

1 **BY AUTHORITY**

2 ORDINANCE NO.  
3 SERIES OF 2013

COUNCIL BILL NO. CB13-0262  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4  
5 **A BILL**

6 **For an ordinance designating certain properties as being required for public**  
7 **use and authorizing use and acquisition thereof by negotiation or through**  
8 **condemnation proceedings of fee, easement and other interests, including**  
9 **any rights and interests related or appurtenant to properties as needed for the**  
10 **South Broadway Reconstruction Project, Arizona Avenue to Kentucky Avenue.**

11  
12 **BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

13 **Section 1.** That the Council hereby designates the following properties situated in the City  
14 and County of Denver and State of Colorado as being needed for public uses and purposes by  
15 the City and County of Denver, a municipal corporation of the State of Colorado:

16  
17 **Parcel 100– Vesting deed**

18 That parcel of land described in Special Warranty Deed recorded May 9, 2005 at Reception No.  
19 2005075710 in the records of the Clerk and recorder, City and County of Denver, State of Colorado,  
20 described therein as follows:

21  
22 **NORTH PARCEL**

23  
24 PARCEL 1-A:

25 THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
26 SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY  
27 AND COUNTY OF DENVER, STATE OF COLORADO.

28  
29 EXCEPT THAT PORTION TAKEN BY CITY AND COUNTY OF DENVER IN COURT ORDER  
30 RECORDED JUNE 15, 1910 IN BOOK 2191 AT PAGE 394.

31  
32 EXCEPT THAT PORTION TAKEN BY THE DENVER AND NEW ORLEANS RAILROAD  
33 COMPANY IN ORDER OF CONDEMNATION RECORDED APRIL 30, 1890 IN BOOK 587 AT PAGE

1 147.

2

3 AND EXCEPT THAT PORTION CONVEYED TO CITY AND COUNTY OF DENVER BY DEED  
4 RECORDED MAY 7, 1957 IN BOOK 8034 AT PAGE 290.

5

6 EXCEPT THAT PORTION TAKEN BY REGIONAL TRANSPORTATION DISTRICT IN RULE AND  
7 ORDER RECORDED SEPTEMBER 14, 2004 UNDER RECEPTION NO. 2004192140

8

9 EXCEPT THAT PORTION DESCRIBED IN ORDINANCE NO. 188, SERIES OF 1925, AN  
10 ORDINANCE OPENING WEST KENTUCKY AVENUE AS A PUBLIC RIGHT-OF- WAY.

11

12 PARCEL 1-B:

13 THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4  
14 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
15 DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

16

17 BEGINNING AT A POINT WHERE THE NORTH LINE OF SOUTHWEST 1/4 SOUTHWEST 1/4  
18 SOUTHEAST 1/4 OF SAID SECTION 15 INTERSECTS THE EAST LINE OF THE STREET  
19 DESIGNATED AS "BROADWAY";

20

21 RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF SOUTHWEST 1/4 SOUTHWEST  
22 1/4 SOUTHEAST 1/4 OF SAID SECTION 15, 666.72 FEET TO A POINT STAKE ON THE  
23 SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE COLORADO AND SOUTHERN  
24 RAILROAD COMPANY;

25

26 RUNNING THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID SOUTHWESTERLY LINE  
27 OF SAID RIGHT-OF-WAY, 160.43 FEET TO A STAKE;

28

29 RUNNING THENCE WEST 770.66 FEET TO THE EAST LINE OF SAID STREET CALLED  
30 BROADWAY;

31 RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID STREET CALLED  
32 BROADWAY, 121.23 FEET TO THE POINT OF BEGINNING.

