

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2017

COUNCIL BILL NO. CB17-0939  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance approving a Framework Agreement and its exhibits among the City and County of Denver, Colorado State University, The Western Stock Show Association, and the National Western Center Authority; and exempting the public buildings on the National Western Center campus from the naming requirements of Section 2-275, D.R.M.C.**

**WHEREAS**, the City and County of Denver is undertaking the acquisition, planning, design, and construction of the National Western Center Campus, a transformation of the existing National Western Stock Show Complex into the global destination for agricultural heritage and innovation. As a year-round 21<sup>st</sup> century campus, the site will become an even more important and sustaining economic engine for North Denver, the State, the region and a focal point of the Corridor of Opportunity, building on the longstanding success of the National Western Stock Show as a Colorado treasure; and

**WHEREAS**, the City is undertaking this significant project with its equity partners, including the Western Stock Show Association and Colorado State University, which partners have developed the Framework Agreement to memorialize their contributions to the National Western Center project and to set requirements for the formation of a National Western Center Authority; and

**WHEREAS**, each of the Parties has committed substantial funds to the development of the National Western Center; and

**WHEREAS**, the City and its partners are seeking additional funding to meet requirements more fully delineated in the RTA application and to fulfill the campus’s bold vision and mission for the development of the National Western Center, including federal sources, grants, and non-public sources; and

**WHEREAS**, the City and its partners have identified the licensing of the naming rights and campus operating sponsorships to buildings, major components of buildings, and facilities owned by the City and located at the National Western Center as a potential source for non-public funding for the development of the National Western Center.

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

1           **Section 1.** The proposed Framework Agreement, including all of its exhibits, among the City  
2 and County of Denver, Colorado State University, The Western Stock Show Association, and the  
3 National Western Center Authority in the words and figures contained and set forth in that form of  
4 Framework Agreement and its exhibits, available in the office and on the web page of City Council,  
5 and to be filed in the office of the Clerk and Recorder, Ex-Officio Clerk of the City and County of  
6 Denver, under City Clerk’s Filing No. 20170416 is hereby approved.

7           **Section 2.** The public buildings and major components of buildings at the National Western  
8 Center, to be located on the property described herein, are hereby exempt from the procedure for  
9 naming public buildings or major components of buildings contained in Section 2-275, D.R.M.C.

10           **Parcel Description without east parcels:**

11           A part of the South half of Section 14, a part of the North half of Section 23, and a part of the  
12 Northeast quarter of Section 22, Township 3 South, Range 68 West, of the 6<sup>th</sup> Principal Meridian,  
13 City and County of Denver, State of Colorado more particularly described as follows:

14  
15           Beginning at the intersection of the north line of said south half of section 14 and the east line of  
16 Franklin St.;

17  
18           Thence southerly, along said east line of Franklin St. to the northeasterly line of Race Ct.; Thence  
19 southeasterly along said northeasterly line of Race Ct. and the extension of the northeasterly line of  
20 said Race Ct. to the southeasterly line of Brighton Blvd.;

21           Thence southerly along the southeasterly and easterly line of said Brighton Blvd. to the southeasterly  
22 extension of the southwesterly line of 44<sup>th</sup> St.;

23           Thence northwesterly along said southwesterly line of said 44<sup>th</sup> St. and the extension of the  
24 southwesterly line of said 44<sup>th</sup> St. to the southerly line of 46<sup>th</sup> Ave.;

25           Thence westerly along said southerly line of 46<sup>th</sup> Ave. to the northwesterly line of the Chicago  
26 Burlington and Quincy Railroad Mainline;

27           Thence southwesterly along said northwesterly line of the Chicago Burlington and Quincy Railroad  
28 Mainline to the westerly line of the Official Channel of the South Platte River;

29           Thence northerly along said westerly line of the Official Channel of the South Platte River to the  
30 north line of the South half of said Section 14;

31           Thence easterly to the Point of Beginning.

32  
33           Excepting there from that parcel of land described in Bargain and Sale Deed recorded June 15, 2014  
34 at Reception Number 2014126703

35  
36           And

37  
38           Excepting there from all real property interests owned by Burlington Northern Railroad, or any of its  
39 subsidiaries, affiliates, assignees, or successors in interest.

40

1 **EAST PARCELS**

2 THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED OCTOBER 1,  
3 2014 AT RECEPTION NO. 2014119366 IN THE OFFICE OF THE CLERK AND RECORDER,  
4 CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED THEREIN AS  
5 FOLLOWS:  
6

7 LOTS 12 THROUGH 18, INCLUSIVE, BLOCK 43, KEENER'S SUBDIVISION, TOGETHER  
8 WITH THE WEST HALF OF THE VACATED ALLEY ADJOINING SAID LOTS, CITY AND  
9 COUNTY OF DENVER, STATE OF COLORADO.

10  
11 TOGETHER WITH:

12  
13 THOSE PARCELS OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED  
14 MARCH 11, 2015 AT RECEPTION NO. 2015030423 IN THE OFFICE OF THE CLERK AND  
15 RECORDER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED  
16 THEREIN AS FOLLOWS:  
17

18 **PARCEL A:**

19  
20 A PARCEL OF LAND LOCATED IN LOTS 19 TO 25, INCLUSIVE, BLOCK 43, KEENER'S  
21 SUBDIVISION AND THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND  
22 ADJACENT TO SAID LOTS, AND ALSO LOTS 12 TO 25, INCLUSIVE, BLOCK 42,  
23 KEENER'S SUBDIVISION AND THE VACATED ALLEY LYING ADJACENT TO AND  
24 BETWEEN SAID LOTS, AND THE VACATED WILLIAMS ST. LYING ADJACENT TO AND  
25 BETWEEN SAID BLOCK 42 AND 43 KEENER'S SUBDIVISION IN THE CITY AND COUNTY  
26 OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS  
27 FOLLOWS, TO WIT:

28  
29 BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 43 WHICH IS 120.0 FEET  
30 EAST OF THE SOUTHWEST CORNER OF SAID BLOCK 43; THENCE NORTH, PARALLEL  
31 WITH THE EAST LINE OF GILPIN ST. (BRIGHTON BLVD.), A DISTANCE OF 190.0 FEET;  
32 THENCE EAST, PARALLEL WITH THE NORTH LINE OF 48TH AVENUE, A DISTANCE OF  
33 420.0 FEET TO THE NORTHEAST CORNER OF LOT 25, BLOCK 42, KEENER'S  
34 SUBDIVISION; THENCE SOUTH PARALLEL WITH THE EAST LINE OF GILPIN ST.  
35 (BRIGHTON BLVD.), A DISTANCE OF 190.0 FEET TO THE SOUTHEAST CORNER OF LOT  
36 19, BLOCK 42, KEENER'S SUBDIVISION, WHICH POINT IS ON THE NORTH LINE OF 48TH  
37 AVENUE; THENCE WEST ALONG THE NORTH LINE OF 48TH AVENUE, A DISTANCE OF  
38 420.0 FEET TO THE POINT OF BEGINNING.  
39

40 **PARCEL B:**

41 A PARCEL OF LAND LOCATED IN LOTS 9, 10, 11, AND 26, 27, 28, BLOCK 43, KEENER'S  
42 SUBDIVISION AND THE VACATED ALLEY LYING BETWEEN AND ADJACENT TO SAID  
43 LOTS, AND ALSO LOTS 9, 10, 11 AND 26, 27, 28, BLOCK 42, KEENER'S SUBDIVISION  
44 AND THE VACATED ALLEY LYING BETWEEN AND ADJACENT TO SAID LOTS, AND  
45 VACATED WILLIAMS STREET, LYING BETWEEN AND ADJACENT TO SAID BLOCKS 42  
46 AND 43, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:  
47

1 BEGINNING AT A POINT ON THE EAST LINE OF GILPIN ST. (BRIGHTON BLVD.), WHICH  
2 IS 190.0 FEET NORTH OF THE SOUTHWEST CORNER OF BLOCK 43, KEENER'S  
3 SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF GILPIN ST. (BRIGHTON  
4 BLVD.), A DISTANCE OF 63.8 FEET; THENCE NORTH 89°55' EAST, A DISTANCE OF 540.0  
5 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF GILPIN ST. (BRIGHTON  
6 BLVD.), A DISTANCE OF 62.63 FEET TO A POINT 190.0 FEET NORTH OF THE SOUTH  
7 LINE OF SAID BLOCK 42, WHICH POINT IS THE SOUTHEAST CORNER OF LOT 26,  
8 BLOCK 42, KEENER'S SUBDIVISION: THENCE WEST, PARALLEL WITH THE SOUTH  
9 LINE OF SAID BLOCKS 42 AND 43, KEENER'S SUBDIVISION, A DISTANCE OF 540.0 FEET  
10 TO THE POINT OF BEGINNING.

