

# REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

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

DATE: November 26, 2025

**ROW #:** 2025-DEDICATION-0000172 **SCHEDULE #:** 44 Schedule # - See Page 3

TITLE: This request is to dedicate forty-four City-owned parcels of land located in the Stapleton Filing

> No. 45 subdivision as Public Right-of-Way as 1) North Spruce Street, 2) East 54th Place, 3) East Prairie Meadow Drive, 4) North Trenton Street, 5) East 53rd Drive, 6) North Tamarac Street, 7) East 54th Place, 8) North Tamarac Way, 9) East 54th Drive, 10) East 55th Avenue, 11) North Uinta Street, 12) East 55th Place, 13) East 55th Avenue, 14) North Uinta Way, 15) East Prairie Meadow Drive, 16) North Valentia Street, 17) East 54th Place, 18) East 54th Place, 19) North Valentia Street, 20) North Valentia Court, 21) North Verbena Street, 22) East 54th Drive, 23) East 54th Place, 24) North Verbena Way, 25) North Wabash Way, 26) North Wabash Street, 27) East 54th Avenue, 28) East 54th Place, 29) East 55th Avenue, 30) North Willow Street, 31) East 54th Drive, 32) North Xanthia Street, 33) North Xanthia Court, 34) North Xenia Street, 35) East 53rd Avenue, 36) North Willow Way, 37) North Akron Street, 38) East 52nd Place, 38) East 52nd Place, 39) North Xenia Street, 40) North Willow Way, 41) North Yosemite Way, 42) East

52nd Avenue, 43) East Prairie Meadow Drive, and 44) North Verbena Street.

**SUMMARY:** Request for a Resolution for laying out, opening and establishing certain real property as part of

the system of thoroughfares of the municipality; i.e. as 1) North Spruce Street, 2) East 54th Place, 3) East Prairie Meadow Drive, 4) North Trenton Street, 5) East 53rd Drive, 6) North Tamarac Street, 7) East 54th Place, 8) North Tamarac Way, 9) East 54th Drive, 10) East 55th Avenue, 11) North Uinta Street, 12) East 55th Place, 13) East 55th Avenue, 14) North Uinta Way, 15) East Prairie Meadow Drive, 16) North Valentia Street, 17) East 54th Place, 18) East 54th Place, 19) North Valentia Street, 20) North Valentia Court, 21) North Verbena Street, 22) East 54th Drive, 23) East 54th Place, 24) North Verbena Way, 25) North Wabash Way, 26) North Wabash Street, 27) East 54th Avenue, 28) East 54th Place, 29) East 55th Avenue, 30) North Willow Street, 31) East 54th Drive, 32) North Xanthia Street, 33) North Xanthia Court, 34) North Xenia Street, 35) East 53rd Avenue, 36) North Willow Way, 37) North Akron Street, 38) East 52nd Place, 38) East 52nd Place, 39) North Xenia Street, 40) North Willow Way, 41) North Yosemite Way, 42) East 52nd Avenue, 43) East Prairie Meadow Drive, and 44) North Verbena 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, "Stapleton Filing No. 45."

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) North Spruce Street, 2) East 54th Place, 3) East Prairie Meadow Drive, 4) North Trenton Street, 5) East 53rd Drive, 6) North Tamarac Street, 7) East 54th Place, 8) North Tamarac Way, 9) East 54th Drive, 10) East 55th Avenue, 11) North Uinta Street, 12) East 55th Place, 13) East 55th Avenue, 14) North Uinta Way, 15) East

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: 720-865-3002



Prairie Meadow Drive, 16) North Valentia Street, 17) East 54th Place, 18) East 54th Place, 19) North Valentia Street, 20) North Valentia Court, 21) North Verbena Street, 22) East 54th Drive, 23) East 54th Place, 24) North Verbena Way, 25) North Wabash Way, 26) North Wabash Street, 27) East 54th Avenue, 28) East 54th Place, 29) East 55th Avenue, 30) North Willow Street, 31) East 54th Drive, 32) North Xanthia Street, 33) North Xanthia Court, 34) North Xenia Street, 35) East 53rd Avenue, 36) North Willow Way, 37) North Akron Street, 38) East 52nd Place, 38) East 52nd Place, 39) North Xenia Street, 40) North Willow Way, 41) North Yosemite Way, 42) East 52nd Avenue, 43) East Prairie Meadow Drive, and 44) North Verbena Street. The land is described as follows

INSERT PARCEL DESCRIPTION ROW # ( 2025-DEDICATION-0000172-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044 ) HERE.

A map of the area to be dedicated is attached.

