

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-001**

**P2P – PARCEL 1**

**LAND DESCRIPTION – STREET PARCEL #1 (E. 40th St., located near the intersection of E. 40th St. and Blake St.):**

A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF DECEMBER, 2017, AT RECEPTION NUMBER 2017165699 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 1, BEING A PORTION OF LOTS 15 AND 16, BLOCK 23, RIVERSIDE ADDITION TO DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 63°46'21" WEST, A DISTANCE OF 3,333.63 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 16, BLOCK 23, RIVERSIDE ADDITION TO DENVER;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, SOUTH 44°56'52" WEST, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, SOUTH 44°56'52" WEST, A DISTANCE OF 11.00 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 16;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 16, NORTH 45°50'41" WEST, A DISTANCE OF 114.80 FEET TO THE SOUTHEASTERLY LINE OF BLAKE STREET PER ORD. 47, SERIES 1956;

THENCE ALONG SAID SOUTHEASTERLY LINE OF BLAKE STREET, NORTH 61°31'09" EAST, A DISTANCE OF 41.73 FEET;

THENCE SOUTH 22°09'04" EAST, A DISTANCE OF 71.73 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 11.00 FEET NORTHEASTERLY OF SAID SOUTHWESTERLY LINE OF LOT 16, SOUTH 45°50'41" EAST, A DISTANCE OF 36.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,321 SQ. FT. OR 0.05 ACRES, MORE OR LESS.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-002**

**P2P – PARCEL 7.1**

**LAND DESCRIPTION – ALLEY PARCEL #2 (Public Alley, bounded by E. 38th Ave., N. Franklin St., E. 39th Ave., and N. Gilpin St.):**

A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF AUGUST, 2018, AT RECEPTION NUMBER 2018100852 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 7.1, BEING LOT 4 AND A PORTION OF LOT 3, BLOCK 9, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 50°16'51" WEST, A DISTANCE OF 3,074.55 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 3, BLOCK 9, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 3, SOUTH 00°08'47" WEST, A DISTANCE OF 5.07 FEET TO A POINT ON THE SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF LOTS 3 & 4, BLOCK 9, SOUTH 00°08'47" WEST, A DISTANCE OF 44.94 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 4, NORTH 89°51'28" WEST, A DISTANCE OF 124.97 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 3 & 4, NORTH 00°08'49" EAST, A DISTANCE OF 45.16 FEET TO A POINT ON SAID SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL;

THENCE ALONG SAID SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL, SOUTH 89°45'24" EAST, A DISTANCE OF 124.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,630 SQ. FT. OR 0.13 ACRES, MORE OR LESS.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-003**

**P2P – PARCEL 8.1**

**LAND DESCRIPTION – ALLEY PARCEL #3 (Public Alley, bounded by E. 38th Ave., N. Franklin St., E. 39th Ave., and N. Gilpin St.):**

A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF AUGUST, 2018, AT RECEPTION NUMBER 2018100852 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 8.1, BEING A PORTION OF LOTS 29 & 30, BLOCK 9, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 48°32'11" WEST, A DISTANCE OF 2,967.70 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 30, BLOCK 9, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 30, SOUTH 00°08'44" WEST, A DISTANCE OF 5.34 FEET TO A POINT ON THE SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF LOTS 29 AND 30, SAID BLOCK 9, SOUTH 00°08'44" WEST, A DISTANCE OF 32.18 FEET TO THE SOUTHEASTERLY CORNER OF THE NORTH HALF OF SAID LOT 29; THENCE ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF LOT 29, NORTH 89°51'34" WEST, A DISTANCE OF 124.97 FEET TO THE SOUTHWESTERLY CORNER OF SAID NORTH HALF OF LOT 29;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 29 AND 30, NORTH 00°08'47" EAST, A DISTANCE OF 32.41 FEET TO A POINT ON SAID SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL;

THENCE ALONG SAID SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING WALL, SOUTH 89°45'24" EAST, A DISTANCE OF 124.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,036 SQ. FT. OR 0.09 ACRES, MORE OR LESS.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-004**

**P2P – PARCEL 9.1**

**LAND DESCRIPTION – ALLEY PARCEL #4 (Public Alley, bounded by E. 38th Ave., N. Gilpin St., E. 39th Ave., and N. Williams St.:**