11  
12 **PARCEL C:**

13 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (SE 1/4) SOUTHEAST  
14 QUARTER (SE 1/4) SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST AND IN LOTS 1-  
15 9, INCLUSIVE, AND LOTS 28-36, INCLUSIVE, BLOCK 43, KEENER'S SUBDIVISION AND  
16 THE VACATED ALLEY LYING BETWEEN AND ADJACENT TO SAID LOTS; AND ALSO  
17 LOTS 1-9, INCLUSIVE, AND LOTS 28-36, INCLUSIVE, BLOCK 42, KEENER'S  
18 SUBDIVISION AND THE VACATED ALLEY LYING BETWEEN AND ADJACENT TO SAID  
19 LOTS; AND VACATED WILLIAMS STREET, LYING BETWEEN SAID BLOCKS 42 AND 43  
20 AND VACATED EAST 49TH AVENUE, LYING BETWEEN THE WEST LINE OF SAID  
21 BLOCK 43 AND THE EAST LINE OF SAID BLOCK 42 IN THE CITY AND COUNTY OF  
22 DENVER. STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS  
23 FOLLOWS TO WIT:

24  
25 BEGINNING AT A POINT ON THE EAST LINE OF GILPIN STREET (BRIGHTON BLVD.),  
26 WHICH IS 253.8 FEET NORTH OF THE SOUTHWEST CORNER OF SAID BLOCK 43;  
27 THENCE NORTH, ALONG THE EAST LINE OF GILPIN ST. (BRIGHTON BLVD.), A  
28 DISTANCE OF 323.0 FEET TO A POINT 161.3 FEET SOUTH OF THE POINT OF  
29 INTERSECTION OF THE SOUTHEASTERLY LINE OF BRIGHTON BLVD. AND THE EAST  
30 LINE OF GILPIN ST. (BRIGHTON BLVD.); THENCE NORTH 89°55' EAST, A DISTANCE OF  
31 540.0 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF GILPIN ST.  
32 (BRIGHTON BLVD.), A DISTANCE OF 323.0 FEET; THENCE SOUTH 89°55' WEST, A  
33 DISTANCE OF 540.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN THE  
34 CITY AND COUNTY OF DENVER.

35  
36 EXCEPT THAT PORTION CONVEYED TO THE CITY AND COUNTY OF DENVER BY  
37 SPECIAL WARRANTY DEED RECORDED MAY 8, 1995 AT RECEPTION NO. 9500051856.

38  
39 **PARCEL 113**

40 A TRACT OR PARCEL OF LAND NO. 25 OF COLORADO DEPARTMENT OF HIGHWAYS  
41 PROJECT NO. I 70-4(14) 285, MORE OR LESS, IN THE SOUTHWEST QUARTER OF THE  
42 NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF  
43 THE SIXTH PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, SAID TRACT OR  
44 PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

45  
46 BEGINNING AT A POINT ON THE SOUTH LINE OF E. 46TH AVE., WHICH IS 73.0 FEET  
47 SOUTH AND 307.9 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST

1 QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,  
2 RANGE 68 WEST;  
3 1. THENCE NORTH 90 DEGREES EAST, A DISTANCE OF 455.6 FEET ALONG THE SOUTH  
4 LINE OF E. 46TH AVE. TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE  
5 CHICAGO, BURLINGTON AND QUINCY RAILROAD;  
6 2. THENCE SOUTH 45 DEGREES 21 MINUTES WEST, A DISTANCE OF 360.0 FEET ALONG  
7 THE NORTHWEST RIGHT OF WAY LINE OF THE C.B. & Q. RR.;  
8 3. THENCE SOUTH 88 DEGREES 33 MINUTES 13 SECONDS WEST, A DISTANCE OF 307.0  
9 FEET;  
10 4. THENCE NORTH 22 DEGREES 23 MINUTES 11 SECONDS EAST, A DISTANCE OF 282.0  
11 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

12  
13 **PARCEL D/115/123/170**

14 PARCEL A:

15 (FOR INFORMATION ONLY: WARRANTY DEED RECORDED JULY 23, 1920 IN BOOK 3067  
16 AT PAGE 55)

17  
18 THAT PART OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER (S1/2 OF  
19 NW1/4) AND NORTH ONE-HALF OF THE SOUTHWEST QUARTER (N1/2 OF SW1/4) OF  
20 SECTION TWENTY-THREE (23), TOWNSHIP THREE (3) SOUTH, RANGE SIXTY-EIGHT  
21 (68) WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF  
22 DENVER, STATE OF COLORADO, BOUNDED AND DESCRIBED AS FOLLOWS:

23  
24 BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF LOT SEVENTEEN (17) OF  
25 BLOCK TWENTY-TWO (22) IN ST. VINCENT'S ADDITION, ACCORDING TO THE  
26 RECORDED PLAT THEREOF, WHICH POINT IS DISTANT FORTY (40) FEET FROM THE  
27 SOUTHERLY CORNER OF LOT SIXTEEN (16) OF SAID BLOCK;

28 THENCE (1) SOUTHWESTERLY PARALLEL WITH AND FORTY (40) FEET DISTANT  
29 FROM THE SOUTHEASTERLY LINE OF THE COLORADO AND EASTERN RAILROAD  
30 RIGHT OF WAY AS ACQUIRED BY DEED RECORDED DECEMBER 1, 1890 IN BOOK 668  
31 AT PAGE 215 OF THE RECORDS OF ARAPAHOE COUNTY, FOR A DISTANCE OF 448.87  
32 FEET;

33 THENCE (2) ON A LINE CURVED TO THE LEFT WITH A RADIUS OF 431.28 FEET FOR A  
34 DISTANCE OF 250.52 FEET;

35 THENCE (3) SOUTHERLY ON A TANGENT TO SAID CURVED LINE FOR A DISTANCE OF  
36 60 FEET;

37 THENCE (4) ON A LINE CURVED TO THE LEFT WITH A RADIUS OF 465.45 FEET FOR A  
38 DISTANCE OF 401.58 FEET;

39 THENCE (5) SOUTHWESTERLY AT RIGHT ANGLES TO THE NORTHEASTERLY SIDE OF  
40 THIRTY-NINTH STREET IN SAID ST. VINCENT'S ADDITION FOR A DISTANCE OF 16  
41 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID STREET; WHICH IS 22 FEET  
42 NORTHWESTERLY FROM WHERE THE NORTHWESTERLY SIDE OF EVANS STREET  
43 PRODUCED NORTHEASTERLY WOULD INTERSECT SAID NORTHEASTERLY SIDE OF  
44 THIRTY-NINTH STREET;