# GB/JL/LRA

City Councilperson, Shontel M. Lewis District # 8
Councilperson Aide, N/A
Councilperson Aide, N/A
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Janet Valdez
DOTI Survey, Johanna Lee
DOTI Ordinance
Owner: City and County of Denver

Project file folder 2025-DEDICATION-0000172

# Stapleton Filing No. 45 - 44 Schedule numbers

PARCEL#	TRACT	STREET NAME	SCHEDULE#
1	Α	North Spruce Street	0116100025000
2	В	East 54 <sup>th</sup> Place	0116100026000
3	С	East Prairie Meadow Drive	0116100027000
4	D	North Trenton Street	0116100028000
5	Е	East 53 <sup>rd</sup> Drive	0116100029000
6	F	North Tamarac Street	0116100030000
7	G	East 54 <sup>th</sup> Place	0116100031000
8	Н	North Tamarac Way	0116100032000
9	J	East 54 <sup>th</sup> Drive	0116100033000
10	K	East 55 <sup>th</sup> Avenue	0116100034000
11	L	North Uinta Street	0116100035000
12	М	East 55 <sup>th</sup> Place	0116100036000
13	Ν	East 55 <sup>th</sup> Avenue	0116100037000
14	Р	North Uinta Way	0116100038000
15	Q	East Prairie Meadow Drive	0116100039000
16	R	North Valentia Street	0116100040000
17	S	East 54 <sup>th</sup> Place	0116100041000
18	Т	East 54 <sup>th</sup> Place	0116100042000
19	U	North Valentia Street	0116100043000
20	V	North Valentia Court	0116100044000
21	W	North Verbena Street	0116100045000
22	X	East 54 <sup>th</sup> Drive	0116100046000
23	Υ	East 54 <sup>th</sup> Place	0116100047000
24	Z	North Verbena Way	0116100048000
25	AA	North Wabash Way	0116100049000
26	AB	North Wabash Street	0116100050000
27	AC	East 54 <sup>th</sup> Avenue	0116100051000
28	AD	East 54 <sup>th</sup> Place	0116100052000
29	AE	East 55 <sup>th</sup> Avenue	0116100053000
30	AF	North Willow Street	0116100054000
31	AG	East 54 <sup>th</sup> Drive	0116100055000
32	AH	North Xanthia Street	0116100056000
33	AJ	North Xanthia Court	0116100057000
34	AK	North Xenia Street	0116100058000
35	AL	East 53 <sup>rd</sup> Avenue	0116100059000
36	AM	North Willow Way	0116100060000
37	AN	North Akron Street	0116100061000
38	AP	East 52 <sup>nd</sup> Place	0116100062000
39	AQ	North Xenia Street	0116100063000
40	AR	North Willow Way	0116100064000

41	AS	North Yosemite Way	0116100065000
42	AT	East 52 <sup>nd</sup> Avenue	0116100066000
43	AU	East Prairie Meadow Drive	0116100067000
44	AV	North Verbena Street	0116100068000

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# 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

