

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000049-001:

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 2026070444 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 D

SUN VALLEY HOMES THIRD FILING

CONTAINING 38,544 SQUARE FEET OR 0.88 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000049-002:

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 2026070444 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 F 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, LYING ALONG THE EAST LINE OF NORTH BRYANT STREET, 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 ALCOTT STREET AND WEST 9TH AVENUE FROM WHENCE THE RANGE POINT EAST OF WEST ALCOTT STREET AT THE SOUTH PLATTE RIVER BEARS NORTH 89°43'30" EAST A DISTANCE OF 255.12 FEET AND UPON WHICH THESE BEARINGS ARE BASED;

THENCE NORTH 45°24'57" WEST A DISTANCE OF 28.35 FEET TO THE SOUTHEAST CORNER OF SAID TRACT F;

THENCE SOUTH 89°43'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 9TH AVENUE, A DISTANCE OF 247.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89°43'30" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 6.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH BRYANT STREET;

THENCE NORTH 00°33'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH BRYANT STREET, A DISTANCE OF 326.19 FEET TO THE NORTHWEST CORNER OF SAID TRACT F;

THENCE NORTH 89°43'47" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 6.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT F;

THENCE SOUTH 00°33'24" EAST, ALONG THE EAST LINE AND SOUTHERLY EXTENSION OF SAID TRACT F, A DISTANCE OF 326.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,053 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000049-003:

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 2026070444 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 LOTS 8-10, BLOCK 5 OF FAIRVIEW, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF WEST 13TH AVENUE AND DECATUR STREET;

THENCE SOUTH 55°17'41" EAST A DISTANCE OF 69.18 FEET TO THE NORTHWEST CORNER OF LOT 36, BLOCK 5 OF FAIRVIEW;

THENCE NORTH 89°22'55" EAST, ALONG THE NORTH LINES OF LOTS 10-36, A DISTANCE OF 50.38 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°22'55" EAST, CONTINUING ALONG SAID NORTH LINES OF LOTS 8-10, A DISTANCE OF 66.00 FEET TO A POINT;

THENCE SOUTH 00°37'23" EAST A DISTANCE OF 124.93 FEET TO A POINT ON THE SOUTH LINE

OF SAID LOT 8;

THENCE SOUTH 89°22'37" WEST, ALONG THE SOUTH LINES OF SAID LOTS 8-10, A DISTANCE OF 66.00 FEET;

THENCE NORTH 00°37'23" WEST, DEPARTING SAID SOUTH LOT LINES, A DISTANCE OF 124.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,246 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE TWENTY FOOT (20') RANGE LINE OF WEST 13TH AVENUE SOUTH OF BLOCK 4 OF FAIRVIEW AS MONUMENTED BY A 2" ALUMINUM CAP STAMPED LS 24942 IN A RANGE BOX AT THE WEST END OF 13TH AVENUE AND BY A 3-1/4" ALUMINUM CAP STAMPED LS 38026 IN A RANGE BOX TO THE EAST ON WEST 13TH AVENUE AND BEARS NORTH 89°22'55" EAST.

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000049-004:

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 2026070444 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 LOTS 63-65, BLOCK 5 OF FAIRVIEW, AND A PORTION OF THAT PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED OCTOBER 20, 2020 AT RECEPTION NO. 2020172093 IN THE RECORDS OF THE CLERK & RECORDER'S OFFICE OF THE CITY & COUNTY OF DENVER, COLORADO, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF WEST HOLDEN PLACE AND DECATUR STREET;

THENCE NORTH 69°50'16" EAST A DISTANCE OF 59.82 FEET TO THE SOUTHWEST CORNER OF LOT 37, BLOCK 5 OF FAIRVIEW;

THENCE NORTH 89°22'10" EAST, ALONG THE SOUTH LINES OF LOTS 37-63, BLOCK 5 OF FAIRVIEW, A DISTANCE 652.16 FEET TO A POINT 2 FEET EAST OF THE WEST LINE OF SAID LOT 63 AND THE POINT OF BEGINNING;

THENCE NORTH 00°32'23" WEST, DEPARTING SAID SOUTH LINE OF LOT 63 AND 2 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 63, A DISTANCE 125.01 FEET TO A POINT ON

THE NORTH LINE OF SAID LOT 63, BLOCK 5 OF FAIRVIEW;
THENCE NORTH 89°22'37" EAST, DEPARTING SAID 2 FOOT PARALLEL LINE AND ALONG THE
NORTH LINES OF SAID LOTS 63-65, BLOCK 5 OF FAIRVIEW, A DISTANCE OF 64.42 FEET;
THENCE SOUTH 00°37'23" EAST, DEPARTING SAID NORTH LINES, A DISTANCE OF 125.00 FEET TO
A POINT ON SOUTH LINE OF SAID LOT 65, BLOCK 5 OF FAIRVIEW;
THENCE SOUTH 89°22'10" WEST, ALONG THE SOUTH LINES OF SAID LOTS 63-65, BLOCK 5 OF
FAIRVIEW, A DISTANCE OF 64.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,064 SQUARE FEET OR 0.18 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE RANGE LINE WEST
OF BLOCK 5, FAIRVIEW, IN DECATUR STREET BETWEEN 13TH AVE AND HOLDEN PLACE, AS
MONUMENTED BY 2" ALUMINUM CAP IN RANGE BOX STAMPED LS 24942 AT THE NORTH END
AND BY AN AXLE IN RANGE BOX ON THE SOUTH END, AND BEARS SOUTH 00°34'00" EAST.

