

EAST COLFAX CORRIDOR URBAN REDEVELOPMENT PLAN

An Urban Renewal Plan

for the

East Colfax Corridor Urban Redevelopment Area

DENVER URBAN RENEWAL AUTHORITY

Dated as of____, 2019

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I. PREFACE AND DEFINITIONS

A. Preface

This urban renewal plan, referenced herein as the Urban Redevelopment Plan, has been prepared by the Denver Urban Renewal Authority (the “Authority”) pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes (the “Act”). This Urban Redevelopment Plan describes the framework for certain public undertakings constituting urban renewal projects and other authorized undertakings under the Act in the East Colfax Corridor Urban Redevelopment Area described in **Exhibit A** hereto and depicted on the map attached as **Exhibit B** hereto (the “Urban Redevelopment Area”).

Except as otherwise provided herein or as may be provided in any Cooperation Agreement (defined below), the administration of the Projects (defined below) and the implementation and enforcement of this Urban Redevelopment Plan, including, without limitation, the preparation and execution of any implementing documents, shall be performed by the Authority in accordance with the Act and this Urban Redevelopment Plan.

B. Background of the Urban Redevelopment Area

The Urban Redevelopment Area is comprised of approximately 80 acres and is located in the far eastern portion of the City and County of Denver, within the Montclair, South Park Hill and East Colfax statistical neighborhoods. The eastern boundary of the Urban Redevelopment Area coincides with the boundary between the City and County of Denver and the City of Aurora. The Urban Redevelopment Area is focused along Colfax Avenue and the real property parcels in the blocks immediately to the north and south of Colfax Avenue, including the Colfax right-of-way and other public rights-of-way that are adjacent to these parcels. The Urban Redevelopment Area is generally bounded by Monaco Parkway on the

west and Yosemite Street on the east. The Urban Redevelopment Area encompasses all or portions of 48 city blocks, which are all primarily within the Main Street zone district due to their orientation along the East Colfax Avenue transit corridor and the commercial nature of the area.

Colfax Avenue is the longest commercial street in the United States and is the main connection that runs east-west between Aurora, Denver and Lakewood. The corridor forms the spine of the metropolitan area's busiest bus lines, which serve over 24,000 riders each weekday. Historically, Colfax Avenue has been the commercial heart of the South Park Hill, Montclair and East Colfax neighborhoods. Colfax Avenue, east of Broadway, saw a boom of commercial growth in the 1920s when Denver's first zoning code designated much of the property abutting the corridor as a commercial zone district. Colfax Avenue served as the primary link to the Rocky Mountains and provided auto-oriented businesses including motels, restaurants, service stations and gift shops to tourists traveling west. In 1965, Interstate 70 was completed, which led to the decline of much of the tourist and commercial activity along Colfax Avenue. Today, many of the once-thriving businesses lay vacant and the structures along the street have fallen into disrepair.

While the neighborhoods in which the Urban Redevelopment Area is located have experienced varying levels of investment and growth over the last fifty years, the properties within the Urban Redevelopment Area along the East Colfax Corridor, regardless of which neighborhood, have not experienced significant reinvestment. Considerable investment is needed to revitalize the Urban Redevelopment Area. The City authorized new general obligation bonds in 2017 that provide for the planning, design, and construction of a bus rapid transit (BRT) line through the East Colfax corridor to improve safety, help meet population and ridership projections in the coming decades and to provide more opportunities for

mobility choice. The BRT investment has the potential to transform the streetscape and benefit the community.

The creation of the Urban Redevelopment Area as part of the approval of the Urban Redevelopment Plan will allow various public improvement projects to be pursued, and it will allow assistance to the private sector through financial incentives to encourage Projects, including commercial, mixed-use and housing developments, and other statutorily authorized Projects throughout the Urban Redevelopment Area.

C. Definitions

In addition to terms previously defined in the text, the following terms are used in this Urban Redevelopment Plan:

1. The term “Conditions Study” means the blight study dated February 2019 conducted by Matrix Design Group, Inc. filed in City Clerk File No.____.
2. The term “City” means the City and County of Denver.
3. The term “City Council” means the City Council in and for the City.
4. The term “City Code” means the Denver Revised Municipal Code, as may be revised or restated from time to time.
5. The term “Cooperation Agreement” means any agreement between the Authority and the City or any public body (the term “public body” being used in this Urban Redevelopment Plan as defined in the Act) respecting action to be taken pursuant to any of the powers set forth in the Act or in any other applicable provision of Colorado law, for the purpose of facilitating undertakings deemed necessary or appropriate by the Authority under this Urban Redevelopment Plan. Any such Cooperation Agreement may include, without limitation, agreements respecting the planning or undertaking of this Urban Redevelopment Plan and one or more Projects, as well as programs, works, operations or activities which the Authority, the City

or such other public body is otherwise empowered to undertake and includes, without limitation, agreements respecting the financing, installation, construction and reconstruction of public and private improvements within the Urban Redevelopment Area.

6. The term “C.R.S.” means the Colorado Revised Statutes, as amended.

7. The term “Fiscal Year” means January 1 through December 31 in any particular calendar year.

8. The term “Plan 2040” shall have the meaning ascribed in Section II.C., below.

9. The term “Planning Board” shall have the meaning ascribed in Section II.C., below.

10. The term “Project” or “Projects” means any public and/or private undertaking for the purposes of redevelopment and rehabilitation in keeping with the objectives of this Urban Redevelopment Plan. Each Project shall be approved by City Council and if approved, such Project will be attached hereto as a part of Appendix A and incorporated herein.

11. The term “Property Tax” means the real and personal property taxes produced by the levy at the rate fixed each year by the governing bodies of the various taxing jurisdictions within the Property Tax Increment Area.

12. The term “Property Tax Base Amount” means the total valuation for assessment last certified by the County Assessor for the City of all taxable property within the Property Tax Increment Area prior to the effective date of the Property Tax Increment Area, as the same may be adjusted from time to time in accordance with the Act.

13. The term “Property Tax Increment” means all Property Tax Revenues in excess of the Property Tax Base Amount subsequent to the creation of the applicable Property Tax Increment Area

14. The term “Property Tax Increment Area” means the portion or portions of the Urban Redevelopment Area from which Property Tax Increment will be derived for a Project or Projects. Each Property Tax Increment Area shall be created by approval of City Council and, if approved, such Property Tax Increment Area will be attached hereto as part of Appendix B and incorporated herein.

15. The term “Property Tax Revenues” means the amount derived by the City and all taxing jurisdictions from the levy of Property Tax within a Property Tax Increment Area less any amount derived from a specially earmarked voter-approved levy by which the City has heretofore committed by contract to pay to a private contractor in order to provide services to residents of the City, including any residents in the Urban Redevelopment Area. “Property Tax Revenues” does not include any amounts derived by the City and all taxing districts either (a) because voters authorized the City or other taxing district to retain and spend the additional moneys pursuant to Section 20(7)(d) of Article X of the Colorado Constitution subsequent to the creation of the special fund pursuant to Colorado Revised Statutes § 31-25-107(9)(a)(II) or (b) as a result of an increase in the property tax mill levy approved by the voters of the City or other taxing district subsequent to the creation of the special fund pursuant to Colorado Revised Statutes § 31-25-107(9)(a)(II), to the extent the total mill levy of the City or other taxing district, exceeds the respective mill levy in effect at the time of approval or substantial modification of the Urban Redevelopment Plan, provided that the amounts derived from the increase in the property tax mill levy as the result of the City removing credited property tax mills that were approved as of the date of a Cooperation Agreement shall not be excluded.

16. The term “Redevelopment Agreement” means any agreement between the Authority and property owners, private developers or any public body, as applicable, regarding a Project in furtherance of this Urban Redevelopment Plan.

17. The term “Sales Tax” means the sales tax levied by the City from time to time on the retail sales of taxable goods and services, excluding (a) that portion of the Sales Tax levied by Section 53-27 of the City Code, as amended by Ordinance No. 557, Series of 1987, on food and beverages not exempted from taxation under Section 53-26(8) of the City Code, at the rate of one-half percent (0.5%) of the purchase price, (b) that portion of the Sales Tax levied by Section 53-27 of the City Code on the short-term rental of automotive vehicles, on rentals paid or purchase price, (c) that portion of the Sales Tax levied by Section 53-27 of the City Code, as amended by Council Bill No. 574, Series of 2014 for the Denver pre-school program at the rate of fifteen one-hundredths percent (0.15%), and (d) that portion of any increase to the percentage rate of the Sales Tax, if any, levied by the City following the date of approval of a Sales Tax Increment Area to pay for specifically designated purposes other than the general operations of the City.

18. The term “Sales Tax Base Amount” means, with respect to a Sales Tax Increment Area, the actual collection of Sales Tax Revenues during the twelve (12) month period ending on the last day of the month prior to the effective date of the Sales Tax Increment Area.

19. The term “Sales Tax Increment” means, for each Fiscal Year subsequent to the creation of a Sales Tax Increment Area, all Sales Tax Revenues in excess of the Sales Tax Base Amount subsequent to the creation of the applicable Sales Tax Increment Area and paid to the Authority by the City, provided that such amount shall be reduced by the costs and expenses of the City for such Fiscal Year of enforcing the Sales Tax in the Sales Tax Increment Area and collecting the Sales Tax Revenues as allowed by state statute, including the pro-rata share of uncollectible Sales Tax Revenues to be absorbed by the Authority for such Fiscal Year as set forth in a Cooperation Agreement.

20. The term “Sales Tax Increment Area” means the portion or portions of the

Urban Redevelopment Area from which Sales Tax Increment will be derived for a Project or Projects. Each Sales Tax Increment Area shall be created by approval of City Council and, if approved, such Sales Tax Increment Area will be attached hereto as part of Appendix B and incorporated herein.

21. The term “Sales Tax Revenues” means the amount to be derived by the City in each Fiscal Year from the levy of the Sales Tax within a Sales Tax Increment Area.

22. The term “Tax Increment” means the amount by which Sales Tax Revenues exceed the Sales Tax Base Amount and Property Tax Revenues exceed the Property Tax Base Amount, respectively.

23. The term “Tax Increment Area” means that portion or portions of the Urban Redevelopment Area from which Tax Increment will be derived for the financing described in Section V. For each Project or Projects, the Authority and the City may designate, subject to the approval of City Council, a separate Property Tax Increment Area and/or Sales Tax Increment Area. Upon approval by the City of an applicable Tax Increment Area, the legal descriptions of such Tax Increment Area will be attached hereto as a part of Appendix B and incorporated herein by reference.

24. The term “Urban Redevelopment Plan” shall mean this East Colfax Corridor Urban Redevelopment Plan, as it may be amended or supplemented from time to time.

II. LEGISLATIVE FINDINGS

The City Council has found by approving this Plan that:

A. Blight

Based on the Conditions Study of which the Authority provided notice, in accordance with Section 31-25-107(1)(b), C.R.S., to owners of private property within the proposed Urban

Redevelopment Area, and evidence presented at a public hearing before City Council, City Council determined that there exists a “blighted area” (as defined in the Act) in the Urban Redevelopment Area by reason of (i) slum, deteriorated, or deteriorating structures, (ii) unsanitary or unsafe conditions, (iii) deterioration of site or other improvements, (iv) unusual topography or inadequate public improvements or utilities, and (v) the existence of factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings or other improvements. Such blight substantially impairs or arrests the sound growth of the municipality. As there is a predominance of blight factors across a majority of the area within the Condition Study boundary, the Urban Redevelopment Area constitutes a “blighted area” because its present condition and use substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare.

B. Urban Redevelopment Projects

The Urban Redevelopment Area is appropriate for one or more Projects and other authorized undertakings of the Authority pursuant to the Act and as provided for in any Cooperation Agreements between the City and the Authority.

Projects are intended to stimulate private sector investment in and around the Urban Redevelopment Area. The combination of public and private investment will assist the redevelopment and conversion of the Urban Redevelopment Area into a complete neighborhood, containing a mix of residential, commercial and/or retail uses, consistent with the vision, goals and strategies in Plan 2040.

C. Planning Approval

A general plan for the City, known as the Denver Comprehensive Plan 2040 and all other relevant plans adopted as supplements to the Comprehensive Plan (“Plan 2040”) has been prepared and adopted by City Council. This Urban Redevelopment Plan was submitted to the Planning Board of the City for review and recommendations as to its conformity with Plan 2040 and the Planning Board submitted its written recommendations with respect to this Urban Redevelopment Plan to the City Council.

D. Conformance with Comprehensive Plan
Comprehensive Plan 2040 (2019)

Plan 2040 is the holistic and sustainable vision of the City and the guiding document for shaping the City. The goals and strategies within Plan 2040 are organized under a framework of six vision elements: Equitable, Affordable, and Inclusive; Strong and Authentic Neighborhoods; Connected, Safe and Accessible Places; Economically Diverse and Vibrant; Environmentally Resilient; and Healthy and Active. The Urban Redevelopment Plan will help realize the visions of Plan 2040 by furthering many of the goals and strategies outlined under each vision element. A set of additional City plans are adopted as supplements to the Plan 2040 and will help advance the vision of Plan 2040 through more specific goals and actions.

The Planning Board has reviewed this Urban Redevelopment Plan and determined that it is in conformance with Plan 2040 and it furthers several City-wide visions, goals, and strategies exhibited in Plan 2040, including:

Equitable, Affordable, and Inclusive

Goal 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.

Strategy A: Increase development of housing units close to transit

and mixed-use developments.

Goal 2: Build housing as a continuum to serve residents across a range of incomes, ages, and needs.

Strategy A: Create a greater mix of housing options in every neighborhood for all individuals and families.

Strategy C: Foster communities of opportunity by aligning housing strategies and investments to improve economic mobility to transit and services.

Goal 5: Reduce the involuntary displacement of residents and businesses.

Strategy A: Advance a comprehensive approach to mitigating involuntary displacement that includes expanding economic mobility, creating new affordable housing and preserving existing affordability.

Strong and Authentic Neighborhoods

Goal 1: Create a city of complete neighborhoods.

Strategy A: Build a network of well-connected, vibrant, mixed-use centers and corridors.

Strategy B: Ensure neighborhoods offer a mix of housing types and services for a diverse population.

Strategy C: Ensure neighborhoods are safe, accessible, and well-connected for all modes.

Strategy D: Encourage quality infill development consistent with the surrounding neighborhood and offers opportunities for increased amenities.

Goal 2: Enhance Denver's neighborhoods through high-quality urban design.

Strategy C: Create people-oriented places that embrace community character with thoughtful transitions, aspiration design and an engaging public realm.

Goal 3: Preserve the authenticity of Denver's neighborhoods and celebrate our history, architecture and culture.

Strategy E: Support the stewardship and reuse of existing buildings, including city properties.

Goal 4: Ensure every neighborhood is economically strong and dynamic.

Strategy A: Grow and support neighborhood-serving businesses.

Strategy C: Make city-led catalytic investments in neighborhoods to advance community goals.

Goal 7: Leverage the arts and support creative placemaking to strengthen community.

Strategy B: Embrace existing communities and their cultural assets.

Goal 9: Ensure all neighborhoods are safe.

Strategy A: Encourage design and new development to improve public health and safety.

Connected, Safe, and Accessible Places

Goal 8: Strengthen multimodal connections in mixed-use centers and focus growth near transit.

Strategy B: Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support ridership.

Economically Diverse and Vibrant

Goal 2: Grow a strong, diversified economy.

Strategy A: Broaden the tax base with a focus on fiscal activity that is resilient to changes over time.

Goal 3: Sustain and grow Denver’s local neighborhood businesses.

Strategy A: Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver.

Strategy B: Target investments and small business support to the most underserved or distressed neighborhoods.

Strategy C: Address the needs of culturally-relevant businesses that are most vulnerable to involuntary displacement.

Environmentally Resilient

Goal 4: Integrate stormwater into the built environment by using green infrastructure to improve water quality and reduce runoff.

Strategy D: Encourage low-impact development that reduces impervious surfaces and positively impacts community health by using trees, low-water landscaping and green infrastructure.

Goal 7: Improve solid waste diversion and conserve raw materials.

Strategy C: Prioritize the reuse of existing buildings and explore incentives to salvage or reuse materials from demolished structures.

Goal 8: Clean our soils, conserve land and grow responsibly.

Strategy A: Promote infill development where infrastructure and services are already in place.

Strategy B: Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods.

Strategy C: Focus growth by transit stations and along high- and medium-capacity transit corridors.

Strategy D: Support the redevelopment of brownfields to foster environmental clean-up and advance healthy communities.