1 PARCEL 1-D:  
2 A PARCEL OF LAND LOCATED IN THE EAST 1/2 NORTHWEST 1/4 SOUTHWEST 1/4  
3 SOUTHEAST 1/4 AND WEST 1/2 NORTHEAST 1/4 SOUTHWEST 1/4 SOUTHEAST 1/4 OF SECTION  
4 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND  
5 COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS  
6 FOLLOWS:

7  
8 COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST 1/2 NORTHWEST 1/4  
9 SOUTHWEST 1/4 SOUTHEAST 1/4 WHICH POINT IS 661.74 FEET SOUTH, AND SOUTH 89  
10 DEGREES; 27 MINUTES EAST, 328.29 FEET EAST FROM THE NORTHWEST CORNER OF THE  
11 SOUTHWEST 1/4 SOUTHEAST 1/4 OF SAID SECTION 15;

12  
13 THENCE SOUTH 89 DEGREES 27 MINUTES EAST ALONG THE SOUTH LINE OF SAID EAST 1/2  
14 NORTHWEST 1/4 SOUTHWEST 1/4 SOUTHEAST 1/4, AND WEST 1/2 NORTHEAST 1/4  
15 SOUTHWEST 1/4 SOUTHEAST 1/4, A DISTANCE OF 388.07 FEET, MORE OR LESS, TO A POINT  
16 ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO & SOUTHERN  
17 RAILROAD CO., THENCE NORTH 40 DEGREES 15 MINUTES WEST, ALONG THE  
18 SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO & SOUTHERN RAILROAD CO., A  
19 DISTANCE OF 599.65 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID EAST 1/2  
20 NORTHWEST 1/4 SOUTHWEST 1/4 SOUTHEAST 1/4; THENCE SOUTH ALONG THE WEST LINE  
21 OF SAID EAST 1/2 NORTHWEST 1/4 SOUTHWEST 1/4 SOUTHEAST 1/4, A DISTANCE OF 453.38  
22 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

23  
24 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

25  
26 PARCEL 1-E:  
27 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF  
28 SECTION FIFTEEN (15), TOWNSHIP FOUR (4) SOUTH, RANGE SIXTY-EIGHT (68) WEST OF 6TH  
29 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE  
30 PARTICULARLY DESCRIBED AS FOLLOWS:

31  
32 BEGINNING AT A POINT ON THE COLORADO AND SOUTHERN RAILWAY COMPANY'S

1 SOUTHWESTERLY RIGHT OF WAY LINE, SAID POINT BEING 670 FEET NORTH 40 DEGREES 15  
2 MINUTES WEST FROM A POINT ON THE NORTH LINE OF MISSISSIPPI AVENUE, WHICH LAST-  
3 MENTIONED POINT IS FOURTEEN AND SEVEN-TENTHS (14.7) FEET WEST OF THE WEST LINE  
4 OF SOUTH LOGAN STREET;

5  
6 THENCE CONTINUING NORTH 40 DEGREES 15 MINUTES WEST, 970 FEET ALONG THE SAID  
7 SOUTHWESTERLY RIGHT OF WAY LINE; TO THE SOUTH LINE OF KENTUCKY AVENUE;

8  
9 THENCE EAST FORTY-FIVE AND NINE-TENTHS. (45.9) FEET ALONG SAID SOUTH  
10 LINE OF KENTUCKY AVENUE;

11  
12 THENCE SOUTH 40 DEGREES 15 MINUTES EAST 970 FEET, MORE OR LESS;

13  
14 THENCE WEST FORTY-FIVE AND NINE-TENTHS (45.9) FEET TO POINT OF BEGINNING.

15  
16 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

17  
18 EXCEPT THAT PORTION TAKEN BY REGIONAL TRANSPORTATION DISTRICT IN RULE AND  
19 ORDER RECORDED SEPTEMBER 14, 2004 UNDER RECEPTION NO. 2004192140 .

