

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2016

COUNCIL BILL NO. 16-0758  
COMMITTEE OF REFERENCE:  
Finance & Governance

**A BILL**

**For an ordinance designating certain property as being required for public use and authorizing use and acquisition thereof by negotiation or through condemnation proceedings of fee simple, easement and other interests, including any rights and interests related or appurtenant to properties as needed for the Platte to Park Hill Stormwater Systems Project.**

**BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

**Section 1.** That the City Council hereby designates all of the following property situated in the City and County of Denver and State of Colorado as being needed for public uses and purposes by the City and County of Denver, a home rule city and municipal corporation of the State of Colorado ("City") and authorizes the use and acquisition thereof by negotiation or through condemnation proceedings of any partial or full fee simple title interests:

**MAP 1**

THOSE PARCELS OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED DECEMBER 31, 2015 AT RECEPTION NO. 2015180718 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

THAT PART OF LOTS 8, 9 AND 10, BLOCK 23, RIVERSIDE ADDITION TO DENVER, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 10, BLOCK 23, THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, 50 FEET; THENCE EASTERLY ON A LINE TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 8 WHICH POINT IS 30 FEET FROM THE NORTH LINE OF SAID BLOCK 23; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 8, 9 AND 10 TO THE POINT OF BEGINNING;

AND ALSO

THAT PART OF LOTS 12, 13 AND 14, BLOCK 23, RIVERSIDE ADDITION TO DENVER, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 14, BLOCK 23; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 14 TO A POINT WHICH IS 25 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 14; THENCE NORTHEASTERLY ON A LINE TO A POINT ON THE NORTHEASTERLY LINE OF LOT 12 WHICH IS 65 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG SAID

1 NORTHEASTERLY LINE, 65 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 12; THENCE  
2 SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 12, 13 AND 14 TO THE POINT  
3 OF BEGINNING;

4  
5 AND

6  
7 LOTS 15 AND 16, BLOCK 23, RIVERSIDE ADDITION TO DENVER, EXCEPT THOSE PARTS LYING  
8 NORTH OF A LINE DESCRIBED AS FOLLOWS:

9  
10 BEGINNING AT THE MOST WESTERLY CORNER OF LOT 16, BLOCK 23; THENCE 10 FEET  
11 SOUTHERLY ON SOUTHWESTERLY LINE OF SAID LOT 16 TO A POINT; THENCE  
12 NORTHEASTERLY TO A POINT ON THE NORTHEAST LINE OF LOT 15, BLOCK 23, AND 25 FEET  
13 SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER THEREOF;

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15 AND

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17 ALL OF LOT 11, BLOCK 23, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

18  
19 THAT PART LYING NORTHERLY OF A LINE FROM A POINT ON THE SOUTHWEST LINE OF LOT  
20 11, 65 FEET NORTHWESTERLY FROM THE MOST SOUTHERLY CORNER THEREOF, TO A POINT  
21 ON THE NORTHEAST LINE OF LOT 11, 50 FEET NORTHWESTERLY FROM THE NORTHEAST  
22 CORNER THEREOF,

23  
24 CITY AND COUNTY OF DENVER, STATE OF COLORADO

25  
26 AND

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28 THOSE PARCELS OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED DECEMBER 31, 2015  
29 AT RECEPTION NO. 2015180720 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY  
30 AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

31  
32 THAT PART OF LOTS 8, 9 AND 10, BLOCK 23, RIVERSIDE ADDITION TO DENVER, DESCRIBED  
33 AS FOLLOWS:

34 COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 10, BLOCK 23, THENCE  
35 NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, 50 FEET; THENCE  
36 EASTERLY ON A LINE TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 8 WHICH POINT IS  
37 30 FEET FROM THE NORTH LINE OF SAID BLOCK 23; THENCE SOUTHWESTERLY ALONG THE  
38 SOUTHEASTERLY LINE OF SAID LOTS 8, 9 AND 10 TO THE POINT OF BEGINNING;

39  
40 AND ALSO

41  
42 THAT PART OF LOTS 12, 13 AND 14, BLOCK 23, RIVERSIDE ADDITION TO DENVER, DESCRIBED  
43 AS FOLLOWS:

44  
45 COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 14, BLOCK 23; THENCE  
46 NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 14 TO A POINT WHICH  
47 IS 25 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 14; THENCE NORTHEASTERLY

1 ON A LINE TO A POINT ON THE NORTHEASTERLY LINE OF LOT 12 WHICH IS 65 FEET FROM  
2 THE MOST EASTERLY CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG SAID  
3 NORTHEASTERLY LINE, 65 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 12; THENCE  
4 SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 12, 13 AND 14 TO THE POINT  
5 OF BEGINNING;

6  
7 AND

8  
9 LOTS 15 AND 16, BLOCK 23, RIVERSIDE ADDITION TO DENVER, EXCEPT THOSE PARTS LYING  
10 NORTH OF A LINE DESCRIBED AS FOLLOWS:

11  
12 BEGINNING AT THE MOST WESTERLY CORNER OF LOT 16, BLOCK 23; THENCE 10 FEET  
13 SOUTHERLY ON SOUTHWESTERLY LINE OF SAID LOT 16 TO A POINT; THENCE  
14 NORTHEASTERLY TO A POINT ON THE NORTHEAST LINE OF LOT 15, BLOCK 23, AND 25 FEET  
15 SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER THEREOF;

16  
17 AND

18  
19 ALL OF LOT 11, BLOCK 23, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

20  
21 THAT PART LYING NORTHERLY OF A LINE FROM A POINT ON THE SOUTHWEST LINE OF LOT  
22 11, 65 FEET NORTHWESTERLY FROM THE MOST SOUTHERLY CORNER THEREOF, TO A POINT  
23 ON THE NORTHEAST LINE OF LOT 11, 50 FEET NORTHWESTERLY FROM THE NORTHEAST  
24 CORNER THEREOF,

25  
26 CITY AND COUNTY OF DENVER, STATE OF COLORADO

27  
28 AND

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30 THOSE PARCELS OF LAND DESCRIBED IN CORRECTION DEED RECORDED FEBRUARY 3, 2016  
31 AT RECEPTION NO. 2016013191 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY  
32 AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

33  
34 THAT PART OF LOTS 8, 9 AND 10, BLOCK 23, RIVERSIDE ADDITION TO DENVER, DESCRIBED  
35 AS FOLLOWS:

36 COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 10, BLOCK 23, THENCE  
37 NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, 50 FEET; THENCE  
38 EASTERLY ON A LINE TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 8 WHICH POINT IS  
39 30 FEET FROM THE NORTH LINE OF SAID BLOCK 23; THENCE SOUTHWESTERLY ALONG THE  
40 SOUTHEASTERLY LINE OF SAID LOTS 8, 9 AND 10 TO THE POINT OF BEGINNING;

41  
42 AND ALSO

43  
44 THAT PART OF LOTS 12, 13 AND 14, BLOCK 23, RIVERSIDE ADDITION TO DENVER, DESCRIBED  
45 AS FOLLOWS:

46  
47 COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 14, BLOCK 23; THENCE

1 NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 14 TO A POINT WHICH  
2 IS 25 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 14; THENCE NORTHEASTERLY  
3 ON A LINE TO A POINT ON THE NORTHEASTERLY LINE OF LOT 12 WHICH IS 65 FEET FROM  
4 THE MOST EASTERLY CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG SAID  
5 NORTHEASTERLY LINE, 65 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 12; THENCE  
6 SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 12, 13 AND 14 TO THE POINT  
7 OF BEGINNING;

8  
9 AND

10  
11 LOTS 15 AND 16, BLOCK 23, RIVERSIDE ADDITION TO DENVER, EXCEPT THOSE PARTS LYING  
12 NORTH OF A LINE DESCRIBED AS FOLLOWS:

13  
14 BEGINNING AT THE MOST WESTERLY CORNER OF LOT 16, BLOCK 23; THENCE 10 FEET  
15 SOUTHERLY ON SOUTHWESTERLY LINE OF SAID LOT 16 TO A POINT; THENCE  
16 NORTHEASTERLY TO A POINT ON THE NORTHEAST LINE OF LOT 15, BLOCK 23, AND 25 FEET  
17 SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER THEREOF;

18  
19 AND

20  
21 ALL OF LOT 11, BLOCK 23, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

22  
23 THAT PART LYING NORTHERLY OF A LINE FROM A POINT ON THE SOUTHWEST LINE OF LOT  
24 11, 65 FEET NORTHWESTERLY FROM THE MOST SOUTHERLY CORNER THEREOF, TO A POINT  
25 ON THE NORTHEAST LINE OF LOT 11, 50 FEET NORTHWESTERLY FROM THE NORTHEAST  
26 CORNER THEREOF,

27  
28 CITY AND COUNTY OF DENVER, STATE OF COLORADO

29  
30 **MAP 7**

31  
32 THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JANUARY 25,  
33 2002 AT RECEPTION NO. 2002017567 IN THE OFFICE OF THE CLERK AND RECORDER OF THE  
34 CITY AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

35  
36 LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 9, PROVIDENT PARK (ADDITION TO DENVER), CITY  
37 AND COUNTY OF DENVER, STATE OF COLORADO.

38  
39 **MAPS 8, 9, 10, AND 11**

40  
41 THOSE PARCELS OF LAND DESCRIBED IN WARRANTY DEED RECORDED MARCH 4, 1993 AT  
42 RECEPTION NO. 1993028494 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
43 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

44  
45 ALL OF BLOCKS 2 AND 3, TOGETHER WITH THE VACATED ALLEYS IN SAID BLOCKS  
46 (VACATED BY ORDINANCE NO. 48, SERIES OF 1921 AND ORDINANCE NO. 186, SERIES OF 1913),  
47 AND TOGETHER WITH VACATED GILPIN STREET LYING BETWEEN 39<sup>TH</sup> AND 40<sup>TH</sup> AVENUES

1 AND BETWEEN SAID BLOCKS 2 AND 3 (VACATED BY ORDINANCE NO. 80, SERIES OF 1920);  
2  
3 LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 7;  
4  
5 LOTS 1 THROUGH 3, INCLUSIVE, THE NORTH 20 FEET OF LOT 4, THE NORTH ½ OF LOT 29, AND  
6 ALL OF LOTS 30 THROUGH 32, INCLUSIVE, BLOCK 8;  
7  
8 AND LOTS 30 THROUGH 32, INCLUSIVE, AND THE NORTH ½ OF LOT 29, BLOCK 9; AN ALL  
9 PROVIDENT PARK (ADDITION TO DENVER), CITY AND COUNTY OF DENVER, STATE OF  
10 COLORADO.

11  
12 **MAP 12**

13  
14 THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 22, 2004 AT  
15 RECEPTION NO. 2004197004 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
16 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

17  
18 LOTS 29, 30, 31 AND 32 BLOCK 7,  
19 PROVIDENT PARK,  
20 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

21  
22 **MAP 13**

23  
24 THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 6, 1995 AT  
25 RECEPTION NO. 1995014587 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
26 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

27  
28 THE WEST 64.5 FEET OF LOTS 17 THROUGH 20,  
29 INCLUSIVE,  
30 BLOCK 4,  
31 PROVIDENT PARK,  
32 AND LOT 16,  
33 BLOCK 4,  
34 PROVIDENT PARK,  
35 CITY AND COUNTY OF DENVER,  
36 STATE OF COLORADO.

37  
38 **MAP 14**

39  
40 THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 27, 1996 AT  
41 RECEPTION NO. 1996134743 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
42 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

43  
44 THE EAST SIXTY AND ONE-HALF FEET (60.5 FT.) OF LOTS 17, 18, 19, 20,  
45 BLOCK 4  
46 PROVIDENT PARK  
47

1 **MAP 15**

2  
3 THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED OCTOBER 26,  
4 1993 AT RECEPTION NO. 1993147746 IN THE OFFICE OF THE CLERK AND RECORDER OF THE  
5 CITY AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

6  
7 LOTS 23 AND 24, BLOCK 4, PROVIDENT PARK (ADDITION TO DENVER), TOGETHER WITH:  
8 BEGINNING AT THE NORTHEAST CORNER OF LOT 22, BLOCK 4, PROVIDENT PARK (ADDITION  
9 TO DENVER), THENCE SOUTH ALONG THE EAST LOT LINE OF SAID LOT 22, A DISTANCE OF 14  
10 INCHES THENCE WEST AND PARALLEL WITH THE NORTH LOT LINE OF SAID LOT 22 TO THE  
11 WEST LOT LINE OF SAID LOT 22; THENCE NORTH 14 INCHES TO THE NORTHWEST CORNER OF  
12 SAID LOT 22, THENCE EAST ALONG THE NORTH LOT LINE OF SAID LOT 22 TO THE POINT OF  
13 BEGINNING.