Healthy and Active

Goal 1: Create and enhance environments that support physical activity and healthy living.

Strategy: C: Design safe public spaces and recreational areas to serve people of all ages and backgrounds.

Goal 3: Ensure access to affordable, nutritious and culturally-diverse foods in all neighborhoods.

Strategy A: Expand efforts to recruit and retain fresh-food retailers in low-income and underserved areas.

Blueprint Denver (2019)

Blueprint Denver is the City's integrated land use and transportation plan.

Blueprint Denver aims to achieve an equitable integration of land use and transportation throughout the City by realizing the plan's vision for a city of complete neighborhoods and transportation networks, an evolving city, and an equitable city. The Urban Redevelopment Plan will support Blueprint Denver's vision for the Urban Redevelopment Area.

Complete Neighborhoods and Transportation Networks

Blueprint Denver identifies that the Urban Redevelopment Area primarily lies within the "Urban Edge" neighborhood context as displayed on the Neighborhood Contexts map within the adopted document (pgs. 138-139). The Urban Edge context is predominately residential and acts as a transition between more intense urban contexts and suburban areas. Commercial and mixed-use development in the Urban Edge context tends to be found along corridors bordering traditional residential areas. A small portion of the Urban Redevelopment Area along Yosemite Street is within the "General Urban" neighborhood context. The General Urban context is characterized predominantly by the prevalence of multi-unit residential structures with embedded mixed-use areas (pgs. 138-139). Blueprint Denver foresees the majority of the Urban Redevelopment Area evolving into a "Community Corridor" as displayed on the Future Places map within the adopted document (pgs. 142-143). Community Corridors within an Urban Edge context are destinations with an extensive mix of uses that draw visitors from surrounding neighborhoods and are characterized by a pedestrian-oriented environment. A smaller portion of the Urban Redevelopment Area is identified as a Local Corridor (pgs. 142-143). Local Corridors within an Urban Edge are generally well integrated into the

surrounding neighborhood and primarily provide options for dining, entertainment and shopping but may also include some residential and employment uses. A few parcels within the Urban Redevelopment Area are identified as “Residential Areas” ranging from “Low” to “High-Medium” intensity as displayed on the Future Places Map within the adopted documents (pgs. 142-143). These parcels are currently occupied by residential land uses and are zoned in the Main Street district. Colfax Avenue, the arterial street running through the center of the Urban Redevelopment Area, is envisioned as a “Main Street Arterial” as displayed on the Street Types map within the adopted document (pgs. 156-157). Main Streets are characterized by a mix of active street-level uses that prioritizes people walking or rolling. The Urban Redevelopment Plan will support the complete neighborhood and transportation network vision for the Urban Redevelopment Area as depicted in Blueprint Denver.

Evolving City

Focusing growth in centers and corridors helps to provide a variety of housing, jobs and entertainment options within a comfortable distance to all Denverites and is a key element of building complete neighborhoods throughout the City. Collectively throughout the City, Community Corridors are anticipated to see 25% of new housing growth and 20% of new employment growth by 2040 (pgs. 50-51). The Urban Redevelopment Plan aims to stimulate the development of housing, retail, and office space in the Urban Redevelopment Area which is consistent with the City’s growth strategy.

Equitable City

Blueprint Denver incorporates equity in the planning process by measuring three key indicators across the city: Access to Opportunity, Vulnerability to Displacement, and Housing and Jobs Diversity. Access to Opportunity reflects a neighborhood's access to basic services and amenities. Vulnerability to Displacement measures a neighborhood's potential for involuntary displacement due to increased property value and rents, that is traditionally preceded by new investment in the area. Housing and Job Diversity assesses a neighborhood's supply of quality employment options and housing choices. Existing analysis demonstrates that the Urban Redevelopment Area has low Access to Opportunity, high Vulnerability to Displacement, and low Job Density and Diversity. The neighborhood falls in the middle range for Housing Diversity. The Urban Redevelopment Plan will foster development that will improve the Urban Redevelopment Area's equitable outcomes as measured by these three indicators. This includes incentivizing development of affordable housing, community-serving amenities and new employment opportunities.

Recommendations

Blueprint Denver provides policy recommendations and strategies to create complete neighborhoods and networks, guide future growth, and promote equitable development. The Urban Redevelopment Plan will further many of these recommendations, including:

Land Use and Built Form – General

Policy 01: Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets.

Policy 02: Incentivize or require efficient development of land, especially in transit-rich areas.

Policy 05: Integrate mitigation of involuntary displacement of residents and/or businesses into major city projects.

Strategy B: Where the potential for involuntary displacement is identified, evaluate and implement methods to mitigate displacement, such as incentives or requirements for on-site income-restricted housing and/or affordable commercial spaces.

Policy 08: Promote environmentally responsible and resource-efficient practices for the design, construction and demolition of buildings.

Land Use and Built Form: Housing

Policy 06: Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities.

Policy 07: Expand family-friendly housing throughout the city.

Strategy A: Implement tools to require and/or incentivize the development of family-friendly housing.

Strategy B: Implement tools to incentivize the construction of family-friendly services and amenities, including daycares, playgrounds and community centers, especially in large redevelopment areas.

Policy 08: Capture 80 percent of new housing growth in regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas, innovation flex districts, and university campus districts.

Strategy D: Advance housing affordability recommendations from this plan and *Housing an Inclusive Denver* to ensure new units include units affordable to a range of income levels

Land Use and Built Form: Economics

Policy 01: Capture 90 percent of job growth in regional centers, community centers and corridors, certain districts and high-intensity residential areas in downtown and urban center contexts. Of the 90 percent job growth, focus 30 percent downtown.

Policy 02: Improve equitable access to employment areas throughout the city to ensure all residents can connect to employment opportunities.

Strategy B: Promote and incentivize the development of affordable and family-friendly housing, as well as a full range of job opportunities, in and near regional centers, community centers and community corridors.

Policy 06: Ensure Denver and its neighborhoods have a vibrant and authentic retail and hospitality marketplace meeting full range of experiences and goods demanded by residents and visitors.

Land Use and Built Form: Design Quality & Preservation

Policy 04: Ensure an active and pedestrian-friendly environment that provides a true mixed-use character in centers and corridors.

Mobility

Policy 01: Encourage mode-shift – more trips by walking and rolling, biking and transit – through efficient land use and infrastructure improvements

Strategy E: Promote mixed-use development in all centers and corridors.

Policy 03: On all streets, prioritize people walking and rolling over other modes of transportation.

Strategy F: Explore options to assist property owners when improvements required by redevelopment, such as sidewalks, is cost-prohibitive.

Policy 12: Implement transit priority streets as a strategy to direct growth

Strategy E: Tie future transit investments to affordable housing development.

Quality-of-Life Infrastructure

Policy 04: Promote environmentally-friendly development strategies in the public and private realms.

Strategy A: Create incentives for private development to integrate green infrastructure – such as pervious surfaces, permeable pavement and plantings that provide water quality— into project design.

Policy 05: Ensure attractive street and outdoor spaces in all centers and corridors, giving priority to pedestrian spaces and amenities.

Strategy F: Prioritize pedestrian relationships in design such as building orientation, vehicular access points (minimize curb cuts) and public wayfinding.

Policy 08: Develop tools to improve access to healthy foods to support community health outcomes.

Strategy F: Incentivize and support efforts to recruit and retain grocery stores in centers and corridors, with focus on areas of low food access.

Policy 10: Work with public and private partners to improve access to shops, restaurants, entertainment, civic uses, services and a variety of daily needs for all Denver residents.

Strategy B: Develop incentives to promote human scaled, accessible and inclusive mixed-use centers and corridors.

Strategy C: Promote development that compatibly integrates and includes daily needs such as child care centers, grocery stores, and community-serving retail.

The East Montclair/East Colfax Neighborhood Plan (1994)

The East Montclair/East Colfax Neighborhood Plan promotes a pattern of land use, urban design, circulation, and services that contribute to the economic, social, and physical health, safety and welfare of the people who live or do business in the East Colfax neighborhood. The East Montclair/East Colfax Neighborhood Plan is applicable to the portions of the Urban Redevelopment Area north and south of Colfax Avenue between Quebec Street and Yosemite Street. The East Montclair/East Colfax Neighborhood Plan envisions a more pedestrian-friendly, landscaped, and thriving commercial district along East Colfax Avenue. The vision for the East Colfax corridor also includes an improved image and “a cleaner and more beautiful, inviting business district that will strengthen existing businesses and attract new businesses to the area” (pg. 45). Additionally, the East Montclair/East Colfax Neighborhood Plan’s transportation vision for the area imagines a “neighborhood friendly to walking and biking” (pg.36).

At the time the East Montclair/East Colfax Neighborhood Plan was adopted, the parcels bordering East Colfax Avenue within the Urban Redevelopment Area were designated in the B-4 zone district. The B-4 district permitted numerous commercial and retail uses, many of which were auto-oriented, and residential use types. Since the East Montclair/East Colfax Neighborhood Plan was adopted, the City has rezoned the parcels adjacent to East Colfax Avenue to the Main Street zone district. The Main Street designation intends to promote safe, active, and pedestrian-scaled commercial streets with an urban, mixed-use environment regardless of neighborhood context. This rezoning represented the City’s intentions to create a more pedestrian-oriented and mixed-use

environment along East Colfax Avenue, consistent with the vision of the adopted neighborhood plan. The Urban Redevelopment Plan will promote development that is appropriate under the Main Street zone district. The Urban Redevelopment Plan will be consistent with the visions described in the East Montclair/East Colfax Neighborhood Plan and help further the following recommendations:

- i. Create pedestrian oriented commercial nodes at key intersections.
(UD-Design Framework Plan)
- ii. Over time encourage the redevelopment of properties at Colfax intersections, with buildings as close to the street as possible, coordinated landscaping on all four corners, and more attention to pedestrian crosswalks (UD-6).
- iii. Stop illegal nuisance activities in the neighborhood (LZ-14).
- iv. Continue the neighborhood commercial area revitalization efforts.
Bolster the existing business association with continued input from City programs as well as increased interest in the commercial area from residents of the surrounding area (LZ-16).
- v. Encourage pedestrian and bicycle travel between residences and destinations within and near the neighborhood in order to reduce automobile use, improve air quality, promote a sense of neighborliness and encourage physical activity (T-22).
- vi. Consider alternative retail development of underutilized motel properties, such as converting rooms to craft studios, ethnic art shops, antique dealer space, and similar uses compatible with adjacent residential areas (B-14).

- vii. Create employment opportunities for youth and people of all ages. Encourage neighborhood businesses to hire neighborhood residents (B-20).
- viii. Explore converting some of the Colfax Avenue motel properties to special needs housing, such as for assisted living and elderly housing (H-15).
- ix. Keep clean and maintain the appearance of neighborhood homes and Colfax Avenue businesses. Seek to keep all homes, apartment buildings, and commercial properties occupied (PS-16).

The Park Hill Neighborhood Plan (2000)

The Park Hill Neighborhood Plan intends to promote patterns of desired neighborhood change, urban design, housing development and preservation, business development, traffic flow and safety and other public services, all of which contribute to the economic, social and physical health, safety and welfare of the people who live and work in Park Hill. The Park Hill Neighborhood Plan is applicable to the northern portion of the Urban Redevelopment Area along Colfax Avenue between Monaco Parkway and Quebec Street. The Park Hill Neighborhood Plan identifies Colfax Avenue as not only the main street for the neighborhood but also for the City's metropolitan region. The Park Hill Neighborhood Plan also recognizes the generally negative perception of the East Colfax corridor characterized by high crime and underutilization. The Park Hill Neighborhood Plan's primary goal for Colfax Avenue is to "create a stable, safe, attractive, well-lit retail street with a mix of offices, neighborhood businesses, and destination businesses that attract customers from out of the geographic area and with anchor tenants to increase activity and uses for other businesses" (pg. 53).

The Urban Redevelopment Plan will be consistent with the vision for the Urban Redevelopment Area described in the Park Hill Neighborhood Plan and help further the following recommendations:

- i. Create and maintain a mix of housing types that are attractive and affordable to a diversity of ages, incomes, household types, sizes and cultural backgrounds (LZ3).
- ii. Develop vacant land in a way that is compatible with the character and density of the surrounding businesses and neighborhoods (BE5).
- iii. Aesthetics: support pedestrian-oriented sidewalks, streetscapes, lighting, human scale façade improvements, trees, flowers, human scale development and other aesthetic enhancements that are appropriate for business sun-areas (BE11).
- iv. Enhance the use of alternative transportation modes by improving landscaping, installing bike racks, enhancing bus stops, and constructing sidewalks on arterials and collectors (T4).

Site and building design guidelines for commercial development along East Colfax Avenue were included under Appendix A to the Park Hill Neighborhood Plan. The Urban Redevelopment Plan will promote the utilization of these guidelines including:

- i. Reinforce traditional street-oriented development patterns, setbacks, and build-to lines, provide a consistent edge to the public street and sidewalk space in order to provide pedestrian scale and to encourage pedestrian-oriented activity

- ii. Provide visual interest and human scale through the use of prominent windows and operable entries at the street facing facades, varied forms, materials, detail, and color
- iii. Provide convenient pedestrian access from the public right-of-way to the project and shall utilize pedestrian-friendly site and building design
- iv. Minimize the presence of parking areas, parking structures, residential garages along the street edge to limit the conflicts with desired pedestrian activity as well as negative visual impacts of parked autos on the corridor.

Future Supplements

Should the City Council adopt future supplements to Plan 2040 that provide guidance for the Urban Redevelopment Area, projects pursuant to the Urban Redevelopment Plan undertaken after the adoption of the applicable supplement(s) shall be undertaken in conformance with the applicable supplements.

E. Public Hearing

The City Council has held a public hearing on this Urban Redevelopment Plan after public notice thereof in compliance with law by publication in a newspaper having a general circulation in the City, describing the time, date, place and purpose of the hearing, generally identifying the Urban Redevelopment Area covered by this Urban Redevelopment Plan, and outlining the general scope of the Projects to be considered for implementation by the Authority pursuant to this Urban Redevelopment Plan.

Additionally, reasonable efforts have been undertaken by the Authority to provide written

notice of the public hearing to all property owners, residents and owners of business concerns in the Urban Redevelopment Area at their last known address of record at least thirty days prior to such hearing. The written notice contained the same information as the published notice.

F. Other Findings

1. Portions of the Urban Redevelopment Area may be conserved or rehabilitated through appropriate public action, as authorized or contemplated by the Act, and through the cooperation and voluntary action of the owners and tenants of property located in the Urban Redevelopment Area.

2. One or more of the Projects may require the acquisition, clearance, and disposition, subject to use and other restrictions, of certain property within the Urban Redevelopment Area as provided in this Urban Redevelopment Plan and the Act, since the prevailing conditions therein may make impractical the reclamation of such property by conservation or rehabilitation. Such acquisition may be necessary to eliminate unhealthful, unsanitary, and unsafe conditions, eliminate obsolete and other uses detrimental to the public welfare, to remove and prevent the spread of blight and deterioration, and to provide land for needed public facilities. If any individuals, families or business concerns are displaced by any Projects in the Urban Redevelopment Area, a feasible method exists for the relocation of those individuals, families or business concerns in accordance with the Act.

3. In order to eliminate or reduce the blighted conditions currently existing within the Urban Redevelopment Area, as well as those blighted conditions which may be reasonably anticipated to develop within the Urban Redevelopment Area in the absence of public action, it is the intent of the City Council in adopting this Urban Redevelopment Plan that the Authority exercise all powers authorized to be exercised by the Authority under the Act and which are necessary, convenient or appropriate to accomplish the objectives of the

Urban Redevelopment Plan; provided that the Authority may acquire property in the Urban Redevelopment Area by condemnation only upon the approval of City Council as provided under Section IV.A of this Urban Redevelopment Plan and in accordance with all applicable law. It is the intent of this Urban Redevelopment Plan that, except as otherwise provided herein, the Authority shall exercise all such powers as may now be possessed or hereafter granted to the Authority for the elimination of blight within the Urban Redevelopment Area.

4. The powers conferred by the Act are for public uses and purposes for which public money may be expended and the police power exercised, and this Urban Redevelopment Plan is in the public interest and necessity, such finding being a matter of legislative determination by the City Council.