_		
Please mark one: Bill Requ	uest or	Date of Request: November 26, 2025   ☐ Resolution Request
		ents, projects, contracts, resolutions, or bills that involve property Denver's northern to southern boundary? (Check map <u>HERE</u> )
☐ Yes		
1. Type of Request:		
☐ Contract/Grant Agreement ☐	Intergovernmental .	Agreement (IGA) Rezoning/Text Amendment
<b>Dedication/Vacation</b> □ A	Appropriation/Supp	olemental DRMC Change
Other:		
1) North Spruce Street, 2) East 54th Tamarac Street, 7) East 54th Place, East 55th Place, 13) East 55th Aver 54th Place, 18) East 54th Place, 19) Drive, 23) East 54th Place, 24) Nor 28) East 54th Place, 29) East 55th A Xanthia Court, 34) North Xenia Street	Place, 3) East Prairie 8) North Tamarac W nue, 14) North Uinta V North Valentia Stree th Verbena Way, 25) Avenue, 30) North Wi eet, 35) East 53rd Av th Xenia Street, 40) N O North Verbena Stree	ated in the Stapleton Filing No. 45 subdivision as Public Right-of-Way as e Meadow Drive, 4) North Trenton Street, 5) East 53rd Drive, 6) North (ay, 9) East 54th Drive, 10) East 55th Avenue, 11) North Uinta Street, 12) Way, 15) East Prairie Meadow Drive, 16) North Valentia Street, 17) East et, 20) North Valentia Court, 21) North Verbena Street, 22) East 54th North Wabash Way, 26) North Wabash Street, 27) East 54th Avenue, illow Street, 31) East 54th Drive, 32) North Xanthia Street, 33) North venue, 36) North Willow Way, 37) North Akron Street, 38) East 52nd North Willow Way, 41) North Yosemite Way, 42) East 52nd Avenue, 43) et.
4. Contact Person:		
Contact person with knowledge of projordinance/resolution (e.g., subject matter)		Contact person for council members or mayor-council
Name: Lisa R. Ayala		Name: Alaina McWhorter
Email: Lisa.ayala@denvergov.org		Email: Alaina.McWhorter@denvergov.org
Stapleton Filing No. 45 has recorde East 54th Place, 3) East Prairie Mea Place, 8) North Tamarac Way, 9) E 55th Avenue, 14) North Uinta Way Place, 19) North Valentia Street, 20 24) North Verbena Way, 25) North 55th Avenue, 30) North Willow Str Street, 35) East 53rd Avenue, 36) N	d. The developer wandow Drive, 4) North ast 54th Drive, 10) Ea, 15) East Prairie Mea) North Valentia Cou Wabash Way, 26) Noet, 31) East 54th Drivorth Willow Way, 37	nest. Attach executive summary if more space needed: as asked to dedicate forty-four parcels of land as 1) North Spruce Street, 2) Trenton Street, 5) East 53rd Drive, 6) North Tamarac Street, 7) East 54th ast 55th Avenue, 11) North Uinta Street, 12) East 55th Place, 13) East adow Drive, 16) North Valentia Street, 17) East 54th Place, 18) East 54th art, 21) North Verbena Street, 22) East 54th Drive, 23) East 54th Place, orth Wabash Street, 27) East 54th Avenue, 28) East 54th Place, 29) East ive, 32) North Xanthia Street, 33) North Xanthia Court, 34) North Xenia 7) North Akron Street, 38) East 52nd Place, 38) East 52nd Place, 39) Yosemite Way, 42) East 52nd Avenue, 43) East Prairie Meadow Drive,
	To be completed	by Mayor's Legislative Team:
Resolution/Bill Number:		Date Entered:

Docusigr <b>6.</b>	ign Envelope ID: D5C3627A-E8EE-4B1B-9C7B-82D467F2F0A6  City Attorney assigned to this request (if applicable)	le):		
7.	7. City Council District: Shontel M. Lewis District # 8	3		
8.	**For all contracts, fill out and submit accompanying Key Contract Terms worksheet**			
	To be completed by Mayor's Legislative Team:			
Res	Resolution/Bill Number:	Date Entered:	D : 17.15.0004	

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 to	this an Amendment?   Yes No	If yes, how many?		
Contract Term/Duration (for amended contra	acts, include <u>existing</u> term dates and <u>ar</u>	mended dates):		
Contract Amount (indicate existing amount, amended amount and new contract total):				
Current Contract Amount (A)	Additional Funds (B)	Total Contract Amount (A+B)		
Current Contract Term	Added Time	New Ending Date		
Scope of work:				
Was this contractor selected by competitive process?  If not, why not?				
Has this contractor provided these services to the City before? $\square$ Yes $\square$ 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 En	tered:		



#### **EXECUTIVE SUMMARY**

**Project Title:** 2025-DEDICATION-0000172

**Description of Proposed Project:** Stapleton Filing No. 45 has recorded. The developer was asked to dedicate forty-four parcels of land as 1) North Spruce Street, 2) East 54th Place, 3) East Prairie Meadow Drive, 4) North Trenton Street, 5) East 53rd Drive, 6) North Tamarac Street, 7) East 54th Place, 8) North Tamarac Way, 9) East 54th Drive, 10) East 55th Avenue, 11) North Uinta Street, 12) East 55th Place, 13) East 55th Avenue, 14) North Uinta Way, 15) East Prairie Meadow Drive, 16) North Valentia Street, 17) East 54th Place, 18) East 54th Place, 19) North Valentia Street, 20) North Valentia Court, 21) North Verbena Street, 22) East 54th Drive, 23) East 54th Place, 24) North Verbena Way, 25) North Wabash Way, 26) North Wabash Street, 27) East 54th Avenue, 28) East 54th Place, 29) East 55th Avenue, 30) North Willow Street, 31) East 54th Drive, 32) North Xanthia Street, 33) North Xanthia Court, 34) North Xenia Street, 35) East 53rd Avenue, 36) North Willow Way, 37) North Akron Street, 38) East 52nd Place, 38) East 52nd Place, 39) North Xenia Street, 40) North Willow Way, 41) North Yosemite Way, 42) East 52nd Avenue, 43) East Prairie Meadow Drive, and 44) North Verbena Street.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to be dedicated as 1) North Spruce Street, 2) East 54th Place, 3) East Prairie Meadow Drive, 4) North Trenton Street, 5) East 53rd Drive, 6) North Tamarac Street, 7) East 54th Place, 8) North Tamarac Way, 9) East 54th Drive, 10) East 55th Avenue, 11) North Uinta Street, 12) East 55th Place, 13) East 55th Avenue, 14) North Uinta Way, 15) East Prairie Meadow Drive, 16) North Valentia Street, 17) East 54th Place, 18) East 54th Place, 19) North Valentia Street, 20) North Valentia Court, 21) North Verbena Street, 22) East 54th Drive, 23) East 54th Place, 24) North Verbena Way, 25) North Wabash Way, 26) North Wabash Street, 27) East 54th Avenue, 28) East 54th Place, 29) East 55th Avenue, 30) North Willow Street, 31) East 54th Drive, 32) North Xanthia Street, 33) North Xanthia Court, 34) North Xenia Street, 35) East 53rd Avenue, 36) North Willow Way, 37) North Akron Street, 38) East 52nd Place, 38) East 52nd Place, 39) North Xenia Street, 40) North Willow Way, 41) North Yosemite Way, 42) East 52nd Avenue, 43) East Prairie Meadow Drive, and 44) North Verbena 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