14  
15 **MAP 16**

16  
17 THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED MARCH 10, 2009 AT  
18 RECEPTION NO. 2009029317 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
19 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

20  
21 LOTS 21 AND 22,  
22 BLOCK 4, PROVIDENT PARK (ADDITION TO DENVER),  
23 EXCEPT THAT PORTION OF LOT 22,  
24 DESCRIBED IN DEED RECORDED JANUARY 21, 1988,  
25 UNDER RECEPTION NO. 228640

26  
27 **MAP 17**

28  
29 THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED DECEMBER 20, 1977 IN BOOK 1571  
30 AT PAGE 305 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF  
31 DENVER, DESCRIBED THEREIN AS FOLLOWS:

32  
33 LOT 17, BLOCK 5,  
34 PROVIDENT PARK (ADDITION TO DENVER),  
35 CITY AND COUNTY OF DENVER,  
36 STATE OF COLORADO.

37  
38 **MAP 18**

39  
40 THAT PARCEL OF LAND DESCRIBED IN PUBLIC TRUSTEES CONFIRMATION DEED RECORDED  
41 DECEMBER 14, 2009 AT RECEPTION NO. 2009161306 IN THE OFFICE OF THE CLERK AND  
42 RECORDER OF THE CITY AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

43  
44 LOT 18 AND THE NORTH 8 FEET OF LOT 19, BLOCK 5, PROVIDENT PARK (ADDITION TO  
45 DENVER), CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
46 MORE CORRECTLY DESCRIBED AS FOLLOWS PURSUANT TO THAT AFFIDAVIT REGARDING  
47 SCRIVENERS ERROR, RECORDED MAY 28, 2009 AT RECEPTION NO. 2009065367

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**MAP 19**

THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED JULY 28, 2005 AT RECEPTION NO. 2005125952 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

LOT 20 AND THE SOUTH 17 FEET OF LOT 19, BLOCK 5, PROVIDENT PARK (ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO

**MAP 25**

PARCEL 3 OF THOSE PARCELS OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED JUNE 30, 2015 AT RECEPTION NO. 2015088517 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

THAT PART OF THE SE¼ OF THE SE1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT (6 CHAINS) 396 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SE1/4 OF THE SE1/4, RUNNING THENCE SOUTH 201.62 FEET, MORE OR LESS, TO THE SOUTH LINE OF 39<sup>TH</sup> AVENUE PRODUCED; THENCE EAST ALONG THE SOUTH LINE OF 39<sup>TH</sup> AVENUE PRODUCED 330 FEET TO A POINT; THENCE NORTH 201.4 FEET TO THE SOUTH LINE OF HODGSON'S ADDITION TO SWANSEA; THENCE WEST ALONG THE SOUTH LINE OF HODGSON'S ADDITION TO SWANSEA 330 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THE WEST 10 FEET THEREOF AS CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEED RECORDED MARCH 8, 1946 IN BOOK 6012 AT PAGE 303, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**MAP 26**

THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED MAY 11, 2001 AT RECEPTION NO. 2001074478 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE E. 1/2, NW. 1/4, SE 1/4, SE 1/4, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID E 1/2, NW ¼, SE ¼, SE 1/4 AND THE SOUTH LINE OF EAST 40'H AVENUE, WHICH POINT IS 30.0 FEET SOUTH OF THE NORTHWEST CORNER OF THE SAID E 1/2, NW 1/4, SE 1/4, SE 1/4; THENCE SOUTH ALONG THE WEST LINE OF SAID E 1/2, NW 1/4, SE 1/4, SE 1/4 A DISTANCE OF 569.36 FEET, MORE OR LESS, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY, SAID POINT BEING 61.25 FEET NORTH OF THE SOUTHWEST CORNER OF THE SAID E 1/2, NW 1/4, SE 1/4, SE 1/4; THENCE EAST ALONG THE SAID NORTH RIGHT OF WAY LINE AND PARALLEL WITH AND 61.25 FEET NORTH OF THE SOUTH LINE OF SAID E 1/2, NW 1/4, SE 1/4, SE 1/4 A DISTANCE OF 330.52 FEET, MORE OR LESS, TO A POINT ON

1 THE EAST LINE OF SAID E 1/2, NW 1/4, SE 1/4, SE 1/4; THENCE NORTH ALONG THE SAID EAST  
2 LINE OF SAID E 1/2, NW 1/4, SE 1/4, SE 1/4 A DISTANCE OF 419.41 FEET TO A POINT ON THE  
3 SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY  
4 RAILROAD COMPANY WHICH POINT IS 180.14 FEET SOUTH OF THE NORTHEAST CORNER OF  
5 SAID E 1/2,NW 1/4, SE 1/4, SE 1/4; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY  
6 RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY  
7 ON A CURVE TO THE LEFT HAVING A RADIUS OF 739.5 FEET, AN ARC DISTANCE OF 326.94  
8 FEET TO A POINT ON THE SOUTH LINE OF EAST 40TH AVENUE, THE LONG CHORD OF WHICH  
9 CURVE BEARS N 62°24'40" W. A DISTANCE OF 324.2 FEET; THENCE WEST ALONG THE SOUTH  
10 LINE OF EAST 40'11 AVENUE A DISTANCE OF 43.3 FEET, MORE OR LESS, TO THE POINT OF  
11 BEGINNING.

12

13 **MAPS 27 AND 30**

14

15 THOSE PARCELS OF LAND DESCRIBED IN DEED RECORDED SEPTEMBER 14, 1995 AT  
16 RECEPTION NO. 1995114718 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
17 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

18

19 PARCEL I:

20 THAT PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 3 SOUTH,  
21 RANGE 68 WEST LYING SOUTHWESTERLY FROM THE MAIN CHICAGO, BURLINGTON AND  
22 QUINCY SPUR TRACT EXCEPT THE SOUTH 50.00 FEET THEREOF. SAID PARCEL BEING MORE  
23 PARTICULARLY DESCRIBED AS FOLLOWS:

24

25 COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID NORTHEAST ¼  
26 OF SOUTHEAST ¼ OF SOUTHEAST ¼ AND THE NORTH LINE OF CHICAGO, BURLINGTON AND  
27 QUINCY RAILWAY, RIGHT OF WAY, SAID POINT BEING 50.0 FEET NORTH OF THE SOUTHWEST  
28 CORNER OF SAID NORTHEAST ¼ OF SOUTHEAST ¼ OF SOUTHEAST ¼;THENCE EAST ALONG  
29 THE NORTH RIGHT OF WAY LINE 50.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE  
30 OF SAID NORTHEAST ¼ OF SOUTHEAST ¼ OF SOUTHEAST ¼, A DISTANCE OF 496.2 FEET TO  
31 THE POINT OF INTERSECTION OF TWO, CHICAGO, BURLINGTON AND QUINCY RAILWAY  
32 RIGHTS OF THE WAY SAID POINT BEING 25.0 FEET FROM AND MEASURED AT RIGHT ANGLES  
33 TO THE CENTER LINE OF RAILROAD RUNNING NORTHWESTERLY TO 40<sup>TH</sup> AVE.,THENCE  
34 NORTHWESTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 759.5 FEET AND 25.0  
35 FEET FROM THE CENTER LINE OF SAID RAILROAD A DISTANCE OF 438.63 FEET MORE OR LESS  
36 POINT OF TANGENT; THENCE NORTHWESTERLY ON A LINE TANGENT TO SAID CURVE,  
37 PARALLEL WITH AND 25.00 FEET FROM THE CENTER LINE OF SAID RAILROAD, A DISTANCE  
38 OF 49.2 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT,  
39 HAVING A RADIUS OF 739.5 FEET AND 25.0 FEET FROM THE CENTER OF SAID RAILROAD, A  
40 DISTANCE OF 176.0 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID NORTHEAST  
41 ¼ OF SOUTHEAST ¼ OF SOUTHEAST ¼;

42 THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST ¼ OF SOUTHEAST ¼ OF  
43 SOUTHEAST ¼ A DISTANCE OF 430.90 FEET MORE OR LESS TO THE POINT OF BEGINNING, CITY  
44 AND COUNTY OF DENVER, STATE OF COLORADO

45

46 PARCEL II

47 ALSO A PARCEL OF LAND LOCATED IN NORTHEAST ¼ OF SOUTHEAST ¼ OF SOUTHEAST ¼

1 SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST BEING MORE PARTICULARLY DESCRIBED  
2 AS FOLLOWS:

3  
4 COMMENCING AT A POINT ON THE WEST LINE OF YORK STREET WHICH IS 127.94 FEET WEST  
5 AND 541.1 FEET SOUTH OF NORTHEAST CORNER OF SAID NORTHEAST ¼ OF SOUTHEAST ¼  
6 OR SOUTHEAST ¼;

7 THENCE WEST AT RIGHT ANGLES TO YORK STREET 72.3 FEET MORE OR LESS TO A POINT ON  
8 THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY  
9 RAILWAY WHICH POINT IS 25.0 FEET FROM AND MEASURED AT RIGHT ANGLES TO THE  
10 CENTER LINE OF SAID RAILROAD;

11 THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 739.5 FEET AND  
12 25.0 FEET FROM THE CENTER LINE OF SAID RAILROAD A DISTANCE OF 79.0 FEET MORE OR  
13 LESS TO A POINT ON THE WEST LINE OF YORK STREET;

14 THENCE NORTH ALONG THE WEST LINE OF YORK STREET 30.0 FEET TO THE POINT OF  
15 BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

16  
17 **PARCEL III:**

18 AN EASTMENT FOR RIGHT OF WAY AS CREATED IN DEED RECORDED DECEMBER 19, 1913 IN  
19 BOOK 2247 AT PAGE 196 AND IN EASTMENT GRANT RECORDED AUGUST 24, 1950 IN BOOK  
20 6780 AT PAGE 375, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

21  
22 **MAP 28**

23  
24 THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED JULY 5, 2015 AT  
25 RECEPTION NO. 2013097859 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
26 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

27  
28 A PARCEL OF LAND BEING THE 50 FOOT WIDE MAIN CHICAGO, BURLINGTON AND QUINCY  
29 RAILROAD COMPANY SPUR TRACT AS ORIGINALLY DESCRIBED AND SET FORTH IN BOOK  
30 2447 AT PAGE 196 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE  
31 ON DECEMBER 19, 1913; SAID PARCEL BEING LOCATED BETWEEN THE WESTERLY RIGHT OF  
32 WAY LINE OF YORK STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF EAST 40TH  
33 AVENUE; SAID SPUR TRACT RIGHT OF WAY BEING 25 FEET ON EITHER SIDE OF THE  
34 CENTERLINE OF THE RAILROAD TRACKS; SITUATED IN THE SOUTHEAST QUARTER OF  
35 SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY  
36 AND COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS  
37 FOLLOWS:

38  
39 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE S00°06'57"E.  
40 ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF  
41 1893.97 FEET; THENCE S89°53'03"W A DISTANCE OF 128.43 FEET TO THE INTERSECTION OF THE  
42 NORTHERLY LINE OF SAID 50 FOOT WIDE SPUR TRACT AND THE WESTERLY RIGHT OF WAY  
43 LINE OF YORK STREET; SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°10'28"E,  
44 ALONG THE WESTERLY RIGHT OF WAY LINE OF YORK STREET, A DISTANCE OF 39.95 FEET  
45 TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED AT RECEPTION NO. 9700073420  
46 AS FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE ON JUNE  
47 9, 1997; THENCE S89°54'18"W, ALONG THE NORTH LINE OF THE LANDS DESCRIBED AT SAID

1 RECEPTION NO. 9700073420, A DISTANCE OF 36.31 FEET TO A POINT 25 FEET SOUTHWESTERLY  
2 OF THE CENTERLINE OF THE RAILROAD TRACKS LOCATED WITHIN SAID SPUR TRACT;  
3 THENCE ALONG THE SOUTHWESTERLY LINE OF SAID SPUR TRACT THE FOLLOWING SIX (6)  
4 COURSES; RUNNING 25 FEET SOUTHWESTERLY OF THE CENTERLINE OF THE TRACKS  
5 LOCATED WITHIN SAID SPUR TRACT;

6  
7 1) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 788.88  
8 FEET, A CENTRAL ANGLE OF 31°15'28", AN ARC LENGTH OF 430.37 FEET, AND A CHORD  
9 BEARING N53°33'21 11W A DISTANCE OF 425.06 FEET TO A POINT OF NON-TANGENCY;

10  
11 2) THENCE N36°33'19"W A DISTANCE OF 87.42 FEET TO A POINT OF NON-TANGENCY;

