

Parcels of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 27th day of July 2018, at Reception No. 2018092766 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

**2018-DEDICATION-0000061-001 (as Speer Blvd)**

A PARCEL OF LAND IN BLOCK 15 WHITSITT'S ADDITION TO DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, 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:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AND THE WESTERLY RIGHT-OF-WAY LINE OF ACOMA STREET SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ACOMA STREET S00°52'36"E A DISTANCE OF 7.12 FEET THENCE DEPARTING SAID RIGHT-OF-WAY LINE; THENCE 92.47 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1891.39 FEET, A CENTRAL ANGLE OF 02°48'04" AND A CHORD WHICH BEARS N50°42'23"W A DISTANCE OF 92.46 FEET; THENCE 232.92 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1275.00 FEET, A CENTRAL ANGLE 10°28'02" AND A CHORD WHICH BEARS N44°18'07"W A DISTANCE OF 232.61 FEET; THENCE N39°04'06"W A DISTANCE OF 76.42 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD; THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING FIVE (5) COURSES (1) 4.94 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 22.96 FEET A CENTRAL ANGLE OF 12°20'03" AND A CHORD WHICH BEARS S49°12'25"E A DISTANCE OF 4.93 FEET; (2) THENCE S43°03'46"E A DISTANCE OF 64.92 FEET; (3) THENCE S39°52'19"E A DISTANCE OF 54.94 FEET; (4) THENCE S41°57'37"E A DISTANCE OF 52.16 FEET; (5) THENCE 219.47 FEET ALONG THE ARC A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1465.14, A CENTRAL ANGLE OF 08°34'58" AND A CHORD WHICH BEARS S48°22'46"E A DISTANCE OF 219.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1923 SQUARE FEET (0.044 ACRES), MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN US SURVEY FEET

BEARINGS ARE BASED ON THE 20' RANGE LINE IN ACOMA ST BETWEEN WEST 6TH AVENUE A FOUND NO. 6 REBAR IN RANGE BOX AND WEST 7TH AVENUE A FOUND 1" BRASS SHINER PLS NO. 37051 WHICH BEARS S 00°52'36"E A DISTANCE OF 605.62.

**2018-DEDICATION-0000061-002 (as Bannock St)**

A PARCEL OF LAND IN BLOCK 15 WHITSITT'S ADDITION TO DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, 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:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF BANNOCK STREET AND THE SOUTHEASTERLY LINE OF THE EXCEPTION RECORDED AT RECEPTION NUMBER R-89-0004775 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHEASTERLY LINE OF SAID EXCEPTION, N47°30'03"E A DISTANCE OF 12.13 FEET; THENCE DEPARTING SAID LINE, 12.54 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 5°21'45" AND A CHORD WHICH BEARS S26°47'50"W A DISTANCE OF 12.54 FEET TO A POINT OF A COMPOUND CURVATURE; THENCE 9.01 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 67.00 FEET, A CENTRAL ANGLE OF 7°42'27" AND A CHORD WHICH BEARS S20°15'44"W A DISTANCE OF 9.01 FEET TO A POINT

ON SAID RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE, N00°51'50"W A DISTANCE OF 11.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 43.4 SQUARE FEET (0.001 ACRES), MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN US SURVEY FEET

BEARINGS ARE BASED ON THE 20' RANGE LINE IN ACOMA ST BETWEEN WEST 6TH AVENUE A FOUND NO. 6 REBAR IN RANGE BOX AND WEST 7TH AVENUE A FOUND 1" BRASS SHINER PLS NO. 37051 WHICH BEARS S 00°52'36"E A DISTANCE OF 605.62.

**2018-DEDICATION-0000061-003 (as Bannock St)**

A PARCEL OF LAND IN BLOCK 15 WHITSITT'S ADDITION TO DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, 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:

COMMENCING AT THE SOUTHWEST CORNER OF THE RETAINED UTILTIY EASEMENT RECORDED AT ORDINANCE 174 OF 2006 ALSO BEING THE NORTHWEST CORNER OF SAID BLOCK 18, THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BANNOCK STREET S00°51'50"E A DISTANCE OF 24.16 FEET TO THE POINT OF BEGINNING; THENCE N89°08'10"E A DISTANCE OF 2.00 FEET; THENCE S00°51'50"E A DISTANCE OF 180.63 FEET; THENCE N89°27'37"E A DISTANCE OF 5.00 FEET; THENCE S00°51'50"E A DISTANCE OF 22.00 FEET; THENCE S89°27'37"W A DISTANCE OF 2.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF BANNOCK STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES (1) N00°51'50"W A DISTANCE OF 10.28 FEET; (2) THENCE S89°08'10"W A DISTANCE OF 5.00 FEET; (3) THENCE N00°51'50"W A DISTANCE OF 192.36 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 464 SQUARE FEET (0.011 ACRES), MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN US SURVEY FEET

BEARINGS ARE BASED ON THE 20' RANGE LINE IN ACOMA ST BETWEEN WEST 6TH AVENUE A FOUND NO. 6 REBAR IN RANGE BOX AND WEST 7TH AVENUE A FOUND 1" BRASS SHINER PLS NO. 37051 WHICH BEARS S 00°52'36"E A DISTANCE OF 605.62.