45 THENCE (6) SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THIRTY-  
46 NINTH STREET FOR A DISTANCE OF 575.05 FEET, MORE OR LESS, TO A POINT 125  
47 FEET SOUTHEASTERLY FROM THE SOUTHEAST LINE OF GARDEN LANE PRODUCED;

1 THENCE (7) NORTHEASTERLY AND PARALLEL TO WEWATTA STREET FOR A  
2 DISTANCE OF 349.7 FEET;  
3 THENCE (8) SOUTHEASTERLY AND PARALLEL WITH THIRTY-NINTH STREET FOR A  
4 DISTANCE OF 20 FEET, MORE OR LESS, TO A POINT DISTANT 467 FEET NORTH 44  
5 DEGREES 50 MINUTES 30 SECONDS WEST FROM THE NORTHWESTERLY LINE OF SAID  
6 WEWATTA STREET;  
7 THENCE (9) NORTH 44 DEGREES 56 MINUTES EAST ALONG A LINE PARALLEL WITH  
8 AND 467 FEET DISTANT FROM THE NORTHWESTERLY LINE OF SAID WEWATTA  
9 STREET FOR A DISTANCE OF 1,516.42 FEET, MORE OR LESS TO A POINT ON THE  
10 SOUTHWESTERLY BOUNDARY LINE OF A TRACT CONVEYED TO THE UNION PACIFIC  
11 RAILROAD COMPANY BY THE AMERICAN SMELTING AND REFINING COMPANY BY  
12 DEED DATED SEPTEMBER 15, 1909, RECORDED OCTOBER 27, 1909 IN BOOK 2067 AT  
13 PAGE 493, SAID POINT BEING 250 FEET DISTANT FROM THE SOUTHWESTERLY RIGHT  
14 OF WAY LINE NOW OR LATE OF THE COLORADO CENTRAL RAILWAY WHEN  
15 MEASURED AT RIGHT ANGLES THERETO; THENCE (10) NORTHWESTERLY ALONG  
16 THE SOUTHWESTERLY LINE OF SAID TRACT CONVEYED TO THE UNION PACIFIC  
17 RAILROAD COMPANY, BEING PARALLEL WITH AND 250 FEET DISTANT FROM THE  
18 SOUTHWESTERLY RIGHT OF WAY LINE NOW OR LATE OF SAID COLORADO  
19 CENTRAL RAILWAY (AS CONVEYED BY DEED RECORDED JULY 23, 1870 IN BOOK 28  
20 AT PAGE  
21 206 OF THE RECORDS OF ARAPAHOE COUNTY) WHEN MEASURED AT RIGHT ANGLES  
22 THERETO, FOR A DISTANCE OF 968.43 FEET TO A POINT, BEING THE  
23 SOUTHEASTERLY CORNER OF A PARCEL ACQUIRED BY THE CITY AND COUNTY OF  
24 DENVER IN CONDEMNATION PROCEEDINGS IN WHICH SAID CITY AND COUNTY OF  
25 DENVER WAS PETITIONER AND THE AMERICAN SMELTING AND REFINING  
26 COMPANY AND OTHER WERE RESPONDENTS, BY DECREE ENTERED ON OCTOBER 2,  
27 1911, OF THE DISTRICT COURT OF COLORADO, FOR SAID CITY AND COUNTY OF  
28 DENVER, DIVISION NO. 3 IN CASE NO. 49222, RECORDED SEPTEMBER 30, 1949 IN  
29 BOOK 6608 AT PAGE 128; THENCE (11) WEST AND PARALLEL WITH THE NORTH LINE  
30 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23  
31 FOR A DISTANCE OF 149.89 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE  
32 RIGHT OF WAY NOW OR LATE OF THE BURLINGTON & COLORADO RAILROAD  
33 COMPANY, SAID POINT BEING 73 FEET SOUTH AND AT RIGHT ANGLES FROM THE  
34 NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
35 THENCE (12) SOUTHWESTERLY ON SAID SOUTHEASTERN LINE OF SAID RIGHT OF  
36 WAY OF SAID BURLINGTON & COLORADO RAILROAD COMPANY FOR A DISTANCE  
37 OF 523.96 FEET, MORE OR LESS, TO THE EASTERLY CORNER OF LOT FOURTEEN (14)  
38 OF SAID BLOCK TWENTY TWO (22) IN SAID ST. VINCENT'S ADDITION;  
39 THENCE (13) SOUTHEASTERLY ON A PROLONGATION OF THE NORTHEASTERLY LINE  
40 OF SAID LOT FOURTEEN FOR A DISTANCE OF 10 FEET; THENCE (14) SOUTHERLY FOR  
41 A DISTANCE OF 80.89 FEET TO THE PLACE OF BEGINNING.

42  
43 EXCEPT THAT PART DESCRIBED IN DEED RECORDED JUNE 5, 1929 IN BOOK 4297 AT  
44 PAGE 316; EXCEPT THAT PART DESCRIBED IN DEED RECORDED NOVEMBER 6, 1937 IN  
45 BOOK 5160 AT PAGE 577; EXCEPT THAT PART DESCRIBED IN DEED RECORDED  
46 DECEMBER 11, 1942 IN BOOK 5644 AT PAGE 200; EXCEPT THAT PART DESCRIBED IN  
47 DEED RECORDED JUNE 8, 1959 IN BOOK 8364 AT PAGE 103; AND EXCEPT THAT PART  
48 DESCRIBED IN DEED RECORDED APRIL 23, 1976 IN BOOK 1234 AT PAGE 281.

1 PARCEL B: (FOR INFORMATION ONLY: QUIT CLAIM DEED RECORDED NOVEMBER 13,  
2 1942 IN BOOK 5639 AT PAGE 408) A PARCEL OF LAND LOCATED IN THE SOUTH HALF  
3 OF THE NORTHWEST QUARTER (S1/2 OF NW1/4) OF SECTION TWENTY THREE (23),  
4 TOWNSHIP THREE (3) SOUTH, RANGE SIXTY EIGHT (68) WEST OF THE SIXTH  
5 PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF  
6 COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE  
7 SOUTHERLY LINE OF FORTY-SIXTH AVENUE, SAID POINT BEING 103.21 FEET  
8 DISTANT WEST OF AND 48 FEET DISTANT SOUTH OF THE NORTHEAST CORNER OF  
9 THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23;  
10 THENCE EASTERLY ON SAID SOUTHERLY LINE OF FORTY-SIXTH AVENUE A  
11 DISTANCE OF 442.12 FEET, MORE OR LESS TO THE SOUTHWESTERLY LINE OF THE  
12 RIGHT OF WAY OF THE COLORADO AND SOUTHERN RAILWAY COMPANY AS  
13 DESCRIBED IN THAT CERTAIN DEED FROM JOSEPH P. MACHEBEUF TO THE CENTRAL  
14 RAILROAD COMPANY RECORDED JULY 23, 1870 IN BOOK 28 AT PAGE 206;  
15 THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY LINE A  
16 DISTANCE OF 44.21 FEET TO A POINT THAT IS 73 FEET SOUTH OF THE NORTH LINE OF  
17 THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE  
18 WESTERLY AND PARALLEL WITH SAID LAST MENTIONED NORTH LINE A DISTANCE  
19 OF 253.65 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A  
20 RADIUS OF 28.25 FEET AND WHICH IS TANGENT AT ITS POINT OF BEGINNING TO A  
21 STRAIGHT LINE MAKING AN ANGLE TO THE LEFT OF 33 DEGREES 49 MINUTES WITH  
22 THE LAST DESCRIBED COURSE PRODUCED, A DISTANCE OF 27.7 FEET TO A POINT OF  
23 TANGENT; THENCE SOUTH ON SAID TANGENT A DISTANCE OF 26.53 FEET TO A  
24 POINT OF CURVE; THENCE ON SAID CURVE TO THE RIGHT WITH A RADIUS OF 1030.68  
25 FEET A DISTANCE OF 69.10 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF  
26 THAT CERTAIN TRACT OF LAND CONVEYED BY THE AMERICAN SMELTING AND  
27 REFINING COMPANY TO THE UNION PACIFIC RAILROAD COMPANY BY WARRANTY  
28 DEED RECORDED OCTOBER 27, 1909 IN BOOK 2067 AT PAGE 493;  
29 THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LAST  
30 MENTIONED TRACT OF LAND, CONVEYED AS AFORESAID A DISTANCE OF 253.97  
31 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