12  
13 3) THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1003.15  
14 FEET, A CENTRAL ANGLE OF 06°33'45", AN ARC LENGTH OF 114.90 FEET, AND A CHORD  
15 BEARING OF N42°23'35"W A DISTANCE OF 114.83 FEET TO A POINT OF NON-TANGENCY;

16  
17 4) THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 892.28  
18 FEET, A CENTRAL ANGLE OF 02°11'12", AN ARC LENGTH OF 34.05 FEET, AND A CHORD  
19 BEARING N48°46'36"W A DISTANCE OF 34.05 FEET TO POINT OF NON-TANGENCY;

20  
21 5) THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 781.51  
22 FEET, A CENTRAL ANGLE OF 17°16'01", AN ARC LENGTH OF 235.52 FEET, AND A CHORD  
23 BEARING N58°57'14"W A DISTANCE OF 234.63 FEET TO A POINT OF NON-TANGENCY;

24  
25 6) THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 739.50  
26 FEET, A CENTRAL ANGLE OF 07°04'21 ", AN ARC LENGTH OF 91.28 FEET, AND A CHORD  
27 BEARING OF N71°35'49 11W A DISTANCE OF 91.22 FEET TO A POINT ON THE SOUTHERLY RIGHT  
28 OF WAY LINE OF EAST 40TH AVENUE; SAID POINT BEING A POINT OF NON-TANGENCY;  
29 THENCE N89°52'15"E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF EAST 40TH AVENUE,  
30 A DISTANCE OF 144.26 FEET TO A POINT 25 FEET NORTHEASTERLY OF THE CENTERLINE OF  
31 THE RAILROAD TRACKS LOCATED WITHIN SAID SPUR TRACT; SAID POINT BEING A POINT OF  
32 NON-TANGENCY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID SPUR TRACT THE  
33 FOLLOWING FIVE (5) COURSES; RUNNING 25 FEET NORTHEASTERLY OF THE CENTERLINE OF  
34 THE TRACKS LOCATED WITHIN SAID SPUR TRACT;

35  
36 1) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 831.51  
37 FEET, A CENTRAL ANGLE OF 14"22'07", AN ARC LENGTH OF 208.52 FEET, AND A CHORD  
38 BEARING S57"29'28"E A DISTANCE OF 207.98 FEET TO A POINT OF NON-TANGENCY;

39  
40 2) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 942.28  
41 FEET, A CENTRAL ANGLE OF 02°15'07", AN ARC LENGTH OF 37.04 FEET, AND A CHORD  
42 BEARING S48°45'22"E A DISTANCE OF 37.03 FEET TO A POINT OF NON-TANGENCY;

43  
44 3) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1053.15  
45 FEET, A CENTRAL ANGLE OF 06°40'17", AN ARC LENGTH OF 122.63 FEET, AND A CHORD  
46 BEARING S42°23'00"E A DISTANCE OF 122.56 FEET TO A POINT OF NON-TANGENCY;

47

1 4) THENCE S36°33'19"E A DISTANCE OF 87.91 FEET TO A POINT OF NON-TANGENCY;  
2  
3 5) THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 738.88  
4 FEET, A CENTRAL ANGLE OF 32°43'57", AN ARC LENGTH OF 422.11 FEET, AND A CHORD  
5 BEARING S54°20'20"E A DISTANCE OF 416.40 FEET TO THE POINT OF BEGINNING;

6  
7 AND

8  
9 TOGETHER WITH ALL RIGHT, TITLE AND INTEREST, IF ANY, IN AND TO THE FOLLOWING  
10 DESCRIBED REAL PROPERTY:

11  
12 A STRIP OF LAND IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING IN  
13 THE NE1/4. OF THE SE1/4 OF THE SE1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST.  
14 6TH PRINCIPAL MERIDIAN, BEING THAT PORTION OF THAT CERTAIN STRIP OF LAND  
15 DESCRIBED IN DEED DATED NOVEMBER 12, 1947 FROM J. WALTER LINDSEY, J. EARNEST  
16 HIGSON AND LILLIE E. HIGSON TO THE CHICAGO, BURLINGTON & QUINCY RAILROAD  
17 COMPANY, RECORDED DECEMBER 8, 1947 IN BOOK 6317, PAGE 346 AS DOCUMENT NUMBER  
18 440841, WHICH LIES EASTERLY OF THE WEST LINE OF SAID NE1/4 OF THE SE1/4 OF THE SE1/4  
19 OF SECTION 23.

20  
21 **MAP 29**

22  
23 THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER  
24 14, 1996 AT RECEPTION NO. 1996165600 IN THE OFFICE OF THE CLERK AND RECORDER OF THE  
25 CITY AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

26  
27 A PARCEL OF LAND LOCATED IN THE NE ¼ OF SE ¼ OF SE1/4 OF SECTION 23 TOWNSHIP 3  
28 SOUTH, RANGE 68 WEST OF 6<sup>TH</sup> P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
29 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

30  
31 COMMENCING AT THE SOUTHWEST CORNER OF 40<sup>TH</sup> AVENUE AND YORK STREET WHICH  
32 POINT IS 41.75 FEET WEST AND 30.0 FEET SOUTH OF THE N.E CORNER OF SAID NE ¼ OF SE ¼  
33 OF SE ¼; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF NEW YORK ON THE NON-  
34 TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 320.0 FEET, CHORD BEARING IS S17°29' 24"  
35 W, CHORD IS 128.70 FEET, A DISTANCE OF 129.58 (DEED DISTANCE OF 129.6 FEET) TO A POINT  
36 OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF YORK STREET  
37 ON A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 400.0 FEET, CHORD BEARING IS  
38 S14° 15' 52" W, CHORD IS 197.73 FEET, A DISTANCE OF 199.8 FEET TO A POINT OF TANGENT  
39 WHICH IS 344.38 FEET (344.8 FEET DEED DISTANCE) SOUTH OF THE NORTH LINES OF SAID NE  
40 ¼ OF SE ¼ OF SE ¼; THENCE S0°02' 43" E ALONG THE WEST LINE OF YORK STREET, A DISTANCE  
41 OF 196.3 FEET, THENCE RIGHT ANGLES S89° 57' 17" W, A DISTANCE OF 72.3 FEET TO A POINT  
42 ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND  
43 QUINCY WHICH POINT IS 25.0 FEET FROM THE MEASURED AT RIGHT ANGLES TO THE  
44 CENTERLINE OF SAID RAILROAD, THENCE ON A NON-TANGENT CURVE TO THE RIGHT  
45 HAVING A RADIUS OF 733.5 FEET AND 25.0 FEET FROM THE CENTERLINE OF SAID RAILROAD  
46 ALONG A CHORD BEARING OF N50°46' 39" W, A CHORD DISTANCE OF 353.33 FEET, A DISTANCE  
47 OF 356.69 FEET (352.1 FEET DEED DISTANCE); THENCE N36°07' 58" W ON A NON-TANGENT LINE

1 TO SAID CURVE PARALLEL WITH AND 25.0 FEET FROM THE CENTERLINE OF SAID RAILROAD,  
2 A DISTANCE OF 49.12 FEET (49.2 FEET DEED DISTANCE) TO A POINT OF NON-TANGENT CURVE;  
3 THENCE ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 789.5 FEET AND 25.0  
4 FEET FROM THE CENTERLINE OF SAID RAILROAD ALONG A CHORD BEARING OF N41° 28' 00"  
5 W, CHORD DISTANCE OF 151.80 FEET, A DISTANCE OF 152.01 FEET (152.00 FEET DEED  
6 DISTANCE); THENCE N0° 00' 00" E ON A LINE PERPENDICULAR TO THE SOUTH LINE OF SAID  
7 40TH AVENUE, A DISTANCE OF 133.9 FEET MORE OR LESS TO A POINT TO THE SOUTH LINE OF  
8 SAID 40TH AVENUE, THENCE N90° 00' 00" E ALONG THE SOUTH LINE OF 40TH AVENUE, A  
9 DISTANCE OF 562.75 FEET MORE OR LESS TO THE POINT OF BEGINNING.

10

11 **MAP 31**

12

13 THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED JUNE 4, 1996 AT RECEPTION NO.  
14 1996086297 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF  
15 DENVER, DESCRIBED THEREIN AS FOLLOWS:

16

17 TWP. 3 R. 68 S. 23 SE ¼ BEGINNING E. LINE YORK ST. AND E. LINE SE ¼ AND S. 428.9' NW 48.8'  
18 N. 249.86' CURVING RIGHT 159.8 CURVING LEFT 119.5 TO POINT OF BEGINNING.

19

20 **MAP 32**

21

22 THOSE PARCELS OF LAND DESCRIBED IN RULE AND ORDER RECORDED OCTOBER 9, 2012 AT  
23 RECEPTION NO. 2012138180 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
24 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

25

26 PARCEL NO. EC-48-REV1 OF THE RTD EAST CORRIDOR COMMUTER RAIL PROJECT,  
27 CONTAINING 6,625 SQUARE FEET (0.152 ACRES), BEING A PORTION OF A PARCEL OF LAND  
28 DESCRIBED AT RECEPTION NUMBER 9600086927, DATED JUNE 24, 1996, RECORDED IN THE  
29 CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE LOCATED IN THE  
30 SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH  
31 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE  
32 PARTICULARLY DESCRIBED AS FOLLOWS:

33

34 COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 23;  
35 THENCE S01° 39' 33"W A DISTANCE OF 1754.23 FEET TO A POINT ON THE EASTERLY RIGHT-OF-  
36 WAY LINE OF YORK STREET AND TO THE POINT OF BEGINNING;

37

38 THENCE THE FOLLOWING THREE (3) COURSES COINCIDENT WITH SAID EASTERLY RIGHT-  
39 OF-WAY LINE OF YORK STREET:

40

41 1) N00° 02' 18"W, TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF

42 86.25 FEET;

43 2) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 28° 33' 43",  
44 A RADIUS OF 320.00 FEET, A CHORD BEARING N14° 14' 34"E A DISTANCE OF 157.87 FEET,  
45 AND AN ARC DISTANCE OF 159.52 FEET;

46 3) ALONG THE ARC OF A CURVE TO THE LEFT, NON-TANGENT WITH THE LAST  
47 DESCRIBED CURVE, HAVING A CENTRAL ANGLE OF 03° 03' 31", A RADIUS OF 400.00 FEET,  
A CHORD BEARING OF N27° 30' 40"E A DISTANCE OF 21.35 FEET, AND AN ARC DISTANCE

1 OF 21.35 FEET TO A POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF  
2 YORK STREET WITH THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION  
3 23;  
4 THENCE S00° 04' 56"W, COINCIDENT WITH SAID EASTERLY LINE OF SAID SOUTHEAST  
5 QUARTER OF SECTION 23, ALSO COINCIDENT WITH THE EASTERLY LINE OF SAID PARCEL OF  
6 LAND DESCRIBED AT RECEPTION NUMBER 8500086927, NON-TANGENT WITH THE LAST  
7 DESCRIBED CURVE A DISTANCE OF 128.05 FEET;  
8 THENCE S20° 25' 19"W A DISTANCE OF 138.89 FEET TO THE POINT OF BEGINNING.  
9 AND

10  
11 PARCEL NO. EC-48R OF THE RTD EAST CORRIDOR COMMUTER RAIL PROJECT, CONTAINING  
12 5,490 SQUARE FEET (0.126 ACRES), BEING A PORTION OF A PARCEL 1, AS DESCRIBED AT  
13 RECEPTION NUMBER 2003136328, RECORDED ON JULY 7, 2003, IN THE CITY AND COUNTY OF  
14 DENVER CLERK AND RECORDER'S OFFICE LOCATED IN THE SOUTHEAST QUARTER OF  
15 SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY  
16 AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED  
17 AS FOLLOWS:

18  
19 COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 23;  
20 THENCE S01° 39' 33"W A DISTANCE OF 1754.23 FEET TO A POINT ON THE EASTERLY RIGHT-OF-  
21 WAY OF YORK STREET SAID POINT BEING THE POINT OF BEGINNING;

22  
23 THENCE N20° 25' 19"E A DISTNACE OF 138.89 FEET TO A POINT OF LYING ON THE EASTERLY  
24 LINE OF SOUTHEAST QUARTER OF SAID SECTION 23, SAID LINE ALSO BEING THE EASTERLY  
25 LINE OF SAID PARCEL 1;

26 THENCE S00° 04' 56"W, COINCIDENT WITH SAID EASTERLY LINES, A DISTANCE OF 178.39 FEET  
27 TO THE SOUTHEAST CORNER OF SAID PARCEL1;

28 THENCE S88° 54' 30"W, COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL 1, A  
29 DISTANCE OF 48.18 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1, SAID POINT ALSO  
30 LYING ON SAID EASTERLY RIGHT-OF-WAY OF YORK STREET;

31 THENCE N00° 02' 18"W, COINCIDENT WITH SAID EASTERLY RIGHT-OF WAY LINE OF YORK  
32 STREET, A DISTANCE OF 49.15 FEET TO THE POINT OF BEGINNING.