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave| Denver, CO 80215

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Phone: 720-913-1311



**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Spruce Street, 2) East 54th Place, 3) East Prairie Meadow Drive, 4) North Trenton Street, 5) East 53rd Drive, 6) North Tamarac Street, 7) East 54th Place, 8) North Tamarac Way, 9) East 54th Drive, 10) East 55th Avenue, 11) North Uinta Street, 12) East 55th Place, 13) East 55th Avenue, 14) North Uinta Way, 15) East Prairie Meadow Drive, 16) North Valentia Street, 17) East 54th Place, 18) East 54th Place, 19) North Valentia Street, 20) North Valentia Court, 21) North Verbena Street, 22) East 54th Drive, 23) East 54th Place, 24) North Verbena Way, 25) North Wabash Way, 26) North Wabash Street, 27) East 54th Avenue, 28) East 54th Place, 29) East 55th Avenue, 30) North Willow Street, 31) East 54th Drive, 32) North Xanthia Street, 33) North Xanthia Court, 34) North Xenia Street, 35) East 53rd Avenue, 36) North Willow Way, 37) North Akron Street, 38) East 52nd Place, 38) East 52nd Place, 39) North Xenia Street, 40) North Willow Way, 41) North Yosemite Way, 42) East 52nd Avenue, 43) East Prairie Meadow Drive, and 44) North Verbena Street, as part of the development project called, "Stapleton Filing No. 45."

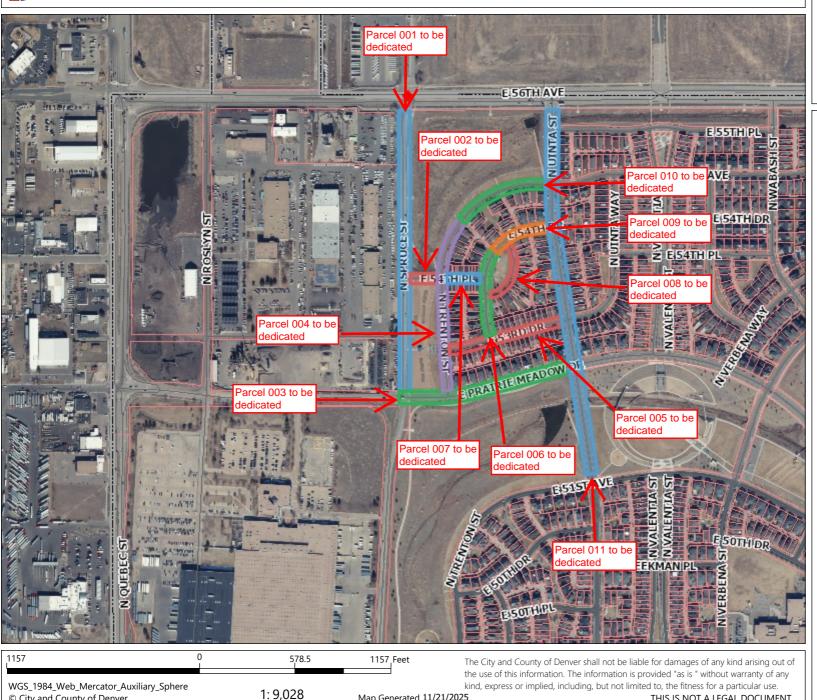
City and County of Denver Department of Transportation & Infrastructure

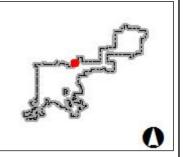
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# City and County of Denver