32  
33 PARCEL C:

34 (FOR INFORMATION ONLY: QUIT CLAIM DEED RECORDED MARCH 15, 1949 IN BOOK  
35 6517 AT PAGE 477)

36  
37 A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST  
38 QUARTER (SE1/4 OF NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP THREE (3)  
39 SOUTH, RANGE SIXTY-EIGHT (68) WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE  
40 CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PART OF WHAT  
41 WAS FORMERLY THE RAILROAD RIGHT OF WAY OF THE COLORADO AND  
42 SOUTHERN RAILWAY COMPANY, AND MORE PARTICULARLY DESCRIBED AS  
43 FOLLOWS:

44  
45 BEGINNING AT A POINT IN THE SOUTHERLY LINE OF EAST 46TH AVENUE (FOUND  
46 AND DETERMINED AS FOLLOWS: MEASURING 30 FEET NORTH AND 224.54 FEET EAST  
47 FROM THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE  
48 NORTHWEST QUARTER (SE1/4 OF NW1/4) OF SAID SECTION 23 TO A POINT IN THE

1 NORTHERLY LINE OF SAID EAST 46TH AVENUE, AND MEASURING FROM SAID LAST  
2 MENTIONED POINT, SOUTH 55 DEGREES 26 MINUTES 30 SECONDS EAST, THE  
3 DISTANCE OF 182.16 FEET MORE OR LESS TO A POINT IN THE SOUTHERLY LINE OF  
4 SAID EAST 46TH AVENUE, WHICH LAST MENTIONED POINT IS THE TRUE PLACE OF  
5 BEGINNING) AND RUNNING THENCE SOUTH 55 DEGREES 26 MINUTES 30 SECONDS  
6 EAST, ALONG THE SOUTHWESTERLY LINE OF SAID FORMER RIGHT OF WAY, THE  
7 DISTANCE OF 310 FEET MORE OR LESS, TO A POINT IN THE WEST LINE OF  
8 LAFAYETTE STREET PRODUCED SOUTH;  
9 THENCE NORTH, ALONG SAID PRODUCED WEST LINE OF SAID LAFAYETTE STREET,  
10 THE DISTANCE OF 121.4 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID  
11 FORMER RIGHT OF WAY;  
12 THENCE NORTH 55 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG SAID  
13 NORTHEASTERLY LINE OF SAID FORMER RIGHT OF WAY, THE DISTANCE OF 94 FEET  
14 MORE OR LESS, TO A POINT IN SAID SOUTHERLY LINE OF SAID EAST 46TH AVENUE;  
15 THENCE WEST, ALONG SAID SOUTHERLY LINE OF SAID EAST 46TH AVENUE, THE  
16 DISTANCE OF 176.81 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

17  
18 PARCEL D:

19 (FOR INFORMATION ONLY: DEED RECORDED MARCH 16, 1949 IN BOOK 6518 AT PAGE  
20 276)

21  
22 A PARCEL OF LAND SITUATE IN AND BEING ALL THOSE PARTS OF BLOCKS 6 AND 7  
23 OF ST. VINCENT'S ADDITION, THE VACATED ALLEYS IN SAID BLOCKS, THE  
24 VACATED PORTION OF CHESTNUT PLACE, THE VACATED PORTION OF DELGANY  
25 STREET AND OF THE UNPLATTED PORTION OF THE SOUTHEAST QUARTER OF THE  
26 NORTHWEST QUARTER (SE1/4 OF NW1/4) OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE  
27 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF  
28 DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

29  
30 BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF 46TH AVENUE  
31 WITH THE SOUTHWESTERLY LINE OF 44TH STREET AS SAID STREETS ARE NOW  
32 ESTABLISHED, SAID POINT BEING 73 FEET DISTANT SOUTHERLY, MEASURED AT  
33 RIGHT ANGLES, FROM THE NORTH LINE OF SAID SOUTHEAST QUARTER OF  
34 NORTHWEST QUARTER (SE1/4 OF NW1/4) OF SECTION 23;  
35 THENCE WEST ALONG THE SOUTH LINE OF 46TH AVENUE, WHICH IS A STRAIGHT  
36 LINE THAT IS PARALLEL WITH AND 73 FEET DISTANT SOUTHERLY, MEASURED AT  
37 RIGHT ANGLES, FROM SAID NORTH LINE OF SOUTHEAST QUARTER OF NORTHWEST  
38 QUARTER A DISTANCE OF 244.7 FEET, MORE OR LESS, TO THE NORTHWESTERLY  
39 LINE OF SAID BLOCK 7 OF ST. VINCENT'S ADDITION;  
40 THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 7 A  
41 DISTANCE OF 17.46 FEET, TO A POINT IN THE NORTHEASTERLY LINE OF THAT  
42 CERTAIN STRIP OF LAND 100 FEET WIDE WHICH WAS HERETOFORE CONVEYED BY  
43 JOSEPH P. MACHEBEUF TO THE COLORADO CENTRAL RAILWAY COMPANY OF  
44 COLORADO TERRITORY BY WARRANTY DEED DATED JULY 8, 1870 AND RECORDED  
45 JULY 23, 1870 IN BOOK 28 AT PAGE 206, OF THE THEN RECORDS OF ARAPAHOE  
46 COUNTY AND NOW THE RECORDS OF SAID CITY AND COUNTY OF DENVER;  
47 THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID STRIP OF  
48 LAND, 100 FEET WIDE, WHICH WAS HERETOFORE CONVEYED TO THE COLORADO



