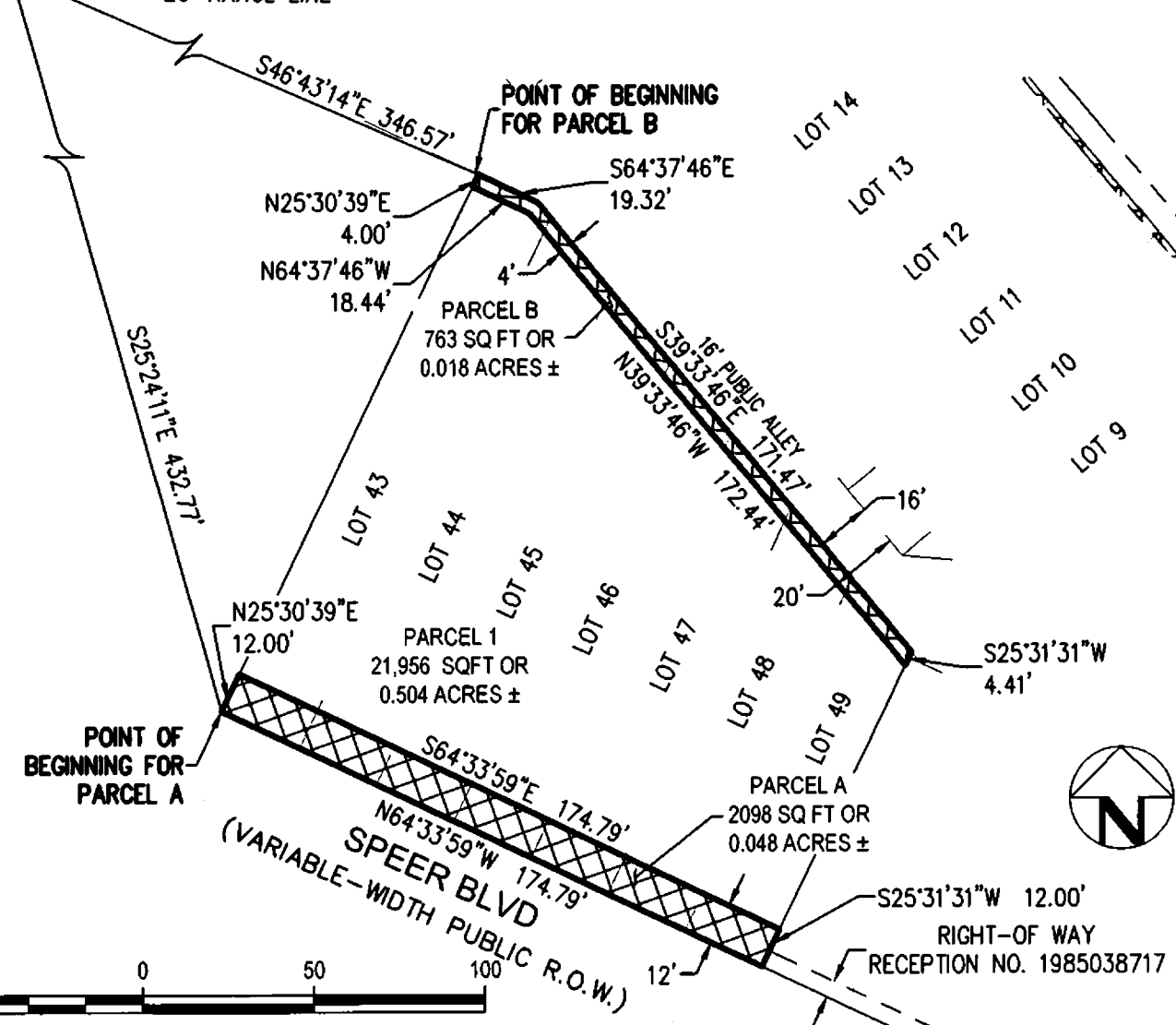
POINT OF COMMENCEMENT

RANGE POINT
FOUND 1" AXLE DOWN 1.6' IN RANGE BOX
INTERSECTION OF W 29TH AVE AND
BRYANT STREET

$N89^{\circ}21'46''W$ 278.06' (M)

20' RANGE LINE

RANGE POINT
FOUND 1" AXLE DOWN 0.7' IN
RANGE BOX
INTERSECTION OF W 29TH
AVE AND FIRTH COURT



POINT OF BEGINNING FOR PARCEL A

POINT OF BEGINNING FOR PARCEL B

PARCEL B
763 SQ FT OR
0.018 ACRES ±

PARCEL 1
21,956 SQ FT OR
0.504 ACRES ±

PARCEL A
2098 SQ FT OR
0.048 ACRES ±

SPEER BLVD
(VARIABLE-WIDTH PUBLIC R.O.W.)