33  
34 **MAP 33**

35  
36 THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 15, 2011 AT  
37 RECEPTION NO. 2011142371 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
38 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

39  
40 PARCEL NO. EC25R OF THE RTD EAST CORRIDOR COMMUTER RAIL PROJECT, CONTAINING  
41 148,803 SQUARE FEET (3.416 ACRES), BEING A PORTION OF A PARCEL OF LAND DESCRIBED  
42 AT RECEPTION NUMBER 2000058254, DATED APRIL 26, 2000, RECORDED IN THE CITY AND  
43 COUNTY OF DENVER CLERK AND RECORDER'S OFFICE LOCATED IN THE SOUTHWEST  
44 QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH RANGE, RANGE 68 WEST OF THE SIXTH  
45 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE  
46 PARTICULARLY DESCRIBED AS FOLLOWS:  
47

1 COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 24;  
2 THENCE S00° 04' 56" W COINCIDENT WITH THE WESTERLY LINE OF SAID SOUTHWEST  
3 QUARTER OF SECTION 24 A DISTANCE OF 1623.34 FEET TO A POINT OF INTERSECTION WITH  
4 THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER  
5 2000058254, SAID POINT BEING THE POINT OF BEGINNING;

6  
7 THENCE N20° 25' 19"E A DISTANCE OF 11.02 FEET;  
8 THENCE N14° 20' 44"E A DISTANCE OF 106.21 FEET;  
9 THENCE N16° 11' 41"E A DISTANCE OF 98.16 FEET;  
10 THENCE N75° 54' 38"E A DISTANCE OF 44.37 FEET;  
11 THENCE S76° 42' 55"E A DISTANCE OF 20.13 FEET;  
12 THENCE S88° 59' 43"E A DISTANCE OF 159.46 FEET;  
13 THENCE N81° 29' 38"E A DISTANCE OF 16.81 FEET TO A POINT ON THE EASTERLY LINE OF SAID  
14 PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2000058254;  
15 THENCE S00° 04' 47"W COINCIDENT WITH SAID EASTERLY LINE A DISTANCE OF 524.73 FEET  
16 TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND, ALSO BEING A POINT ON THE  
17 NORTHERLY RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILROAD COMPANY;  
18 THENCE N89° 51' 39" W COINCIDENT WITH A SAID NORTHERLY RIGHT-OF-WAY LINE A  
19 DISTANCE OF 295.94 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND  
20 DESCRIBED AT RECEPTION NUMBER 2000058254, ALSO BEING A POINT ON SAID WESTERLY  
21 LINE OF THE SOUTHWEST QUARTER OF SECTION 24;  
22 THENCE N00° 04' 56"E COINCIDENT WITH SAID WESTERLY LINE A DISTANCE OF 310.65 FEET  
23 TO THE POINT OF BEGINNING.

24  
25 AND

26  
27 PARCEL NO. EC-25-REV1 OF THE RTD EAST CORRIDOR COMMUTER RAIL PROJECT,  
28 CONTAINING 22,325 SQUARE FEET (0.513 ACRES), BEING A PORTION OF A PARCEL OF LAND  
29 DESCRIBED AT RECEPTION NUMBER 2000058254, DATED APRIL 26, 2000, RECORDED IN THE  
30 CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE LOCATED IN THE  
31 SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH RANGE, RANGE 68 WEST OF THE  
32 SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING  
33 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

34  
35 COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 24;  
36 THENCE S12° 20' 37"E A DISTANCE OF 1375.21 FEET TO A POINT ON THE SOUTHERLY RIGHT-  
37 OF-WAY LINE OF E. 40TH AVENUE ALSO BEING THE NORTHEASTERLY CORNER OF SAID  
38 PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2000058254 BEING THE POINT OF  
39 BEGINNING;

40  
41 THENCE S00° 04' 47"W COINCIDENT WITH THE EASTERLY LINE OF SAID PARCEL OF LAND  
42 DESCRIBED AT RECEPTION NUMBER 2000058254, A DISTANCE OF 66.56 FEET;  
43 THENCE S81° 29' 38"W A DISTANCE OF 16.81 FEET;  
44 THENCE N88° 59' 43"W A DISTANCE OF 159.46 FEET;  
45 THENCE N76° 42' 55"W A DISTANCE OF 20.13 FEET;  
46 THENCE S75° 54' 38"W A DISTANCE OF 44.37 FEET;  
47 THENCE S16° 11' 41"W A DISTANCE OF 98.16 FEET;

1 THENCE S14° 20' 44"W A DISTANCE OF 106.21 FEET;  
2 THENCE S20° 25' 19"W A DISTANCE OF 11.02 FEET TO A POINT OF LYING ON THE WESTERLY  
3 LINE OF SAID SOUTHWEST QUARTER OF SECTION 24  
4 THENCE N00° 04' 56"E, COINCIDENT WITH SAID WESTERLY LINE OF THE SOUTHWEST  
5 QUARTER OF SECTION 24, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A  
6 DISTANCE OF 128.5 FEET TO A POINT OF INTERSECTION OF SAID WESTERLY LINE OF THE  
7 SOUTHWEST QUARTER OF SECTION 24 WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF  
8 YORK STREET;  
9 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, COINCIDENT WITH SAID  
10 SOUTHEASTERLY RIGHT-OF WAY LINE OF YORK STREET, HAVING A CENTRAL ANGLE OF 22°  
11 43' 04", A RADIUS OF 400.00 FEET, A CHORD BEARING OF N14° 37' 23"E A DISTANCE OF 157.56  
12 FEET, AND AN ARC DISTANCE OF 158.360 FEET TO A POINT OF INTERSECTION OF THE  
13 SOUTHEASTERLY RIGHT-OF-WAY OF YORK STREET, WITH THE SOUTHERLY RIGHT-OF-WAY  
14 LINE OF E.40<sup>TH</sup> AVENUE;  
15 THENCE S89° 52' 12"E, COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF E. 40<sup>TH</sup>  
16 AVENUE, NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 256.35 FEET TO  
17 THE POINT OF BEGINNING.

18  
19 **MAP 42**

20  
21 THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED MARCH 9, 2015 AT  
22 RECEPTION NO. 2015029146 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
23 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

24  
25 PARCEL 1  
26 LOTS 25 AND 26 EXCEPT THE NORTH 24.65 FEET THEREOF, BLOCK 4, PROVIDENT PARK, CITY  
27 AND COUNTY OF DENVER, STATE OF COLORADO.

28  
29 PARCEL 2  
30 THE NORTH 24.65 FEET OF LOTS 25 AND 26, BLOCK 4, PROVIDENT PARK, CITY AND COUNTY  
31 OF DENVER, STATE OF COLORADO.

32  
33 **MAP 43**

34  
35 THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER  
36 18, 1992 AT RECEPTION NO. 1992137354 IN THE OFFICE OF THE CLERK AND RECORDER OF THE  
37 CITY AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

38  
39 LOT 16, BLOCK 5, PROVIDENT PARK (ADDITION TO DENVER), CITY AND COUNTY OF DENVER,  
40 STATE OF COLORADO.

41  
42 **MAPS 48 AND 49**

43  
44 THOSE PARCELS OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED MAY 1, 2012 AT  
45 RECEPTION NO. 2012056911 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
46 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

1 MARKET LEAD-1  
2 A PARCEL OF LAND BEING ALL OF LOTS 29-32 INCLUSIVE, BLOCK 37, FIRST ADDITION TO  
3 SWANSEA, AS FILED FOR RECORD ON NOVEMBER 13, 1873, AND ALL OF THE EASTERLY HALF  
4 OF A VACATED ALLEY LYING IN SAID BLOCK 37, LYING SOUTHERLY OF THE SOUTH RIGHT-  
5 OF-WAY LINE OF 43RC1 STREET AND LYING NORTHERLY OF THE NORTH RIGHT-OF-WAY  
6 LINE OF THE UNION PACIFIC RAILROAD COMPANY, BEING 25 FEET NORTHERLY AND  
7 PARALLEL WITH THE ORIGINAL MAINLINE OF THE UNION PACIFIC RAILROAD COMPANY,  
8 AND A PORTION OF THE SOUTH HALF OF VACATED 43RC1 STREET (ORD. 585-1981), AND A  
9 PORTION OF THE WESTERLY HALF OF VACATED MONROE STREET (ORD. 161-  
10 1951), RECORDED IN THE CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, L  
11 ING IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF  
12 THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, BEING MORE  
13 PARTICULARLY DESCRIBED AS FOLLOWS:

14  
15 COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 24 (A FOUND 3 1/4"  
16 ALUMINUM CAP STAMPED "PLS 11434 1990"),  
17 WHENCE THE EAST QUARTER CORNER OF SAID SECTION 24 (A FOUND #6 REBAR WITH  
18 ALUMINUM CAP STAMPED "PLS 28291, 2004") BEARS N00°03'52"E (BASIS OF BEARING-  
19 ASSUMED) A DISTANCE OF 2645.20 FEET;  
20 THENCE N29°44'14"W A DISTANCE OF 3016.11 FEET TO AN INTERSECTION OF THE CENTERLINE  
21 OF SAID VACATED 43RC1 STREET WITH THE CENTERLINE OF SAID VACATED ALLEY AND  
22 THE NORTHERLY EXTENSION THEREOF, ALSO BEING THE POINT OF BEGINNING;

23  
24 THENCE S89°51'28"E, COINCIDENT WITH SAID CENTERLINE OF VACATED 43RC1 STREET, A  
25 DISTANCE OF 165.08 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SAID VACATED  
26 MONROE STREET;

27 THENCE S00°00'08"E, COINCIDENT WITH THE CENTERLINE OF SAID VACATED MONROE  
28 STREET, A DISTANCE OF 104.65 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE  
29 UNION PACIFIC RAILROAD COMPANY, BEING 25 FEET NORTHERLY AND PARALLEL WITH  
30 THE ORIGINAL MAINLINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE  
31 S86°06'05"W, COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF  
32 165.61 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SAID VACATED ALLEY;  
33 THENCE N00°04'12"E, COINCIDENT WITH THE CENTERLINE OF SAID VACATED ALLEY, A  
34 DISTANCE OF 116.32 FEET TO THE POINT OF BEGINNING.

35  
36 AND

37  
38 MARKET LEAD-2

39 A PARCEL OF LAND BEING ALL OF LOTS 17-27 INCLUSIVE, BLOCK 37, FIRST ADDITION TO  
40 SWANSEA, AS FILED FOR RECORD ON NOVEMBER 13, 1873, AND A PORTION OF THE  
41 WESTERLY HALF OF VACATED MONROE STREET (ORD. 161-1951), RECORDED IN THE CITY  
42 AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, LYING IN THE SOUTHEAST  
43 QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL  
44 MERIDIAN, CITY AND COUNTY OF DENVER, BEING MORE PARTICULARLY DESCRIBED AS  
45 FOLLOWS:

46  
47 COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 24 (A FOUND 3 1/4"

1 ALUMINUM CAP STAMPED "PLS 11434 1990"),  
2 WHENCE THE EAST QUARTER CORNER OF SAID SECTION 24 (A FOUND #6 REBAR WITH  
3 ALUMINUM CAP STAMPED "PLS 28291, 2004") BEARS N00°03'52"E (BASIS OF BEARING-  
4 ASSUMED) A DISTANCE OF 2645.20 FEET;  
5 THENCE N34°14'11"W A DISTANCE OF 2645.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT  
6 17, ALSO BEING THE POINT OF BEGINNING;

7  
8 THENCE N00°04'12"E, COINCIDENT WITH THE EASTERLY LINE OF AN ALLEY IN SAID BLOCK  
9 37, A DISTANCE OF 265.62 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION  
10 PACIFIC RAILROAD COMPANY, BEING 25 FEET SOUTHERLY AND PARALLEL WITH THE  
11 ORIGINAL MAINLINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE N86°06'05"E,  
12 COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 137.49 FEET TO  
13 THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2011028519  
14 AND THE NORTHERLY EXTENSION THEREOF; THENCE S00°02'00"W, COINCIDENT WITH SAID  
15 WESTERLY LINE AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 275.20 FEET  
16 TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 17 AND THE EASTERLY EXTENSION  
17 THEREOF; THENCE N89°54'12"W, COINCIDENT WITH SAID SOUTHERLY LINE AND THE  
18 EASTERLY EXTENSION THEREOF, A DISTANCE OF 137.34 FEET TO THE POINT OF BEGINNING.