20  
21 SOUTH PARCEL

22 PARCEL 6:

23 LOTS 1 THROUGH 12, INCLUSIVE, AND THE NORTH 2/3 OF LOT 13, LOTS 15, 16, 17 AND THE  
24 NORTH 15 FEET OF LOT 18 AND LOTS 30 THROUGH 44, INCLUSIVE, BLOCK 5;

25  
26 LOTS 1 THROUGH 21, INCLUSIVE, LOT 25 AND THE SOUTH 1/3 OF LOT 26, LOTS 29 THROUGH  
27 33, INCLUSIVE, AND THE SOUTH 1/2 OF LOT 34 AND LOTS 39 THROUGH 48, INCLUSIVE,  
28 BLOCK 6;

29 LOTS 1 THROUGH 24, INCLUSIVE, LOTS 27 THROUGH 31, INCLUSIVE, AND THE SOUTH 1/2 OF  
30 LOT 32, THE NORTH 8 FEET 4 INCHES OF LOT 33 AND ALL OF LOTS 34 THROUGH 48,  
31 INCLUSIVE, BLOCK 7; AND

1 LOTS 10, 13, 14, 17 THROUGH 24, INCLUSIVE, AND 31 THROUGH 44, INCLUSIVE, BLOCK 8;  
2  
3 ALL IN SHERMAN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
4  
5 EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 10, 13, 14 AND 17 THROUGH 24,  
6 INCLUSIVE, BLOCK 8, TAKEN BY THE CITY AND COUNTY OF DENVER IN FINAL DECREE IN  
7 CONDEMNATION RECORDED JUNE 15, 1910 IN BOOK 2191 AT PAGE 394.

8  
9 and

10  
11 **Parcel 101- Vesting deed**

12 That parcel of land described in Deed recorded January 26, 1984 at book 3009 Page 643 in the records of  
13 the Clerk and recorder, City and County of Denver, State of Colorado, described therein as follows:

14  
15 Lots 15 and 16, Block 8, Sherman Subdivision, Except that portion condemned by the City and County of  
16 Denver in book 2191 at page 394, City and County of Denver, State of Colorado also known as street and  
17 number: 1156-1158 South Broadway, Denver, Colorado.

18  
19 and

20  
21 **Parcel 102- Vesting deed**

22 That parcel of land described in Special Warranty Deed recorded May 9, 2005 at Reception No.  
23 2005075710 in the records of the Clerk and recorder, City and County of Denver, State of Colorado,  
24 described therein as follows:

25 **NORTH PARCEL**

26  
27 PARCEL 1-A:

28 THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
29 SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY  
30 AND COUNTY OF DENVER, STATE OF COLORADO.

31  
32 EXCEPT THAT PORTION TAKEN BY CITY AND COUNTY OF DENVER IN COURT ORDER

1 RECORDED JUNE 15, 1910 IN BOOK 2191 AT PAGE 394.

2  
3 EXCEPT THAT PORTION TAKEN BY THE DENVER AND NEW ORLEANS RAILROAD  
4 COMPANY IN ORDER OF CONDEMNATION RECORDED APRIL 30, 1890 IN BOOK 587 AT PAGE  
5 147.

6  
7 AND EXCEPT THAT PORTION CONVEYED TO CITY AND COUNTY OF DENVER BY DEED  
8 RECORDED MAY 7, 1957 IN BOOK 8034 AT PAGE 290.

9  
10 EXCEPT THAT PORTION TAKEN BY REGIONAL TRANSPORTATION DISTRICT IN RULE AND  
11 ORDER RECORDED SEPTEMBER 14, 2004 UNDER RECEPTION NO. 2004192140

12  
13 EXCEPT THAT PORTION DESCRIBED IN ORDINANCE NO. 188, SERIES OF 1925, AN  
14 ORDINANCE OPENING WEST KENTUCKY AVENUE AS A PUBLIC RIGHT-OF- WAY.