5. Prior to the designation and approval of a Property Tax Increment Area within the Urban Redevelopment Area, the Authority shall notify the governing boards of each other taxing entity within the City, including School District No.1 in the City and County of Denver (“DPS”) and the Urban Drainage and Flood Control District (“UDFCD”), whose incremental property tax revenues would be allocated pursuant to this Urban Redevelopment Plan. The Authority and the governing body of each taxing entity will enter into an agreement governing the sharing of incremental property tax revenue allocated to the Authority for the purposes of accomplishing the objectives of the Urban Redevelopment Plan. The agreements will be entered into in satisfaction of the requirements of Section 31-25-107(9.5), C.R.S., and the Act.

III. DESCRIPTION OF THE EAST COLFAX CORRIDOR URBAN REDEVELOPMENT AREA GOALS AND OBJECTIVES

A. Boundaries of the Urban Redevelopment Area

The boundaries of the Urban Redevelopment Area shall be as set forth in Exhibit A

hereto and are drawn as narrowly as feasible to accomplish the planning and development objectives of the proposed Urban Redevelopment Area. The Urban Redevelopment Area does not contain any agricultural land as defined in Section 31-25-103(1), C.R.S.

B. Urban Redevelopment Plan Objectives

The general objectives of this Urban Redevelopment Plan are to reduce or eliminate blighted conditions and to stimulate the growth and development of the Urban Redevelopment Area and its surroundings. In particular, this Urban Redevelopment Plan is intended to promote the creation of complete and equitable neighborhoods through the following (or any combination of the following) local objectives respecting appropriate land uses, multi-modal connectivity, public utilities, recreational and community facilities, and other public improvements; provided that the delineation of such objectives shall not be construed to require that any particular Project shall necessarily promote all such objectives:

1. To eliminate the present and growing factors which contribute to the blight in the Urban Redevelopment Area. Such blighting factors are detrimental to the community and represent an economic liability to the City.
2. To renew and improve the character and environment of the Urban Redevelopment Area and its surroundings by preventing or ameliorating economic, physical and environmental deterioration.
3. To assist the City in cultivating complete and inclusive neighborhoods along and around East Colfax Avenue.
4. To encourage residential, retail, and commercial development and redevelopment that is socially and economically inclusive and from which the Urban Redevelopment Area and its environs can draw economic strength.

5. To build upon present economic strengths in the Urban Redevelopment Area by encouraging the growth of existing uses that are suitable to the Urban Redevelopment Area.
6. To more effectively use underdeveloped land within the Urban Redevelopment Area.
7. To encourage land use patterns within the Urban Redevelopment Area and its environs which will reduce dependence upon private automobiles for transportation.
8. To encourage land use patterns within the Urban Redevelopment Area and its environs that result in a more environmentally sustainable city.
9. To encourage land use patterns within the Urban Redevelopment Area and its environs where pedestrians are safe and welcome.
10. To encourage the participation of existing property owners within the Urban Redevelopment Area in the redevelopment of their property.
11. To encourage reuse of existing buildings where appropriate, including historic preservation and adaptive reuse.
12. To encourage affordable business space for small, independent businesses.
13. To encourage community-serving uses.
14. To promote a diverse mix of attainable housing options, including family-friendly housing.
15. To promote a diverse, sustainable neighborhood economy, including mixed use and commercial development opportunities along the Urban Redevelopment Area.

16. To improve access to healthy transportation options, healthy foods, and existing and new parks.

17. To minimize displacement of existing community-serving, independent businesses or residents.

18. To achieve goals as outlined in adopted City plans.

IV. PROJECT ACTIVITIES

In undertaking the Projects pursuant to this Urban Redevelopment Plan, the Authority shall comply, and shall require any developer of Projects under any Redevelopment Agreement to comply with the City Charter and all applicable building and zoning regulations and other applicable ordinances of the City. All Redevelopment Agreements entered into in connection with this Urban Redevelopment Plan shall be subject to all applicable building and zoning regulations and other applicable ordinances of the City.

A. Public Participation

The Authority has met with the appropriate registered neighborhood organizations and invited public comments relating to this Urban Redevelopment Plan. The Authority is committed to continue the process of public participation in pursuit of the objectives of this Urban Redevelopment Plan through discussion with the appropriate registered neighborhood organizations and will invite public comment on the Projects. Pursuant to policies adopted by the Authority and to the extent provided in Colorado Open Records Act, Sections 24-72-201, *et seq.*, C.R.S., the Projects' plans and proposals will be made available to the public.

B. Request for Proposal Process.

From time to time, the Authority may, at its option, request written statements of qualifications, along with development proposals, from developers, property owners, and other

interested parties by means of Requests for Proposals (“RFPs”) in accordance with the procedures adopted from time to time by the Authority for the purpose of achieving the objectives of the Urban Redevelopment Plan.

C. Redevelopment Agreement.

Subject to the provisions of Section V.B. herein, the Authority is authorized to enter into one or more Redevelopment Agreements with developers, land owners and such other entities as are determined by the Authority to be necessary or desirable to carry out the purposes of this Urban Redevelopment Plan. Such Redevelopment Agreements may contain such terms and provisions as shall be deemed necessary or appropriate by the Authority for the purpose of undertaking the activities contemplated by this Urban Redevelopment Plan or the Act, and may further provide for such undertakings by the Authority, including financial assistance (subject to the limitations contained herein), as may be necessary for the achievement of the objectives of this Urban Redevelopment Plan or as may otherwise be authorized by the Act.

D. Public and Other Improvements and Facilities

The Authority may undertake certain actions that would eliminate blight and make the Urban Redevelopment Area and its environs more attractive for private investment. The Authority may install, construct and reconstruct, or may cause to be installed, constructed and reconstructed, public improvements in furtherance of the Urban Redevelopment Plan, which may include, without limitation, streets, sidewalks, alleys, utilities, utility service facilities, parks, streetscapes, pedestrian corridors, bicycle facilities, and parking facilities. The Authority also may install, construct and reconstruct, or may cause to be installed, constructed and reconstructed, any other authorized improvements in furtherance of the Urban Redevelopment Plan, which may include, without limitation, façade improvements, public access ways, public gathering areas and other undertakings or improvements, all for the purpose of promoting the

objectives of this Urban Redevelopment Plan and the Act. Any such construction of improvements shall be performed in accordance with Plan 2040 and City specifications and upon obtaining required City permits and comply with all applicable laws.

E. Redevelopment and Rehabilitation Actions

Redevelopment and rehabilitation actions in furtherance of the Urban Redevelopment Plan may include such undertakings and activities as are in accordance with this Urban Redevelopment Plan and the Act, including without limitation: (i) the acquisition of property as is necessary or desirable to facilitate Projects; (ii) the demolition and removal of buildings and improvements and/or the provision of relocation assistance as set forth herein; (iii) the installation, construction, and reconstruction of public and private improvements; (iv) the disposition and acquisition of property as set forth herein; (v) the carrying out of plans for a program through voluntary action for the repair, alteration, and rehabilitation of buildings or other improvements in accordance with this Urban Redevelopment Plan (vi) the taking of such other actions as determined by the Authority as necessary or desirable to eliminate unhealthy, unsanitary or unsafe conditions, eliminate obsolete or other uses detrimental to the public welfare, or otherwise remove or prevent the spread of blight or deterioration.

It is anticipated that the redevelopment and rehabilitation of property will be for the purpose of promoting a mix of uses within the Urban Redevelopment Area and its environs and other undertakings authorized or allowed by this Urban Redevelopment Plan or the Act, and shall, if required in the judgment of the Authority, be undertaken pursuant to the terms of a Redevelopment Agreement, provided that in the absence of any such Redevelopment Agreement, development, redevelopment, and rehabilitation in furtherance of the Urban Redevelopment Plan may be undertaken in accordance with the applicable building and zoning regulations and other applicable ordinances of the City.

F. Property Acquisition

Prior to any acquisition of real property, the Authority shall determine by resolution that the acquisition of property for a Project within the Urban Redevelopment Area is necessary and desirable for the purposes of this Urban Redevelopment Plan. The Authority may acquire property through the use of its statutory power of eminent domain in accordance with all applicable statutory requirements only after the City Council approves, after a public hearing, the use of such powers for the related Project.

G. Relocation Assistance and Payments

The Authority shall assist all persons, families and business concerns displaced by Project activities in finding other locations and facilities and may make relocation payments to eligible residents and business concerns in such amounts and under such terms and conditions as may be determined by the Authority in accordance with a relocation plan or plans adopted from time to time by the Authority.

H. Demolition, Clearance and Site Preparation

The Authority may or may cause others to demolish and clear those buildings, structures and other improvements from property it owns or as part of an approved Project pursuant to this Urban Redevelopment Plan if such buildings, structures and other improvements are not to be rehabilitated in accordance with this Urban Redevelopment Plan; provided that, if the structure to be demolished is within a National Historic District or a Denver District Designated for Historic Preservation or is a National Historic Structure or is a Denver Structure Designated for Historic Preservation, it shall not be demolished without the approval, to the extent required, of the applicable regulatory entity, or any successor or appellate entity.

I. Property Management

During such time as any property is owned by the Authority, such property shall be under the management and control of the Authority and may be rented or leased by it pending disposition for redevelopment or rehabilitation.

J. Property Disposition

Any property acquired by the Authority may be sold, leased or otherwise transferred for redevelopment and rehabilitation in accordance with the provisions of this Urban Redevelopment Plan and the Act.

V. PROJECT FINANCING

A. Financing Methods

The Authority is authorized to finance the Projects and other activities by several methods, including, but not limited to, the following: appropriations from the City; Sales Tax Increment and/or Property Tax Increment paid pursuant to a Cooperation Agreement; interest income; federal loans or grants; or any other available source of revenue allowable under the provisions of the Act or other applicable laws. In addition, the Authority is authorized to issue bonds or other obligations, incur indebtedness, loans or advances as contemplated by the Act in an amount sufficient to carry out all or any part of the Projects and other activities. The principal of, interest on, and any premiums due in connection with such bonds, indebtedness, loans or advances may be paid from Sales Tax and Property Tax Increment or any other funds, revenues, assets or properties legally available to the Authority. In accordance with the Act, the Authority will be required to notify the governing bodies of each public body whose Property Tax Revenues would be allocated under this Urban Redevelopment Plan. The Authority and each public body whose Property Tax Revenues would be allocated under this Urban Redevelopment

Plan will negotiate agreements governing the types and limits of tax revenues of each taxing entity to be allocated. Each agreement will address, without limitation, estimated impacts of the Urban Redevelopment Plan on district services associated solely with the Urban Redevelopment Plan. The allocated shared tax revenues governed by each agreement are limited to all or any portion of the taxes levied upon taxable property by the public body within the area covered by the Urban Redevelopment Plan. The terms and conditions of each agreement will be separately negotiated between each relevant party.

B. Cooperation Agreements between the City and the Authority

Before the Authority enters into a Redevelopment Agreement, the City and the Authority shall enter into a Cooperation Agreement.

C. Tax Increment Financing

This Urban Redevelopment Plan contemplates that the primary method of financing the Projects and other activities shall be the use of Sales Tax Increment and/or Property Tax Increment financing, or any combination thereof, under the tax increment financing provisions of Section 31-25-107(9), C.R.S., which is by this reference incorporated herein as if set forth in its entirety, subject to City Council approval as set forth herein. For each Project for which Property Tax Increment and/or Sales Tax Increment is to be used, a separate Property Tax Increment Area and/or Sales Tax Increment Area shall be designated by the Authority and the City, and approved by the City Council. If there is any conflict between the Act, any Cooperation Agreements between the City and the Authority and this Urban Redevelopment Plan, the provisions of the Act shall control.

For each Property Tax Increment Area and/or Sales Tax Increment Area, all Property Taxes levied after the effective date of the approval of the Property Tax Increment Area upon the taxable property in each Property Tax Increment Area each year and all Sales Tax Revenues, or a

portion thereof, collected within each Sales Tax Increment Area by or for the benefit of the City, shall be divided as follows:

1. (a) In the case of a Property Tax Increment Area, that portion of the Property Tax Revenues that are produced by the levy at the rate fixed each year by or for each public body upon the valuation for assessment of taxable property in the Property Tax Increment Area last certified prior to the effective date of approval of such Property Tax Increment Area in respect of this Urban Redevelopment Plan or, as to an area later added to the Property Tax Increment Area, the effective date of the modification of this Urban Redevelopment Plan specifying such Property Tax Increment Area shall be paid into the funds of each such public body as are all other taxes collected by or for such public body.

(b) In the case of a Sales Tax Increment Area, that portion of Sales Tax Revenues equal to the amount collected within the boundaries of the Sales Tax Increment Area in the twelve-month period ending on the last day of the month prior to effective date of approval of such Sales Tax Increment Area in respect to this Urban Redevelopment Plan or as to an area later added to the Urban Redevelopment Area, the effective date of modification of this Urban Redevelopment Plan shall be paid into the funds of each such public body as are all other taxes collected by or for such public body.

2. Except as the Authority may legally provide otherwise under the Act, that portion of the Property Tax Revenues in excess of the amounts described in paragraph V.C(1)(a) above, and/or all or any portion of Sales Tax Revenues in excess of those described in paragraph V.C(1)(b) above, shall be allocated to, and when collected, paid into a special fund of the Authority, and may be irrevocably pledged by the Authority for the payment of the principal of, premium, if any, and interest on any bonds of, loans or advances to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Authority to finance or refinance, in

whole or in part, the Projects. Unless and until the Property Tax Revenue in any Property Tax Increment Area exceeds the amount as provided in paragraph V.C(1)(a), above, all of the Property Tax Revenues for the Property Tax Increment Area shall be paid into the funds of the respective public bodies. Unless and until the total Sales Tax Revenues in any Sales Tax Increment Area exceed the Sales Tax Base Amount in such Sales Tax Increment Area, as provided in paragraph V.C(1)(b), above, all such Sales Tax Revenue shall be paid into the funds of the City.

3. When such bonds, loans, advances, and indebtedness, if any, including interest thereon and any premiums due in connection therewith, have been paid, with respect to a Tax Increment Area but in no event later than twenty-five (25) years following the effective date such Tax Increment Area is included in and amends this Urban Redevelopment Plan by an amendment approved by City Council, the total Sales Tax Revenues and Property Tax Revenue in such Tax Increment Area shall be paid into the funds of the City and the applicable public bodies, respectively.

4. In the event there is a general reassessment of taxable property valuations in the City including all or part of any Tax Increment Area, or a change in the sales tax percentage levied in the City including all or part of any Tax Increment Area, the portions of valuations for assessment or Sales Tax Revenues attributable thereto under this Part V shall be proportionately adjusted in accordance with such reassessment or change.

5. The Authority and the City may, by Cooperation Agreement or other agreement, provide for the method by which Property Tax Increment and Sales Tax Increment shall be allocated and paid to the Authority pursuant to the provisions of this Urban Redevelopment Plan and the Act. Such agreements, and similar agreements between the Authority and other public bodies, may provide for additional assistance by the City and cooperation

between the Authority and the City in support of the Projects as may be more fully set forth in the provisions of such Cooperation Agreement or other agreement.

VI. LAND USE PLAN

A. Land Use Designation

Land use within the Urban Redevelopment Area shall conform to those uses permitted by applicable City ordinances and regulations, including the City’s zoning ordinances and regulations.

B. Land Use Objectives

Land use objectives of this Urban Redevelopment Plan are to encourage the development of uses, building densities, open space, pedestrian and vehicular accommodations and other related facilities in order to create a high-quality and equitable mixed-use environment that prioritizes pedestrian activity commensurate with high-quality urban design.

VII. MODIFICATIONS TO THE APPROVED URBAN REDEVELOPMENT PLAN

This Urban Redevelopment Plan may be modified pursuant to the provisions of the Act governing such modification, including Section 31-25-107, C.R.S.

VIII. PROJECT ART

The Authority requires that project art be installed in accordance with the Authority’s Project Art Program. This program provides for at least 1% of the gross bond proceeds issued by the Authority in connection with the Projects or 1% of the Projects’ maximum reimbursable expenses as of the effective date of any Redevelopment Agreement to be utilized for project art in a location accessible to the general public.

IX. DESIGN REVIEW

In connection with its undertaking of Projects, the Authority may require participation in a design review process in collaboration with applicable City staff, in addition to any design review required by the City.

X. SEVERABILITY

If any provision of this Urban Redevelopment Plan is held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the other provisions herein that are severable shall be unaffected. Furthermore, such illegal, invalid or unenforceable provision shall be automatically replaced with a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and still be legal, valid and enforceable, and this Urban Redevelopment Plan shall be deemed reformed accordingly.