1 CENTRAL RAILWAY COMPANY OF COLORADO TERRITORY BY SAID DEED DATED  
2 JULY 8, 1870, A DISTANCE OF 71.6 FEET, MORE OR LESS, TO A POINT IN THE  
3 WESTERLY BOUNDARY OF THE STRIP OF LAND 100 FEET WIDE, WHICH WAS  
4 HERETOFORE CONVEYED BY THE COLORADO AND SOUTHERN RAILWAY COMPANY  
5 TO UNION PACIFIC RAILROAD COMPANY BY QUITCLAIM DEED DATED JUNE 9, 1947  
6 AND RECORDED JULY 16, 1947 IN BOOK 6242 AT PAGE 172, OF THE RECORDS OF SAID  
7 CITY AND COUNTY OF DENVER; THENCE SOUTHERLY ALONG SAID WESTERLY  
8 BOUNDARY OF THE STRIP OF LAND HERETOFORE CONVEYED TO THE UNION  
9 PACIFIC RAILROAD COMPANY BY SAID DEED DATED JUNE 9, 1947, WHICH IS  
10 COINCIDENT WITH A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE NORTH  
11 LINE OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER (SE1/4 OF NW1/4) AT  
12 THE POINT OF INTERSECTION THEREOF WITH THE WESTERLY LINE, PRODUCED  
13 SOUTHERLY, OF LAFAYETTE STREET IN WEST ELYRIA, AS PLATTED AND  
14 RECORDED, A DISTANCE OF 121.2 FEET, MORE OR LESS, TO A POINT IN THE  
15 SOUTHWESTERLY LINE OF SAID STRIP OF LAND, 100 FEET WIDE, WHICH WAS  
16 HERETOFORE CONVEYED TO THE COLORADO CENTRAL RAILWAY COMPANY OF  
17 COLORADO TERRITORY BY SAID DEED DATED JULY 8, 1870;  
18 THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID STRIP OF  
19 LAND 100 FEET WIDE WHICH WAS HERETOFORE CONVEYED TO THE COLORADO  
20 CENTRAL RAILWAY COMPANY OF COLORADO TERRITORY BY SAID DEED DATED  
21 JULY 8, 1870, A DISTANCE OF 307.9 FEET, MORE OR LESS, TO A POINT IN THE SOUTH  
22 LINE OF 46TH AVENUE THAT IS 73 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT  
23 ANGLES FROM THE NORTH LINE OF SAID SOUTHEAST QUARTER OF NORTHWEST  
24 QUARTER; THENCE WEST ALONG THE SOUTH LINE OF 46TH AVENUE WHICH IS A  
25 STRAIGHT LINE THAT IS PARALLEL WITH AND 73 FEET DISTANT SOUTHERLY,  
26 MEASURED AT RIGHT ANGLES, FROM SAID NORTH LINE OF SOUTHEAST QUARTER  
27 OF NORTHWEST QUARTER A DISTANCE OF 253.65 FEET TO A POINT THEREON;  
28 THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF  
29 28.25 FEET AND WHICH IS TANGENT AT ITS POINT OF BEGINNING TO A STRAIGHT  
30 LINE THAT FORMS AN ANGLE FROM EAST TO NORTHEAST OF 33 DEGREES 49  
31 MINUTES WITH THE LAST DESCRIBED LINE A DISTANCE OF 27.7 FEET TO A POINT;  
32 THENCE SOUTH ALONG A STRAIGHT LINE THAT IS TANGENT TO THE END OF THE  
33 LAST DESCRIBED CURVE A DISTANCE OF 26.53 FEET TO A POINT;  
34 THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1030.68  
35 FEET AND WHICH IS TANGENT AT ITS POINT OF BEGINNING TO THE LAST  
36 DESCRIBED LINE A DISTANCE OF 385.97 FEET, MORE OR LESS, TO A POINT THAT IS  
37 500 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH  
38 LINE OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER;  
39 THENCE EAST ALONG A STRAIGHT LINE THAT IS PARALLEL WITH AND 500 FEET  
40 DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID NORTH LINE OF  
41 SOUTHEAST QUARTER OF NORTHWEST QUARTER A DISTANCE OF 1025.3 FEET, MORE  
42 OR LESS, TO A POINT IN A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE  
43 SOUTHWESTERLY LINE OF 44TH STREET AT A POINT THEREON THAT IS 468.93 FEET  
44 DISTANT SOUTHEASTERLY FROM THE POINT OF BEGINNING, MEASURED ALONG  
45 SAID SOUTHWESTERLY LINE OF 44TH STREET;  
46 THENCE NORTHEASTERLY ALONG SAID STRAIGHT LINE DRAWN AT RIGHT ANGLES  
47 TO SAID SOUTHWESTERLY LINE OF 44TH STREET, A DISTANCE OF 134.2 FEET, MORE  
48 OR LESS, TO A POINT IN SAID SOUTHWESTERLY LINE OF 44TH STREET;

1 THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF 44TH STREET A  
2 DISTANCE OF 468.93 FEET TO THE POINT OF BEGINNING.

3  
4 PARCEL E:

5 (FOR INFORMATION ONLY: WARRANTY DEED RECORDED APRIL 10, 1959 IN BOOK  
6 6906 AT PAGE 271)

7  
8 A PARCEL OF LAND SITUATE IN AND BEING ALL THOSE PARTS OF BLOCK FIVE (5) OF  
9 ST. VINCENT'S ADDITION TO THE CITY OF DENVER, THE VACATED PORTION OF  
10 DELGANY STREET, THE VACATED PORTION OF 41ST STREET AND OF THE  
11 UNPLATTED PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2 OF  
12 NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP THREE (3) SOUTH, RANGE  
13 SIXTY-EIGHT (68) WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY AND  
14 COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

15  
16 BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF 44TH STREET THAT IS  
17 468.93 FEET DISTANT SOUTHEASTERLY FROM THE SOUTH LINE OF 46TH AVENUE,  
18 MEASURED ALONG SAID SOUTHWESTERLY LINE OF 44TH STREET;  
19 THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO  
20 SAID SOUTHWESTERLY LINE OF 44TH STREET A DISTANCE OF 134.2 FEET, MORE OR  
21 LESS, TO A POINT THAT IS 500 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT  
22 ANGLES, FROM THE NORTH LINE OF SAID SOUTH HALF OF NORTHWEST QUARTER  
23 (S1/2 OF NW1/4); THENCE WESTERLY ALONG A STRAIGHT LINE THAT IS PARALLEL  
24 WITH AND 500 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM  
25 SAID NORTH LINE OF SOUTH HALF OF NORTHWEST QUARTER (S1/2 OF NW1/4) A  
26 DISTANCE OF 1025.3 FEET, MORE OR LESS, TO A POINT IN THE NORTHWESTERLY  
27 BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND WHICH WAS HERETOFORE  
28 CONVEYED BY THE CITY AND COUNTY OF DENVER TO THE UNION PACIFIC  
29 RAILROAD COMPANY BY WARRANTY DEED DATED NOVEMBER 1, 1937 AND  
30 RECORDED NOVEMBER 6, 1937 IN BOOK 5160 AT PAGE  
31 577 OF THE RECORDS OF SAID CITY AND COUNTY OF DENVER;  
32 THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID  
33 TRACT OF LAND WHICH WAS HERETOFORE CONVEYED TO THE UNION PACIFIC  
34 RAILROAD COMPANY BY SAID DEED DATED NOVEMBER 1, 1937, WHICH IS A LINE  
35 CURVING TO THE RIGHT HAVING A RADIUS OF 1030.68 FEET, A DISTANCE OF 421.8  
36 FEET TO A POINT;  
37 THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY  
38 LINE OF SAID TRACT OF LAND WHICH WAS HERETOFORE CONVEYED BY SAID DEED  
39 DATED NOVEMBER 1, 1937, AND WHICH IS TANGENT TO THE END OF THE LAST  
40 DESCRIBED CURVE, A DISTANCE OF 181.77 FEET TO THE SOUTHWESTERLY CORNER  
41 OF SAID TRACT OF LAND;  
42 THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TRACT OF  
43 LAND WHICH WAS HERETOFORE CONVEYED BY SAID DEED DATED NOVEMBER 1,  
44 1937, WHICH IS A STRAIGHT LINE THAT IS PARALLEL WITH AND 12.8 FEET DISTANT  
45 SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY  
46 LINE OF VACATED 41ST STREET, A DISTANCE OF 208 FEET, MORE OR LESS, TO A  
47 POINT THAT IS 750 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES,  
48 FROM THE NORTHWESTERLY LINE OF BRIGHTON BOULEVARD;