Streets

Alleys

County Boundary

**Parcels** 

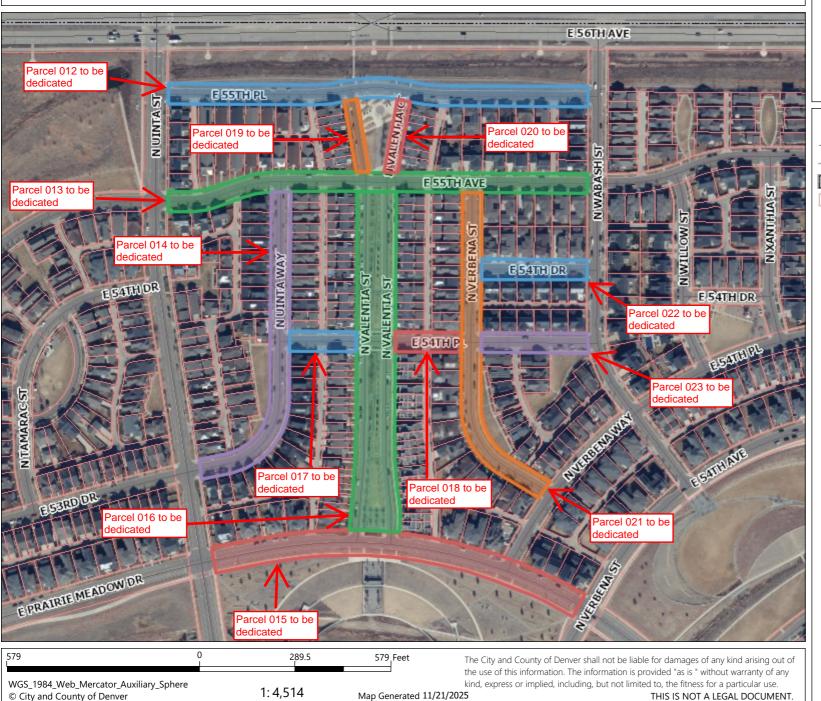
kind, express or implied, including, but not limited to, the fitness for a particular use.

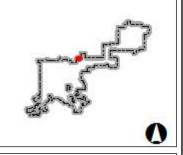
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# City and County of Denver