XI. MINOR VARIATIONS

In specific cases, where a literal enforcement of the provisions contained in this Urban Redevelopment Plan constitutes an unreasonable limitation beyond the intent and purpose of these provisions, the Authority may allow minor variances from these provisions. In such cases, the Authority shall notify the City prior to allowing any such minor variance.

XII. FIRST SOURCE HIRING PROGRAM

With respect to any Redevelopment Agreement and for any other agreement Authority implements in connection with the Projects, the Authority and the owners, developers or redevelopers, as applicable, shall carry out the Authority's First Source Hiring Program designed to provide employment opportunities to City residents, and which includes, among

other things, recruitment, training, and similar activities, for permanent employees of the owners and tenants at the Projects.

XIII. SMALL BUSINESS ENTERPRISE UTILIZATION PROGRAM

Authority has adopted and will require owners, developers or redevelopers, as applicable, to adopt a small business enterprise utilization plan regarding small business enterprise participation for each Redevelopment Agreement and for any other agreement the Authority implements in connection with the Projects. The Authority agrees to implement and enforce, or cause owners, developers or redevelopers, as applicable, to implement and enforce, such small business enterprise utilization plans and to review and, if necessary, update such plans from time to time.

XIV. CONSTRUCTION EMPLOYMENT OPPORTUNITIES

The Authority has adopted and will require owners, developers and redevelopers, as applicable, to participate in the Authority's Construction Employment Opportunities Policy ("CEO Policy") for each Redevelopment Agreement and for any other agreement Authority implements in connection with the Projects. Pursuant to the CEO Policy, owners, developers or redevelopers entering into a Redevelopment Agreement will be required to contribute funding in the amount of one percent (1%) of the maximum reimbursable project costs to the Authority for use in accordance with the CEO Policy.

XV. AUTHORITY PREVAILING WAGE POLICY

The Authority has adopted a Prevailing Wage Policy which is applicable in certain circumstances. In the event any improvements funded in whole or in part with tax increment

financing provided by the Authority are deemed to be “City Projects” pursuant to the Authority’s Prevailing Wage Policy, the Authority will require any owners, developers or redevelopers, as applicable, constructing such improvements to comply with the City’s prevailing wage requirements for the construction of such improvements.

EXHIBIT A

Legal Description for the East Colfax Corridor Urban Redevelopment Area

**EXHIBIT A
(URA LAND DESCRIPTION)**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 32 AND THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 WEST, AND THE NORTHEAST ONE-QUARTER OF SECTION 5 AND THE NORTH ONE-HALF OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 4, MONUMENTED ON THE WEST END BY A FOUND 3-1/4" ALUMINUM CAP IN A MONUMENT BOX, STAMPED "COLO DEPT OF TRANSPORTATION PLS NO 11434 1995", AND ON THE EAST END BY A FOUND 2-1/2" ALUMINUM CAP IN AN "AURORA RP" RANGE BOX, STAMPED "LS 33202 2002", WHICH IS ASSUMED TO BEAR NORTH 90°00'00" EAST, A DISTANCE OF 2638.70 FEET;

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER OF SECTION 4, SAID POINT BEING ALSO ON THE CENTERLINE OF NORTH YOSEMITE STREET, AS DEPICTED ON THE PLAT OF ABBOTSFORD 2ND FILING RECORDED ON APRIL 16, 1909 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER IN BOOK 16 AT PAGE 27, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 00°00'00" EAST ALONG SAID CENTERLINE OF YOSEMITE STREET AND THE EAST LINE OF THE SAID NORTH ONE-HALF OF SECTION 4, A DISTANCE OF 50.00 FEET TO THE EXTENSION OF THE SOUTHERLY LINE OF EAST COLFAX AVENUE RIGHT-OF-WAY, AS DEPICTED ON SAID PLAT OF ABBOTSFORD 2ND FILING;

THENCE SOUTH 00°00'00" EAST ALONG SAID CENTERLINE, A DISTANCE OF 450.00 FEET TO THE EXTENSION OF THE NORTH LINE OF THE EAST 14TH AVENUE RIGHT-OF-WAY, AS PLATTED IN SAID ABBOTSFORD 2ND FILING;

THENCE CONTINUE SOUTH 00°00'00" EAST ALONG SAID CENTERLINE, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID EAST 14TH AVENUE;

THENCE NORTH 90°00'00" WEST ON THE CENTERLINE OF SAID EAST 14TH AVENUE, A DISTANCE OF 32.00 FEET TO THE EXTENSION OF THE WESTERLY LINE OF SAID NORTH YOSEMITE STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 125.00 FEET TO THE EXTENSION OF THE EAST LINE OF THE NORTH-SOUTH BEARING ALLEY RIGHT-OF-WAY, AS PLATTED IN SAID ABBOTSFORD 2ND FILING;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF SAID ALLEY;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 30.00 FEET TO THE EXTENSION OF THE NORTHERLY LINE OF SAID EAST 14TH AVENUE RIGHT-OF-WAY;

THENCE CONTINUE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 317.50 FEET TO THE CENTERLINE OF THE EAST-WEST ALLEY PLATTED IN SAID ABBOTSFORD 2ND FILING;

THENCE NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 133.00 FEET TO THE EXTENSION OF THE EAST LINE OF NORTH XENIA STREET RIGHT-OF-WAY, AS PLATTED IN SAID ABBOTSFORD 2ND FILING;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE EXTENSION OF SAID CENTERLINE, A DISTANCE OF 32.00 FEET TO THE CENTERLINE OF SAID XENIA STREET RIGHT-OF-WAY;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 57.50 FEET TO THE EXTENSION OF THE SOUTH LINE OF LOT 34 BLOCK 1 OF SAID ABBOTSFORD 2ND FILING;

THENCE NORTH 90°00'00" WEST, ALONG SAID EXTENSION, A DISTANCE OF 32.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 34;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 34, A DISTANCE OF 125.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 34;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF A NORTH-SOUTH BEARING ALLEY, AS PLATTED IN SAID ABBOTSFORD 2ND FILING;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 50.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 15 OF SAID BLOCK 1;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 125.00 FEET TO THE EAST LINE OF NORTH XANTHIA STREET RIGHT-OF-WAY, AS PLATTED IN SAID ABBOTSFORD 2ND FILING;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 32.00 FEET TO THE CENTERLINE OF SAID XANTHIA STREET RIGHT-OF-WAY;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 107.50 FEET TO THE EXTENSION OF THE CENTERLINE OF THE EAST-WEST ALLEY AS PLATTED IN STOUT'S COLFAX ADDITION RECORDED ON MAY 7, 1912 IN SAID RECORDS IN BOOK 17 AT PAGE 7;

THENCE NORTH 90°00'00" WEST, ALONG SAID EXTENSION, A DISTANCE OF 32.00 FEET TO THE EXTENSION OF THE WEST LINE OF SAID XANTHIA STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 266.00 FEET TO THE EXTENSION OF THE EAST LINE OF NORTH WILLOW STREET RIGHT-OF-WAY, AS PLATTED IN SAID STOUT'S COLFAX ADDITION;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 64.00 FEET TO THE EXTENSION OF THE WEST LINE OF NORTH WILLOW STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE CENTERLINE OF THE EAST-WEST ALLEY PLATTED IN BARRICK'S COLFAX ADDITION RECORDED ON APRIL 16, 1909 IN SAID RECORDS IN BOOK 16 AT PAGE 27, A DISTANCE OF 266.00 FEET TO THE EXTENSION OF THE EAST LINE OF NORTH WABASH STREET RIGHT-OF-WAY, AS PLATTED IN SAID BARRICK'S COLFAX ADDITION;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE EXTENSION OF SAID CENTERLINE, A DISTANCE OF 40.35 FEET TO THE CENTERLINE OF SAID WABASH STREET;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 17.50 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 40.35 FEET TO THE SOUTHEASTERLY CORNER OF LOT 31, BLOCK 4, AS PLATTED IN CARSONS COLFAX SUBDIVISION RECORDED ON MARCH 2, 1889 IN SAID RECORDS IN BOOK 7 AT PAGE 11 (ORIGINAL FILING IS IN ARAPAHOE COUNTY COLORADO);

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 31, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 31;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 16.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 6, BLOCK 4 IN SAID CARSONS COLFAX SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 6, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 6;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF NORTH VERBANA STREET RIGHT-OF-WAY, AS PLATTED IN SAID CARSONS COLFAX SUBDIVISION;

THENCE NORTH 00°00'00" EAST ALONG SAID CENTERLINE, A DISTANCE OF 50.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 33, BLOCK 3, AS PLATTED IN SAID CARSONS COLFAX SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 33, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 33;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO A POINT ON THE CENTERLINE OF THE NORTH-SOUTH BEARING ALLEY CREATED BY A CITY DEED RECORDED ON AUGUST 22, 1922 IN SAID RECORDS IN BOOK 3327 AT PAGE 440;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 25.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 5, BLOCK 3, AS PLATTED IN SAID CARSONS COLFAX SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 5;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF NORTH VALENTINA STREET RIGHT-OF-WAY, AS PLATTED IN SAID CARSONS COLFAX SUBDIVISION;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 25.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 33, BLOCK 2, AS PLATTED IN SAID CARSONS COLFAX SUBDIVISION;

THENCE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 33, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 33;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO A POINT ON THE CENTERLINE OF THE NORTH-SOUTH BEARING ALLEY CREATED BY A CITY DEED RECORDED ON JULY 28, 1923 IN SAID RECORDS IN BOOK 3647 AT PAGE 108;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 100.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 8, BLOCK 2, AS PLATTED IN SAID CARSONS COLFAX SUBDIVISION;

THENCE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 8, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 8;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 80.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 29, BLOCK 1, AS PLATTED IN SAID CARSONS COLFAX SUBDIVISION;

THENCE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 29, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 29;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO A POINT ON THE CENTERLINE OF THE NORTH-SOUTH BEARING ALLEY CREATED BY A CITY DEED RECORDED ON JULY 28, 1923 IN SAID RECORDS IN BOOK 3647 AT PAGE 108;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 250.00 FEET TO THE EXTENSION OF THE NORTH LINE OF EAST 14TH AVENUE RIGHT-OF-WAY, AS PLATTED IN SAID CARSONS COLFAX SUBDIVISION;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID EAST 14TH AVENUE RIGHT-OF-WAY;

THENCE NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 8.00 FEET TO THE EXTENSION OF THE EASTERLY LINE OF SAID ALLEY;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 122.00 FEET TO THE EXTENSION OF THE EAST LINE OF NORTH ULSTER STREET RIGHT-OF-WAY, AS PLATTED IN SAID CARSONS COLFAX SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 60.00 FEET TO THE EXTENSION OF THE WEST LINE OF SAID NORTH ULSTER STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE CENTERLINE OF EAST 14TH AVENUE, AS PLATTED IN KENSINGTON SUBDIVISION RECORDED ON MAY 7, 1887 IN SAID RECORDS IN BOOK 4 AT PAGE 30 (ORIGINAL FILING IS IN ARAPAHOE COUNTY COLORADO), A DISTANCE OF 133.16 FEET TO THE EXTENSION OF THE EASTERLY LINE OF A NORTH-SOUTH BEARING ALLEY CREATED BY ORDINANCE 34 SERIES 1929 RECORDED ON APRIL 1, 1929 IN SAID RECORDS;

CONTINUE THENCE NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF SAID ALLEY;

THENCE NORTH 00°00'00" EAST, ALONG THE CENTERLINE OF SAID ALLEY, A DISTANCE OF 30.00 FEET TO THE EXTENSION OF THE NORTHERLY LINE OF SAID EAST 14TH STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 300.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 6, BLOCK 8, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 6, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 6;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE CENTERLINE OF NORTH TAMARAC STREET, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 50.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 40.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 33, BLOCK 7, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 33, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 33;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO A POINT ON THE CENTERLINE OF A SOUTH BEARING ALLEY CREATED BY PREVIOUSLY MENTIONED ORDINANCE 34 SERIES 1929;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 150.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 10, BLOCK 7, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 10, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 10;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF NORTH TRENTON STREET, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE SOUTH 00°00'00" EAST ON SAID CENTERLINE, A DISTANCE OF 25.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 26, BLOCK 6, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 26, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 26;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO A POINT ON THE CENTERLINE OF A NORTH-SOUTH BEARING ALLEY CREATED BY PREVIOUSLY MENTIONED ORDINANCE 34 SERIES 1929;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 25.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 10, BLOCK 6, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 10, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 10;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF NORTH SPRUCE STREET, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 147.81 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF SAID NORTH SPRUCE STREET RIGHT-OF-WAY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF PARCEL II OF THAT SPECIAL WARRANTY DEED RECORDED ON JANUARY 5, 2015 IN SAID RECORDS UNDER RECEPTION NO. 2015000758;

THENCE ON THE SOUTHERLY LINE OF SAID PARCEL II THE FOLLOWING FIVE COURSES:

1. NORTH 90°00'00" WEST, A DISTANCE OF 76.80 FEET;
2. SOUTH 00°00'00" EAST, A DISTANCE OF 28.20 FEET;
3. NORTH 90°00'00" WEST, A DISTANCE OF 13.20 FEET;
4. SOUTH 00°00'00" EAST, A DISTANCE OF 16.00 FEET;
5. NORTH 90°00'00" WEST, A DISTANCE OF 32.00 FEET TO A POINT ON THE WESTERLY CORNER OF LOT 31, BLOCK 5, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO A POINT ON THE CENTERLINE OF A NORTH-SOUTH BEARING ALLEY CREATED BY PREVIOUSLY MENTIONED ORDINANCE 34 SERIES 1929;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 46.39 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 4, BLOCK 5, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 33, BLOCK 4, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 33, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 33;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 16.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 4, BLOCK 4, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 33, BLOCK 3, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 33, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 33;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO A POINT ON THE CENTERLINE OF A NORTH-SOUTH BEARING ALLEY CREATED BY PREVIOUSLY MENTIONED ORDINANCE 34 SERIES 1929;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 12.50 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO THE SOUTHEASTERLY CORNER OF THAT WARRANTY DEED RECORDED ON JANUARY 5, 2015 IN SAID RECORDS UNDER RECEPTION NO. 2015000758;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID WARRANTY DEED, A DISTANCE OF 122.00 FEET TO A POINT ON THE EASTERLY LINE OF NORTH ROSLYN STREET RIGHT-OF-WAY, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE CENTERLINE OF SAID NORTH ROSLYN STREET RIGHT-OF-WAY;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 12.50 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 40.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 33, BLOCK 2 OF SAID KENSINGTON SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 33, AND LOT 4 IN SAID BLOCK 2, A DISTANCE OF 260.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF NORTH QUINCE STREET, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 175.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 26, BLOCK 1, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 26, A DISTANCE OF 130.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 12, BLOCK 1, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE SOUTH 00°00'00" EAST, ALONG THE EASTERLY LINE OF SAID LOT 12, A DISTANCE OF 25.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 12;

THENCE NORTH 90°00'00" WEST ON THE SOUTHERLY LINE OF SAID LOT 12, A DISTANCE OF 130.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 12;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 30.25 FEET TO A POINT ON THE CENTERLINE OF NORTH QUEBEC STREET RIGHT-OF-WAY, AS PLATTED IN SAID KENSINGTON SUBDIVISION;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 200.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 30.25 FEET TO THE SOUTHEASTERLY CORNER OF LOT 33, BLOCK 25, AS PLATTED IN RE-SUBDIVISION OF BLOCKS 25 AND 26 AND SUBDIVISION OF BLOCK A MONTCLAIR RECORDED ON SEPTEMBER 8, 1905 IN SAID RECORDS IN BOOK 5 AT PAGE 5 (ORIGINAL FILING IS IN ARAPAHOE COUNTY COLORADO);

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 33, A DISTANCE OF 130.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 33;

THENCE SOUTH 00°00'00" EAST, ALONG THE EASTERLY LINES OF LOTS 5 THROUGH 18, BLOCK 25, AS PLATTED IN SAID RE-SUBDIVISION OF BLOCKS 25 AND 26 AND SUBDIVISION OF BLOCK A MONTCLAIR, A DISTANCE OF 350.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 18;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF EAST 14TH AVENUE RIGHT-OF-WAY, AS PLATTED IN MONTCLAIR RECORDED ON MAY 29, 1885 IN SAID RECORDS IN BOOK 3 AT PAGE 27 (ORIGINAL FILING IS IN ARAPAHOE COUNTY COLORADO);