A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF AUGUST, 2018, AT RECEPTION NUMBER 2018100852 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 9.1, BEING A PORTION OF LOTS 3 & 4, BLOCK 8, PROVIDENT PARK LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 45°45'55" WEST, A DISTANCE OF 2817.55 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 3, BLOCK 8, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 3, SOUTH 00°08'31" WEST, A DISTANCE OF 5.74 FEET TO A POINT ON THE SOUTHERLY MOST FACE OF AN EXISTING RETAINING WALL, HEREINAFTER REFERRED TO AS RETAINING WALL A, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOTS 3 AND 4, BLOCK 8, SOUTH 00°08'31" WEST, A DISTANCE OF 38.68 FEET TO A POINT ON THE SOUTHERLY MOST FACE EXTENDED OF A SOUTHERLY MOST EXISTING RETAINING WALL, HEREINAFTER REFERRED TO AS RETAINING WALL B;

THENCE ALONG SAID SOUTHERLY MOST WALL FACE AND FACE EXTENDED OF RETAINING WALL B THE FOLLOWING TWO (2) COURSES:

1) NORTH 65°01'20" WEST, A DISTANCE OF 15.85 FEET;

2) THENCE NORTH 89°39'04" WEST, A DISTANCE OF 110.81 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 4, BLOCK 9;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 3 AND 4, BLOCK 8, NORTH 00°08'44" EAST, A DISTANCE OF 31.84 FEET TO A POINT ON SAID SOUTHERLY MOST FACE EXTENDED OF RETAINING WALL A;

THENCE ALONG SAID SOUTHERLY MOST WALL FACE AND FACE EXTENDED OF RETAINING WALL A, SOUTH 89°45'24" EAST, A DISTANCE OF 125.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,048 SQ. FT. OR 0.09 ACRES, MORE OR LESS.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-005**

P2P – PARCEL 10.1

LAND DESCRIPTION – ALLEY PARCEL #5 (Public Alley, bounded by E. 38th Ave., N. Gilpin St., E. 39th Ave., and N. Williams St.):

A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF AUGUST, 2018, AT RECEPTION NUMBER 2018100852 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 10.1, BEING A PORTION OF LOTS 29 & 30, BLOCK 8, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 43°41'02" WEST, A DISTANCE OF 2,718.40 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 30, BLOCK 8, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 30, SOUTH 00°08'18" WEST, A DISTANCE OF 6.01 FEET TO A POINT ON THE SOUTHERLY MOST FACE OF AN EXISTING RETAINING WALL AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOTS 29 AND 30, BLOCK 8, SOUTH 00°08'18" WEST, A DISTANCE OF 31.52 FEET TO THE SOUTHEASTERLY CORNER OF THE NORTH HALF OF SAID LOT 29;

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF LOT 29, BLOCK 8, NORTH 89°52'00" WEST, A DISTANCE OF 125.19 FEET TO THE SOUTHWESTERLY CORNER OF SAID NORTH HALF OF LOT 29;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 29 AND 30, BLOCK 8, NORTH 00°08'31" EAST, A DISTANCE OF 31.76 FEET TO A POINT ON SAID SOUTHERLY MOST FACE OF AN EXISTING RETAINING WALL;

THENCE ALONG SAID SOUTHERLY MOST WALL FACE OF AN EXISTING RETAINING WALL, SOUTH 89°45'24" EAST, A DISTANCE OF 125.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,961 SQ. FT. OR 0.09 ACRES, MORE OR LESS.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-006**

**P2P – PARCEL 11.1**

**LAND DESCRIPTION – ALLEY PARCEL #6 (Public Alley, bounded by E. 38th Ave., N. Williams St., E. 39th Ave., and N. High St.):**

A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF AUGUST, 2018, AT RECEPTION NUMBER 2018100852 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 11.1, BEING LOT 4 AND A PORTION OF LOT 3, BLOCK 7, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 39°40'27" WEST, A DISTANCE OF 2,619.75 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4, BLOCK 7, PROVIDENT PARK AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 4, NORTH 89°51'41" WEST, A DISTANCE OF 125.16 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4;

THENCE ALONG THE WESTERLY LINE OF LOTS 3 AND 4, SAID BLOCK 7, NORTH 00°08'18" EAST, A DISTANCE OF 43.59 FEET TO A POINT ON THE NORTHERLY EDGE OF A CONCRETE WALK;

