

8TH AVE, BETWEEN COLORADO BLVD AND BELLAIRE ST

EXHIBIT A, AS DESCRIBED IN A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 21ST DAY OF JANUARY 2016, AT RECEPTION NUMBER 2016007354 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 6 BEARS NORTH 00°15'29" WEST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE NORTH 02°22'11" EAST, A DISTANCE OF 1357.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 8TH AVENUE AS RECORDED IN BOOK 2550 AT PAGE 113 OF THE RECORDS IN THE CLERK AND RECORDER'S OFFICE IN THE CITY AND COUNTY OF DENVER, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°15'29" WEST, A DISTANCE OF 19.26 FEET TO A LINE PARALLEL WITH AND 19.26 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, TO SAID NORTHERLY RIGHT-OF-WAY OF 8TH AVENUE;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°33'23" EAST, A DISTANCE OF 896.92 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BELLAIRE STREET AS SHOWN ON THE BELLAIRE STREET SUBDIVISION FILING NO. 1 PLAT AS RECORDED UNDER RECEPTION NO. 2014122683;

THENCE DEPARTING SAID PARALLEL LINE, ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°26'33" EAST, A DISTANCE OF 19.26 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY FOR 8TH AVENUE;

THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°33'23" WEST, A DISTANCE OF 435.63 FEET TO THE SOUTHEASTERLY CORNER OF THAT RIGHT-OF-WAY FOR 8TH AVENUE RECORDED UNDER RECEPTION NO. 9700074130, IN SAID RECORDS;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID 8TH AVENUE THE FOLLOWING THREE (3) COURSES:

NORTH 67°52'17" WEST, A DISTANCE OF 12.00 FEET:

SOUTH 89°33'23" WEST, A DISTANCE OF 54.94 FEET:

SOUTH 66°59'03" WEST, A DISTANCE OF 12.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY FOR 8TH AVENUE AS RECORDED IN BOOK 2550 AT PAGE 113:

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°33'23" WEST, A DISTANCE OF 384.25 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.390 ACRES, (16,973 SQUARE FEET), MORE OR LESS.

11TH AVE, BETWEEN COLORADO BLVD AND BELLAIRE ST

EXHIBIT B, AS DESCRIBED IN A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 21ST DAY OF JANUARY 2016, AT RECEPTION NUMBER 2016007354, AND PARCELS 1, 2 AND 3, AS DESCRIBED IN A BARGAIN AND SALE DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JANUARY 2017, AT RECEPTION NUMBER 2017012223, BOTH IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS SOUTH 00°15'29" EAST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 85°04'29" EAST, A DISTANCE OF 321.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 11TH AVENUE AS RECORDED IN BOOK 6995 AT PAGE 81 OF THE RECORDS IN THE CLERK AND RECORDER'S OFFICE IN THE CITY AND COUNTY OF DENVER, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°34'42" EAST, A DISTANCE OF 599.69 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°16'07" EAST, A DISTANCE OF 5.29 FEET TO A LINE PARALLEL WITH AND 5.29 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, TO SAID SOUTHERLY RIGHT-OF-WAY OF 11TH AVENUE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°34'42" WEST, A DISTANCE OF 215.09 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 00°15'29" WEST, A DISTANCE OF 0.50 FEET;

THENCE SOUTH 89°31'16" WEST, A DISTANCE OF 70.00 FEET:

THENCE SOUTH 88°48'45" WEST, A DISTANCE OF 354.83 FEET TO A POINT ON THAT RIGHT-OF-WAY AS RECORDED UNDER RECEPTION NO. 9400191068, IN SAID RECORDS;

THENCE ALONG SAID RIGHT-OF-WAY, NORTH 76°09'07" EAST, A DISTANCE OF 41.35 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.088 ACRES, (3,848 SQUARE FEET), MORE OR LESS.

COLORADO BLVD, BETWEEN 8TH AVE AND 9TH AVE

EXHIBIT C, AS DESCRIBED IN A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 21ST DAY OF JANUARY 2016, AT RECEPTION NUMBER 2016007354 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 6 BEARS NORTH 00°15'29" WEST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, NORTH 00°15'29" WEST, A DISTANCE OF 1324.50 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°15'29" WEST, A DISTANCE OF 694.25 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COLORADO BOULEVARD AS RECORDED UNDER RECEPTION NO. 9400191068 OF THE RECORDS IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG THE SOUTHERLY, AND THE EASTERLY RIGHT-OF-WAYS OF SAID COLORADO BOULEVARD THE FOLLOWING THREE (3) COURSES:

NORTH 89°33'50" EAST, A DISTANCE OF 51.50 FEET;

NORTH 00°15'29" WEST, A DISTANCE OF 52.99 FEET;

NORTH 07°51'55" EAST, A DISTANCE OF 84.92 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00°15'29" EAST, A DISTANCE OF 138.02 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 9TH AVENUE AS RECORDED IN BOOK 2550 AT PAGE 221, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°33'50" WEST, A DISTANCE OF 13.50 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00°15'29" EAST, A DISTANCE OF 72.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 9TH AVENUE AS RECORDED IN BOOK 9138 AT PAGE 553, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°33'50" EAST, A DISTANCE OF 12.22 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°15'29" EAST, A DISTANCE OF 590.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 8TH AVENUE AS RECORDED IN BOOK 2550 AT PAGE 113, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°33'23" WEST, A DISTANCE OF 12.22 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00°15'29" EAST, A DISTANCE OF 31.06 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°32'59" WEST, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.989 ACRES, (43,077 SQUARE FEET), MORE OR LESS.