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000049-005:

LEGAL DESCRIPTION - STREET PARCEL NO. 5

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 2026070444 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 THAT PARCEL OF LAND DESCRIBED IN THE QUITCLAIM
DEED RECORDED OCTOBER 20, 2020 AT RECEPTION NO. 2020172093, AND A PORTION OF THAT
PARCEL OF LAND DESCRIBED IN BOOK 864 AT PAGE 228 RECORDED APRIL 16, 1974 IN THE
RECORDS OF THE CLERK & RECORDER'S OFFICE OF THE CITY & COUNTY OF DENVER,
COLORADO, A PORTION OF LOT 5 AND LOTS 6, 7, 60 AND 61, BLOCK 6 OF FAIRVIEW, LOT 24 AND
A PORTION OF LOT 23, BLOCK 1 OF SOUTH FAIRVIEW, A PORTION OF VACATED W. 12TH AVE.
BETWEEN BLOCKS 1 AND 2 OF SOUTH FAIRVIEW AND A PORTION OF LOT 23 AND LOT 24, BLOCK
2 OF SOUTH FAIRVIEW, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP
4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF WEST HOLDEN PLACE AND
DECATUR STREET;
THENCE SOUTH 55°32'23" EAST A DISTANCE OF 69.58 FEET TO THE NORTHWEST CORNER OF
SAID LOT 33, BLOCK 6 OF FAIRVIEW;
THENCE NORTH 89°22'10" EAST, ALONG THE NORTH LINES OF LOTS 7-33, BLOCK 6 OF FAIRVIEW,

A DISTANCE OF 650.21 FEET TO A POINT ON THE NORTH LINE 0.05 FEET EAST OF THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2020172093 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTH, EAST, SOUTH AND WEST LINES OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2020172093 THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 89°22'10" EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 66.00 FEET TO A POINT;
2. SOUTH 00°37'23" EAST A DISTANCE OF 314.84 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°14'14", A RADIUS OF 403.00 FEET AND AN ARC LENGTH OF 107.17 FEET (CHORD BEARS SOUTH 06°59'44" WEST, 106.86 FEET) TO A POINT;
4. SOUTH 89°43'36" WEST A DISTANCE OF 24.52 FEET TO A POINT;
5. NORTH 00°33'24" WEST A DISTANCE OF 173.51 FEET TO A POINT;
6. NORTH 77°32'22" EAST A DISTANCE OF 24.73 FEET TO A POINT;
7. NORTH 00°40'20" WEST A DISTANCE OF 30.65 FEET TO A POINT;
8. SOUTH 77°32'22" WEST A DISTANCE OF 52.81 FEET TO A POINT ON THE SOUTH

LINE OF LOT 60, BLOCK 6 OF FAIRVIEW 0.69 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 60;

THENCE NORTH 00°37'23" WEST, DEPARTING SAID SOUTH LINE OF LOT 60, A DISTANCE OF 81.21 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 60;

THENCE NORTH 89°22'10" EAST, ALONG THE NORTH LINES OF LOTS 60-61, BLOCK 6, A DISTANCE OF 51.63 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID LOT 61, BLOCK 6 OF FAIRVIEW;

THENCE NORTH 00°40'20" WEST, DEPARTING SAID NORTHEAST CORNER OF LOT 61, A DISTANCE OF 16.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 6 OF FAIRVIEW;

THENCE SOUTH 89°22'10" WEST, ALONG THE SOUTH LINES OF LOTS 5-7, A DISTANCE OF 51.61 FEET TO A POINT 0.58 FEET EAST OF THE SOUTHWEST CORNER OF LOT 7, BLOCK 6 OF FAIRVIEW;

THENCE NORTH 00°37'23" WEST, DEPARTING THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,180 SQUARE FEET OR 0.46 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE RANGE LINE WEST OF BLOCK 5, FAIRVIEW, IN DECATUR STREET BETWEEN 13TH AVE. AND HOLDEN PLACE, AS MONUMENTED BY A 2" ALUMINUM CAP IN RANGE BOX STAMPED LS 24942 AT THE NORTH END AND BY AN AXLE IN RANGE BOX ON THE SOUTH END, AND BEARS SOUTH 00°34'00" EAST.