1 THENCE NORTHEASTERLY ALONG A STRAIGHT LINE THAT IS PARALLEL WITH AND  
2 750 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID  
3 NORTHWESTERLY LINE OF BRIGHTON BOULEVARD, A DISTANCE OF 658.65 FEET TO  
4 A POINT;  
5 THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF  
6 200 FEET; AND WHICH IS TANGENT AT ITS POINT OF BEGINNING TO THE END OF THE  
7 LAST DESCRIBED LINE, A DISTANCE OF 157.43 FEET, TO A POINT THAT IS 600 FEET  
8 DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID NORTH LINE OF  
9 SOUTH HALF OF NORTHWEST QUARTER (S1/2 OF NW1/4); THENCE EASTERLY ALONG  
10 A STRAIGHT LINE THAT IS PARALLEL WITH AND 600 FEET DISTANT SOUTHERLY,  
11 MEASURED AT RIGHT ANGLES, FROM SAID NORTH LINE OF SOUTH HALF OF  
12 NORTHWEST QUARTER (S1/2 OF NW1/4) A DISTANCE OF 539.65 FEET TO A POINT  
13 THAT IS 270 FEET DISTANT SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM  
14 THE SOUTHWESTERLY LINE OF 44TH STREET; THENCE SOUTHEASTERLY ALONG A  
15 STRAIGHT LINE THAT IS PARALLEL WITH AND 270 FEET DISTANT SOUTHWESTERLY,  
16 MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF 44TH STREET  
17 A DISTANCE OF 110.87 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A  
18 STRAIGHT LINE WHICH FORMS AN ANGLE OF 84 DEGREES 38 MINUTES FROM  
19 SOUTHEAST TO NORTHEAST WITH THE LAST DESCRIBED LINE PRODUCED A  
20 DISTANCE OF 271.19 FEET, TO A POINT IN THE SOUTHWESTERLY LINE OF 44TH  
21 STREET; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF 44TH  
22 STREET A DISTANCE OF 144.07 FEET TO THE POINT OF BEGINNING.

23  
24 PARCEL F: (FOR INFORMATION ONLY: DEED RECORDED MAY 11, 1959 IN BOOK 8351  
25 AT PAGE 217 AND RE-RECORDED SEPTEMBER 30, 1959 IN BOOK 8417 AT PAGE 354)  
26 A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER  
27 (S1/2 OF NW1/4) OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH  
28 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
29 BOUNDED AND DESCRIBED AS FOLLOWS:

30  
31 BEGINNING AT A POINT IN THE SOUTHEASTERLY BOUNDARY LINE OF THAT  
32 CERTAIN PARCEL OF LAND HERETOFORE CONVEYED BY UNION PACIFIC RAILROAD  
33 COMPANY TO THE CITY AND COUNTY OF DENVER BY WARRANTY DEED DATED  
34 AUGUST 25, 1949, RECORDED APRIL 10, 1951 IN BOOK 6906 AT PAGE  
35 271, WHICH POINT IS 600 FEET DISTANT SOUTH, MEASURED AT RIGHT ANGLES,  
36 FROM THE EAST AND WEST CENTER LINE OF THE NORTHWEST QUARTER OF SAID  
37 SECTION 23 AND 617 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT  
38 ANGLES, FROM THE NORTHWESTERLY LINE OF BRIGHTON BOULEVARD;  
39 THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE PARALLEL WITH AND 617 FEET  
40 DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE  
41 NORTHWESTERLY LINE OF BRIGHTON BOULEVARD A DISTANCE OF 873.50 FEET,  
42 MORE OR LESS, TO A POINT IN THE SOUTHWESTERLY BOUNDARY LINE OF THAT  
43 CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY SAID CITY AND COUNTY OF  
44 DENVER TO UNION PACIFIC RAILROAD COMPANY BY WARRANTY DEED DATED  
45 NOVEMBER 1, 1937, RECORDED NOVEMBER 6, 1937 IN BOOK 5160 AT PAGE 577;  
46 THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID  
47 TRACT HERETOFORE ACQUIRED FROM THE CITY AND COUNTY OF DENVER WHICH  
48 IS A STRAIGHT LINE PARALLEL WITH AND 12.8 FEET DISTANT SOUTHWESTERLY,

1 MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF VACATED  
2 41ST STREET, A DISTANCE OF 133 FEET TO THE MOST SOUTHERLY CORNER OF SAID  
3 PARCEL OF LAND HERETOFORE CONVEYED TO THE CITY AND COUNTY OF DENVER  
4 BY SAID DEED DATED AUGUST 24, 1949 AND RECORDED APRIL 10, 1951 IN BOOK 6906  
5 AT PAGE 271;

6 THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID  
7 PARCEL HERETOFORE CONVEYED WHICH IS A STRAIGHT LINE PARALLEL WITH AND  
8 750 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID  
9 NORTHWESTERLY LINE OF BRIGHTON BOULEVARD A DISTANCE OF 658.65 FEET;  
10 THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERLY BOUNDARY  
11 LINE OF PARCEL HERETOFORE CONVEYED WHICH IS A TANGENT CURVE TO THE  
12 RIGHT, HAVING A RADIUS OF 200 FEET, A DISTANCE OF 157.43 FEET TO A POINT 600  
13 FEET DISTANT SOUTH, MEASURED AT RIGHT ANGLES, FROM SAID EAST AND WEST  
14 CENTER LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23;

15 THENCE CONTINUING EASTERLY ALONG SAID SOUTHEASTERLY BOUNDARY LINE  
16 OF PARCEL HERETOFORE CONVEYED TO THE CITY AND COUNTY OF DENVER  
17 WHICH IS A STRAIGHT LINE PARALLEL WITH AND 600 FEET DISTANT SOUTH,  
18 MEASURED AT RIGHT ANGLES, FROM SAID EAST AND WEST CENTER LINE OF THE  
19 NORTHWEST QUARTER OF SECTION, A DISTANCE OF 102.1 FEET, MORE OR LESS TO  
20 THE POINT OF BEGINNING.

21 PARCEL G:

22 (FOR INFORMATION ONLY: QUITCLAIM DEED RECORDED APRIL 14, 1989 UNDER  
23 RECEPTION NOS. R-89-0033863 AND R-89-0033864)

24  
25 THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2 OF NW1/4) OF  
26 SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL  
27 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, LOCATED  
28 WITHIN BOUNDARIES DESCRIBED AS FOLLOWS:

29  
30 BEGINNING AT A POINT THAT IS 600 FEET SOUTH BY PERPENDICULAR  
31 MEASUREMENT FROM THE EAST-WEST CENTER LINE OF SAID NORTHWEST  
32 QUARTER AND 617.0 FEET NORTHWESTERLY BY PERPENDICULAR MEASUREMENT  
33 FROM THE NORTHWESTERLY LINE OF BRIGHTON BOULEVARD, SAID POINT BEING  
34 RECORDED MAY 11, 1959 IN BOOK 8351 AT PAGE 217 AND IN DEED RECORDED  
35 AUGUST 27, 1984 IN BOOK 3183 AT PAGE 350, IN THE CITY AND COUNTY OF DENVER;  
36 THENCE EASTERLY AND PARALLEL WITH SAID EAST-WEST CENTER LINE A  
37 DISTANCE OF 51.52 FEET;  
38 THENCE SOUTHWESTERLY ALONG A LINE AS RECORDED IN BOOK 3183 AT PAGE 350  
39 AND PARALLEL WITH SAID NORTHWESTERLY LINE A DISTANCE OF 504.80 FEET;  
40 THENCE ON AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS A  
41 DISTANCE OF 36.50 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A PARCEL  
42 OF LAND AS RECORDED IN BOOK 3183 AT PAGE 350, SAID POINT BEING 617.00 FEET  
43 NORTHWESTERLY BY PERPENDICULAR MEASUREMENT FROM SAID  
44 NORTHWESTERLY LINE OF BRIGHTON BOULEVARD, ALSO BEING THE  
45 SOUTHEASTERLY LINE AS RECORDED IN BOOK 8351 AT PAGE 217;  
46 THENCE NORTHEASTERLY AND PARALLEL WITH SAID NORTHWESTERLY LINE A  
47 DISTANCE OF 468.44 FEET TO THE POINT OF BEGINNING.

