

**Re-Zone of Portions of Parcels**  
**Schedule No. 0214200030000 1401 E. 53<sup>rd</sup> Ave.**  
**Schedule No. 0214300153000 955 E. 51<sup>st</sup> Ave.**

**Legal Description**

A parcel of land lying within the West half of Section 14, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, described as follows:

Commencing at a point on the South line of the Northwest Quarter of said Section 14, S89°48'57"W, a distance of 225.96 feet from the Center corner of said Section 14, said point also being on the Northwesterly line of the official channel of the South Platte River, Ordinance No. 33, Series of 1926, City and County of Denver records; Thence S46°44'11"W, along said Northwesterly line, a distance of 338.94 feet to the most Southeasterly corner of the National Guard Lease Parcel; Thence S46°44'11"W, continuing along said Northwesterly line, a distance of 940.00 feet; Thence N43°15'49"W, leaving said Northwesterly line, a distance of 25.00 feet to a point of curve; Thence along the arc of a tangent curve to the left, having a central angle of 29°34'47", a radius of 394.46 feet, an arc length of 203.65 feet to a point on the right-of-way line of East 51<sup>st</sup> Avenue; Thence N00°00'00"E, along said right-of-way and along the right-of-way line of Downing Street, a distance of 154.72 feet to a point of curve; Thence continuing along said Downing Street right-of-way line, along the arc of a tangent curve to the right, having a central angle of 8°01'35", a radius of 460.00 feet, an arc length of 64.44 feet to The Point of Beginning; Thence continuing along said Downing Street right-of-way line the following four courses:

- 1) Along the arc of a reverse curve to the left, the center of which bears N81°58'25"W, having a central angle of 260°05'11", a radius of 65.00 feet, an arc length of 295.06 feet to the intersection of a non-tangent curve;
- 2) Thence along the arc of a non-tangent curve to the left, the center of which bears S88°47'01"E, a distance of 540.00 feet, having a central angle of 1°12'59", a radius of 540.00 feet, an arc length of 11.47 feet to a point of tangent;
- 3) Thence S00°00'00"W, a distance of 95.91 feet to a point of curve;
- 4) Thence along the arc of a tangent curve to the right, having a central angle of 89°48'57", a radius of 30.00 feet, an arc length of 47.03 feet to the North right-of-way line of said East 51<sup>st</sup> Avenue;

Thence S89°48'57"W, along said North right-of-way line, a distance of 532.97 feet to the East right-of-way line of Emerson Street; Thence N00°06'23"W, along said East right-of-way line, a distance of 719.00 feet to a point of intersection with the North line of the SW1/4 of said section; Thence S89°48'57"W, along said North line, a distance of 30.00 feet; Thence N00°06'23"W, a distance of 500.00

feet; Thence N89°48'57"E, a distance of 810.93 feet to a point of tangent on the North right-of-way line of East 53<sup>rd</sup> Avenue; Thence along the right-of-way line of said East 53<sup>rd</sup> Avenue the following three courses:

- 1) Thence S78°56'31"W, a distance of 130.84 feet;
- 2) Thence S00°00'00"W, a distance of 81.57 feet;
- 3) Thence N78°56'31"E, a distance of 106.52 feet to a point of non-tangent curve;

Thence Southwesterly, along the arc of a curve to the left, the center of which bears S11°03'29"E, a distance of 30.00 feet, having a central angle of 78°56'31", a radius of 30.00 feet, an arc length of 41.33 feet to a point; Thence S00°00'00"W, a distance of 568.74 feet to a point of curve; Thence along the arc of a curve to the right, having a central angle of 24°10'17", a radius of 540.00 feet, an arc length of 227.81 feet to a point of reverse curve; Thence along the arc of a reverse curve to the left, having a central angle of 16°08'42", a radius of 460.00 feet, an arc length of 129.62 feet to The Point of Beginning.

Containing 847,356 square feet or 19.45 acres more or less.