**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000075-001:**

LAND DESCRIPTION - STREET PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 6TH DAY OF JULY, 2021, AT RECEPTION NUMBER 2021127443 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 1 THROUGH 5 AND OUTLOT B, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER, AND LOTS 13 THROUGH 17, BLOCK 37, PARK AVENUE ADDITION TO DENVER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, 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:

CONSIDERING THE 18' RANGE LINE OF CORONA STREET TO BEAR SOUTH 00°45'01" EAST, A DISTANCE OF 600.17 FEET BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 38162" IN CONCRETE WALK AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET, AND A FOUND NO. 6 REBAR WITH ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF 14TH AVENUE AND CORONA STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET; THENCE SOUTH 28°19'35" EAST A DISTANCE OF 90.73 FEET TO NORTHWESTERLY CORNER OF LOT 1, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 104, AND BLOCK 37, PARK AVENUE ADDITION TO DENVER, NORTH 89°49'02" EAST, A DISTANCE OF 258.32 FEET TO THE NORTHEASTERLY CORNER OF LOT 13, SAID BLOCK 37; THENCE ALONG THE EASTERLY LINE OF SAID LOT 13, BLOCK 37, SOUTH 00°41'41" EAST, A DISTANCE OF 7.00 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 7.00 FEET SOUTHERLY THEREFROM, SAID NORTHERLY LINE OF BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER, AND BLOCK 37, PARK AVENUE ADDITION TO DENVER, SOUTH 89°49'02" WEST, A DISTANCE OF 258.31 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1, BLOCK 104; THENCE ALONG SAID WESTERLY LINE OF LOT 1, NORTH 00°45'01" WEST A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,808 SQ. FT. OR 0.04 ACRES, MORE OR LESS

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000075-002:**

LAND DESCRIPTION - STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 6TH DAY OF JULY, 2021, AT RECEPTION NUMBER 2021127443 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 13, BLOCK 37, PARK AVENUE ADDITION TO DENVER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, 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:

CONSIDERING THE 18' RANGE LINE OF CORONA STREET TO BEAR SOUTH 00°45'01" EAST, A DISTANCE OF 600.17 FEET BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 38162" IN CONCRETE WALK AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET, AND A FOUND NO. 6 REBAR WITH ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF 14TH AVENUE AND CORONA STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET; THENCE SOUTH 28°19'35" EAST A DISTANCE OF 90.73 FEET TO NORTHWESTERLY CORNER OF LOT 1, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 104, AND BLOCK 37, PARK AVENUE ADDITION TO DENVER, NORTH 89°49'02" EAST, A DISTANCE OF 258.32 FEET TO THE NORTHEASTERLY CORNER OF LOT 13, SAID BLOCK 37; THENCE ALONG THE EASTERLY LINE OF SAID LOT 13, SOUTH 00°41'41" EAST, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY LINE OF LOT 13, SOUTH 00°41'41" EAST A DISTANCE OF 78.10 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER AT RECEPTION NO. 2014048615; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, SOUTH 89°30'23" WEST, A DISTANCE OF 2.00 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 2.00 FEET WESTERLY THEREFROM, SAID EASTERLY LINE OF LOT 13, NORTH 00°41'41" WEST, A DISTANCE OF 78.11 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 7.00 FEET SOUTHERLY THEREFROM, THE NORTHERLY LINE OF SAID LOT 13, NORTH 89°49'02" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 156 SQ. FT. OR 0.01 ACRES, MORE OR LESS

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000075-003:**

LAND DESCRIPTION - ALLEY PARCEL NO. 3

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 6TH DAY OF JULY, 2021, AT RECEPTION NUMBER 2021127443 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 6 THROUGH 10, BLOCK 104, E.F. HALLACK'S ADDITION TO DENVER, A PORTION OF LOT 5, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER, AND A PORTION OF THAT VACATED ALLEY DESCRIBED IN ORDINANCE 237, SERIES 2014, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, 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:

CONSIDERING THE 18' RANGE LINE OF CORONA STREET TO BEAR SOUTH 00°45'01" EAST, A DISTANCE OF 600.17 FEET BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 38162" IN CONCRETE WALK AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET, AND A FOUND NO. 6 REBAR WITH ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF 14TH AVENUE AND CORONA STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET; THENCE SOUTH 28°19'35" EAST, A DISTANCE OF 90.73 FEET TO NORTHWESTERLY CORNER OF LOT 1, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER; THENCE SOUTH 49°52'06" EAST, A DISTANCE OF 162.79 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°30'23" EAST, A DISTANCE OF 2.10 FEET TO A POINT ON THE EASTERLY LINE OF LOT 5, SAID BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER; THENCE ALONG THE EASTERLY LINES OF SAID LOT 5, SAID LOTS 6 TO 10, BLOCK 104, E.F. HALLACK'S ADDITION TO DENVER, AND SAID VACATED ALLEY AS DESCRIBED IN ORDINANCE 237, SERIES 2014, SOUTH 00°43'18" EAST, A DISTANCE OF 140.46 FEET TO THE SOUTHERLY LINE OF THE NORTH 1/2 OF LOT 10, SAID BLOCK 104, E.F. HALLACK'S ADDITION TO DENVER; THENCE SOUTH 89°43'54" WEST, A DISTANCE OF 2.10 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 2.10 FEET WESTERLY THEREFROM, SAID EASTERLY LINES OF LOTS 6 TO 10, BLOCK 104, E.F. HALLACK'S ADDITION TO DENVER, SAID LOT 5, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER, AND SAID VACATED ALLEY AS DESCRIBED IN ORDINANCE 237, SERIES 2014, NORTH 00°43'18" WEST, A DISTANCE OF 140.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 295 SQ. FT. OR 0.01 ACRES, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000075-004:**

LAND DESCRIPTION - STREET PARCEL NO. 4

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 6TH DAY OF JULY, 2021, AT RECEPTION NUMBER 2021127443 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 13, BLOCK 37, PARK AVENUE ADDITION TO DENVER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, 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:

CONSIDERING THE 18' RANGE LINE OF CORONA STREET TO BEAR SOUTH 00°45'01" EAST, A DISTANCE OF 600.17 FEET BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 38162" IN CONCRETE WALK AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET, AND A FOUND NO. 6 REBAR WITH ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF 14TH AVENUE AND CORONA STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET; THENCE SOUTH 28°19'35" EAST, A DISTANCE OF 90.73 FEET TO NORTHWESTERLY CORNER OF LOT 1, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER; THENCE NORTH 89°49'02" EAST, A DISTANCE OF 258.32 FEET TO THE NORTHEASTERLY CORNER OF LOT 13, BLOCK 37, PARK AVENUE ADDITION TO DENVER; THENCE ALONG THE EASTERLY LINE OF SAID LOT 13, BLOCK 37, SOUTH 00°41'41" EAST, A DISTANCE OF 105.10 FEET TO THE SOUTHEASTERLY CORNER OF THAT PARCEL CONVEYED TO THE CITY AND COUNTY OF DENVER AT RECEPTION NUMBER 2014048615 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF LOT 13, BLOCK 37, SOUTH 00°41'41" EAST, A DISTANCE OF 11.50 FEET; THENCE SOUTH 89°30'23" WEST, A DISTANCE OF 2.00 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 2.00 FEET WESTERLY THEREFROM, SAID EASTERLY LINE OF LOT 13, BLOCK 37, NORTH 00°41'41" WEST, A DISTANCE OF 11.50 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO THE CITY AND COUNTY OF DENVER; THENCE ALONG SAID SOUTHERLY LINE OF SAID PARCEL CONVEYED TO THE CITY AND COUNTY OF DENVER, NORTH 89°30'23" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 23 SQ. FT. MORE OR LESS.