

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000046-001:

LEGAL DESCRIPTION - STREET PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026070420 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SUN VALLEY HOMES FOURTH FILING, RECORDED MARCH 4, 2024 AT RECEPTION NO. 2024017455, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT D

SUN VALLEY HOMES FOURTH FILING

CONTAINING 1,922 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000046-002:

LEGAL DESCRIPTION – STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026070420 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SUN VALLEY HOMES THIRD FILING, RECORDED OCTOBER 31, 2022 AT RECEPTION NO. 2022136390, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT C

SUN VALLEY HOMES THIRD FILING

CONTAINING 18,278 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000046-003:

LEGAL DESCRIPTION - STREET PARCEL NO. 3

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026070420 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SUN VALLEY HOMES THIRD FILING, RECORDED OCTOBER 31, 2022 AT RECEPTION NO. 2022136390, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT E

SUN VALLEY HOMES THIRD FILING

CONTAINING 17,517 SQUARE FEET OR 0.40 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000046-004:

LEGAL DESCRIPTION - STREET PARCEL NO. 4

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026070420 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THAT PORTION OF TRACT G, RECORDED OCTOBER 31, 2022 AT RECEPTION NO. 2022136390, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, LYING ALONG THE NORTH SIDE OF WEST 10TH AVENUE OF SUN VALLEY HOMES THIRD FILING, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF NORTH DECATUR STREET AND WEST 10TH AVENUE FROM WHENCE THE RANGE POINT NORTH OF NORTH DECATUR STREET AT WEST 11TH AVENUE BEARS NORTH 00°31'40" WEST A DISTANCE OF 342.20 FEET AND UPON WHICH THESE BEARINGS ARE BASED;

THENCE NORTH 63°04'22" EAST A DISTANCE OF 44.66 FEET TO THE SOUTHWEST CORNER OF SAID TRACT G;

THENCE NORTH 89°40'48" EAST A DISTANCE OF, ALONG THE SOUTH LINE OF SAID TRACT G, 12.25 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°31'40" WEST, DEPARTING SAID SOUTH LINE OF TRACT G, A DISTANCE OF 4.93 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, BLOCK 1 OF SAID SUN VALLEY HOMES THIRD FILING;

THENCE NORTH 89°45'08" EAST, ALONG SAID SOUTH LINE OF LOT 1. BLOCK 1, A DISTANCE OF 362.74 FEET TO A POINT ON THE SOUTHERLY, NORTHEAST CORNER OF SAID TRACT G;

THENCE SOUTH 00°39'50" EAST A DISTANCE OF 4.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 10TH AVENUE;

THENCE SOUTH 89°40'48" WEST, ALONG SAID NORTH LINE OF WEST 10TH AVENUE, A DISTANCE OF 362.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,707 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

CONTAINING A TOTAL 39,423 SQUARE FEET OR 0.90 ACRES, MORE OR LESS.