19  
20 **MAP 50**

21  
22 THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED OCTOBER 6,  
23 2008 AT RECEPTION NO. 2008136192 IN THE OFFICE OF THE CLERK AND RECORDER OF THE  
24 CITY AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

25  
26 THE NORTH 20 FEET OF LOT 28, BLOCK 7, PROVIDENT PARK,  
27 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

28  
29 **MAP 52**

30  
31 THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED MARCH 9, 2015 AT  
32 RECEPTION NO. 2015029146 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
33 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

34  
35 PARCEL 2  
36 THE NORTH 24.65 FEET OF LOTS 25 AND 26, BLOCK 4, PROVIDENT PARK, CITY AND COUNTY  
37 OF DENVER, STATE OF COLORADO.

38  
39 **Section 2.** That the City Council hereby designates all of the following property situated in  
40 the City and County of Denver and State of Colorado as being needed for public uses and purposes  
41 by the City and authorizes the use and acquisition thereof by negotiation or through condemnation  
42 proceedings of any temporary or permanent easement interests:

43 **MAP 2**

44  
45 THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 10, 2015 AT

1 RECEPTION NO. 2015127760 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
2 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

3  
4 LOTS 1 TO 9 INCLUSIVE, AND THE NORTHEASTERLY 8 INCHES OF LOT 10, BLOCK 24,  
5 RIVERSIDE ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

6  
7 **MAP 3**

8  
9 THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 5, 2015  
10 AT RECEPTION NO. 2015074183 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY  
11 AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

12  
13 LOTS 52 TO 64,  
14 BLOCK 24,  
15 RIVERSIDE ADDITION TO DENVER,  
16 CITY AND COUNTY OF DENVER,  
17 STATE OF COLORADO.

18  
19 **MAP 4**

20  
21 THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED DECEMBER 31, 2015 AT  
22 RECEPTION NO. 2015180723 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
23 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

24  
25 LOTS 17 TO 20, INCLUSIVE, BLOCK 23, RIVERSIDE ADDITION TO DENVER, CITY AND COUNTY  
26 OF DENVER, STATE OF COLORADO.

27  
28 **MAP 5**

29  
30 THAT PARCEL OF LAND DESCRIBED IN QUIT CALIM DEED RECORDED DECEMBER 29, 2008 AT  
31 RECEPTION NO. 2008172568 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
32 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

33  
34 LOTS 5 THROUGH 22, INCLUSIVE, BLOCK 28, RIVERSIDE ADDITION TO DENVER TOGETHER  
35 WITH THE VACATED ALLEY IN SAID BLOCK, ALSO LOTS 2 THROUGH 17, INCLUSIVE,  
36 BLOCK 1, PROVIDENT PARK, TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK, AND  
37 THAT PART OF LOT 1, BLOCK 1, PROVIDENT PARK, LYING SOUTHERLY OF A LINE  
38 DESCRIBED AS FOLLOWS:

39  
40 BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 1, SAID POINT BEING 48.76  
41 FEET SOUTHWESTERLY FROM THE MOST NORTHERLY CORNER OF LOT 1; THENCE  
42 NORTHEASTERLY 39.52 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, SAID POINT  
43 BEING 15.09 FEET SOUTHERLY FROM THE MOST NORTHERLY CORNER OF LOT 1, CITY AND  
44 COUNTY OF DENVER, STATE OF COLORADO.

45  
46 **MAP 6**

47

1 THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED OCTOBER 29,  
2 2010 AT RECEPTION NO. 2010125588 IN THE OFFICE OF THE CLERK AND RECORDER OF THE  
3 CITY AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

4  
5 PARCELS A AND J, BLAKE RESUBDIVISION, AND THE NORTHEASTERLY 50 FEET OF PARCELS  
6 B AND I, RESUBDIVISION, BEING THAT PORTION OF SAID PARCELS LYING NORTHEASTERLY  
7 OF A LINE 50 FEET SOUTHWESTERLY OF MEASURED AT RIGHT ANGLES AND PARALLEL WITH  
8 THE NORTHEASTERLY LINES OF SAID PARCELS B AND I, CITY AND COUNTY OF DENVER,  
9 STATE OF COLORADO.

10  
11 **MAP 20**

12  
13 THAT PARCEL OF LAND DESCRIBED IN SHERRIF'S DEED RECORDED OCTOBER 12, 2005 AT  
14 RECEPTION NO. 2005173070 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
15 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

16  
17 LOTS 1 AND 2, BLOCK 6, PROVIDENT PARK, ADDITION TO DENVER, CITY AND COUNTY OF  
18 DENVER, STATE OF COLORADO

19  
20 **MAP 23**

21  
22 THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED FEBRUARY 14, 1946 IN BOOK 6006  
23 AT PAGE 3 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF  
24 DENVER, DESCRIBED THEREIN AS FOLLOWS:

25  
26 THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE  
27 SOUTHEAST QUARTER (SE1/4 SE1/4 SE1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP  
28 THREE (3) SOUTH, RANGE SIXTY-EIGHT (68) WEST, AND MORE PARTICULARLY DESCRIBED  
29 AS FOLLOWS:

30  
31 COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SE1/4 SE1/4  
32 SE1/4 WITH THE WEST LINE OF YORK STREET, SAID POINT BEING 127.94 FEET WEST OF THE  
33 SOUTHEAST CORNER OF SAID SECTION 23;  
34 THENCE WEST ALONG THE SOUTH LINE OF SAID SE1/4 SE1/4 SE1/4 A DISTANCE OF 532.76  
35 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID SE1/4 SE1/4 SE1/4; THENCE  
36 NORTH ALONG THE WEST LINE OF SAID SE1/4 SE1/4 SE1/4, A DISTANCE OF 660.8 FEET MORE  
37 OR LESS TO THE NORTHWEST CORNER OF SAID SE1/4 SE1/4 SE1/4, THENCE EAST ALONG THE  
38 NORTH LINE OF SAID SE1/4 SE1/4 SE1/4, A DISTANCE OF 533.08 FEET MORE OR LESS TO THE  
39 POINT ON THE WEST LINE OF YORK STREET, THENCE SOUTH ALONG THE WEST LINE OF  
40 YORK STREET, A DISTANCE OF 661.07 FEET MORE OR LESS TO THE POINT OF BEGINNING.

41  
42 AND

43  
44 THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED FEBRUARY 14, 1977 IN BOOK 1390  
45 AT PAGE 37 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF  
46 DENVER, DESCRIBED THEREIN AS FOLLOWS:

1 A PARCEL LAND LOCATED IN THE W1/2 SE ¼ SE ¼ OF SECTION 23, TOWNSHIP 3 SOUTH. RANGE  
2 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, A CITY AND COUNTY OF DENVER, STATE OF  
3 COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF W1/2  
4 SE1/4 SE1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, WHICH POINT IS 25 FEET  
5 NORTH OF THE SOUTHEAST CORNER OF SAID W1/2 SE1/4 SE1/4; THENCE ON AN ASSUMED  
6 BEARING OF N0° 00' 00" W, ALONG SAID EAST LINE, A DISTANCE OF 280.48 FEET TO THE TRUE  
7 POINT OF BEGINNING;  
8 THENCE S89° 59' 57"W, A DISTANCE OF 338.04 FEET TO THE EXISTING CENTERLINE OF THE  
9 RAILROAD SPUR TRACK; THENCE ALONG SAID EXISTING CENTERLINE ALONG A NON-  
10 TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET AND WHOSE CHORD BEARS  
11 N42° 31' 53" E, A DISTANCE OF 209.11 FEET, AN ARC DISTANCE OF 212.16 FEET TO A POINT OF  
12 REVERSE CURVE;  
13 THENCE CONTINUING ALONG SAID EXISTING CENTERLINE AND ALONG A CURVE TO THE  
14 RIGHT HAVING A RADIUS OF 818 FEET, AND WHOSE CHORD BEARS N28° 27' 22"E, A DISTANCE  
15 OF 80.14 FEET, AN ARC DISTANCE OF 80.18 FEET TO THE POINT OF COMPOUND CURVE;  
16 THENCE CONTINUING ALONG SAID EXISTING CENTERLINE AND ALONG A CURVE TO THE  
17 RIGHT HAVING A RADIUS OF 360.00 FEET, AND WHOSE CHORD BEARS N48° 23' 16"E, A  
18 DISTANCE OF 211.99 FEET, AN ARC DISTANCE OF 215.18 FEET TO THE EAST LINE OF SAID W1/2  
19 SE1/4 SE1/4;  
20 THENCE S0° 00' 00" E ALONG SAID EAST LINE A DISTANCE OF 365.33 FEET TO THE TRUE POINT  
21 OF BEGINNING.

22  
23 TOGETHER WITH THE EASTMENT RESERVED BY DEED RECORDED IN BOOK 1317 AT PAGE 261  
24 OF THE RECORDS OF THE CLERK AND RECODER OF THE CITY AND COUNTY OF DENVER  
25 OVER A STRIP OF LAND FIFTEEN FEET WIDE, LYING ALONG THE NORTHERLY BOUNDARY OF  
26 THE LAND DIRECTLY TO THE SOUTH OF THE ABOVE DESCRIBED REAL PROPERTY, AND OVER  
27 SUCH PART OF SUCH REAL PROPERTY, IF ANY, AS MAY BE NECESSARY TO REACH SUCH  
28 EASTMENT, FOR THE PURPOSE OF REPAIRING, PAINTING, REMOVAL AND REPLACEMENT OF  
29 BROKEN GLASS AND OTHERWISE MAINTAINING, DEMOLISHING, RECONSTRUCTING AND  
30 REPLACING STRUCTURES UPON THE ABOVE-DESCRIBED REAL PROPERTY.

31  
32 TOGETHER WITH NON-EXCLUSIVE EASEMENTS WITH RESPECT TO THE FOLLOWING:

33  
34 A TEN FOOT WIDE STRIP OF LAND FOR AN INGRESS-EGRESS EASEMENT AND A RAILROAD  
35 RIGHT-OF-WAY LYING IN THE SW1/4 SE1/4 SE1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE  
36 68 WEST OF THE 6<sup>TH</sup> P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED  
37 AS FOLLOWS:

38  
39 BEGINNING AT A POINT, WHICH POINT IS THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY  
40 LINE OF EAST 38<sup>TH</sup> AVENUE EXTENDED EAST AND THE EAST LINE OF RACE STREET; THENCE  
41 S 89° 56' 25" E ALONG A SAID SOUTH RIGHT-OF-WAY LINE EXTENDED EAST, A DISTANCE OF  
42 57.22 FEET TO A POINT ON THE EXISTING CENTERLINE OF A RAILROAD SPUR TRACK, WHICH  
43 POINT IS THE TRUE OF BEGINNING;  
44 THENCE ALONG SAID EXISTING CENTERLINE, ALONG A NON-TANGENT CURVE TO THE  
45 LEFTM HAVING A RADIUS OF 360.00 FEET, AND WHOSE CHORD BEARS N 64° 20' 50" E, A  
46 DISTANCE OF 61.90 FEET, AN ARC DISTANCE OF 61.98 TO A POINT;  
47 THENCE S 89° 59' 57" W, A DISTANCE OF 20.53 FEET TO A POINT 10.00 FEET NORTHWESTERLY

1 BY RADIAL MEASUREMENT FROM SAID EXISTING CENTERLINE; THENCE ALONG A NON-  
2 TANGENT CURVE TO THE RIGHT, WHICH CURVE IS 10.00 FEET NORTHWESTERLY AND  
3 PARALLEL TO SAID EXISTING CENTERLINE, AND HAVING A RADIUS OF 350 FEET, AND  
4 WHOSE CHORD BEARS S 68° 13' 34" W, A DISTANCE OF 72.15 FEET, AN ARC DISTANCE OF 72.28  
5 FEET TO A POINT ON THE SOUTH LINE OF EAST 38<sup>TH</sup> AVENUE EXTENDED EAST, THENCE S 89°  
6 56' 25" E, ALONG SAID SOUTH LINE EXTENDED, A DISTANCE OF 31.74 FEET TO THE TRUE  
7 POINT OF BEGINNING.

