

This legal description is from the Cherokee Redevelopment of the Former Gates Rubber Factory GDP, Parcel #2. Reception #2005048794 recorded 3/22/2005.

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, 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:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 22, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 22 BEARS N 89 55'51" W, 2634.40 FEET; THENCE S 00 05'30" E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 81.62 FEET; THENCE N 89 54'30" W, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SOUTH BROADWAY STREET AS RECORDED IN ORDINANCE 97, SERIES OF 1898, AND THE EAST LINE OF BLOCK 3, JEROME'S BROADWAY SUBDIVISION 2ND FILING, PLAT RECORDED MARCH 16, 1888 IN BOOK 5 AT PAGE 18 OF THE ARAPAHOE COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE S 00 05'30" W, ALONG SAID WESTERLY RIGHT OF WAY AND SAID EAST LINE, A DISTANCE OF 554.40 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 3; THENCE N 89 55'51" W, ALONG THE SOUTH LINE OF SAID BLOCK 3 AND THE NORTH RIGHT OF WAY OF ARIZONA AVENUE, AS DEDICATED BY THE SAID PLAT OF JEROME'S BROADWAY SUBDIVISION 2ND FILING, AND SAID LINES EXTENDED, A DISTANCE OF 326.00 FEET TO THE WEST RIGHT OF WAY OF SOUTH ACOMA STREET AS DEDICATED BY SAID PLAT; THENCE S 00 05'30" W, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 37.19 FEET TO THE EASTERLY RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD AND THE WESTERLY LINE OF BLOCK 1 OF SAID JEROME'S BROADWAY SUBDIVISION 2ND FILING; THENCE N 09 25'10" W, ALONG SAID EASTERLY RIGHT OF WAY AND SAID WESTERLY LINE, A DISTANCE OF 631.87 FEET TO THE SOUTHERLY LINE OF A PARCEL OF LAND RECORDED IN BOOK 2820 AT PAGE 106 OF THE CITY AND COUNTY OF DENVER RECORDS; THENCE S 89 05'06" E, ALONG SAID SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE OF A PARCEL OF LAND RECORDED IN BOOK 2901 AT PAGE 267 OF THE CITY AND COUNTY OF DENVER RECORDS, A DISTANCE OF 205.83 FEET; THENCE S 89 55'51" E, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 76.60 FEET; THENCE S 44 56'02" E, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 9.90 FEET; THENCE S 89 55'51" E, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 119.69 FEET; THENCE S 44 31'33" E, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 30.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 221,348 SQUARE FEET OR 5.081 ACRES MORE OR LESS.