1 **PARCEL 124/171**

2 THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 OF SW1/4) AND  
3 THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 OF NW1/4) OF  
4 SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL  
5 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS  
6 FOLLOWS:

7  
8 BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE  
9 NORTHWEST QUARTER (SW1/4 OF NW1/4) OF SECTION 23; THENCE NORTH ALONG  
10 THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF  
11 SECTION 23, A DISTANCE OF 280.7 FEET, MORE OR LESS, TO A POINT 60 FEET,  
12 MEASURED AT A RIGHT ANGLE, FROM THE CENTER LINE OF BURLINGTON  
13 NORTHERN INC. MAIN LINE RAILROAD TRACK;  
14 THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH THE SAID CENTER LINE  
15 OF BURLINGTON NORTHERN INC. MAIN LINE RAILROAD TRACK TO THE NORTH LINE  
16 OF BLOCK 9, ST. VINCENT'S ADDITION, ACCORDING TO THE RECORDED PLAT;  
17 THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK 9, ST. VINCENT'S ADDITION  
18 TO THE WESTERLY LINE OF A NORTHEASTERLY AND SOUTHWESTERLY ALLEY IN  
19 SAID BLOCK 9; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF ALLEY  
20 IN BLOCK 9 AND ITS SOUTHWESTERLY PROLONGATION AND THE WESTERLY LINE  
21 OF THE NORTHEASTERLY AND SOUTHWESTERLY ALLEY IN BLOCK 22 OF SAID ST.  
22 VINCENT'S ADDITION TO THE MOST EASTERLY CORNER OF LOT 14 OF SAID BLOCK  
23 22; THENCE SOUTHEASTERLY IN THE SOUTHEASTERLY PROLONGATION OF THE  
24 NORTHEASTERLY LINE OF SAID LOT 14, A DISTANCE OF 10 FEET; THENCE  
25 SOUTHWESTERLY 80.89 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LOT 17,  
26 SAID BLOCK 22, WHICH POINT IS 40 FEET SOUTHEASTERLY FROM THE MOST  
27 SOUTHERLY CORNER OF LOT 16, SAID BLOCK 22; THENCE SOUTHWESTERLY ALONG  
28 A LINE PARALLEL WITH AND 40 FEET DISTANT SOUTHEASTERLY FROM THE  
29 SOUTHEASTERLY LINE OF FORMER THE COLORADO AND EASTERN RAILROAD  
30 COMPANY RIGHT OF WAY AS ACQUIRED BY DEED RECORDED DECEMBER 1, 1890 IN  
31 BOOK 668 AT PAGE  
32 215, OF THE THEN RECORDS OF ARAPAHOE COUNTY NOW THE RECORDS OF SAID  
33 CITY AND COUNTY OF DENVER, A DISTANCE OF 448.87 FEET; THENCE SOUTHERLY  
34 ALONG A CURVED LINE TO THE LEFT HAVING A RADIUS OF 431.28 FEET, 250.52 FEET;  
35 THENCE CONTINUING SOUTHERLY TANGENT TO PRECEDING COURSE, 60.00 FEET;  
36 THENCE CONTINUING SOUTHERLY ALONG THE CURVED LINE TO THE LEFT HAVING  
37 A RADIUS OF 465.45 FEET, 401.58 FEET;  
38 THENCE SOUTHWESTERLY AT A RIGHT ANGLE TO THE NORTHEASTERLY LINE OF  
39 THIRTY-NINTH STREET IN SAID ST. VINCENT'S ADDITION, 16 FEET, INTERSECTING  
40 SAID NORTHEASTERLY LINE OF THIRTY-NINTH STREET AT A POINT 22 FEET  
41 NORTHWESTERLY FROM WHERE THE NORTHWESTERLY LINE OF ARKINS COURT  
42 PRODUCED NORTHEASTERLY INTERSECTS THE SAID NORTHEASTERLY LINE OF  
43 THIRTY-NINTH STREET;  
44 THENCE SOUTHEASTERLY ALONG THE SAID NORTHEASTERLY LINE OF THIRTY-  
45 NINTH STREET, A DISTANCE OF 22 FEET TO THE SAID NORTHEASTERLY  
46 PROLONGATION OF THE NORTHWESTERLY LINE OF ARKINS COURT;

1 THENCE SOUTHWESTERLY ALONG THE SAID NORTHEASTERLY PROLONGATION OF  
2 THE NORTHWESTERLY LINE OF ARKINS COURT AND ITS SAID NORTHWESTERLY  
3 LINE TO THE NORTHEASTERLY LINE OF THIRTY-EIGHTH STREET;  
4 THENCE NORTHWESTERLY ALONG THE SAID NORTHEASTERLY LINE OF THIRTY-  
5 EIGHTH STREET, 68.22 FEET, MORE OR LESS, TO THE WEST LINE OF SAID  
6 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION  
7 23;  
8 THENCE NORTH ALONG THE SAID WEST LINE OF NORTHWEST QUARTER OF THE  
9 SOUTHWEST QUARTER OF SECTION 23 TO THE POINT OF BEGINNING.

10  
11 EXCEPT THAT PART DESCRIBED IN DEED RECORDED JANUARY 26, 2015 UNDER  
12 RECEPTION NO. 2015008507; AND EXCEPT THAT PART DESCRIBED IN DEED  
13 RECORDED JANUARY 26, 2015 UNDER RECEPTION NO. 2015008509.

14  
15 **PARCEL 132**

16 A PORTION OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED DECEMBER 11,  
17 1942 IN BOOK 5644 AT PAGE 200 IN THE CITY AND COUNTY OF DENVER CLERK AND  
18 RECORDER'S OFFICE, LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST  
19 QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH  
20 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING  
21 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

22  
23 COMMENCING AT THE NORTH SIXTEENTH CORNER BETWEEN SAID SECTION 22 AND  
24 SECTION 23 (A FOUND 3 1/4" ALUMINUM CAP STAMPED "LS 23521"), THENCE SOUTH  
25 42 DEGREES 19 MINUTES 13 SECONDS EAST A DISTANCE OF 874.51 FEET TO THE  
26 INTERSECTION POINT OF THE SOUTHEASTERLY LINE OF A PARCEL OF LAND  
27 DESCRIBED IN DEED RECORDED JUNE 23, 1976 IN BOOK 1256 AT PAGE 676 RECORDED  
28 IN SAID CLERK AND RECORDER'S OFFICE, AND THE WESTERLY LINE OF SAID BOOK  
29 5644 AT PAGE 200, SAID POINT BEING THE POINT OF BEGINNING;  
30 THENCE NORTH 44 DEGREES 51 MINUTES 58 SECONDS EAST COINCIDENT WITH SAID  
31 SOUTHEASTERLY LINE A DISTANCE OF 133.32 FEET TO A POINT OF INTERSECTION  
32 WITH THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 5644 AT  
33 PAGE 200; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY LINE;  
34 1) SOUTH 10 DEGREES 42 MINUTES 05 SECONDS WEST TANGENT WITH THE  
35 FOLLOWING DESCRIBED CURVE A DISTANCE OF 189.51 FEET; 2) THENCE ALONG THE  
36 ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53 DEGREES 23  
37 MINUTES 18 SECONDS, A RADIUS OF 533.69 FEET, A CHORD BEARING SOUTH 15  
38 DEGREES 59 MINUTES 34 SECONDS EAST A DISTANCE OF 479.50 FEET, AND AN ARC  
39 DISTANCE OF 497.29 FEET TO A POINT OF INTERSECTION WITH THE  
40 NORTHWESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED  
41 MARCH 19, 1999 UNDER RECEPTION NO.  
42 9900049833 IN SAID CLERK AND RECORDER'S OFFICE; THENCE SOUTH 44 DEGREES 53  
43 MINUTES 22 SECONDS WEST NON-TANGENT WITH THE LAST AND FOLLOWING  
44 DESCRIBED CURVES, AND COINCIDENT WITH SAID NORTHWESTERLY LINE A  
45 DISTANCE OF 80.06 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE  
46 OF SAID PARCEL OF LAND DESCRIBED IN BOOK 5644 AT PAGE 200;  
47 THENCE COINCIDENT WITH SAID WESTERLY LINE, ALONG THE ARC OF A CURVE TO  
48 THE RIGHT, HAVING A CENTRAL ANGLE OF 61 DEGREES 07 MINUTES 09 SECONDS, A

1 RADIUS OF 613.69 FEET, A CHORD BEARING OF NORTH 12 DEGREES 26 MINUTES 38  
2 SECONDS WEST A DISTANCE OF 624.04 FEET, AND AN ARC DISTANCE OF 654.64 FEET  
3 TO THE POINT OF BEGINNING.