THENCE ALONG SAID NORTHERLY EDGE OF CONCRETE WALK, SOUTH 89°50'12" EAST, A DISTANCE OF 125.17 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 3;

THENCE ALONG SAID EASTERLY LINE OF SAID LOTS 3 AND 4, SOUTH 00°09'02" WEST, A DISTANCE OF 43.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,452 SQ. FT. OR 0.13 ACRES, MORE OR LESS.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-007**

**P2P – PARCEL 12.1**

**LAND DESCRIPTION – ALLEY PARCEL #7 (Public Alley, bounded by E. 38th Ave., N. Williams St., E. 39th Ave., and N. High St.):**

A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF AUGUST, 2017, AT RECEPTION NUMBER 2017108098, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 16TH DAY OF AUGUST, 2017, AT RECEPTION NUMBER 2017108097, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 12.1, BEING PORTIONS OF LOTS 29 & 30, BLOCK 7, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 37°54'12" WEST, A DISTANCE OF 2,492.45 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 30, BLOCK 7, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 30, SOUTH 00°09'45" WEST, A DISTANCE OF 6.60 FEET TO A POINT ON THE NORTHERLY LINE OF A CONCRETE WALK AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF LOTS 29 AND 30, SOUTH 00°09'45" WEST, A DISTANCE OF 42.97 FEET TO A POINT ON THE SOUTHERLY FACE OF AN EXISTING RETAINING WALL EXTENDED;

THENCE ALONG SAID SOUTHERLY WALL FACE OF RETAINING WALL AND WALL EXTENDED, NORTH 89°51'41" WEST, A DISTANCE OF 125.16 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 29;

THENCE ALONG SAID WESTERLY LINE OF LOTS 29 AND 30, NORTH 00°09'02" EAST, A DISTANCE OF 43.03 FEET TO A POINT ON SAID NORTHERLY EDGE OF CONCRETE WALK;

THENCE ALONG SAID NORTHERLY EDGE OF CONCRETE WALK, SOUTH 89°50'12" EAST, A DISTANCE OF 125.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,382 SQ. FT. OR 0.12 ACRES, MORE OR LESS.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-008**

**P2P – PARCEL 605**

**LAND DESCRIPTION – ALLEY PARCEL #8 (Public Alley, bounded by E. 39th Ave., N. Williams St., E. 40th Ave., and N. High St.):**

A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JULY, 2017, AT RECEPTION NUMBER 2017098605, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 28TH DAY OF JULY, 2017, AT RECEPTION NUMBER 2017098606, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 605, BEING LOT 16 AND A PORTION OF LOT 17, BLOCK 4, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23; THENCE SOUTH 44°07'51" WEST, A DISTANCE OF 2,400.86 FEET TO THE NORTHEASTERLY CORNER OF LOT 16, BLOCK 4, PROVIDENT PARK AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF LOTS 16 AND 17, SOUTH 00°09'21" WEST, A DISTANCE OF 38.32 FEET TO A POINT ON THE SOUTHERLY EDGE OF A CONCRETE WALK EXTENDED;

THENCE ALONG SAID SOUTHERLY EDGE OF CONCRETE WALK EXTENDED, SOUTH 89°58'17" WEST, A DISTANCE OF 125.17 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 17;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 16 AND 17, NORTH 00°10'19" EAST, A DISTANCE OF 38.69 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 16;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 16, SOUTH 89°51'37" EAST, A DISTANCE OF 125.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,820 SQ. FT. OR 0.11 ACRES, MORE OR LESS

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-009**

**P2P – PARCEL 606**

**LAND DESCRIPTION – ALLEY PARCEL #9 (Public Alley, bounded by E. 39th Ave., N. Williams St., E. 40th Ave., and N. High St.):**

A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 23RD DAY OF JUNE, 2017, AT RECEPTION NUMBER 2017082674, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 23RD DAY OF JUNE, 2017, AT RECEPTION NUMBER 2017082675, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 11TH DAY OF DECEMBER, 2017, AT RECEPTION NUMBER 2017161087, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 606, BEING LOT 25 AND PORTIONS OF LOTS 24 AND 26, BLOCK 4, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23; THENCE SOUTH 40°47'45" WEST, A DISTANCE OF 2,342.77 FEET TO THE SOUTHEASTERLY CORNER OF LOT 24, BLOCK 4, PROVIDENT PARK;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 24, NORTH 00°08'22" EAST, A DISTANCE OF 12.10 FEET TO A POINT ON THE SOUTHERLY EDGE OF A CONCRETE WALK AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY EDGE OF WALK AND EDGE EXTENDED, SOUTH 89°58'17" WEST, A DISTANCE OF 125.17 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 24;