THENCE NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 130.00 FEET TO THE EXTENSION OF THE EAST LINE OF NORTH POPLAR STREET RIGHT-OF-WAY, AS PLATTED IN SAID MONTCLAIR;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 80.00 FEET TO THE EXTENSION OF THE WEST LINE OF SAID NORTH POPLAR STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" WEST ALONG SAID CENTERLINE, A DISTANCE OF 105.00 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY CORNER OF THAT DEED RECORDED ON NOVEMBER 9, 1994 IN SAID RECORDS UNDER RECEPTION NUMBER 9400169741;

THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID DEED THE FOLLOWING TWO COURSES:

1. NORTH 00°00'00" EAST, A DISTANCE OF 100.00 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 25.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 14, AS PLATTED IN SAID RE-SUBDIVISION OF BLOCKS 25 AND 26 AND SUBDIVISION OF BLOCK A MONTCLAIR;

THENCE NORTH 00°00'00" EAST, ALONG THE EASTERLY LINE OF LOTS 9 THROUGH 14 AS PLATTED IN SAID RE-SUBDIVISION OF BLOCKS 25 AND 26 AND SUBDIVISION OF BLOCK A MONTCLAIR, A DISTANCE OF 150.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 9;

THENCE NORTH 90°00'00" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 9, A DISTANCE OF 130.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 9;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF NORTH PONTIAC STREET RIGHT-OF-WAY, AS PLATTED IN SAID MONTCLAIR;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 100.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 27, AS PLATTED IN SAID MONTCLAIR;

THENCE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 17, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 17, SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF LOT 3 OF SAID BLOCK 27;

THENCE SOUTH 00°00'00" EAST, ALONG THE EASTERLY LINE OF LOT 3, A DISTANCE OF 22.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AN ALLEY CREATED BY OPEN ORDINANCE 156 SERIES 1950, RECORDED ON JULY 10, 1950 IN SAID RECORDS IN BOOK O-3 AT PAGE 49;

THENCE CONTINUE SOUTH 00°00'00" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE CENTERLINE OF SAID ALLEY;

THENCE NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 122.00 FEET TO THE EXTENSION OF THE EAST LINE OF NORTH OLIVE STREET RIGHT-OF-WAY, AS PLATTED IN SAID MONTCLAIR;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF SAID NORTH OLIVE STREET;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 68.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 15, BLOCK 28, AS PLATTED IN SAID MONTCLAIR;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 15, A DISTANCE OF 130.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 15;

THENCE SOUTH 00°00'00" EAST, ALONG THE EASTERLY LINE OF LOTS 5 THROUGH 9 IN SAID BLOCK 28, A DISTANCE OF 250.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 9, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID EAST 14TH AVENUE RIGHT-OF-WAY;

THENCE CONTINUE SOUTH 00°00'00" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF SAID EAST 14TH AVENUE;

THENCE NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 130.00 FEET TO THE EXTENSION OF THE EAST LINE OF NORTH ONEIDA STREET RIGHT-OF-WAY, AS PLATTED IN SAID MONTCLAIR;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 100.00 FEET TO THE EXTENSION OF THE WEST LINE OF SAID NORTH ONEIDA STREET RIGHT-OF-WAY;

THENCE NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 130.00 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 10, BLOCK 29, AS PLATTED IN SAID MONTCLAIR;

THENCE CONTINUE NORTH 00°00'00" EAST, ALONG THE EASTERLY LINE OF LOTS 10 THROUGH 15 IN SAID BLOCK 29, A DISTANCE OF 300.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 3 IN SAID BLOCK 29;

THENCE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 130.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF NORTH NEWPORT STREET RIGHT-OF-WAY, AS PLATTED IN SAID MONTCLAIR;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 75.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY CORNER OF THAT WARRANTY DEED RECORDED ON NOVEMBER 18, 2009 IN SAID RECORDS UNDER RECEPTION NO. 2009151167;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID WARRANTY DEED THE FOLLOWING TWO COURSES:

1. NORTH 90°00'00" WEST, A DISTANCE OF 130.00 FEET;
2. NORTH 00°00'00" EAST, A DISTANCE OF 75.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 3, BLOCK 30, AS PLATTED IN SAID MONTCLAIR;

THENCE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 130.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF NORTH NIAGARA STREET RIGHT-OF-WAY, AS PLATTED IN SAID MONTCLAIR;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 50.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 15, BLOCK 31, AS PLATTED IN SAID MONTCLAIR;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 122.25 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 15;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF AN ALLEY CREATED BY ORDINANCE 144 SERIES 1924, RECORDED ON AUGUST 4, 1924 IN SAID RECORDS;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 100.00 FEET;

THENCE NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 8.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2, BLOCK 31, AS PLATTED IN SAID MONTCLAIR;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 122.25 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2;

THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEASTERLY CORNER OF EXHIBIT "B" IN THAT WARRANTY DEED RECORDED ON JANUARY 22, 2015 IN SAID RECORDS UNDER RECEPTION NUMBER 2015007190;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF VACATED NORTH MAGNOLIA STREET AS VACATED BY ORDINANCE 09 SERIES 1914, RECORDED ON MARCH 29, 1914 IN SAID RECORDS IN BOOK 3695 AT PAGE 461, AND THE SOUTHERLY LINE OF LOT 17, BLOCK 32, AS PLATTED IN SAID MONTCLAIR, A DISTANCE OF 160.03 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 32;

THENCE NORTH 90°00'00" WEST, ALONG THE EXTENSION OF SAID SOUTH LINE OF LOT 17, A DISTANCE OF 90.00 FEET TO THE CENTERLINE OF NORTH MONACO STREET PARKWAY RIGHT-OF-WAY;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 100.00 FEET TO THE EXTENSION OF THE SOUTH LINE OF EAST COLFAX AVENUE RIGHT-OF-WAY;

THENCE CONTINUE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID EAST COLFAX AVENUE RIGHT-OF-WAY;

THENCE CONTINUE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 75.00 FEET TO THE EXTENSION OF THE NORTH LINE OF LOT 19, BLOCK 17, HAYDEN AND DICKENSON'S SUBDIVISION RECORDED ON FEBRUARY 5, 1887 IN SAID RECORDS IN BOOK 4 AT PAGE 17;

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 90.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 19;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 100.00 FEET TO THE WEST LINE OF THE PREVIOUSLY MENTIONED ORDINANCE 9 SERIES 1914;

THENCE NORTH 00°00'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF LOT 25 OF SAID BLOCK 17 HAYDEN AND DICKENSON'S SUBDIVISION;

THENCE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF THE SOUTH LINE OF SAID LOT 25, BLOCK 17, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF NORTH MAGNOLIA STREET RIGHT-OF-WAY AS PLATTED IN SAID HAYDEN AND DICKENSON'S SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF SAID NORTH MAGNOLIA STREET RIGHT-OF-WAY;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 83.00 FEET TO THE EXTENSION OF THE CENTERLINE OF THE NORTHERLY ALLEY AS PLATTED ON FRIEND'S COLFAX SUBDIVISION RECORDED ON MARCH 17, 1949 IN SAID RECORDS IN BOOK 19 AT PAGE 54;

THENCE NORTH 90°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 25.00 FEET TO THE EAST LINE OF SAID NORTH MAGNOLIA STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 260.00 FEET TO THE WEST LINE OF NORTH NIAGARA STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID NORTH NIAGARA STREET RIGHT-OF-WAY;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 58.00 FEET TO THE EXTENSION OF THE NORTH LINE OF LOT 10, BLOCK 19 OF THE PREVIOUSLY MENTIONED HAYDEN AND DICKENSON'S SUBDIVISION;

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF THE PREVIOUSLY MENTIONED NORTH NIAGARA STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 130.00 FEET TO THE EAST LINE OF SAID LOT 10;

THENCE SOUTH 00°00'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 25.00 FEET TO THE NORTH LINE OF LOT 22, OF SAID BLOCK 19;

THENCE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 130.00 FEET TO THE WEST LINE OF NORTH NEWPORT STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID NORTH NEWPORT STREET;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 53.00 FEET TO THE EXTENSION OF THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED ON JUNE 16, 2009 IN SAID RECORDS UNDER RECEPTION NUMBER 2009075439;

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF NORTH NEWPORT STREET RIGHT-OF-WAY;

THENCE ALONG THE NORTH LINE OF SAID QUITCLAIM DEED THE FOLLOWING 3 COURSES:

1. THENCE CONTINUE NORTH 90°00'00" EAST, A DISTANCE OF 130.00 FEET;
2. THENCE NORTH 00°00'00" EAST, A DISTANCE OF 3.00 FEET;
3. THENCE NORTH 90°00'00" EAST, A DISTANCE OF 130.00 FEET TO THE WEST LINE OF NORTH ONEIDA STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED ON OCTOBER 24, 2012 IN SAID RECORDS UNDER RECEPTION NUMBER 2012145715; SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 13, BLOCK 21, OF SAID HAYDEN AND DICKENSON'S SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE OF LOT 13 AND THE NORTH LINE OF LOT 20 OF SAID BLOCK 21, A DISTANCE OF 260.00 FEET TO THE WEST LINE OF NORTH OLIVE STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID NORTH LINE OF LOT 20, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF SAID NORTH OLIVE STREET RIGHT-OF-WAY; SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 13, BLOCK 22, OF SAID HAYDEN AND DICKENSON'S SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 130.00 FEET TO THE EAST LINE OF SAID LOT 13;

THENCE SOUTH 00°00'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 25.00 FEET TO THE NORTH LINE OF LOT 19 OF SAID BLOCK 22;

THENCE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 130.00 FEET TO THE WEST LINE OF NORTH PONTIAC STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID NORTH PONTIAC STREET RIGHT-OF-WAY;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 125.00 FEET TO THE EXTENSION OF THE NORTH LINE OF LOT 9, BLOCK 23, OF SAID HAYDEN AND DICKENSON'S SUBDIVISION;

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF SAID NORTH PONTIAC STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE OF SAID LOT 9 AND THE NORTH LINE OF LOT 24 OF SAID BLOCK 23, A DISTANCE OF 260.00 FEET TO THE WEST LINE OF NORTH POPLAR STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, A DISTANCE OF 80.00 FEET TO THE EAST LINE OF SAID NORTH POPLAR STREET RIGHT-OF-WAY; SAID POINT ALSO BEING THE NORTH LINE OF LOT 9, BLOCK 24, OF SAID HAYDEN AND DICKENSON'S SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 120.00 FEET TO THE ALLEY DESCRIBED IN WARRANTY DEED RECORDED ON AUGUST 6, 1928 IN SAID RECORDS UNDER RECEPTION NUMBER 1928167933, OR IN BOOK 4217 AT PAGE 632;

THENCE CONTINUE NORTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF SAID ALLEY;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 50.00 FEET TO THE EXTENSION OF THE NORTH LINE OF LOT 22 OF SAID BLOCK 24;

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 22;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 120.00 FEET TO THE WEST LINE OF NORTH QUEBEC STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID NORTH LINE OF LOT 22, A DISTANCE OF 34.50 FEET TO THE CENTERLINE OF SAID NORTH QUEBEC STREET RIGHT-OF-WAY;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 10.00 FEET TO THE EXTENSION OF THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED ON JANUARY 27, 2003 IN SAID RECORDS UNDER RECEPTION NUMBER 2003014152;

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 34.50 FEET TO THE EAST LINE OF SAID NORTH QUEBEC STREET RIGHT-OF-WAY; SAID POINT ALSO BEING ON THE WEST LINE OF ORDINANCE 668 OF SERIES 1988;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID ORDINANCE, THE EXTENSION AND NORTH LINE OF SAID RECEPTION NUMBER 2003014152, A DISTANCE OF 125.00 FEET TO THE WEST LINE OF THE ALLEY IN BLOCK 1 AS PLATTED ON COLLEGE PLACE RECORDED ON FEBRUARY 14, 1889 IN SAID RECORDS IN BOOK 7 AT PAGE 6 (ORIGINAL FILING IS IN ARAPAHOE COUNTY COLORADO);

THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID ALLEY, A DISTANCE OF 7.00 FEET TO THE SOUTH LINE OF ORDINANCE 669 OF SERIES 1988 RECORDED ON OCTOBER 24, 1988 IN SAID RECORDS;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING 2 COURSES:

1. THENCE NORTH 90°00'00" EAST, A DISTANCE OF 40.00 FEET;
2. THENCE NORTH 55°00'29" EAST, A DISTANCE OF 12.21 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED ON APRIL 8, 2016 IN SAID RECORDS UNDER RECEPTION NUMBER 2016044924; SAID POINT ALSO BEING 7 FEET NORTH OF THE NORTH LINE OF LOT 28 IN SAID BLOCK 1 COLLEGE PLACE;

THENCE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE OF RECEPTION NUMBER 2016044924, A DISTANCE OF 90.00 FEET TO THE WEST LINE OF NORTH QUINCE STREET RIGHT-OF-WAY;

THENCE SOUTH 00°00'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 7.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 28;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 66.00 FEET TO THE EAST LINE OF NORTH QUINCE STREET RIGHT-OF-WAY AND THE NORTH LINE OF LOT 19, BLOCK 2 OF SAID COLLEGE PLACE;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 125.00 FEET TO THE WEST LINE OF THAT WARRANTY DEED RECORDED ON DECEMBER 26, 1912 IN SAID RECORDS IN BOOK 2350 AT PAGE 524;

THENCE CONTINUE NORTH 90°00'00" EAST, A DISTANCE OF 15.00 FEET TO THE EAST LINE OF SAID WARRANTY DEED AND THE NORTH LINE OF LOT 28 OF SAID BLOCK 2 COLLEGE PLACE;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 125.00 FEET TO THE WEST LINE OF NORTH ROSLYN STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID NORTH LINE OF LOT 28, A DISTANCE OF 33.00 FEET TO THE CENTERLINE OF SAID NORTH ROSLYN STREET RIGHT-OF-WAY;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 100.00 FEET TO THE EXTENSION OF LOT 15, BLOCK 1, CABLE LINE SUBDIVISION RECORDED ON DECEMBER 31, 1889 IN SAID RECORDS IN BOOK 9 AT PAGE 2 (ORIGINAL FILING IS IN ARAPAHOE COUNTY COLORADO);

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 33.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 15;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE OF LOT 15, A DISTANCE OF 124.50 FEET TO THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED ON NOVEMBER 7, 1931 IN SAID RECORDS IN BOOK 4629 AT PAGE 309;

THENCE CONTINUE NORTH 90°00'00" EAST, A DISTANCE OF 8.00 FEET TO THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED ON NOVEMBER 7, 1931 IN SAID RECORDS IN BOOK 4629 AT PAGE 308;

THENCE SOUTH 00°00'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 125.00 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 8.00 FEET TO THE NORTH LINE OF LOT 27, BLOCK 1 OF SAID CABLE LINE SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 124.50 FEET TO THE WEST LINE OF NORTH ROSEMARY STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, A DISTANCE OF 66.00 FEET TO THE EAST LINE OF SAID RIGHT-OF-WAY AND THE NORTH LINE OF LOT 20, BLOCK 2 OF SAID CABLE LINE SUBDIVISION;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 124.50 FEET TO THE WEST LINE OF THE ALLEY CREATED BY PREVIOUSLY MENTIONED ORDINANCE 34 SERIES OF 1929;

THENCE CONTINUE NORTH 90°00'00" EAST, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF SAID ALLEY;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 25.00 FEET TO THE EXTENSION OF THE NORTH LINE OF LOT 28 OF SAID BLOCK 2;

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 8.00 FEET TO THE EAST LINE OF SAID ALLEY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE OF LOT 28, A DISTANCE OF 101.00 FEET TO THE WEST LINE OF NORTH SYRACUSE STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF THE NORTH LINE OF SAID LOT 28, A DISTANCE OF 50.23 FEET TO THE CENTERLINE OF SAID NORTH SYRACUSE STREET RIGHT-OF-WAY;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 50.00 FEET TO THE EXTENSION OF THE NORTH LINE OF LOT 17 OF BLOCK 1 OF SAID CABLE LINE SUBDIVISION;

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 50.23 FEET TO THE EAST LINE OF SAID NORTH SYRACUSE STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 120.00 FEET TO THE ALLEY CREATED BY THE PREVIOUSLY MENTIONED ORDINANCE 34 SERIES OF 1929;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID EXTENSION OF THE NORTH LINE OF LOT 27, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF SAID ALLEY;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 18.00 FEET TO A POINT ON THE EXTENSION OF A LINE BEING 7.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 31 BLOCK 1 AS PLATTED IN HAGUS ADDITION TO DENVER RECORDED JULY 13, 1938 IN SAID RECORDS IN BOOK 18 AT PAGE 87;