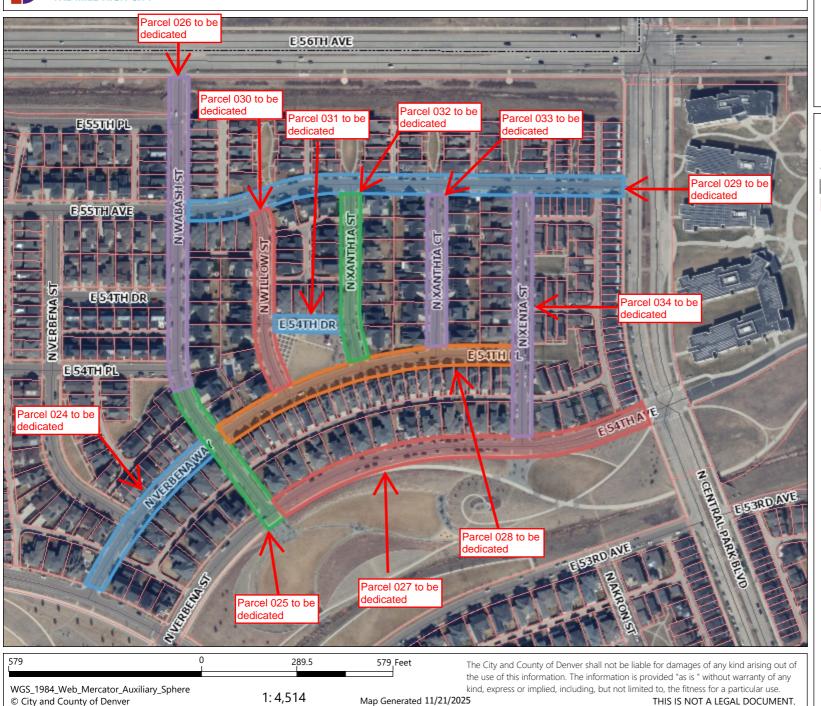


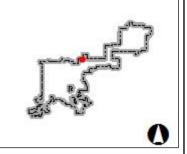






# City and County of Denver







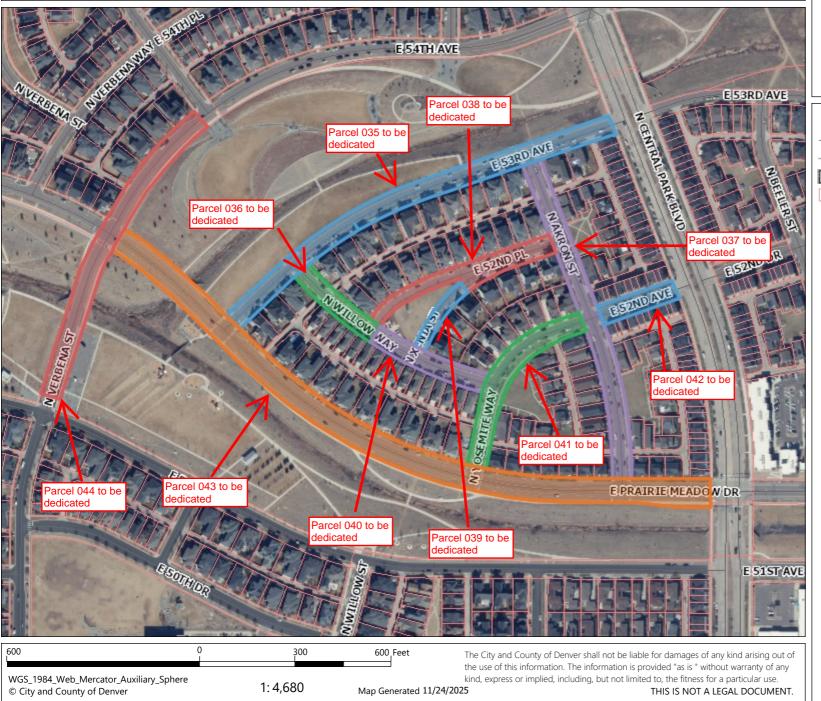
County Boundary

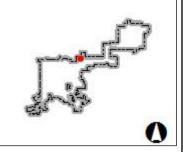
Parcels

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# City and County of Denver







#### PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-001:

# LEGAL DESCRIPTION – STREET PARCEL 1: - N SPRUCE ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT A, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-002:

#### LEGAL DESCRIPTION – STREET PARCEL 2: - E 54TH PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT B, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-003:

#### LEGAL DESCRIPTION – STREET PARCEL 3: - E PRAIRIE MEADOW DR

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT C, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-004:

#### LEGAL DESCRIPTION – STREET PARCEL 4: - N TRENTON ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT D, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-005:

# LEGAL DESCRIPTION – STREET PARCEL 5: - E 53RD DR

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT E, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-006:

#### LEGAL DESCRIPTION – STREET PARCEL 6: - N TAMARAC ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT F, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-007:

#### LEGAL DESCRIPTION – STREET PARCEL 7: - E 54TH PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT G, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-008:

# LEGAL DESCRIPTION – STREET PARCEL 8: - N TAMARAC WAY

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT H, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-009:

# LEGAL DESCRIPTION – STREET PARCEL 9: - E 54TH DR

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT J, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-010:

# <u>LEGAL DESCRIPTION – STREET PARCEL 10: - E 55TH AVE</u>

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT K, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-011:

# LEGAL DESCRIPTION - STREET PARCEL 11: - N UINTA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT L, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-012:

# <u>LEGAL DESCRIPTION – STREET PARCEL 12: - E 55TH PL</u>

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT M, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-013:

# <u>LEGAL DESCRIPTION – STREET PARCEL 13: - E 55TH AVE</u>

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT N, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-014:

# LEGAL DESCRIPTION – STREET PARCEL 14: - N UINTA WAY

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT P, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-015:

#### LEGAL DESCRIPTION – STREET PARCEL 15: - E PRAIRIE MEADOW DR

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT Q, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-016:

# <u>LEGAL DESCRIPTION – STREET PARCEL 16: - N VALENTIA ST</u>

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT R, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-017:

# LEGAL DESCRIPTION - STREET PARCEL 17: - E 54TH PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT S, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-018:

#### <u>LEGAL DESCRIPTION – STREET PARCEL 18: - E 54TH PL</u>

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT T, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-019:

# <u>LEGAL DESCRIPTION – STREET PARCEL 19: - N VALENTIA ST</u>

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT U, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-020:

#### LEGAL DESCRIPTION - STREET PARCEL 20: - N VALENTIA CT

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT V, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-021:

# LEGAL DESCRIPTION - STREET PARCEL 21: - N VERBENA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT W, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-022:

#### LEGAL DESCRIPTION – STREET PARCEL 22: - E 54TH DR

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT X, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-023:

# <u>LEGAL DESCRIPTION – STREET PARCEL 23: - E 54TH PL</u>

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT Y, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-024:

# <u>LEGAL DESCRIPTION – STREET PARCEL 24: - N VERBENA WAY</u>

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT Z, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-025:

# <u>LEGAL DESCRIPTION – STREET PARCEL 25: - N WABASH WAY</u>

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AA, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-026:

#### LEGAL DESCRIPTION – STREET PARCEL 26: - N WABASH ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AB, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-027:

# LEGAL DESCRIPTION – STREET PARCEL 27: - E 54TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AC, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-028:

#### LEGAL DESCRIPTION - STREET PARCEL 28: - E 54TH PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AD, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-029:

# LEGAL DESCRIPTION - STREET PARCEL 29: - E 55TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AE, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-030:

# <u>LEGAL DESCRIPTION – STREET PARCEL 30: - N WILLOW ST</u>

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AF, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-031:

# LEGAL DESCRIPTION - STREET PARCEL 31: - E 54TH DR

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AG, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-032:

# <u>LEGAL DESCRIPTION – STREET PARCEL 32: - N XANTHIA ST</u>

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AH, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-033:

# LEGAL DESCRIPTION – STREET PARCEL 33: - N XANTHIA CT

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AJ, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-034:

#### LEGAL DESCRIPTION – STREET PARCEL 34: - N XENIA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AK, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-035:

# <u>LEGAL DESCRIPTION – STREET PARCEL 35: - E 53RD AVE</u>

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AL. STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-036:

# <u>LEGAL DESCRIPTION – STREET PARCEL 36: - N WILLOW WAY</u>

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AM, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-037:

# LEGAL DESCRIPTION – STREET PARCEL 37: - N AKRON ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AN, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-038:

#### LEGAL DESCRIPTION - STREET PARCEL 38: - E 52ND PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AP, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-039:

# LEGAL DESCRIPTION – STREET PARCEL 39: - N XENIA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AQ, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-040:

# <u>LEGAL DESCRIPTION – STREET PARCEL 40: - N WILLOW WAY</u>

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AR, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-041:

# <u>LEGAL DESCRIPTION – STREET PARCEL 41: - N YOSEMITE WAY</u>

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AS, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-042:

# LEGAL DESCRIPTION – STREET PARCEL 42: - E 52ND AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AT, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-043:

# LEGAL DESCRIPTION – STREET PARCEL 43: - E PRAIRIE MEADOW DR

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AU, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000172-044:

# <u>LEGAL DESCRIPTION – STREET PARCEL 44: - N VERBENA ST</u>

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090035 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AV, STAPLETON FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

R \$43.00

Page: 1 of 6 D \$0.00

2025090035

09/11/2025 01:04 PM City & County of Denver Electronically Recorded

SPECIAL WARRANTY DEED (Stapleton Filing No. 45 - Streets)

THIS DEED ("Deed") is made this 4th day of September 2025, between PARK CREEK METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 7350 East 29th Avenue, Suite 300, Denver, Colorado 80238 ("Grantor") and the CITY AND COUNTY OF DENVER, a municipal corporation of the State of Colorado ("Grantee"), whose address is 1437 Bannock Street, Denver, Colorado 80202.

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

# Stapleton Filing No. 45

Tracts A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AJ, AK, AL, AM, AN, AP, AQ, AR, AS, AT, AU and AV, Stapleton Filing No. 45, City and County of Denver.

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

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

TO HAVE AND TO HOLD the said Property above bargained and described with the appurtenances, unto the Grantee and its successors and assigns forever. The Grantor, for itself and its successors and assigns, does hereby covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, except those Permitted Exceptions set forth on Exhibit A as attached hereto and incorporated by this reference.

Recording Requested By: FNTG-NCS Colorado N00502/5

{00930473.DOC / }

STATE OF COLORADO

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

PARK CREEK METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado By: Tammi Holloway, Assistant Secretary SS. CITY AND COUNTY OF DENVER

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

Witness my hand and official seal.

My commission expires:

MICHELLE L MILLS **NOTARY PUBLIC** STATE OF COLORADO NOTARY ID 19874211451

MY COMMISSION EXPIRES DECEMBER 1, 20?

# EXHIBIT A

# PERMITTED EXCEPTIONS

- 1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
- 9. All rights to any and all minerals, ore and metals of any kind and character, and all coal, asphaltum, oil, gas and other like substances in or under the land, the rights of ingress and egress for the purpose of mining, together with enough of the surface of the same as may be necessary for the proper and convenient working of such minerals and substances, as reserved in Patent from State of Colorado set forth below:

Recording Date:

October 20, 1919

Recording No.:

Book 99 at Page 240 (Adams County Records)

10. Reservation as contained in Patent from the State of Colorado as follows: Reserving to the Vendor, its successors and assigns forever, all oil, gas, casinghead gas, drip gasoline, and all other minerals whatsoever in, under, and upon or that may be produced from the property described herein, set forth below:

Recording Date:

May 19, 1943

Recording No.:

Book 288 at Page 122 (Adams County Records)