THENCE ALONG THE WESTERLY LINE OF LOTS 24 TO 26, SAID BLOCK 4, NORTH 00°09'21" EAST, A DISTANCE OF 38.64 FEET TO A POINT BEING 24.65 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 26;

THENCE ALONG A LINE PARALLEL WITH, AND 24.65 FEET SOUTHERLY OF, THE NORTHERLY LINE OF SAID LOT 26, SOUTH 89°51'30" EAST, A DISTANCE OF 125.15 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 26;

THENCE ALONG THE EASTERLY LINE OF SAID LOTS 24 TO 26, SOUTH 00°08'22" WEST, A DISTANCE OF 38.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,812 SQ. FT. OR 0.11 ACRES, MORE OR LESS.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-010**

P2P – PARCEL 607

LAND DESCRIPTION – ALLEY PARCEL #10 (Public Alley, bounded by E. 39th Ave., N. High St., E. 40th Ave., and N. Race St.):

A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 23RD DAY OF JUNE, 2017, AT RECEPTION NUMBER 2017082516, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 1ST DAY OF NOVEMBER, 2017, AT RECEPTION NUMBER 2017143543, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 1ST DAY OF NOVEMBER, 2017, AT RECEPTION NUMBER 2017143544, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 607, BEING LOT 16 AND A PORTION OF LOT 17, BLOCK 5, PROVIDENT PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23; THENCE SOUTH 37°45'05" WEST, A DISTANCE OF 2,181.42 FEET TO THE NORTHEASTERLY CORNER OF LOT 16, BLOCK 5, PROVIDENT PARK AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 16 AND LOT 17, SOUTH 00°07'37" WEST, A DISTANCE OF 37.70 FEET TO A POINT ON THE SOUTHERLY EDGE OF A CONCRETE WALK;

THENCE ALONG SAID SOUTHERLY EDGE OF CONCRETE WALK AND EDGE EXTENDED, NORTH 89°47'47" WEST, A DISTANCE OF 115.03 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 17;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 16 AND 17, NORTH 00°08'22" EAST, A DISTANCE OF 38.07 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 16;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 16, SOUTH 89°36'36" EAST, A DISTANCE OF 115.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,358 SQ. FT. OR 0.10 ACRES, MORE OR LESS.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-011**

P2P – PARCEL 608

LAND DESCRIPTION – STREET PARCEL #11 (E. 39th Ave., located near the intersection of N. York St. and E. 39th Ave.):



A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF JANUARY, 2016, AT RECEPTION NUMBER 2016005295, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 4TH DAY OF JANUARY, 2019, AT RECEPTION NUMBER 2019000991, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 4TH DAY OF JANUARY, 2019, AT RECEPTION NUMBER 2019000993, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 17TH DAY OF JANUARY, 2020, AT RECEPTION NUMBER 2020007400, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 608, BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2016005295 AND A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2019000991, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 01°30'31" WEST, A DISTANCE OF 2,023.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF YORK STREET, ALSO BEING A POINT ON THE NORTHERLY EDGE EXTENDED OF A CONCRETE CURB AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY EDGE AND EDGE EXTENDED OF CONCRETE CURB THE FOLLOWING THIRTY (30) COURSES:

- 1) SOUTH 89°47'31" EAST, A DISTANCE OF 74.93 FEET;
- 2) THENCE SOUTH 84°16'52" EAST, A DISTANCE OF 9.91 FEET;
- 3) THENCE SOUTH 89°48'07" EAST, A DISTANCE OF 219.12 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 4) THENCE 6.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 10.51 FEET, AN INCLUDED ANGLE OF 37°10'26" AND SUBTENDED BY A CHORD BEARING NORTH 68°01'33" EAST, A DISTANCE OF 6.70 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 5) THENCE 11.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 17.40 FEET, AN INCLUDED ANGLE OF 37°22'28" AND SUBTENDED BY A CHORD BEARING NORTH 72°04'18" EAST, A DISTANCE OF 11.15 FEET;
- 6) THENCE SOUTH 89°51'27" EAST, A DISTANCE OF 82.05 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 7) THENCE 14.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 31.61 FEET, AN INCLUDED ANGLE OF 26°28'53" AND SUBTENDED BY A CHORD BEARING SOUTH 78°15'53" EAST, A DISTANCE OF 14.48 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 8) THENCE 11.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.37 FEET, AN INCLUDED ANGLE OF 25°52'29" AND SUBTENDED BY A CHORD BEARING SOUTH 74°31'48" EAST, A DISTANCE OF 11.36 FEET;
- 9) THENCE SOUTH 89°49'47" EAST, A DISTANCE OF 196.94 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 10) THENCE 12.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 24.00 FEET, AN INCLUDED ANGLE OF 29°49'08" AND SUBTENDED BY A CHORD BEARING NORTH 74°08'30" EAST, A DISTANCE OF 12.35 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 11) THENCE 9.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 14.98 FEET, AN INCLUDED ANGLE OF 34°40'58" AND SUBTENDED BY A CHORD BEARING NORTH 73°49'20" EAST, A DISTANCE OF 8.93 FEET;
- 12) THENCE SOUTH 89°49'31" EAST, A DISTANCE OF 278.42 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 13) THENCE 20.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 52.04 FEET, AN INCLUDED ANGLE OF 22°14'53" AND SUBTENDED BY A CHORD BEARING SOUTH 76°34'22" EAST, A DISTANCE OF 20.08 FEET TO A POINT OF NON-TANGENT CURVATURE;

14) THENCE 6.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 16.36 FEET, AN INCLUDED ANGLE OF 23°05'43" AND SUBTENDED BY A CHORD BEARING SOUTH 76°40'30" EAST, A DISTANCE OF 6.55 FEET;  
15) THENCE SOUTH 89°49'55" EAST, A DISTANCE OF 136.45 FEET TO A POINT OF NON-TANGENT CURVATURE;  
16) THENCE 14.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.45 FEET, AN INCLUDED ANGLE OF 28°54'17" AND SUBTENDED BY A CHORD BEARING NORTH 76°54'47" EAST, A DISTANCE OF 14.70 FEET TO A POINT OF NON-TANGENT CURVATURE;  
17) THENCE 10.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 16.18 FEET, AN INCLUDED ANGLE OF 35°26'34" AND SUBTENDED BY A CHORD BEARING NORTH 74°33'37" EAST, A DISTANCE OF 9.85 FEET;  
18) THENCE SOUTH 89°49'15" EAST, A DISTANCE OF 281.37 FEET TO A POINT OF NON-TANGENT CURVATURE;  
19) THENCE 15.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.08 FEET, AN INCLUDED ANGLE OF 31°23'07" AND SUBTENDED BY A CHORD BEARING SOUTH 74°54'21" EAST, A DISTANCE OF 15.19 FEET TO A POINT OF NON-TANGENT CURVATURE;  
20) THENCE 9.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 19.46 FEET, AN INCLUDED ANGLE OF 28°22'39" AND SUBTENDED BY A CHORD BEARING SOUTH 76°28'56" EAST, A DISTANCE OF 9.54 FEET;  
21) THENCE SOUTH 89°49'23" EAST, A DISTANCE OF 396.47 FEET TO A POINT OF NON-TANGENT CURVATURE;  
22) THENCE 9.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 14.70 FEET, AN INCLUDED ANGLE OF 35°14'32" AND SUBTENDED BY A CHORD BEARING NORTH 69°34'41" EAST, A DISTANCE OF 8.90 FEET TO A POINT OF NON-TANGENT CURVATURE;  
23) THENCE 9.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 16.89 FEET, AN INCLUDED ANGLE OF 33°52'16" AND SUBTENDED BY A CHORD BEARING NORTH 73°28'47" EAST, A DISTANCE OF 9.84 FEET;  
24) THENCE SOUTH 89°46'03" EAST, A DISTANCE OF 82.04 FEET TO A POINT OF NON-TANGENT CURVATURE;  
25) THENCE 17.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.96 FEET, AN INCLUDED ANGLE OF 25°13'25" AND SUBTENDED BY A CHORD BEARING SOUTH 77°12'19" EAST, A DISTANCE OF 17.45 FEET TO A POINT OF NON-TANGENT CURVATURE;  
26) THENCE 10.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 18.68 FEET, AN INCLUDED ANGLE OF 30°40'08" AND SUBTENDED BY A CHORD BEARING SOUTH 74°49'51" EAST, A DISTANCE OF 9.88 FEET;  
27) THENCE SOUTH 89°53'59" EAST, A DISTANCE OF 317.72 FEET TO A POINT OF NON-TANGENT CURVATURE;  
28) THENCE 217.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 490.97 FEET, AN INCLUDED ANGLE OF 25°25'44" AND SUBTENDED BY A CHORD BEARING NORTH 82°29'04" EAST, A DISTANCE OF 216.12 FEET TO A POINT OF NON-TANGENT CURVATURE;  
29) THENCE 179.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 376.89 FEET, AN INCLUDED ANGLE OF 27°16'16" AND SUBTENDED BY A CHORD BEARING NORTH 79°49'51" EAST, A DISTANCE OF 177.70 FEET;  
30) THENCE SOUTH 89°50'17" EAST, A DISTANCE OF 30.17 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STEELE STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STEELE STREET, SOUTH 00°11'40" WEST, A DISTANCE OF 35.56 FEET;