15  
16 PARCEL 1-B:

17 THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4  
18 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
19 DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

20  
21 BEGINNING AT A POINT WHERE THE NORTH LINE OF SOUTHWEST 1/4 SOUTHWEST 1/4  
22 SOUTHEAST 1/4 OF SAID SECTION 15 INTERSECTS THE EAST LINE OF THE STREET  
23 DESIGNATED AS "BROADWAY";

24  
25 RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF SOUTHWEST 1/4 SOUTHWEST  
26 1/4 SOUTHEAST 1/4 OF SAID SECTION 15, 666.72 FEET TO A POINT STAKE ON THE  
27 SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE COLORADO AND SOUTHERN  
28 RAILROAD COMPANY;

29  
30 RUNNING THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID SOUTHWESTERLY LINE  
31 OF SAID RIGHT-OF-WAY, 160.43 FEET TO A STAKE;

1 RUNNING THENCE WEST 770.66 FEET TO THE EAST LINE OF SAID STREET CALLED  
2 BROADWAY;

3  
4 RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID STREET CALLED  
5 BROADWAY, 121.23 FEET TO THE POINT OF BEGINNING.

6  
7 PARCEL 1-D:

8 A PARCEL OF LAND LOCATED IN THE EAST 1/2 NORTHWEST 1/4 SOUTHWEST 1/4  
9 SOUTHEAST 1/4 AND WEST 1/2 NORTHEAST 1/4 SOUTHWEST 1/4 SOUTHEAST 1/4 OF SECTION  
10 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND  
11 COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS  
12 FOLLOWS:

13  
14 COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST 1/2 NORTHWEST 1/4  
15 SOUTHWEST 1/4 SOUTHEAST 1/4 WHICH POINT IS 661.74 FEET SOUTH, AND SOUTH 89  
16 DEGREES; 27 MINUTES EAST, 328.29 FEET EAST FROM THE NORTHWEST CORNER OF THE  
17 SOUTHWEST 1/4 SOUTHEAST 1/4 OF SAID SECTION 15;

18  
19 THENCE SOUTH 89 DEGREES 27 MINUTES EAST ALONG THE SOUTH LINE OF SAID EAST 1/2  
20 NORTHWEST 1/4 SOUTHWEST 1/4 SOUTHEAST 1/4, AND WEST 1/2 NORTHEAST 1/4  
21 SOUTHWEST 1/4 SOUTHEAST 1/4, A DISTANCE OF 388.07 FEET, MORE OR LESS, TO A POINT  
22 ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO & SOUTHERN  
23 RAILROAD CO., THENCE NORTH 40 DEGREES 15 MINUTES WEST, ALONG THE  
24 SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO & SOUTHERN RAILROAD CO., A  
25 DISTANCE OF 599.65 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID EAST 1/2  
26 NORTHWEST 1/4 SOUTHWEST 1/4 SOUTHEAST 1/4; THENCE SOUTH ALONG THE WEST LINE  
27 OF SAID EAST 1/2 NORTHWEST 1/4 SOUTHWEST 1/4 SOUTHEAST 1/4, A DISTANCE OF 453.38  
28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.  
29 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

30  
31 PARCEL 1-E:

32 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF

1 SECTION FIFTEEN (15), TOWNSHIP FOUR (4) SOUTH, RANGE SIXTY-EIGHT (68) WEST OF 6TH  
2 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE  
3 PARTICULARLY DESCRIBED AS FOLLOWS:

4  
5 BEGINNING AT A POINT ON THE COLORADO AND SOUTHERN RAILWAY COMPANY'S  
6 SOUTHWESTERLY RIGHT OF WAY LINE, SAID POINT BEING 670 FEET NORTH 40 DEGREES 15  
7 MINUTES WEST FROM A POINT ON THE NORTH LINE OF MISSISSIPPI AVENUE, WHICH LAST-  
8 MENTIONED POINT IS FOURTEEN AND SEVEN-TENTHS (14.7) FEET WEST OF THE WEST LINE  
9 OF SOUTH LOGAN STREET;