RIGHT-OF WAY
RECEPTION NO. 1985038717

SCALE: 1" = 50'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street Suite 1000
 Denver Colorado 80203
 P 303.623.6300 F 303.623.6311
 HarrisKocherSmith.com

ILLUSTRATION
 2800 SPEER BLVD
 CITY AND COUNTY OF DENVER

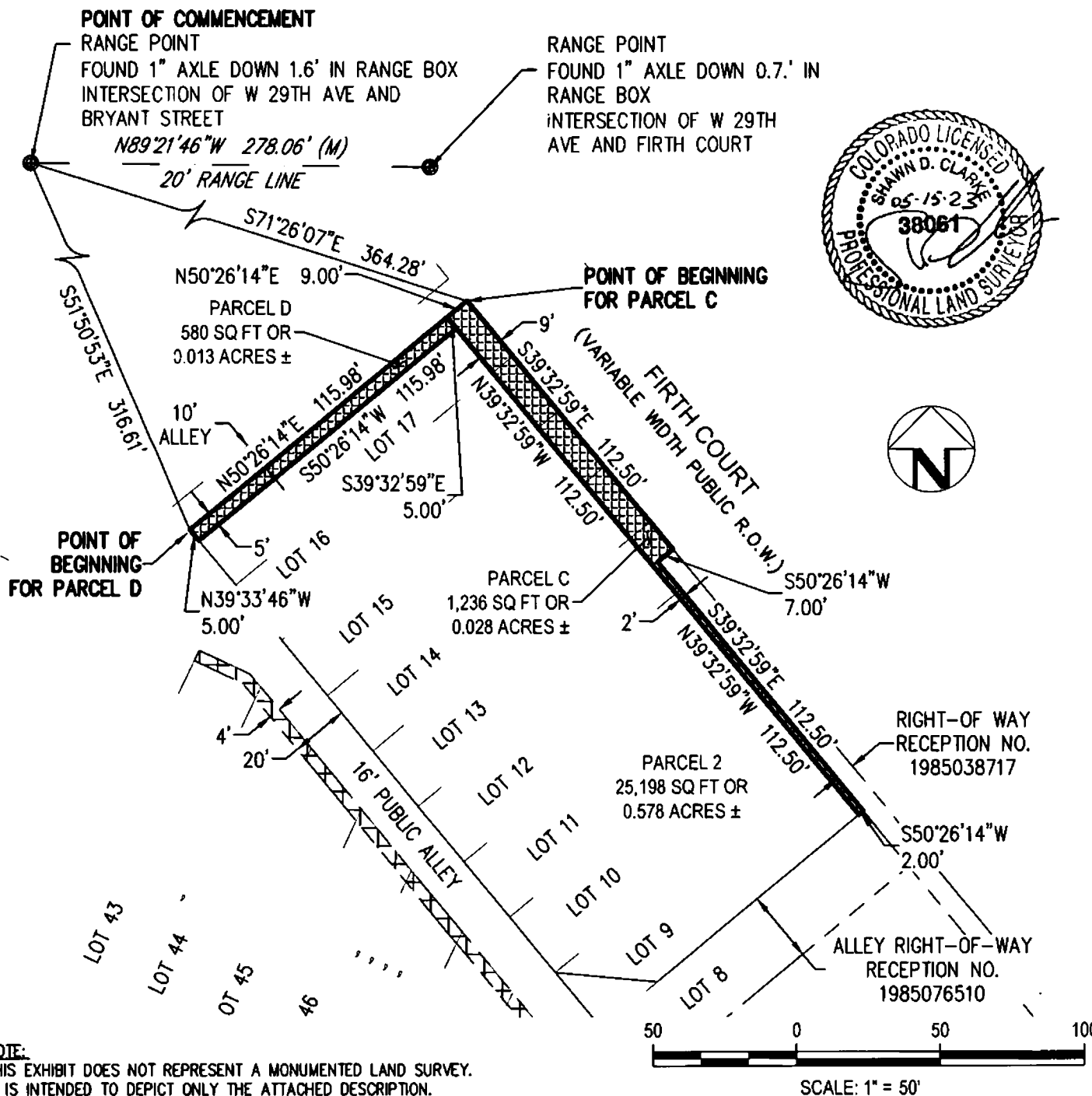
PROJECT #	210919
CHECKED BY:	SDC
DRAWN BY:	SDC
SHEET NUMBER	9
	9 OF 10

Plotted THU 02/16/23 4:02:10P By: Shawn Clarke Filepath: k:\210919\survey\exhib_210919_row dedication.dwg Layout: parcel a & b

2021-PROJMSTR-0000727-ROW

ILLUSTRATION FOR EXHIBIT A

SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.



Plotted THU 02/16/23 4 02 10P By Shawn Clarke Filepath: k:\210919\survey\exh210919_row_dedication.dwg Layout: parcel c & d

NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.633.6311
HarrisKocherSmith.com

ILLUSTRATION

2800 SPEER BLVD

CITY AND COUNTY OF DENVER

PROJECT #:	210919
CHECKED BY:	SDC
DRAWN BY:	SDC
SHEET NUMBER	10
	10 OF 10