4  
5 **PARCEL 146/147**

6 A TRACT OR PARCEL OF LAND NO. 17 OF THE DEPARTMENT OF TRANSPORTATION,  
7 STATE OF COLORADO, PROJECT NO. IR-IM9CX) 070-4(145) UNIT 1, MORE OR LESS, IN  
8 THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST,  
9 OF THE SIXTH PRINCIPAL MERIDIAN, IN CITY AND COUNTY OF DENVER, STATE OF  
10 COLORADO, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY  
11 DESCRIBED AS FOLLOWS:

12  
13 BEGINNING AT THE NORTH 1/16 CORNER BETWEEN SECTIONS 22 AND 23 (STONE IN  
14 RANGE BOX WITH 3 1/4" CAP); THENCE SOUTH 0 DEGREES 04 MINUTES 16 SECONDS  
15 WEST, A DISTANCE OF 106.680 METERS (350.00 FEET); THENCE SOUTH 72 DEGREES 40  
16 MINUTES 48 SECONDS EAST, A DISTANCE OF 54.756 METERS (179.65 FEET) TO A POINT  
17 ON THE EASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER,  
18 SAID POINT BEING THE TRUE POINT OF BEGINNING;

19  
20 1. THENCE ALONG SAID EASTERLY LINE OF SAID RIVER, ALONG THE ARC OF A  
21 CURVE TO THE RIGHT HAVING A RADIUS OF 218.475 METERS (716.78 FEET), A  
22 DISTANCE OF 8.570 METERS (28.12 FEET), (THE CHORD OF SAID ARC BEARS NORTH 21  
23 DEGREES 30 MINUTES 53 SECONDS EAST, A DISTANCE OF 8.569 METERS (28.11 FEET));  
24 2. THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 22 DEGREES 38  
25 MINUTES 18 SECONDS EAST, A DISTANCE OF 11.558 METERS (37.92 FEET), TO A POINT  
26 ON THE SOUTHERLY RIGHT OF WAY LINE OF I 70 (AUG. 1996); 3. THENCE NORTH 87  
27 DEGREES 52 MINUTES 48 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY  
28 LINE, A DISTANCE OF 93.028 METERS (305.21 FEET), TO A POINT ON THE WESTERLY  
29 RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; 4. THENCE SOUTH  
30 45 DEGREES 20 MINUTES 15 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY  
31 LINE OF THE RAILROAD, A DISTANCE OF 8.009 METERS (26.28 FEET); 5. THENCE  
32 ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 715.500 METERS  
33 (2347.44 FEET), A DISTANCE OF 96.348 METERS (316.10 FEET), (THE CHORD OF SAID  
34 ARC BEARS SOUTH 80 DEGREES 09 MINUTES 41 SECONDS WEST, A DISTANCE OF  
35 96.275 METERS (315.86 FEET)), MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

36  
37 BASIS OF BEARINGS: THE CALCULATED GEODETIC BEARING OF NORTH 32 DEGREES  
38 43 MINUTES 34 SECONDS EAST BETWEEN GPS STATION "PEARL" (3 1/4" CAP IN  
39 RANGE BOX) AND "TOWER" (3 1/4" ROCK CAP IN SIDEWALK) AS SHOWN ON THE  
40 CONTROL DIAGRAM FILED BY LUND PARTNERSHIP FOR PROJECT IM-IR(CX) 70-4  
41 (145).

42  
43 AND

44  
45 A TRACT OR PARCEL OF LAND NO. 17R OF THE DEPARTMENT OF TRANSPORTATION,  
46 STATE OF COLORADO, PROJECT NO. IR-IM(CX) 070-4(145) UNIT 1, MORE OR LESS, IN  
47 THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE  
48 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN CITY AND COUNTY OF DENVER,

1 STATE OF COLORADO, SAID TRACT OR PARCEL OF LAND BEING MORE  
2 PARTICULARLY DESCRIBED AS FOLLOWS:

3  
4 BEGINNING AT THE NORTH 1/16 CORNER BETWEEN SECTIONS 22 AND 23 (STONE IN  
5 RANGE BOX WITH 3 1/4" CAP); THENCE SOUTH 0 DEGREES 04 MINUTES 16 SECONDS  
6 WEST, A DISTANCE OF 106.680 METERS (350.00 FEET); THENCE SOUTH 72 DEGREES 40  
7 MINUTES 43 SECONDS EAST, A DISTANCE OF 54.756 METERS (179.65 FEET) TO A POINT  
8 ON THE EASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER,  
9 SAID POINT BEING THE TRUE POINT OF BEGINNING;

10  
11 1. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 715.500  
12 METERS (2347.44 FEET), A DISTANCE OF 96.348 METERS (316.10 FEET), (THE CHORD OF  
13 SAID ARC BEARS NORTH 80 DEGREES 09 MINUTES 41 SECONDS EAST, A DISTANCE  
14 OF 96.275 METERS (315.86 FEET)) TO THE WESTERLY RIGHT OF WAY LINE OF THE  
15 BURLINGTON NORTHERN RAILROAD;

16 2. THENCE SOUTH 45 DEGREES 20 MINUTES 15 SECONDS WEST, ALONG SAID  
17 WESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, A  
18 DISTANCE OF 151.962 METERS (498.56 FEET) TO THE SAID EASTERLY LINE OF THE  
19 SOUTH PLATTE RIVER;

20 3. THENCE ALONG SAID EASTERLY LINE, ALONG THE ARC OF A CURVE TO THE  
21 RIGHT HAVING A RADIUS OF 218.475 METERS (716.78 FEET), A DISTANCE OF 92.009  
22 METERS (301.87 FEET), (THE CHORD OF SAID ARC BEARS NORTH 8 DEGREES 19  
23 MINUTES 34 SECONDS EAST, A DISTANCE OF 91.331 METERS (299.64 FEET)), MORE OR  
24 LESS, TO THE TRUE POINT OF BEGINNING.

25  
26 BASIS OF BEARINGS: THE CALCULATED GEODETIC BEARING OF NORTH 32 DEGREES  
27 43 MINUTES 34 SECONDS EAST BETWEEN GPS STATION "PEARL" (3 1/4" CAP IN  
28 RANGE BOX) AND "TOWER" (3 1/4" ROCK CAP IN SIDEWALK) AS SHOWN ON THE  
29 CONTROL DIAGRAM FILED BY LUND PARTNERSHIP FOR PROJECT IM-IR(CX) 70-4  
30 (145).

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COMMITTEE APPROVAL DATE: August 29, 2017

MAYOR-COUNCIL DATE: September 5, 2017 by Consent

PASSED BY THE COUNCIL \_\_\_\_\_

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

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

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

NOTICE PUBLISHED IN THE DAILY JOURNAL \_\_\_\_\_ ; \_\_\_\_\_

PREPARED BY: Jennifer Welborn, Assistant City Attorney September 7, 2017

Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the Office of the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed ordinance. The proposed ordinance is submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.

Kristin M. Bronson, Denver City Attorney

BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_