10  
11 THENCE CONTINUING NORTH 40 DEGREES 15 MINUTES WEST, 970 FEET ALONG THE SAID  
12 SOUTHWESTERLY RIGHT OF WAY LINE; TO THE SOUTH LINE OF KENTUCKY AVENUE;

13  
14 THENCE EAST FORTY-FIVE AND NINE-TENTHS. (45.9) FEET ALONG SAID SOUTH  
15 LINE OF KENTUCKY AVENUE;

16  
17 THENCE SOUTH 40 DEGREES 15 MINUTES EAST 970 FEET, MORE OR LESS;

18  
19 THENCE WEST FORTY-FIVE AND NINE-TENTHS (45.9) FEET TO POINT OF BEGINNING.

20  
21 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

22  
23 EXCEPT THAT PORTION TAKEN BY REGIONAL TRANSPORTATION DISTRICT IN RULE AND  
24 ORDER RECORDED SEPTEMBER 14, 2004 UNDER RECEPTION NO. 2004192140 .

25  
26 SOUTH PARCEL

27  
28 PARCEL6:

29 LOTS 1 THROUGH 12, INCLUSIVE, AND THE NORTH 2/3 OF LOT 13, LOTS 15, 16, 17 AND THE  
30 NORTH 15 FEET OF LOT 18 AND LOTS 30 THROUGH 44, INCLUSIVE, BLOCK 5;

31  
32 LOTS 1 THROUGH 21, INCLUSIVE, LOT 25 AND THE SOUTH 1/3 OF LOT 26, LOTS 29 THROUGH



1 33, INCLUSIVE, AND THE SOUTH 1/2 OF LOT 34 AND LOTS 39 THROUGH 48, INCLUSIVE,  
2 BLOCK 6;  
3  
4 LOTS 1 THROUGH 24, INCLUSIVE, LOTS 27 THROUGH 31, INCLUSIVE, AND THE SOUTH 1/2 OF  
5 LOT 32, THE NORTH 8 FEET 4 INCHES OF LOT 33 AND ALL OF LOTS 34 THROUGH 48,  
6 INCLUSIVE, BLOCK 7; AND  
7  
8 LOTS 10, 13, 14, 17 THROUGH 24, INCLUSIVE, AND 31 THROUGH 44, INCLUSIVE, BLOCK 8;  
9  
10 ALL IN SHERMAN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
11  
12 EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 10, 13, 14 AND 17 THROUGH 24,  
13 INCLUSIVE, BLOCK 8, TAKEN BY THE CITY AND COUNTY OF DENVER IN FINAL DECREE IN  
14 CONDEMNATION RECORDED JUNE 15, 1910 IN BOOK 2191 AT PAGE 394.

15  
16 and

17  
18 **Parcel 103-Vesting deed**

19 THAT PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED JANUARY 5, 1999 AT  
20 RECEPTION NO. 9900002159 IN THE RECORDS OF THE CLERK AND RECORDER, CITY AND  
21 COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED THEREIN AS FOLLOWS:  
22

23 LOTS 11 AND 12, BLOCK 8, SHERMAN SUBDIVISION.

24 and

25  
26 **Parcel 104-Vesting deed**

27 That parcel of land described in Special Warranty Deed recorded May 9, 2005 at Reception No.  
28 2005075710 in the records of the Clerk and recorder, City and County of Denver, State of Colorado,  
29 described therein as follows:  
30

31 **NORTH PARCEL**  
32

1 PARCEL 1-A:  
2 THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
3 SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY  
4 AND COUNTY OF DENVER, STATE OF COLORADO.

5  
6 EXCEPT THAT PORTION TAKEN BY CITY AND COUNTY OF DENVER IN COURT ORDER  
7 RECORDED JUNE 15, 1910 IN BOOK 2191 AT PAGE 394.

8  
9 EXCEPT THAT PORTION TAKEN BY THE DENVER AND NEW ORLEANS RAILROAD  
10 COMPANY IN ORDER OF CONDEMNATION RECORDED APRIL 30, 1890 IN BOOK 587 AT PAGE  
11 147.