8  
9 (b) A TEN FOOT WIDE STRIP OF LAND FOT AN INGRESS-EGRESS EASTMENT AND RAILROAD  
10 RIGHT-OF-WAY IN THE SW1/4 SE1/4 SE1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68  
11 WEST OF THE 6<sup>TH</sup> P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS  
12 FOLLOWS:

13  
14 BEGINNING AT A POINT WHICH POINT IS THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY  
15 LINE OF THE EAST 38<sup>TH</sup> AVENUE EXTENDED EAST AND THE EAST LINE OF RACE STREET;  
16 THENCE S89° 56' 25"E ALONG SAID SOUTH RIGHT-OF-WAY EXTENDED EAST, A DISTANCE OF  
17 57.22 FEET TO A POINT ON THE EXISTING CENTERLINE OF A RAILROAD SPUR TRACK, WHICH  
18 POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EXISTING CENTERLINE,  
19 ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET, AND  
20 WHOSE CHORD BEARS N64° 20' 50"E, A DISTANCE OF 61.90 FEET, AN ARC DISTANCE OF 61.98  
21 FEET TO A POINT; THENCE N89° 59' 57"E, A DISTANCE OF 18.95 FEET TO A POINT 10.00 FEET  
22 SOUTHEASTERLY BY RADIAL MEASUREMENT FROM SAID EXISTING CENTERLINE; THENCE  
23 ALONG A NON-TANGENT CURVRE TO THE RIGHT, WHICH CURVE IS 10.00 FEET  
24 SOUTHEASTERLY AND PARALLEL TO SAID CENTERLINE AND HAVING A RADIUS OF 370 FEET,  
25 AND WHOSE CHORD BEARS S61° 12' 16"W, A DISTANCE OF 55.69 FEET, AN ARC DISTANCE OF  
26 55.74 FEET TO THE SOUTH LINE OF EAST 38<sup>TH</sup> AVENUE EXTENDED EAST, THENCE N89° 56' 25"W  
27 ALONG A SAID SOUTH LINE, A DISTANCE OF 25.94 FEET TO THE TRUE POINT OF BEGINNING.

28  
29 (c) A TEN FOOT STRIP OF LAND FOR AN INGRESS-EGRESS EASEMENT AND A RAILROAD  
30 RIGHT-OF-WAY LYING IN THE W1/2 SE1/2 SE1/4 SE1/4 OF SECTION 23, TOWNSHIP 3 SOUTH,  
31 RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO  
32 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, WHICH IS THE INTERSECTION OF THE  
33 SOUTH RIGHT-OF-WAY LINE OF EAST 38<sup>TH</sup> AVENUE EXTENDED EAST AND THE EAST LINE OF  
34 RACE STREET; THENCE S0° 03' 05", ALONG SAID EAST LINE A DISTANCE OF 16.44 FEET TO A  
35 POINT ON THE CENTERLINE OF AN EXISTING RAILROAD SPUR TRACK; THENCE ALONG SAID  
36 EXISTING CENTERLINE; ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF  
37 360 FEET, WHOSE CHORD BEARS C69° 05' 14"E, A DISTANCE OF 120.97 FEET, AN ARC DISTANCE  
38 OF 121.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID  
39 EXISTING CENTERLINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 360 FEET AND  
40 WHOSE CHORD BEARS N42° 31' 53"E, A DISTANCE OF 209.11 FEET, AN ARC DISTANCE OF 212.16  
41 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG SAID EXISTING  
42 CENTERLINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 818 FEET, AND WHOSE  
43 CHORD BEARS N28° 27' 22"E, A DISTANCE OF 80.14 FEET, AN ARC DISTANCE OF 80.18 FEET TO  
44 A POINT OF COMPOUND CURVE; THENCE CONTINUING ALONG SAID EXISTING CENTERLINE  
45 AND ALONG A CURVE TO THE RIGHT HAVING RADIUS OF 360.00 FEET, AND WHOSE CHORD  
46 BEARS N48° 23' 16"E, A DISTANCE OF 211.99 FEET, AN ARC DISTANCE OF 215.18 FEET TO A POINT  
47 ON THE EAST LINE OF SAID W1/2 SE1/4 SE1/4; THENCE N0° 00' 00"W ALONG SAID EAST LINE A

1 DISTANCE OF 10.96 FEET TO A POINT OF 10.00 FEET NORTHWESTERLY BY RADIAL  
2 MEASUREMENT FROM SAID EXISTING CENTERLINE; THENCE ALONG A LINE PARALLEL TO  
3 AND 10.00 FEET NORTHWESTERLY OF SAID EXISTING CENTERLINE THE FOLLOWING  
4 COURSES AND DISTANCES; ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS  
5 OF 370.00 FEET AND WHOSE CHORD BEARS S48° 44' 22"W, A DISTANCE OF 222.22 AN ARC  
6 DISTANCE OF 225.70 TO A POINT OF COMPOUND CURVE;  
7 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 828 FEET, AND WHOSE CHORD  
8 BEARS S28° 27' 22"W, A DISTANCE OF 81.12 FEET, AN ARC DISTANCE OF 81.16 FEET TO A POINT  
9 OF REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00  
10 FEET, AND WHOSE CHORD BEARS S43° 58' 44"W, A DISTANCE OF 220.15 FEET; AN ARC  
11 DISTANCE OF 223.95 FEET; THENCE DEPARTING FROM THE LINE 10.00 FEET NORTHWESTERLY  
12 OF AND PARALLEL TO SAID EXISTING CENTERLINE, N89° 59' 57"E, A DISTANCE OF 20.53 FEET  
13 TO THE TRUE POINT OF BEGINNING.

14  
15 (d) A PARCEL OF LAND FOR AN INGRESS-EGRESS EASEMENT AND A RAILROAD RIGHT-OF-  
16 WAY LYING IN THE SW1/4 SE1/4 SE1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST  
17 OF THE 6<sup>TH</sup> P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS  
18 FOLLOWS:

19  
20 BEGINNING AT A POINT, WHICH POINT IS THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY  
21 LINE OF EAST 38<sup>TH</sup> AVENUE EXTENDED EAST AND THE EAST LINE OF RACE STREET, THENCE  
22 S 0° 03' 05"E, ALONG SAID EAST LINE, A DISTANCE OF 16.44 FEET TO A POINT ON THE EXISTING  
23 CENTERLINE OF RAILROAD SPUR TRACK, WHICH POINT IS THE TRUE POINT OF BEGINNING,  
24 THENCE ALONG SAID EXISTING CENTERLINE, ALONG A NON-TANGENT CURVE TO THE LEFT  
25 HAVING A RADIUS OF 360.00 FEET, AND WHOSE CHORD BEARS N74° 01' 10"E, A DISTANCE OF  
26 59.50 FEET, AN ARC DISTANCE OF 59.57 FEET TO A POINT OF SAID SOUTH RIGHT-OF-WAY LINE  
27 EXTENDED EAST; THENCE S89° 56' 25"E, ALONG A SAID SOUTH RIGHT-OF-WAY LINE  
28 EXTENDED, A DISTANCE OF 25.94 FEET TO A POINT OF 10.00 FEET SOUTHEASTERLY BY RADIAL  
29 MEASUREMENT FROM SAID EXISTING CENTERLINE; THENCE ALONG A NON-TANGENT  
30 CURVE TO THE RIGHT, WHICH CURVE IS 10.00 FEET SOUTHEASTERLY OF AND PARALLEL TO  
31 SAID EXISTING CENTERLINE AND HAVING A RADIUS OF 370.00 FEET, AND ARC DISTANCE OF  
32 87.47 FEET AND WHOSE CHORD BEARS S72° 17' 35"W, A DISTANCE OF 87.27 FEET TO A POINT  
33 ON THE EAST LINE OF RACE STREETL THENCE N0° 03' 05"W, ALONG SAID EAST LINE, A  
34 DISTANCE OF 10.19 FEET TO THE TRUE POINT OF BEGINNING.

35  
36 (e) A PARCEL OF LAND FOR AN INGRESS-EGRESS EASEMENT AND A RAILROAD RIGHT-OF-  
37 WAY LYING IN THE SW1/4 SE1/4 SE1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST  
38 OF THE 6<sup>TH</sup> P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS  
39 FOLLOWS:

40  
41 BEGINNING AT A POINT, WHICH POINT IS THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY  
42 LINE OF EAST 38<sup>TH</sup> AVENUE EXTENDED EAST AND THE EAST LINE RACE STREET; WHICH  
43 POINT IS THE TRUE POINT OF BEGINNING; THENCE S0° 03' 05"E, ALONG SAID EAST LINE, A  
44 DISTANCE OF 16.44 FEET TO A POINT ON THE EXISTING CENTERLINE OF A RAILROAD SPUR  
45 TRACK; THENCE ALONG SAID EXISTING CENTERLINE, ALONG A NON-TANGENT CURVE TO  
46 THE LEFT HAVING A RADIUS OF 360.00 FEET, AND WHOSE CHORD BEARS N74° 01' 10"E, A  
47 DISTANCE OF 59.50 FEET, AND ARC DISTANCE OF 59.57 FEET TO A POINT ON SAID SOUTH

1 RIGHT-OF-WAY LINE EXTENDED EAST; THENCE N89° 56' 25"W, ALONG SAID SOUTH RIGHT-OF-  
2 WAY LINE EXTENDED A DISTANCE OF 57.22 FEET TO THE POINT OF BEGINNING.

3  
4 AND RESERVING UNTO GRANTOR, HIS SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE  
5 EASEMENT WITH RESPECT TO THE FOLLOWING:  
6

7 (a) A TEN FOOT WIDE STRIP OF LAND FOR AN INGRESS-EGRESS EASMENT AND RAILROAD  
8 RIGHT-OF-WAY LYING IN THE N1/2 SE1/4 SE1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE  
9 68 WEST OF THE 6<sup>TH</sup> P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED  
10 AS FOLLOWS: BEGINNING AT A POINT, WHICH POINT IS THE INTERSECTION OF THE SOUTH  
11 RIGHT-OF-WAY LINE OF EAST 38<sup>TH</sup> AVENUE EXTENDED EAST AND THE EAST LINE OF RACE  
12 STREET;

13 THENCE S 0° 03' 05"E, ALONG SAID EAST LINE, A DISTANCE OF 16.44 FEET TO A POINT ON THE  
14 EXISTING CENTERLINE OF RAILROAD SPUR TRACK; THENCE ALONG SAID EXISTING  
15 CENTERLINE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 360.00  
16 FEET, AND WHOSE CHORD BEARS N 69° 05' 14"E, A DISTANCE OF 120.97 FEET, AN ARC  
17 DISTANCE OF 121.55 FEET TO THE TRUE POINT OF BEGINNING;

18 THENCE CONTINUING ALONG SAID EXISTING CENTERLINE ALONG A CURVE TO THE LEFT  
19 HAVING A RADIUS OF 360 FEET AND WHOSE CHORD BEARS N42° 31' 53"E, A DISTANCE OF  
20 209.11 FEET, AND ARC DISTANCE OF 212.16 FEET TO A POINT OF REVERSE CURVE; THENCE  
21 CONTINUING ALONG SAID EXISTING CENTERLINE ALONG A CURVE TO THE RIGHT HAVING  
22 A RADIUS OF 818 FEET, AND WHOSE CHORD BEARS N28° 27' 22"E, A DISTANCE OF 80.14 FEET,  
23 AND ARC DISTANCE OF 80.18 FEET TO THE POINT OF COMPOUND CURVE; THENCE  
24 CONTINUING ALONG SAID EXISTING CENTERLINE AND ALONG CURVE TO THE RIGHT  
25 HAVING A RADIUS OF 360 FEET, AND WHOSE CHORD BEARD N48° 23' 16"E, A DISTANCE OF  
26 211.99. FEET AN ARC DISTANCE OF 215.18 FEET TO A POINT ON THE EAST LINE OF SAID W 1/2  
27 SE1/4 SE1/4; THENCE S0° 00' 00"E ALONG SAID EAST LINE A DISTANCE OF 11.02 FEET TO A POINT  
28 10.00 FEET SOUTHEASTERLY BY RADIAL MEASUREMENT FROM SAID EXISTING CENTERLINE;  
29 THENCE ALONG A LINE PARALLEL TO AND 10.00 FEET SOUTHEASTERLY OF SAID EXISTING  
30 CENTERLINE THE FOLLOWING COURSES AND DISTANCES;

31  
32 ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET AND WHOSE  
33 CHORD BEARS S48° 00' 49"W, A DISTANCE OF 201.73, AN ARC DISTANCE OF 204.64 TO A POINT  
34 OF COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 808  
35 FEET, AND WHOSE CHORD BEARS S28° 27' 22"W, A DISTANCE OF 79.16 FEET, AN ARC DISTANCE  
36 OF 79.20 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT  
37 HAVING A RADIUS OF 370.00 FEET, AND WHOSE CHORD BEARS S41° 16' 05"W, A DISTANCE OF  
38 199.25 FEET; AN ARC DISTANCE OF 201.74 FEET; THENCE DEPARTING FROM THE LINE 10.00  
39 FEET SOUTHEASTERLY OF AND PARALLEL TO SAID EXISTING CENTERLINE, NS9° 59' 57"W, A  
40 DISTANCE OF 18.95 FEET TO THE TRUE POINT OF BEGINNING.