THENCE NORTH 89°29'58" WEST, A DISTANCE OF 67.36 FEET TO A POINT ON THE SOUTHERLY EDGE OF A CONCRETE WALK, ALSO BEING A POINT OF CURVATURE;

THENCE ALONG SAID SOUTHERLY EDGE OF CONCRETE WALK AND EDGE EXTENDED THE FOLLOWING THREE (3) COURSES:

1) 96.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 258.96 FEET, AN INCLUDED ANGLE OF 21°15'57" AND SUBTENDED BY A CHORD BEARING SOUTH 79°52'03" WEST, A DISTANCE OF 95.56 FEET;  
2) THENCE SOUTH 69°14'05" WEST, A DISTANCE OF 25.64 FEET TO A POINT OF NON-TANGENT CURVATURE;  
3) THENCE 92.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 251.47 FEET, AN INCLUDED ANGLE OF 21°06'34" AND SUBTENDED BY A CHORD BEARING SOUTH 73°48'39" WEST, A DISTANCE OF

92.13 FEET TO A POINT ON THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2020007913;

THENCE ALONG SAID NORTHERLY LINE AND LINE EXTENDED OF PARCEL DESCRIBED AT RECEPTION NO. 2020007913, NORTH 89°47'42" WEST, A DISTANCE OF 2,401.18 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF YORK STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF YORK STREET, NORTH 00°09'02" EAST, A DISTANCE OF 26.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 77,654 SQ. FT. OR 1.78 ACRES, MORE OR LESS.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-012**

P2P – PARCEL 609

LAND DESCRIPTION – STREET PARCEL #12 (N. Monroe St., located near the intersection of E. 40th Ave., and N. Monroe St.):

A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF DECEMBER, 2018, AT RECEPTION NUMBER 2018153243, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 15TH DAY OF JANUARY, 2016, AT RECEPTION NUMBER 2016005295 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 609, BEING A PORTION OF VACATED MONROE STREET RIGHT-OF-WAY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 71°11'59" EAST, A DISTANCE OF 4,148.14 FEET TO THE SOUTHEASTERLY CORNER OF LOT 14, BLOCK 39, FIRST ADDITION TO SWANSEA;

THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 39, FIRST ADDITION TO SWANSEA, NORTH 00°13'02" EAST, A DISTANCE OF 60.03 FEET TO A POINT 5.11 FEET SOUTHERLY OF THE NORTHEASTERLY CORNER OF LOT 15, SAID BLOCK 39, FIRST ADDITION TO SWANSEA AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF BLOCK 39, FIRST ADDITION TO SWANSEA, NORTH 00°13'02" EAST, A DISTANCE OF 280.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 41ST AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 41ST AVENUE, SOUTH 89°47'21" EAST, A DISTANCE OF 83.65 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 9, SWANSEA HEIGHTS;

THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 9, SWANSEA HEIGHTS, SOUTH 00°01'26" WEST, A DISTANCE OF 280.59 FEET TO A POINT 5.00 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF LOT 12, SAID BLOCK 9, SWANSEA HEIGHTS;

THENCE NORTH 89°47'26" WEST, A DISTANCE OF 84.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,605 SQ. FT. OR 0.54 ACRES, MORE OR LESS.