- 11. Intentionally deleted.
- 12. Covenants, conditions and restrictions, which do not include a forfeiture or reverter clause, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, and any and all amendments thereto, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date:

October 4, 2001

Recording No:

Reception No. 2001167472

First Amended and Restated Community Declaration:

Recording Date:

May 10, 2002

Recording No.:

Reception No. 2002086362

Second Amendment to the First Amended and Restated Community Declaration:

Recording Date:

January 9, 2007

Recording No.:

Reception No. 2007003744

2025090035

Supplemental Declaration Establishing Delegate Districts:

Recording Date:

February 9, 2007

Recording No.:

Reception No. 2007022702

Supplemental Declarations subjecting property to the Community Declaration:

Recording Date:

December 31, 2008

Recording No.:

Reception No. 2008173869

And

Recording Date:

August 14, 2013

Recording No.:

Reception No. 2013120602

13. Terms, conditions, provisions, agreements and obligations contained in the Stapleton Development Plan – North Area as set forth below:

Recording Date:

July 27, 2004

Recording No.:

Reception No. 2004157615

Amendment No. 1 thereto:

Recording Date:

October 10, 2007

Recording No.:

Reception No. 2007158161

Recording Date:

July 22, 2009

Recording No.:

Reception No. 2009093987

Amendment No. 2 thereto:

Recording Date:

August 15, 2012

Recording No.:

Reception No. 2012109675

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

Recording Date:

August 25, 2004

Recording No.:

Reception No. 2004176011

Agreement Regarding Recordation of Development Agreement:

Recording Date:

December 31, 2008

Recording No.:

Reception No. 2008173868

Recording Date:

August 4, 2013

Recording No.:

Reception No. 2013120601

15. Reservations, including mineral rights, underground water rights, covenants and restrictions as set forth in Property Deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded December 31, 2008 at Reception No. 2008173863.

Note: All minerals, oil, gas and other hydrocarbon substances as reserved in the above deed were conveyed to Stapleton Development Corporation by Quit Claim Deed recorded December 31, 2008 at Reception No. 2008173864 and subsequently conveyed to FC Stapleton I, LLC by Quit Claim Deed recorded December 31, 2008 at Reception No. 2008173867 and to FC Stapleton II, LLC by Quit Claim Deed recorded December

- 31, 2008 at Reception No. 2008173871 and to Park Creek Metropolitan District by Quit Claim Deeds recorded November 10, 2014 at Reception No. 2014136988 and Reception No. 2014136989 and Reception No. 2014136990.
- 16. Intentionally deleted.
- 17. Any taxes or assessments by reason of the inclusion of the Land in the Westerly Creek Metropolitan District, as evidenced by instrument set forth below:

Recording Date:

June 30, 2009

Recording No.:

Reception No. 2009082057

Recording Date:

January 21, 2014

Recording No.:

Reception No. 2014006434

- 18. Intentionally deleted.
- 19. Reservations, including mineral rights, underground water rights, covenants and restrictions as set forth in Property Deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded August 14, 2013 at Reception No. 2013120510.

Note: All minerals, oil, gas and other hydrocarbon substances as reserved in the above deed were conveyed to Stapleton Development Corporation by Quit Claim Deed recorded August 14, 2013 at Reception No. 2013120511 and subsequently conveyed to FC Stapleton I, LLC by Quit Claim Deed recorded August 14, 2013 at Reception No. 2013120600 and to FC Stapleton II, LLC by Quit Claim Deed recorded August 14, 2013 at Reception No. 2013120604 and to Park Creek Metropolitan District by Quit Claim Deeds recorded November 10, 2014 at Reception No. 2014136988 and Reception No. 2014136989 and Reception No. 2014136990.

- 20. Intentionally deleted.
- 21. Terms, conditions, provisions, agreements, easements and obligations contained in the Easement Agreement as set forth below:

Recording Date:

December 10, 2013

Recording No.:

Reception No. 2013176004

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

Recording Date:

February 20, 2014

Recording No.:

Reception No. 2014020223

Sublicense Agreement:

Recording Date:

February 20, 2014

Recording No.:

Reception No. 2014020224

23. Reservation of minerals, oil, gas and other hydrocarbon substances on and under the property as set forth in Special Warranty Deed set forth below:

Recording Date:

March 6, 2014

Recording No.:

Reception No. 2014026017

Easements, notes, terms, conditions, provisions, agreements and obligations contained in the plat of Stapleton Filing No. 45 as set forth below: 24.

Recording Date:

Recording No.:

May 9, 2014 Reception No. 2014052885

Terms, conditions, provisions, agreements and obligations contained in the Stapleton Site Development Plan for Filing No. 45 as set forth below: 25.

Recording Date:

Recording No.:

May 29, 2014 Reception No. 2014061572