41  
42 (b) A 17 FOOT STRIP OF LAND FOR AN INGRESS-EGRESS EASTMENT AND RAILROAD RIGHT-  
43 OF-WAY LYING IN THE SW1/4 SE1/4 SE1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST  
44 OF THE 6<sup>TH</sup> P.M., CITY AND COUNTY OF DENVER. STATE OF COLORADO, BEING 8.5 FEET ON  
45 EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; BEGINNING AT A POINT, WHICH  
46 POINT IS THE INTERSECTION OF THE SOUTH LINE OF 38<sup>TH</sup> AVENUE EXTENDED EAST AND  
47 EAST LINE OF RACE STREET; THENCE S89° 56' 25"E, ALONG SAID SOUTH LINE A DISTANCE OF

1 240.96 FEET; THENCE N0° 11' 05"W, A DISTANCE OF 27.60 FEET TO THE TRUE POINT OF  
2 BEGINNING; THENCE N0° 11' 05"W, A DISTANCE OF 59.67 FEET TO A POINT OF CURVATURE;  
3 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS 277.21 FEET, AND WHOSE CHORD  
4 BEARS N14° 18' 30"E, A DISTANCE OF 138.75 FEET, AN ARC DISTANCE OF 140.24 FEET TO A POINT  
5 ON THE CENTERLINE OF THE EXISTING RAILROAD SPUR TRACK, WHICH POINT IS ALSO THE  
6 POINT OF TERMINUS.

7  
8 AND

9  
10 THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED FEBRUARY 22, 1980 IN BOOK 2169  
11 AT PAGE 298 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF  
12 DENVER, DESCRIBED THEREIN AS FOLLOWS:

13  
14 THAT PART OF THE SW1/4 SE ¼ SE1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF  
15 THE 6<sup>TH</sup> P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

16  
17 BEGINNING AT A POINT ON THE EAST LINE OF THE SW ¼ SE ¼ SE1/4 OF SECTION 23,  
18 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., WHICH POINT IS 25 FEET NORTH OF  
19 THE SOUTHEAST CORNER OF SAID SW1/4 SE1/4 SE1/4;

20 THENCE ON AN ASSUMED BEARING OF N0° 00' 00"W ALONG SAID EAST LINE A DISTANCE OF  
21 280.48 FEET; THENCE S89° 59' 57"W A DISTANCE OF 202.69 FEET;

22 THENCE S0° 11' 05"E A DISTANCE OF 27.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST  
23 38<sup>TH</sup> AVENUE EXTENDED EAST; THENCE S0° 01' 20"E A DISTANCE OF 112.30 FEET TO THE  
24 NORTHEAST CORNER OF THE EXISTING METAL BUILDING;

25 THENCE S0° 01' 19"E ALONG THE EAST FACE OF SAID EXISTING METAL BUILDING A DISTANCE  
26 OF 140.87 FEET TO A POINT 25 FEET NORTH OF THE SOUTH LINE OF SAID SW1/4 SE1/4 SE1/4;  
27 THENCE S89° 54' 23"E PARALLEL WITH THE SOUTH LINE OF SAID SW1/4 SE1/4 SE1/4 A DISTANCE  
28 OF 200.22 FEET TO THE POINT OF BEGINNING

29 EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT

30  
31 THAT PART OF THE SW1/4 SE1/4 SE1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST  
32 OF THE 6<sup>TH</sup> P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

33  
34 BEGINNING AT A POINT ON THE EAST LINE OF THE SW1/4 SE1/4 SE1/4 OF SECTION 23,  
35 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., WHICH POINT IS 25 FEET NORTH OF  
36 THE SOUTHEAST CORNER OF SAID SW1/4 SE1/4 SE1/4; THENCE ON AN ASSUMED BEARING OF

37 N0° 00' 00"W ALONG SAID EAST LINE A DISTANCE OF 280.48 FEET; THENCE S89° 59' 57"W A  
38 DISTANCE OF 202.69 FEET; THENCE S0° 11' 05"E A DISTANCE OF 27.00 FEET TO THE SOUTH  
39 RIGHT-OF-WAY LINE OF EAST 38<sup>TH</sup> AVENUE EXTENDED EAST; THENCE S0° 01' 20"E A

40 DISTANCE OF 112.30 FEET TO THE NORTHEAST CORNER OF THE EXISTING METAL BUILDING;  
41 THENCE S0° 01' 19"E ALONG THE EAST FACE OF SAID EXISTING METAL BUILDING A DISTANCE

42 OF 59.90 FEET TO A NORTHERLY FACE OF SAID BUILDING; THENCE N89° 58' 41"E ALONG SAID  
43 NORTHERLY FACE A DISTANCE OF 20.12 FEET; THENCE S0° 01' 19"E A DISTANCE OF 81.01 FEET

44 TO A POINT 25 FEET NORTH OF THE SOUTH LINE OF SAID SW1/4 SE1/4 SE1/4; THENCE S89° 54'  
45 23"E PARALLEL WITH THE SOUTH LINE OF SAID SW1/4 SE1/4 SE1/4 A DISTANCE OF 180.10 FEET

46 TO THE POINT OF BEGINNING.  
47

1 AND

2

3 THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED MARCH 7, 1977 IN BOOK 1399 AT  
4 PAGE 406 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF  
5 DENVER, DESCRIBED THEREIN AS FOLLOWS:

6

7 A PARCEL OF LAND FOR AN INGRESS-EGRESS EASTMENT OF RAILROAD RIGHT-OF-WAY  
8 LYING IN THE SW1/4 SE1/4 SE1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE  
9 6<sup>TH</sup> P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

10

11 BEGINNING AT A POINT, WHICH POINT IS THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY  
12 LINE OF EAST 38<sup>TH</sup> AVENUE EXTENDED EAST AND THE EAST LINE OF RACE STREET, THENCE  
13 S 0°03' 05"E, ALONG SAID EAST LINE, A DISTANCE OF 16.44 FEET TO A POINT ON THE EXISTING  
14 CENTERLINE OF A RAILROAD SPUR TRACK, WHICH IS THE TRUE POINT OF BEGINNING,  
15 THENCE ALONG SAID EXISTING CENTERLINE, ALONG A NON-TANGENT CURVE TO THE LEFT  
16 HAVING A RADIUS OF 360.00 FEET, AND WHOSE CHORD BEARS N74° 01' 10"E, A DISTANCE OF  
17 59.50 FEET, AN ARC DISTANCE OF 59.57 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY  
18 LINE EXTENDED EAST; THENCE S89° 56' 25"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE  
19 EXTENDED, A DISTANCE OF 25.94 FEET TO A POINT 10.00 FEET SOUTHEASTERLY BY RADIAL  
20 MEASUREMENT FROM SAID EXISTING CENTERLINE; THENCE ALONG A NON-TANGENT  
21 CURVE TO THE RIGHT, WHICH CURVE IS 10.00 FEET SOUTHEASTERLY OF AND PARALLEL TO  
22 SAID EXISTING CENTERLINE AND HAVING A RADIUS OF 370.00 FEET, AND ARC DISTANCE OF  
23 87.47 FEET AND WHOSE CHORD BEARS S72° 17' 35"W, A DISTANCE OF 87.27 FEET TO A POINT  
24 ON THE EAST LINE OF RACE STREET THENCE N0° 03' 05"W, ALONG SAID EAST LINE, A  
25 DISTANCE OF 10.19 FEET TO THE TRUE POINT OF BEGINNING.

26

27 A PARCEL OF LAND FOR AN INGRESS-EGRESS EASTMENT AND A RAILROAD RIGHT-OF-WAY  
28 LYING IN THE SW1/4 SE1/4 SE1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE  
29 6<sup>TH</sup> P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

30

31 BEGINNING AT A POINT, WHICH POINT IS THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY  
32 LINE OF EAST 38<sup>TH</sup> AVENUE EXTENDED EAST AND THE EAST LINE RACE STREET; THENCE S0°  
33 03' 05"E, ALONG SAID EAST LINE, A DISTANCE OF 16.44 FEET TO A POINT ON THE EXISTING  
34 CENTERLINE OF A RAILROAD SPUR TRACK; THENCE ALONG SAID EXISTING CENTERLINE,  
35 ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET, AND  
36 WHOSE CHORD BEARS N74° 01' 10"E, A DISTANCE OF 59.50 FEET, AND ARC DISTANCE OF 59.57  
37 FEET TO A POINT OF SAID SOUTH RIGHT-OF-WAY LINE EXTENDED EAST; THENCE N89° 56'  
38 25"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE EXTENDED A DISTANCE OF 57.22 FEET TO  
39 THE POINT OF BEGINNING.

40

41 AND

42

43 THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED OCTOBER 18, 1979 IN BOOK 2032 AT  
44 PAGE 681 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF  
45 DENVER, DESCRIBED THEREIN AS FOLLOWS:

46

47 THAT PART OF THE SW ¼ SE ¼ SE ¼ OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF

1 THE 6<sup>TH</sup> P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY  
2 DESCRIBED AS FOLLOWS:

3  
4 BEGINNING AT A POINT ON THE EAST LINE OF THE SW ¼ SE ¼ SE ¼ OF SECTION 23, TOWNSHIP  
5 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., WHICH POINT IS 25 FEET NORTH OF THE  
6 SOUTHEAST CORNER OF SAID SW ¼ SE ¼ SE ¼; THENCE ON AN ASSUMED BEARING OF NORTH  
7 0° 00' 00" WEST ALONG SAID EAST LINE A DISTANCE OF 280.48 FEET; THENCE SOUTH 89° 59' 57"  
8 WEST A DISTANCE OF 202.69 FEET;  
9 THENCE SOUTH 0° 11' 05" EAST A DISTANCE OF 27.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE  
10 EAST 38<sup>TH</sup> AVENUE EXTENDED EAST; THENCE SOUTH 01° 11' 20" EAST A DISTANCE OF 112.30  
11 FEET TO THE NORTHEAST CORNER OF THE EXISTING METAL BUILDING; THENCE SOUTH 0°  
12 01' 19" EAST ALONG THE EAST FACE OF SAID EXISTING METAL BUILDING A DISTANCE OF  
13 59.90 FEET TO THE NORTHERLY FACE OF SAID BUILDING; THENCE NORTH 89° 58' 41" EAST  
14 ALONG SAID NORTHERLY FACE A DISTANCE OF 20.12 FEET; THENCE SOUTH 0° 01' 19" EAST A  
15 DISTANCE OF 81.01 FEET TO A POINT 25 FEET NORTH OF THE SOUTH LINE OF SAID SW ¼ SE ¼  
16 SE ¼;  
17 THENCE SOUTH 89° 54' 25" EAST PARALLEL WITH THE SOUTH LINE OF SAID SW ¼ SE ¼ SE ¼ A  
18 DISTANCE OF 180.10 FEET TO THE POINT OF BEGINNING

19  
20 AND

21  
22 THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED DECEMBER 9, 1983 IN BOOK 2975 AT  
23 PAGE 125 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF  
24 DENVER, DESCRIBED THEREIN AS FOLLOWS:

25  
26 A PARCEL OF LAND LOCATED IN THE WEST ½ OF THE SE1/4 OF THE SE1/4 OF SECTION 23,  
27 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., DESCRIBED AS FOLLOWS:

28  
29 BEGINNING AT A POINT, WHICH POINT IS THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY  
30 LINE OF EAST 38<sup>TH</sup> AVENUE EXTENDED EAST AND THE EAST LINE OF RACE STREET; THENCE  
31 SOUTH 89° 56' 25" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE EXTENDED EAST, A  
32 DISTANCE OF 57.22 FEET TO A POINT ON THE EXISTING CENTER LINE OF A RAILROAD SPUR  
33 TRACK; THENCE ALONG SAID EXISTING CENTERLINE ALONG A NON-TANGENT CURVE TO  
34 THE LEFT, HAVING A RADIUS OF 360.00 FEET, AND WHOSE CHORD BEARS NORTH 47° 27' 49"  
35 EAST, A DISTANCE OF 267.57 FEET AND ARC DISTANCE OF 274.14 FEET TO A POINT OF  
36 RESERVE CURVE; THENCE CONTINUING ALONG SAID EXISTING CENTERLINE ALONG A  
37 CURVE TO THE RIGHT HAVING A RADIUS OF 818.00 FEET, AND WHOSE CHORD BEARS NORTH  
38 28° 27' 22" EAST, A DISTANCE OF 80.14 FEET, AN ARC DISTANCE OF 80.18 FEET TO A POINT OF  
39 COMPOUND CURVE; THENCE CONTINUING ALONG SAID EXISTING CENTERLINE AND ALONG  
40 A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, AND WHOSE CHORD BEARS  
41 NORTH 48° 23' 16" EAST, A DISTANCE OF 211.99 FEET, AN ARC DISTANCE OF 215.18 TO A POINT  
42 ON THE EAST LINE OF SAID WEST ½ OF THE SE1/4 OF THE SE1/4; THENCE NORTH 0° 00' 00" WEST  
43 ALONG SAID EAST LINE A DISTANCE OF 51.34 FEET TO A POINT 61.25 FEET NORTHERLY (BY  
44 PERPENDICULAR MEASUREMENT) FROM THE NORTH LINE OF THE SW1/4 OF THE SE1/4 OF  
45 THE SE1/4 OF SAID SECTION 23; THENCE NORTH 89° 56' 59" WEST PARALLEL WITH SAID NORTH  
46 LINE, A DISTANCE OF 330.54 FEET TO THE EAST LINE OF THE WEST½ OF THE NW1/4 OF THE  
47 SE1/4 OF SAID SECTION 23;

1 THENCE NORTH 0° 01' 15" WEST ALONG SAID EAST LINE, A DISTANCE OF 1.43 FEET TO THE  
2 SOUTH LINE OF EAST 39<sup>TH</sup> AVENUE (EXTENDED EASTERLY); THENCE SOUTH 89° 59' 54" WEST,  
3 ALONG THE SOUTH LINE OF SAID 39<sup>TH</sup> AVENUE (EXTENDED EASTERLY), A DISTANCE OF  
4 330.54 FEET TO THE WEST LINE OF SAID WEST ½ OF THE SE1/4 OF THE SE1/4 OF SAID SECTION  
5 23; THENCE SOUTH 0° 02' 30" EAST, ALONG SAID WEST LINE, A DISTANCE OF 62.38 FEET TO  
6 THE SOUTHWEST CORNER OF SAID NW1/4 OF THE SE1/4 OF THE SE1/4; THENCE SOUTH 89° 56'  
7 59" EAST, ALONG THE SOUTH LINE OF SAID NW1/4 OF THE SE1/4 OF THE SE1/4, A DISTANCE  
8 OF 8.00 FEET;  
9 THENCE SOUTH 0° 02' 30" EAST, PARALLEL WITH THE WEST LINE OF THE SW1/4 OF THE SE1/4  
10 OF THE SE1/4 OF SAID SECTION 23, A DISTANCE OF 352.55 FEET TO THE NORTH LINE OF EAST  
11 38TH AVENUE; THENCE SOUTH 89° 56' 45" EAST, ALONG SAID NORTH LINE, A DISTANCE OF  
12 201.70 FEET TO A POINT, WHICH POINT IS THE INTERSECTION OF THE NORTH LINE OF EAST  
13 38TH AVENUE AND THE EAST LINE OF RACE STREET; THENCE SOUTH 0° 03' 05" EAST, ALONG  
14 THE EAST LINE OF RACE STREET, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING,  
15 CITY AND COUNTY OF DENVER,  
16 STATE OF COLORADO.

17  
18 **MAP 24**

19  
20 THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED JUNE 9, 1997 AT  
21 RECEPTION NO. 1997073420 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
22 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

23  
24 A PARCEL OF LAND IN THE NE¼SE¼ SE ¼ OF SECTION 23, TOWNSHIP 3  
25 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF  
26 DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

27  
28 BEGINNING AT THE SOUTHWEST CORNER OF THE NE¼SE¼SE¼ OF SAID SECTION 23 AND  
29 CONSIDERING THE SOUTH LINE OF THE NE¼SE¼SE¼ OF SAID SECTION 23 TO BEAR S. 89° 58'  
30 45" E., WITH THE BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO: THENCE S. 89°  
31 58' 45" E., ALONG SAID SOUTH LINE, A DISTANCE OF 533.10 FEET TO A POINT ON THE  
32 WESTERLY RIGHT OF WAY LINE OF YORK STREET; THENCE N. 00° 00' 00" W. ALONG SAID  
33 RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE N. 89° 58' 45" W., A DISTANCE OF  
34 533.10 FEET TO A POINT ON THE WEST LINE OF THE NE¼SE¼SE¼ OF SAID SECTION 23;  
35 THENCE S. 00° 00' 04" E, ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF  
36 BEGINNING.

37  
38 **MAP 35**

39  
40 THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER  
41 14, 2007 AT RECEPTION NO. 2007177117 IN THE OFFICE OF THE CLERK AND RECORDER OF THE  
42 CITY AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

43  
44 PARCEL A:  
45 LOTS 1 THROUGH 4,  
46 INCLUSIVE, BLOCK 2,  
47 IVANHOE,

1 CITY AND COUNTY OF DENVER,  
2 STATE OF COLORADO.

3

4 **MAP 36**

5

6 THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JANUARY 12,  
7 2015 AT RECEPTION NO. 2015003353 IN THE OFFICE OF THE CLERK AND RECORDER OF THE  
8 CITY AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

9

10 LOTS 49 AND 50, BLOCK 2, IVANHOE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

11

12 **MAP 37**

13

14 THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 22, 2009 AT  
15 RECEPTION NO. 2009126570 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
16 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

17

18 LOT 5, BLOCK 9, PROVIDENT PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

19

20 **MAP 38**

21

22 THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED OCTOBER 3, 2006 AT  
23 RECEPTION NO. 2006157797 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
24 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

25

26 THE NORTH 22 FEET OF LOT 28 AND THE SOUTH ½ OF 29,  
27 BLOCK 9,  
28 PROVIDENT PARK,  
29 CITY AND COUNTY OF DENVER,  
30 STATE OF COLORADO

31

32 **MAP 39**

33

34 THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED MARCH 27, 2012 AT  
35 RECEPTION NO. 2012039984 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
36 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

37

38 THE SOUTH 5 FEET OF LOT 4 AND THE NORTH 22 ½ FEET OF LOT 5 IN BLOCK 8 IN PROVIDENT  
39 PARK ADDITION TO DENVER AS PER MAP OR PLAT THEREON ON RECORD IN THE OFFICE OF  
40 THE CLERK AND RECORDER OF THE,  
41 CITY AND COUNTY OF DENVER,  
42 STATE OF COLORADO

43

44 **MAP 40**

45

46 THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED NOVEMBER 24, 2004  
47 AT RECEPTION NO. 2004243364 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY

1 AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:  
2

3 LOT 28 AND THE SOUTH ½ OF LOT 29, BLCOK 8, PROVIDENT PARK ADDITION TO DENVER,  
4 CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
5

6 **MAP 41**  
7

8 THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED MAY 16, 2013 AT  
9 RECEPTION NO. 2013070171 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
10 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:  
11

12 LOTS 5 AND 6, AND THE NORTH 20 FEET OF LOT 7, BLOCK 7.  
13 PROVIDENT PARK ADDITION TO DENVER,  
14 THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 3 AT PAGE 29,  
15 CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
16

17 **MAP 44**  
18

19 THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 28,  
20 2006 AT RECEPTION NO. 2006048159 IN THE OFFICE OF THE CLERK AND RECORDER OF THE  
21 CITY AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:  
22

23 **PARCEL 1**

24 LOTS 1 THROUGH 11, AND THE NORTH 5 FEET OF LOT 12, BLOCK 9, SWANSEA HEIGHTS, AND  
25 THAT PORTION OF THE EAST HALF OF VACATED MONROE STREET ADJACENT TO LOTS 5  
26 THROUGH 11 AND THE NORTH 5 FEET OF LOT 12, CITY AND COUNTY OF DENVER, STATE OF  
27 COLORADO.  
28

29 **PARCEL 2**

30 THAT PORTION OF THE EAST HALF OF VACATED MONROE STREET ADJACENT TO LOTS 1  
31 THROUGH 4, BLOCK 9, SWANSEA HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF  
32 COLORADO  
33

34 **MAP 51**  
35

36 THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 24, 2014 AT  
37 RECEPTION NO. 2014115667 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND  
38 COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:  
39

40 LOT 27, AND THE SOUTH 5 FEET OF LOT 28, BLOCK 7, PROVIDENT PARK,  
41 CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
42

43 **MAP 53**  
44

45 THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER  
46 11, 2004 AT RECEPTION NO. 2004212576 IN THE OFFICE OF THE CLERK AND RECORDER OF THE  
47 CITY AND COUNTY OF DENVER, DESCRIBED THEREIN AS FOLLOWS:

1  
2 LOT 15, BLOCK 5, PROVIDENT PARK (ADDITION TO DENVER), CITY AND COUNTY OF DENVER,  
3 STATE OF COLORADO.

4  
5 **MAP 54**

6  
7 A PART OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER  
8 23, 2002 AT RECEPTION NO. 2002168074 IN THE OFFICE OF THE CLERK AND RECORDER OF THE  
9 CITY AND COUNTY OF DENVER, DESCRIBED AS FOLLOWS:

10  
11 LOTS 19 TO 24 INCLUSIVE, BLOCK 4, SOUTH SWANSEA ADDITION TO DENVER,  
12 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

13  
14 **Section 3.** That the City Council hereby finds and determines that interests in the property  
15 described in Section 1 and Section 2 are needed and required for the following public uses and  
16 public purposes: to construct, locate, reconstruct, improve, modify, remove, and relocate storm water  
17 drainage, open channels, and outfall facilities, systems and structures, and other appurtenant  
18 improvements and construction thereof, including without limitation extending, widening and altering  
19 open space for the Platte to Park Hill Stormwater Systems Project ("Project").

20 **Section 4.** That the City Council hereby authorizes the Mayor, including his duly authorized  
21 representatives, in accordance with applicable federal, state, and City laws and rules and regulations  
22 adopted pursuant thereto, to acquire the needed property interests, including, but not limited to, fee  
23 title, permanent easements, temporary easements, fixtures, licenses, permits, improvements  
24 (including without limitation, general outdoor advertising devices, buildings, and access points) and  
25 any other rights, interests, and appurtenances thereto, including the taking of all actions necessary  
26 to do so without further action by City Council, such as conducting negotiations, executing all related  
27 agreements, and making all necessary payments; to take actions required by law before instituting  
28 condemnation proceedings; to allow the temporary use and leasehold of City-owned land; and to  
29 convey City-owned land, including remnants.

30 **Section 5.** That if for the property interest set forth above, the interested parties do not agree  
31 upon the compensation to be paid for such needed property interests, the owner or owners thereof  
32 are incapable of consenting, the name or residence of any owner thereof is unknown, or any of the  
33 owners thereof are non-residents of the State, then the City Attorney of the City, upon the Mayor's  
34 direction, is hereby authorized and empowered to exercise the City's eminent domain powers by  
35 instituting and, as necessary, prosecuting to conclusion proceedings under Article Title 38, Colorado  
36 Revised Statutes, to acquire needed property interests upon, through, over, under and along the

1 property described in Section 1 and Section 2 above as necessary for the purposes set forth in  
2 Section 3 above.

3 **Section 6.** That the City Council hereby finds and determines that the City’s Department of  
4 Public Works and any federal and state agencies, if applicable, may find the need to alter the legal  
5 descriptions of the properties referred to in this Ordinance and may continue to do so in order to  
6 meet the needs of the Project. City Council hereby authorizes the Mayor, including his duly  
7 authorized representatives, in accordance with applicable federal, state, and City laws and rules and  
8 regulations adopted pursuant thereto, to acquire the property as the legal descriptions are altered in  
9 accordance with the means authorized in this Ordinance.

10 **Section 7.** That the City Council hereby finds and determines that the Project is necessary  
11 for the health, safety, and welfare of the public.

12 COMMITTEE APPROVAL DATE: August 30, 2016

13 MAYOR-COUNCIL DATE: September 6, 2016

14 PASSED BY THE COUNCIL: \_\_\_\_\_

15 \_\_\_\_\_ - PRESIDENT

16 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

17 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
18 EX-OFFICIO CLERK OF THE  
19 CITY AND COUNTY OF DENVER

20 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2016; \_\_\_\_\_, 2016

21 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: September 15, 2016

22 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
23 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
24 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
25 3.2.6 of the Charter.

26  
27 Denver City Attorney

28  
29 BY: \_\_\_\_\_, Assistant City Attorney Date: \_\_\_\_\_