12  
13 AND EXCEPT THAT PORTION CONVEYED TO CITY AND COUNTY OF DENVER BY DEED  
14 RECORDED MAY 7, 1957 IN BOOK 8034 AT PAGE 290.

15  
16 EXCEPT THAT PORTION TAKEN BY REGIONAL TRANSPORTATION DISTRICT IN RULE AND  
17 ORDER RECORDED SEPTEMBER 14, 2004 UNDER RECEPTION NO. 2004192140

18  
19 EXCEPT THAT PORTION DESCRIBED IN ORDINANCE NO. 188, SERIES OF 1925, AN  
20 ORDINANCE OPENING WEST KENTUCKY AVENUE AS A PUBLIC RIGHT-OF- WAY.

21  
22 PARCEL 1-B:  
23 THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4  
24 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
25 DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

26  
27 BEGINNING AT A POINT WHERE THE NORTH LINE OF SOUTHWEST 1/4 SOUTHWEST 1/4  
28 SOUTHEAST 1/4 OF SAID SECTION 15 INTERSECTS THE EAST LINE OF THE STREET  
29 DESIGNATED AS "BROADWAY";

30  
31 RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF SOUTHWEST 1/4 SOUTHWEST  
32 1/4 SOUTHEAST 1/4 OF SAID SECTION 15, 666.72 FEET TO A POINT STAKE ON THE

1 SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE COLORADO AND SOUTHERN  
2 RAILROAD COMPANY;  
3  
4 RUNNING THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID SOUTHWESTERLY LINE  
5 OF SAID RIGHT-OF-WAY, 160.43 FEET TO A STAKE;  
6  
7 RUNNING THENCE WEST 770.66 FEET TO THE EAST LINE OF SAID STREET CALLED  
8 BROADWAY;  
9  
10 RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID STREET CALLED  
11 BROADWAY, 121.23 FEET TO THE POINT OF BEGINNING.

12  
13 PARCEL 1-D:  
14 A PARCEL OF LAND LOCATED IN THE EAST 1/2 NORTHWEST 1/4 SOUTHWEST 1/4  
15 SOUTHEAST 1/4 AND WEST 1/2 NORTHEAST 1/4 SOUTHWEST 1/4 SOUTHEAST 1/4 OF SECTION  
16 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND  
17 COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS  
18 FOLLOWS:

19  
20 COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST 1/2 NORTHWEST 1/4  
21 SOUTHWEST 1/4 SOUTHEAST 1/4 WHICH POINT IS 661.74 FEET SOUTH, AND SOUTH 89  
22 DEGREES; 27 MINUTES EAST, 328.29 FEET EAST FROM THE NORTHWEST CORNER OF THE  
23 SOUTHWEST 1/4 SOUTHEAST 1/4 OF SAID SECTION 15;

24  
25 THENCE SOUTH 89 DEGREES 27 MINUTES EAST ALONG THE SOUTH LINE OF SAID EAST 1/2  
26 NORTHWEST 1/4 SOUTHWEST 1/4 SOUTHEAST 1/4, AND WEST 1/2 NORTHEAST 1/4  
27 SOUTHWEST 1/4 SOUTHEAST 1/4, A DISTANCE OF 388.07 FEET, MORE OR LESS, TO A POINT  
28 ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO & SOUTHERN  
29 RAILROAD CO., THENCE NORTH 40 DEGREES 15 MINUTES WEST, ALONG THE  
30 SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO & SOUTHERN RAILROAD CO., A  
31 DISTANCE OF 599.65 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID EAST 1/2  
32 NORTHWEST 1/4 SOUTHWEST 1/4 SOUTHEAST 1/4; THENCE SOUTH ALONG THE WEST LINE