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 8.00 FEET TO THE EAST LINE OF SAID ALLEY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE OF LOT 31, A DISTANCE OF 120.00 FEET TO THE WEST LINE OF NORTH SPRUCE STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID NORTH SPRUCE STREET RIGHT-OF-WAY;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 93.00 FEET TO THE EXTENSION OF THE NORTH LINE OF LOT 20 BLOCK 1 AS PLATTED ON JOHNSON'S SUBDIVISION RECORDED ON JULY 2, 1890 IN SAID RECORDS IN BOOK 10 AT PAGE 26 (ORIGINAL FILING IS IN ARAPAHOE COUNTY COLORADO);

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF SAID NORTH SPRUCE STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE OF LOT 20, A DISTANCE OF 127.00 FEET TO THE ALLEY CREATED BY THE PREVIOUSLY MENTIONED ORDINANCE 34 SERIES OF 1929;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID NORTH LINE OF LOT 20, A DISTANCE OF 16.00 FEET TO THE EAST LINE OF SAID ALLEY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF LOT 27 OF SAID BLOCK 1, A DISTANCE OF 127.00 FEET TO THE WEST LINE OF NORTH TRENTON STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID NORTH LINE OF LOT 27, A DISTANCE OF 64.50 FEET TO THE EAST LINE OF SAID NORTH TRENTON STREET RIGHT-OF-WAY; SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 20 OF BLOCK 1 AS PLATTED ON WELCH'S COLFAX AVE. SUBDIVISION RECORDED ON APRIL 4, 1891 IN SAID RECORDS IN BOOK 11 AT PAGE 28 (ORIGINAL FILING IS IN ARAPAHOE COUNTY COLORADO);

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE OF LOT 20, A DISTANCE OF 124.50 FEET TO THE WEST LINE OF THE ALLEY CREATED BY THE PREVIOUSLY MENTIONED ORDINANCE 34 SERIES OF 1929;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID NORTH LINE OF LOT 27, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF SAID ALLEY;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 91.67 FEET TO THE EXTENSION OF A LINE BEING 8.33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 31 OF SAID BLOCK 1;

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 8.00 FEET TO THE EAST LINE OF SAID ALLEY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG A LINE BEING 8.33 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF LOT 31, A DISTANCE OF 124.50 FEET TO THE WEST LINE OF NORTH TAMARAC STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID LINE, A DISTANCE OF 33.00 FEET TO THE CENTERLINE OF SAID NORTH TAMARAC STREET RIGHT-OF-WAY;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 105.34 FEET TO THE EXTENSION OF A LINE BEING 11.33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 20 BLOCK 2 OF SAID WELCH'S COLFAX AVE. SUBDIVISION;

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 33.00 FEET TO THE EAST LINE OF SAID NORTH TAMARAC STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID LINE BEING 11.33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 20, A DISTANCE OF 124.50 FEET TO THE WEST LINE OF THE ALLEY CREATED BY ORDINANCE 10 SERIES OF SERIES 1929 RECORDED ON JANUARY 21, 1929 IN SAID RECORDS;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID LINE, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF SAID ALLEY;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 13.67 FEET TO THE EXTENSION OF THE NORTH LINE OF LOT 27 OF SAID BLOCK 2;

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 8.00 FEET TO THE EAST LINE OF SAID ALLEY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE OF LOT 27, A DISTANCE OF 124.50 FEET TO THE WEST LINE OF NORTH ULSTER STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID LINE, A DISTANCE OF 32.38 FEET TO THE CENTERLINE OF SAID NORTH ULSTER STREET RIGHT-OF-WAY;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 25.00 FEET TO THE EXTENSION OF THE CENTERLINE OF THE EAST-WEST BEARING ALLEY AS PLATTED IN BLOCK 1 OF EAST COLFAX SUBDIVISION RECORDED ON DECEMBER 24, 1889 IN SAID RECORDS IN BOOK 11 AT PAGE 28 (ORIGINAL FILING IS IN ARAPAHOE COUNTY COLORADO);

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 32.38 FEET TO THE EAST LINE OF SAID NORTH ULSTER STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID CENTERLINE OF ALLEY IN BLOCK 2, A DISTANCE OF 266.00 FEET TO THE WEST LINE OF NORTH UINTA STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID EXTENSION OF SAID CENTERLINE, A DISTANCE OF 64.00 FEET TO THE EAST LINE OF SAID NORTH UINTA STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE CENTERLINE OF THE EAST-WEST BEARING ALLEY IN BLOCK 2 OF SAID EAST COLFAX SUBDIVISION, A DISTANCE OF 133.00 FEET TO THE CENTERLINE OF THE NORTH-SOUTH BEARING ALLEY IN SAID BLOCK 2;

THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 8.00 FEET TO THE NORTH LINE OF SAID EAST-WEST BEARING ALLEY;

THENCE CONTINUE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 121.00 FEET TO THE EXTENSION OF A LINE BEING 5.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 35 OF SAID BLOCK 2;

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 8.00 FEET TO THE EAST LINE OF SAID NORTH-SOUTH BEARING ALLEY IN BLOCK 2;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG SAID LINE BEING 5.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 35, A DISTANCE OF 125.00 FEET TO THE WEST LINE OF NORTH VALENTINA STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID LINE, A DISTANCE OF 32.00 FEET TO THE CENTERLINE OF SAID NORTH VALENTINA STREET RIGHT-OF-WAY;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 30.00 FEET TO THE EXTENSION OF THE NORTH LINE OF LOT 15 BLOCK 3 OF SAID EAST COLFAX SUBDIVISION;

THENCE NORTH 90°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 32.00 FEET TO THE EAST LINE OF SAID NORTH VALENTINA STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 125.00 FEET TO THE WEST LINE OF THE NORTH-SOUTH BEARING ALLEY IN SAID BLOCK 3;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID NORTH LINE OF LOT 15, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF SAID ALLEY;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 91.00 FEET TO THE EXTENSION OF THE NORTH LINE OF THE EAST-WEST BEARING ALLEY IN SAID BLOCK 3;

THENCE CONTINUE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF SAID EAST-WEST BEARING ALLEY IN BLOCK 3;

THENCE NORTH 90°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 133.00 FEET TO THE WEST LINE OF NORTH VERBANA STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID CENTERLINE, A DISTANCE OF 64.00 FEET TO THE EAST LINE OF SAID NORTH VERBANA STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE CENTERLINE OF THE EAST-WEST BEARING ALLEY IN BLOCK 4 OF SAID EAST COLFAX SUBDIVISION, A DISTANCE OF 266.00 FEET TO THE WEST LINE OF NORTH WABASH STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID CENTERLINE, A DISTANCE OF 62.70 FEET TO THE EAST LINE OF SAID NORTH WABASH STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE CENTERLINE OF THE EAST-WEST BEARING ALLEY IN BLOCK 5 OF SAID EAST COLFAX SUBDIVISION, A DISTANCE OF 266.00 FEET TO THE WEST LINE OF NORTH WILLOW STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID CENTERLINE, A DISTANCE OF 64.00 FEET TO THE EAST LINE OF SAID NORTH WILLOW STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE CENTERLINE OF THE EAST-WEST BEARING ALLEY IN BLOCK 6 OF SAID EAST COLFAX SUBDIVISION, A DISTANCE OF 266.00 FEET TO THE WEST LINE OF NORTH XANTHIA STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID CENTERLINE, A DISTANCE OF 64.00 FEET TO THE EAST LINE OF SAID NORTH XANTHIA STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE CENTERLINE OF THE EAST-WEST BEARING ALLEY IN BLOCK 7 OF SAID EAST COLFAX SUBDIVISION, A DISTANCE OF 266.00 FEET TO THE WEST LINE OF NORTH XENIA STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID CENTERLINE, A DISTANCE OF 64.00 FEET TO THE EAST LINE OF SAID NORTH XENIA STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE CENTERLINE OF THE EAST-WEST BEARING ALLEY IN BLOCK 8 OF SAID EAST COLFAX SUBDIVISION, A DISTANCE OF 253.00 FEET TO THE WEST LINE OF NORTH YOSEMITE STREET RIGHT-OF-WAY;

THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE EXTENSION OF SAID CENTERLINE, A DISTANCE OF 45.00 FEET TO THE CENTERLINE OF SAID NORTH YOSEMITE STREET RIGHT-OF-WAY;

THENCE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 133.00 FEET TO THE EXTENSION OF THE SOUTH LINE OF SAID BLOCK 8;

THENCE CONTINUE SOUTH 00°00'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 3,470,832 SQUARE FEET OR (79.67934 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

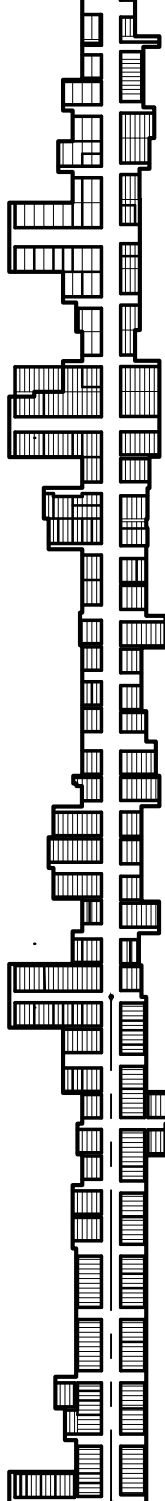


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EXHIBIT B

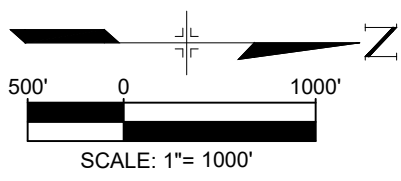
Map of East Colfax Corridor Urban Redevelopment Area

NORTH MONACO ST. PKWY.



EAST COLFAX AVE.

NORTH YOSEMITE ST.



AREA 3,470,832 SQ. FT. 79.67934 (ACRES)



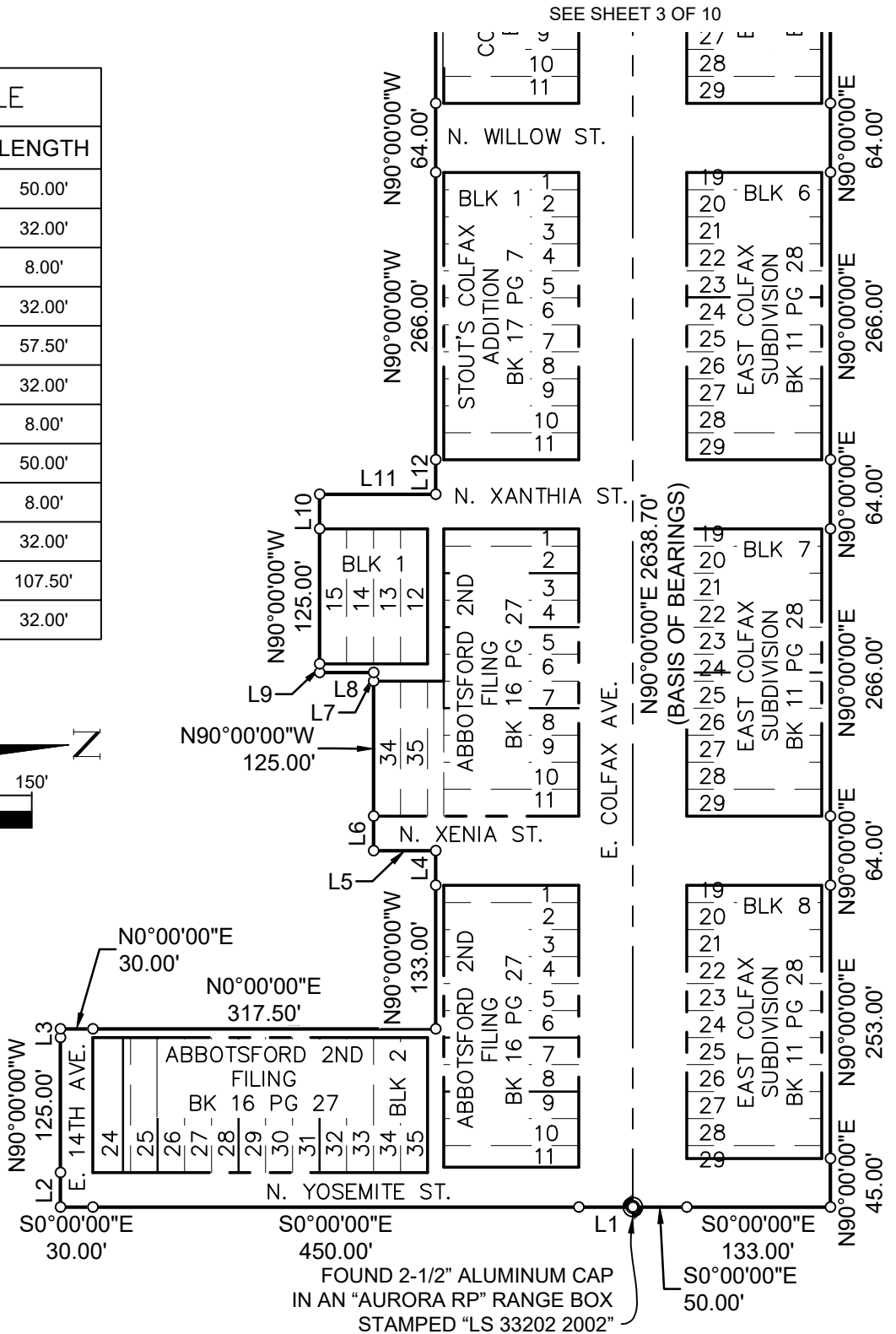
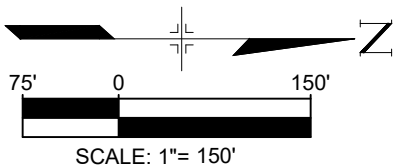
2435 Research Parkway, Suite 300
Colorado Springs, CO. 80920
Phone 719-575-0100
Fax 719-575-0208

URBAN RENEWAL AUTHORITY STUDY AREA
EAST COLFAX - MONACO TO YOSEMITE

EXHIBIT A

CHECKED BY: JAC	DATE: JULY 23, 2019 JN: 18.311.019	1 OF 10
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'00"E	50.00'
L2	N90°00'00"W	32.00'
L3	N90°00'00"W	8.00'
L4	N90°00'00"W	32.00'
L5	S00°00'00"E	57.50'
L6	N90°00'00"W	32.00'
L7	N90°00'00"W	8.00'
L8	S00°00'00"E	50.00'
L9	N90°00'00"W	8.00'
L10	N90°00'00"W	32.00'
L11	N00°00'00"E	107.50'
L12	N90°00'00"W	32.00'



AREA 3,470,832 SQ. FT. 79.67934 (ACRES)



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URBAN RENEWAL AUTHORITY STUDY AREA
 EAST COLFAX - MONACO TO YOSEMITE

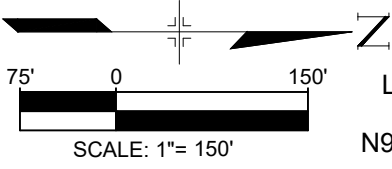
EXHIBIT A

CHECKED BY: JAC

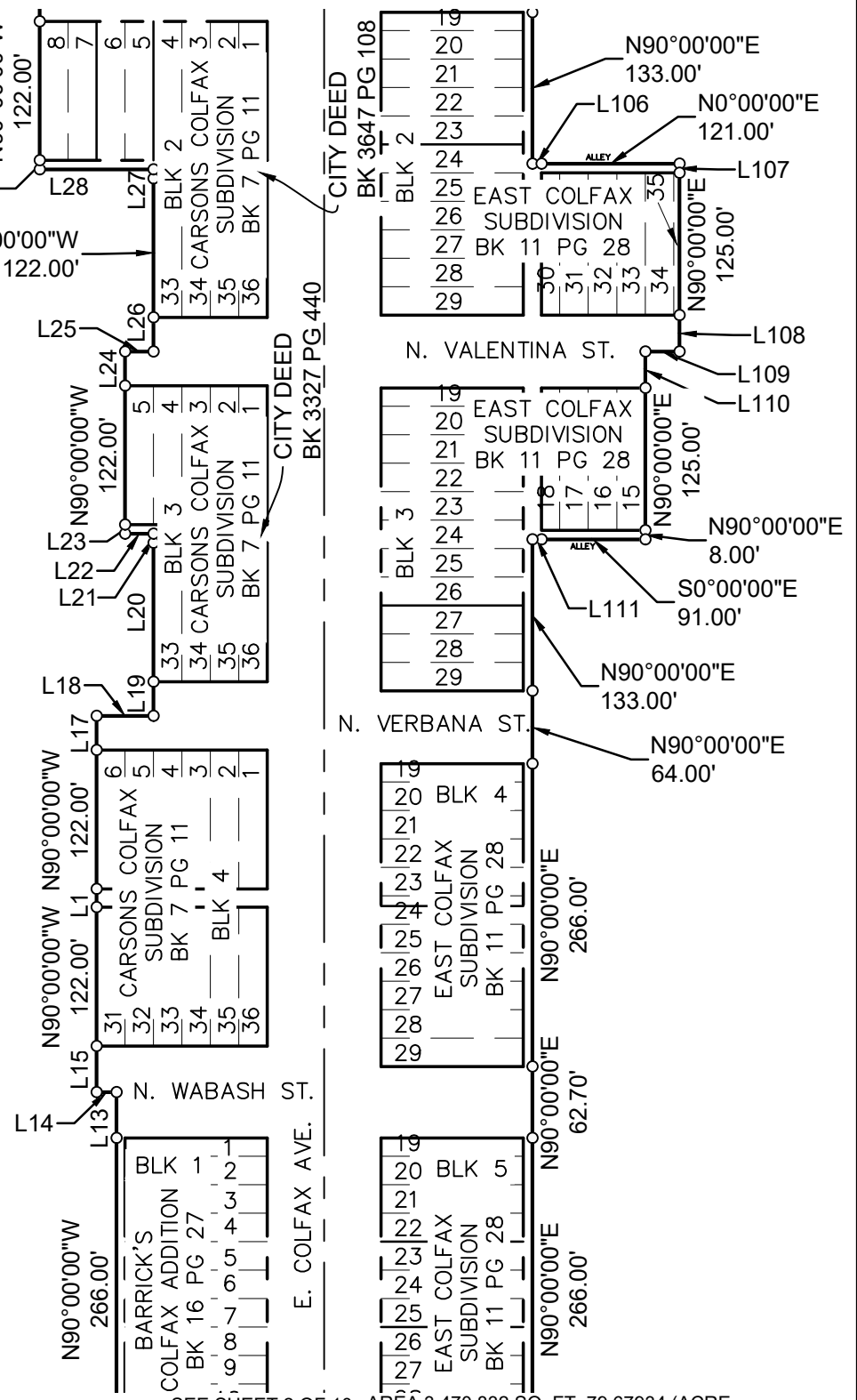
DATE: JULY 23, 2019
 JN: 18.311.019

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SEE SHEET 4 OF 10



LINE TABLE		
LINE	BEARING	LENGTH
L13	N90°00'00"W	40.35'
L14	S00°00'00"E	17.50'
L15	N90°00'00"W	40.35'
L16	N90°00'00"W	16.00'
L17	N90°00'00"W	30.00'
L18	N00°00'00"E	50.00'
L19	N90°00'00"W	30.00'
L20	N90°00'00"W	122.00'
L21	N90°00'00"W	8.00'
L22	S00°00'00"E	25.00'
L23	N90°00'00"W	8.00'
L24	N90°00'00"W	30.00'
L25	N00°00'00"E	25.00'
L26	N90°00'00"W	30.00'
L27	N90°00'00"W	122.00'
L28	S00°00'00"E	100.00'
L29	N90°00'00"W	8.00'
L106	N00°00'00"E	8.00'
L107	N90°00'00"E	8.00'
L108	N90°00'00"E	32.00'
L109	S00°00'00"E	30.00'
L110	N90°00'00"E	32.00'
L111	S00°00'00"E	8.00'



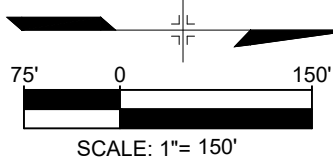
SEE SHEET 2 OF 10 AREA 3,470,832 SQ. FT. 79.67934 (ACRE)



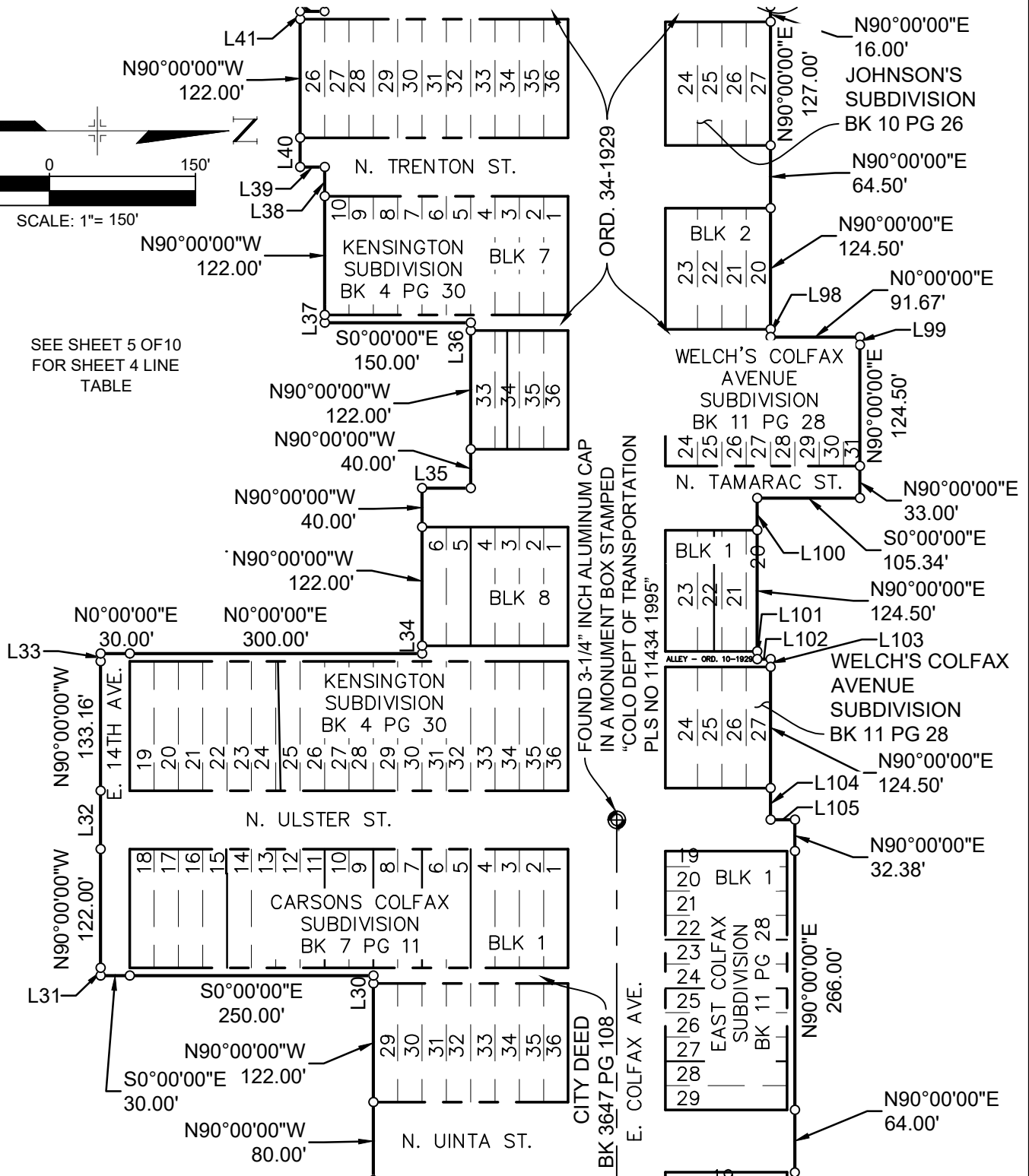
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URBAN RENEWAL AUTHORITY STUDY AREA EAST COLFAX - MONACO TO YOSEMITE		
EXHIBIT A		
CHECKED BY: JAC	DATE: JULY 23, 2019 JN: 18.311.019	3 OF 10

SEE SHEET 6 OF 10



SEE SHEET 5 OF 10
FOR SHEET 4 LINE
TABLE



SEE SHEET 3 OF 10 AREA 3,470,832 SQ. FT. 79.67934 (ACRES)



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URBAN RENEWAL AUTHORITY STUDY AREA
 EAST COLFAX - MONACO TO YOSEMITE

EXHIBIT A

CHECKED BY: JAC

DATE: JULY 23, 2019
 JN: 18.311.019

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LINE TABLE		
LINE	BEARING	LENGTH
L30	N90°00'00"W	122.00'
L31	N90°00'00"W	8.00'
L32	N90°00'00"W	60.00'
L33	N90°00'00"W	8.00'
L34	N90°00'00"W	122.00'
L35	N00°00'00"E	50.00'
L36	N90°00'00"W	122.00'
L37	N90°00'00"W	8.00'
L38	N90°00'00"W	30.00'
L39	S00°00'00"E	25.00'
L40	N90°00'00"W	30.00'
L41	N90°00'00"W	8.00'
L98	N90°00'00"E	8.00'
L99	N90°00'00"E	8.00'
L100	N90°00'00"E	33.00'
L101	N90°00'00"E	8.00'
L102	N00°00'00"E	13.67'
L103	N90°00'00"E	8.00'
L104	N90°00'00"E	32.38'
L105	N00°00'00"E	25.00'

LINE TABLE		
LINE	BEARING	LENGTH
L42	N00°00'00"E	25.00'
L43	N90°00'00"W	8.00'
L44	N90°00'00"W	30.00'
L45	N90°00'00"W	76.80'
L46	S00°00'00"E	28.20'
L47	N90°00'00"W	13.20'
L48	S00°00'00"E	16.00'
L49	N90°00'00"W	8.00'
L50	N90°00'00"W	122.00'
L51	N90°00'00"W	8.00'
L52	S00°00'00"E	12.50'
L53	N90°00'00"W	8.00'
L88	N90°00'00"E	8.00'
L89	N90°00'00"E	8.00'
L90	N00°00'00"E	25.00'
L91	N90°00'00"E	8.00'
L92	N90°00'00"E	50.23'
L93	N00°00'00"E	50.00'
L94	N00°00'00"E	18.00'
L95	N90°00'00"E	8.00'
L96	N90°00'00"E	8.00'
L97	N90°00'00"E	30.00'

AREA 3,470,832 SQ. FT. 79.67934 (ACRES)



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URBAN RENEWAL AUTHORITY STUDY AREA
 EAST COLFAX - MONACO TO YOSEMITE

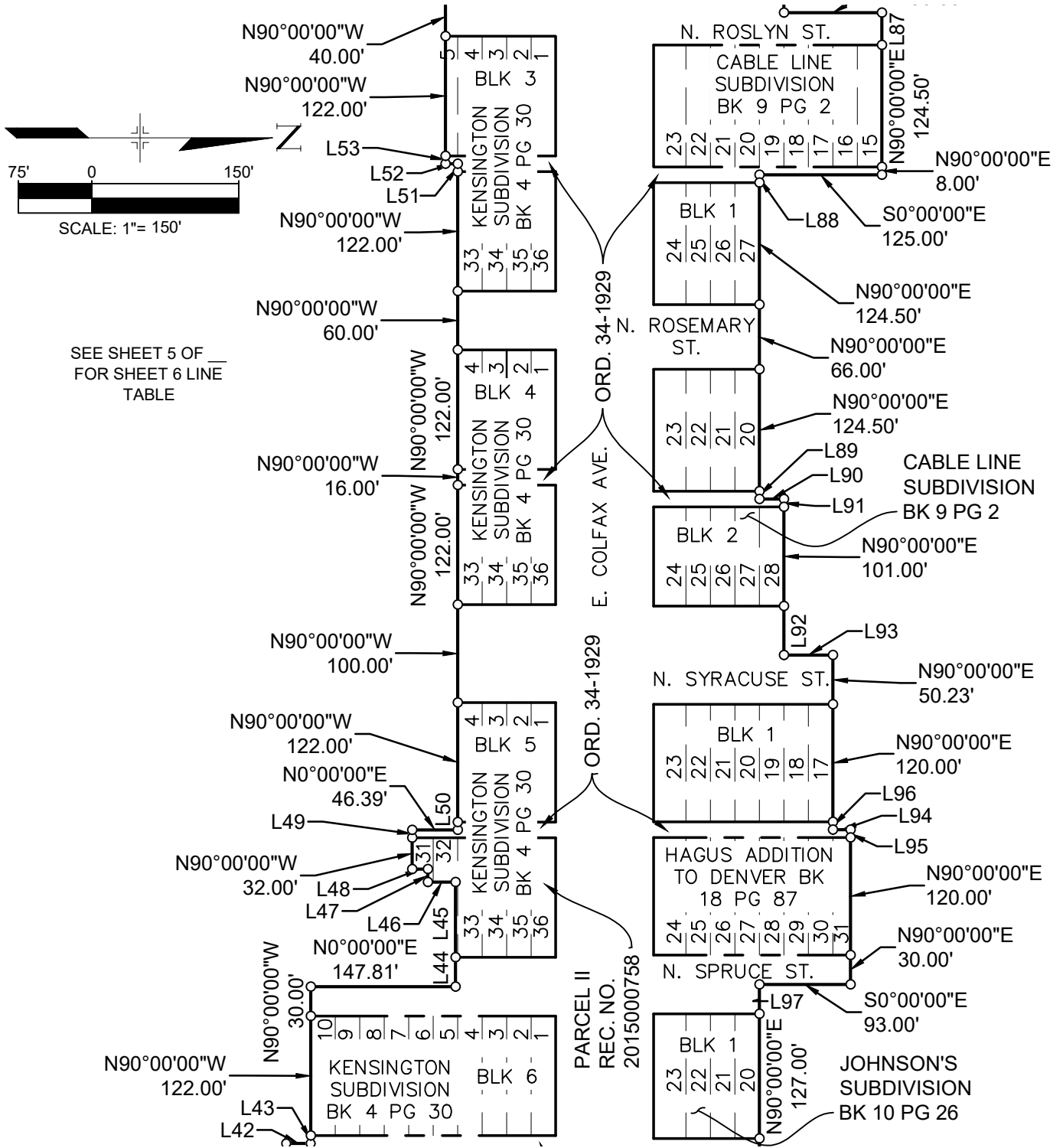
EXHIBIT A

CHECKED BY: JAC

DATE: JULY 23, 2019
 JN: 18.311.019

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SEE SHEET 7 OF 10



SEE SHEET 5 OF FOR SHEET 6 LINE TABLE

SEE SHEET 4 OF 10 AREA 3,470,832 SQ. FT. 79.67934 (ACRES)



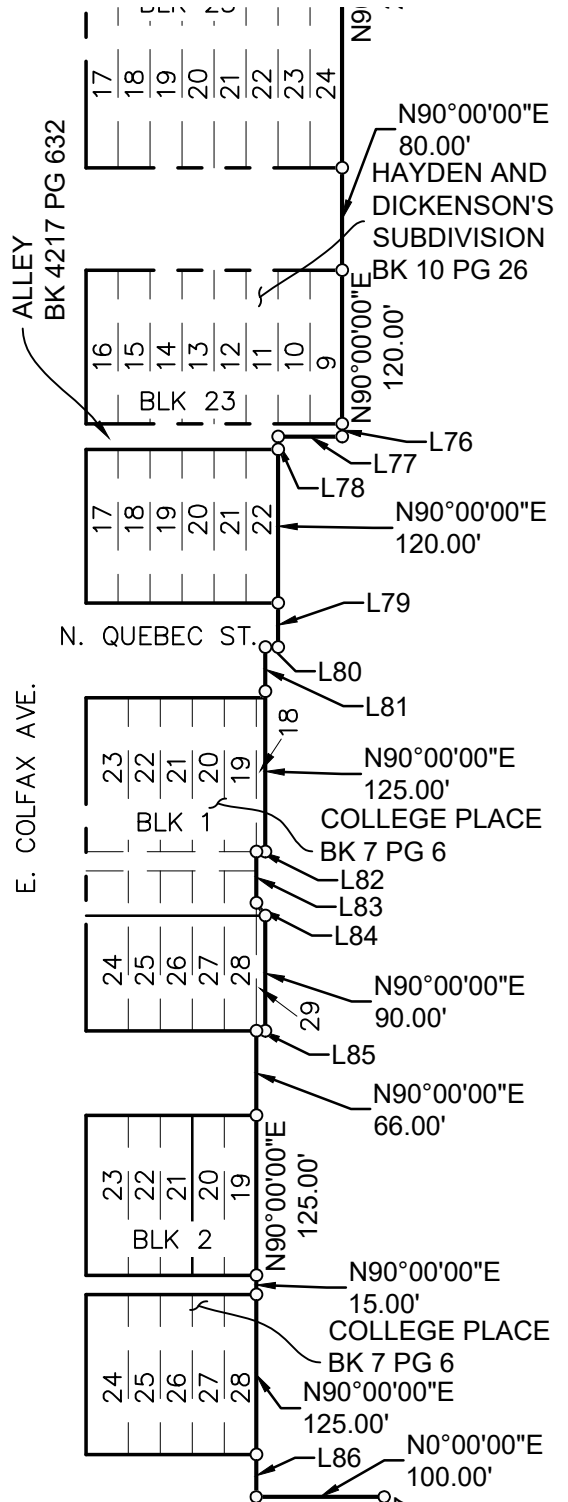
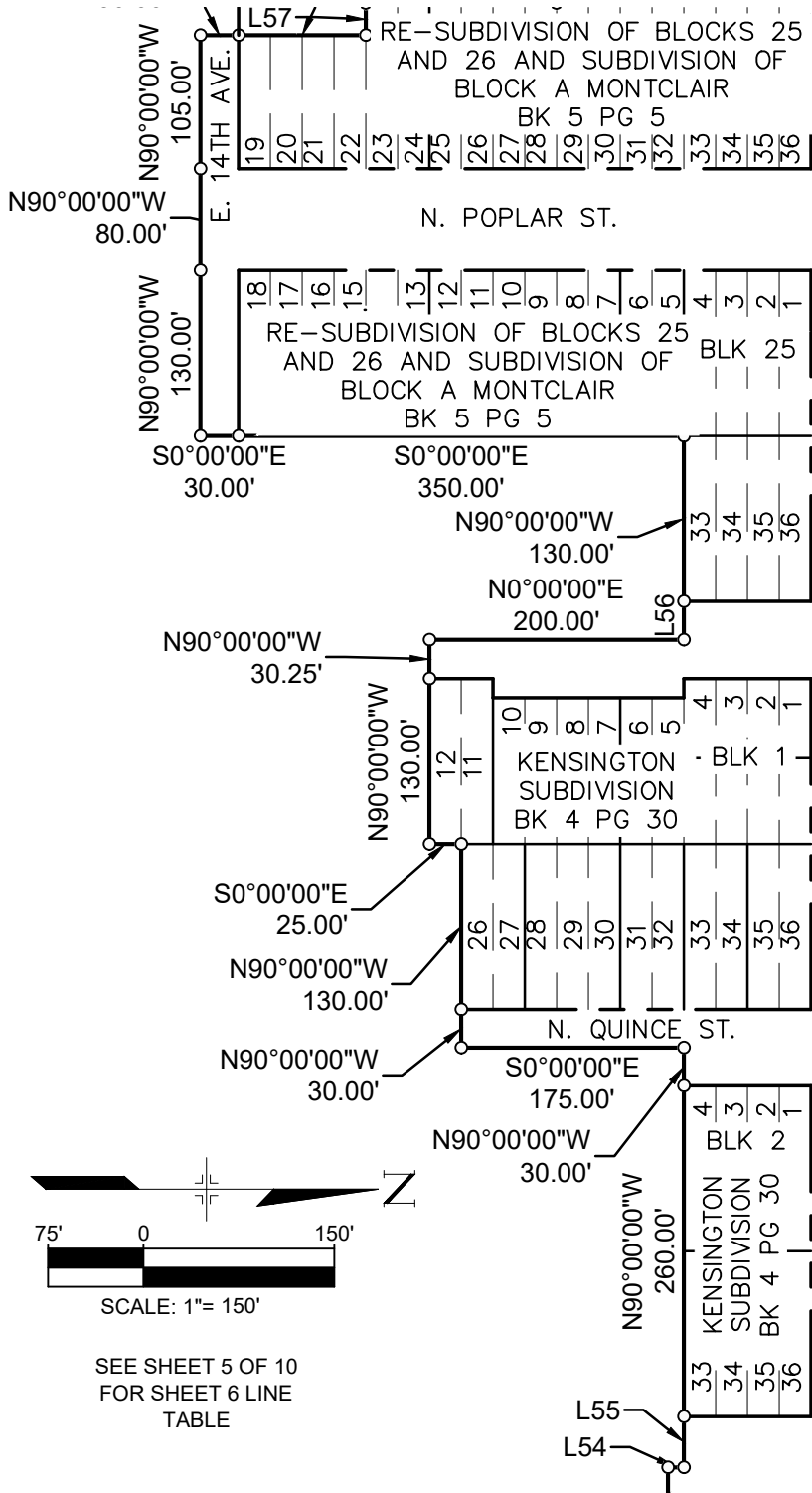
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URBAN RENEWAL AUTHORITY STUDY AREA
 EAST COLFAX - MONACO TO YOSEMITE

EXHIBIT A

CHECKED BY: JAC	DATE: JULY 23, 2019 JN: 18.311.019	6 OF 10
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SEE SHEET 9 OF 10



SEE SHEET 6 OF 10 AREA 3,470,832 SQ. FT. 79.67934 (ACRES)



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URBAN RENEWAL AUTHORITY STUDY AREA
 EAST COLFAX - MONACO TO YOSEMITE

EXHIBIT A

CHECKED BY: JAC

DATE: JULY 23, 2019
 JN: 18.311.019

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LINE TABLE		
LINE	BEARING	LENGTH
L54	N00°00'00"E	12.50'
L55	N90°00'00"W	40.00'
L56	N90°00'00"W	30.25'
L76	N90°00'00"E	10.00'
L77	S00°00'00"E	50.00'
L78	N90°00'00"E	10.00'
L79	N90°00'00"E	34.50'
L80	S00°00'00"E	10.00'
L81	N90°00'00"E	34.50'
L82	S00°00'00"E	7.00'
L83	N90°00'00"E	40.00'
L84	N55°00'29"E	12.21'
L85	S00°00'00"E	7.00'
L86	N90°00'00"E	33.00'

LINE TABLE		
LINE	BEARING	LENGTH
L57	N90°00'00"W	25.00'
L58	N90°00'00"W	30.00'
L59	S00°00'00"E	10.00'
L60	N90°00'00"W	30.00'
L61	N90°00'00"W	30.00'
L62	N90°00'00"W	30.00'
L63	N90°00'00"W	30.00'
L71	S00°00'00"E	53.00'
L72	N90°00'00"E	30.00'
L73	N00°00'00"E	3.00'
L74	S00°00'00"E	25.00'
L75	N90°00'00"E	30.00'

AREA 3,470,832 SQ. FT. 79.67934 (ACRES)



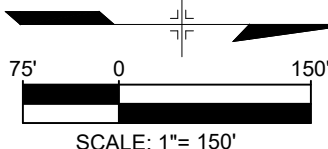
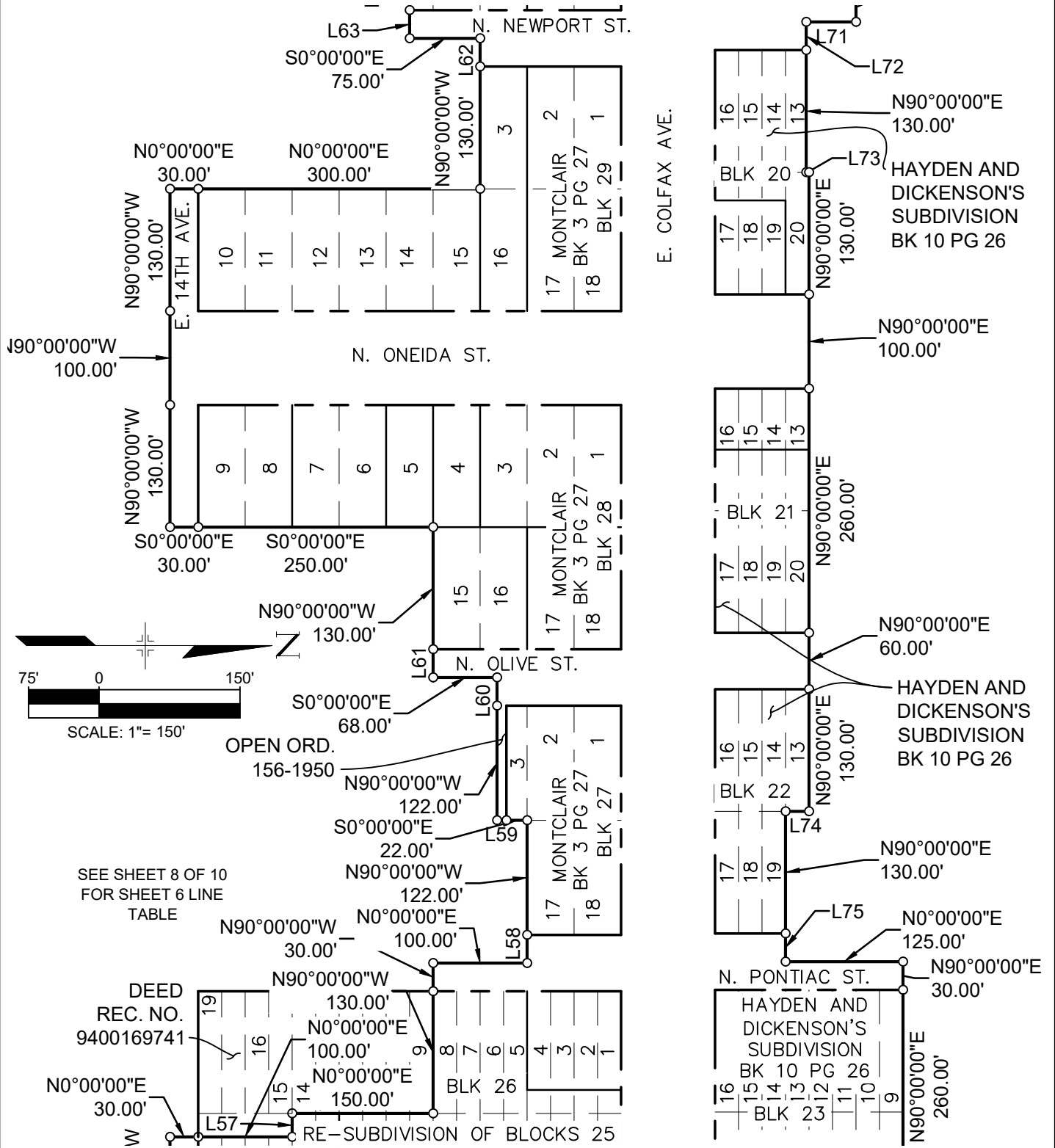
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URBAN RENEWAL AUTHORITY STUDY AREA
 EAST COLFAX - MONACO TO YOSEMITE

EXHIBIT A

CHECKED BY: JAC	DATE: JULY 23, 2019 JN: 18.311.019	8 OF 10
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SEE SHEET 10 OF 10



SEE SHEET 8 OF 10 FOR SHEET 6 LINE TABLE

DEED REC. NO. 9400169741

SEE SHEET 7 OF 10 AREA 3,470,817.8900 SQ. FT. 79.67901 (ACRES)



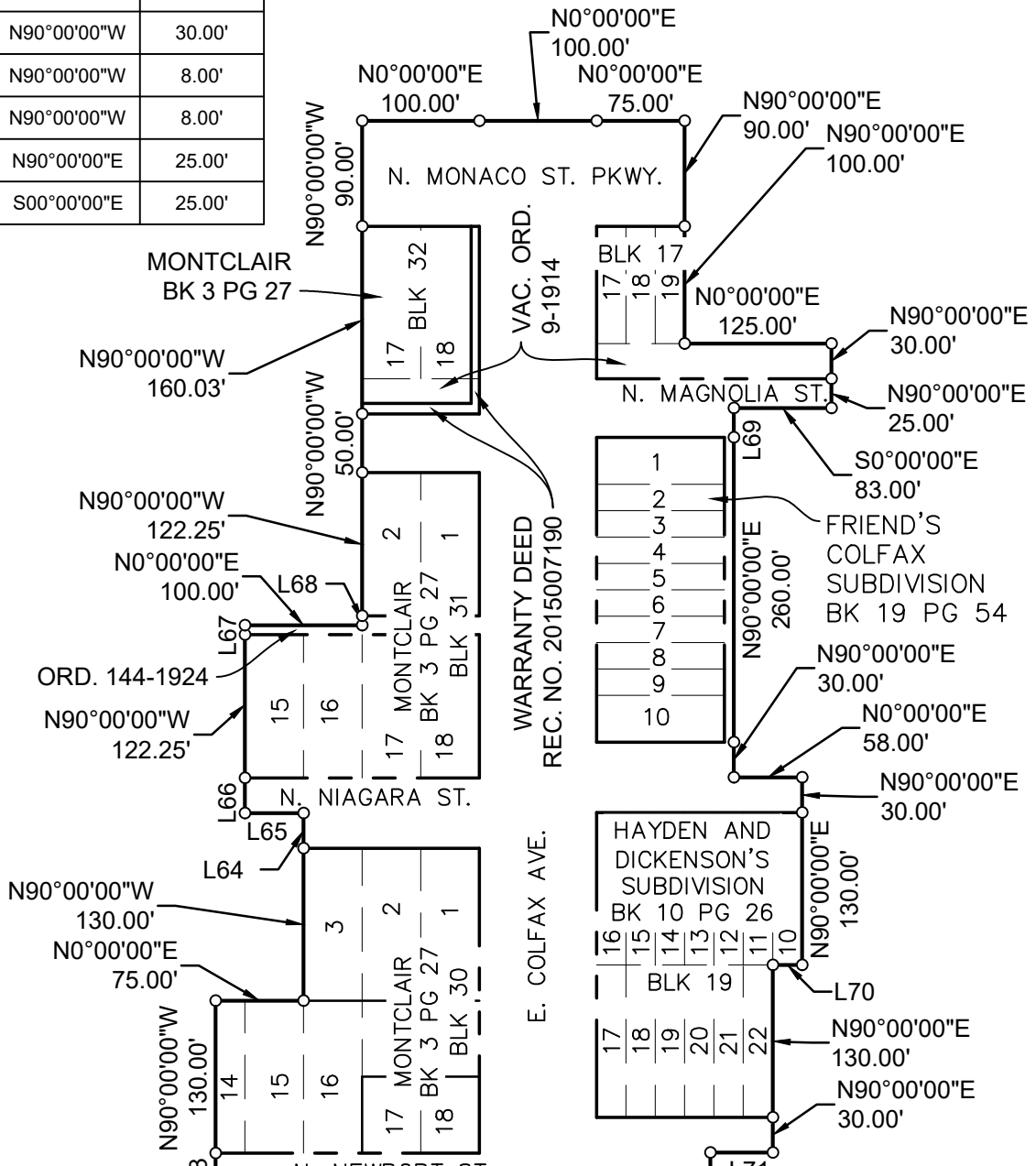
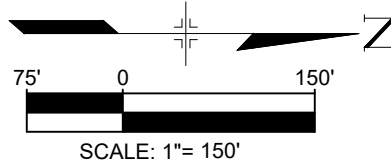
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URBAN RENEWAL AUTHORITY STUDY AREA
 EAST COLFAX - MONACO TO YOSEMITE

EXHIBIT A

CHECKED BY: JAC	DATE: JULY 23, 2019 JN: 18.311.019	9 OF 10
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LINE TABLE		
LINE	BEARING	LENGTH
L64	N90°00'00"W	30.00'
L65	S00°00'00"E	50.00'
L66	N90°00'00"W	30.00'
L67	N90°00'00"W	8.00'
L68	N90°00'00"W	8.00'
L69	N90°00'00"E	25.00'
L70	S00°00'00"E	25.00'



SEE SHEET 9 OF 10 AREA 3,470,817.8900 SQ. FT. 79.67901 (ACRES)



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URBAN RENEWAL AUTHORITY STUDY AREA
 EAST COLFAX - MONACO TO YOSEMITE

EXHIBIT A

CHECKED BY: JAC	DATE: JULY 23, 2019 JN: 18.311.019	10 OF 10
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APPENDIX A

Schedule of Projects

[to be amended when City Council approves a Project]

APPENDIX B

Property Tax Increment Areas

And

Sales Tax Increment Areas

**[to be amended when City Council approves Property Tax Increment Areas and/or Sales
Tax Increment Areas.]**