1 OF SAID EAST 1/2 NORTHWEST 1/4 SOUTHWEST 1/4 SOUTHEAST 1/4, A DISTANCE OF 453.38  
2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

3  
4 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

5  
6 PARCEL 1-E:

7 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF  
8 SECTION FIFTEEN (15), TOWNSHIP FOUR (4) SOUTH, RANGE SIXTY-EIGHT (68) WEST OF 6TH  
9 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE  
10 PARTICULARLY DESCRIBED AS FOLLOWS:

11  
12 BEGINNING AT A POINT ON THE COLORADO AND SOUTHERN RAILWAY COMPANY'S  
13 SOUTHWESTERLY RIGHT OF WAY LINE, SAID POINT BEING 670 FEET NORTH 40 DEGREES 15  
14 MINUTES WEST FROM A POINT ON THE NORTH LINE OF MISSISSIPPI AVENUE, WHICH LAST-  
15 MENTIONED POINT IS FOURTEEN AND SEVEN-TENTHS (14.7) FEET WEST OF THE WEST LINE  
16 OF SOUTH LOGAN STREET;

17  
18 THENCE CONTINUING NORTH 40 DEGREES 15 MINUTES WEST, 970 FEET ALONG THE SAID  
19 SOUTHWESTERLY RIGHT OF WAY LINE; TO THE SOUTH LINE OF KENTUCKY AVENUE;

20  
21 THENCE EAST FORTY-FIVE AND NINE-TENTHS. (45.9) FEET ALONG SAID SOUTH  
22 LINE OF KENTUCKY AVENUE;

23  
24 THENCE SOUTH 40 DEGREES 15 MINUTES EAST 970 FEET, MORE OR LESS;  
25 THENCE WEST FORTY-FIVE AND NINE-TENTHS (45.9) FEET TO POINT OF BEGINNING.

26  
27 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

28  
29 EXCEPT THAT PORTION TAKEN BY REGIONAL TRANSPORTATION DISTRICT IN RULE AND  
30 ORDER RECORDED SEPTEMBER 14, 2004 UNDER RECEPTION NO. 2004192140 .

31  
32 SOUTH PARCEL

1 PARCEL6:  
2 LOTS 1 THROUGH 12, INCLUSIVE, AND THE NORTH 2/3 OF LOT 13, LOTS 15, 16, 17 AND THE  
3 NORTH 15 FEET OF LOT 18 AND LOTS 30 THROUGH 44, INCLUSIVE, BLOCK 5;  
4  
5 LOTS 1 THROUGH 21, INCLUSIVE, LOT 25 AND THE SOUTH 1/3 OF LOT 26, LOTS 29 THROUGH  
6 33, INCLUSIVE, AND THE SOUTH 1/2 OF LOT 34 AND LOTS 39 THROUGH 48, INCLUSIVE,  
7 BLOCK 6;  
8  
9 LOTS 1 THROUGH 24, INCLUSIVE, LOTS 27 THROUGH 31, INCLUSIVE, AND THE SOUTH 1/2 OF  
10 LOT 32, THE NORTH 8 FEET 4 INCHES OF LOT 33 AND ALL OF LOTS 34 THROUGH 48,  
11 INCLUSIVE, BLOCK 7; AND  
12  
13 LOTS 10, 13, 14, 17 THROUGH 24, INCLUSIVE, AND 31 THROUGH 44, INCLUSIVE, BLOCK 8;  
14  
15 ALL IN SHERMAN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
16  
17 EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 10, 13, 14 AND 17 THROUGH 24,  
18 INCLUSIVE, BLOCK 8, TAKEN BY THE CITY AND COUNTY OF DENVER IN FINAL DECREE IN  
19 CONDEMNATION RECORDED JUNE 15, 1910 IN BOOK 2191 AT PAGE 394.

20  
21 and

22  
23 **Parcel 105-Vesting deed**

24 That parcel of land described in Quit Claim Deed recorded January 5, 1999 at Reception No. 9900002160 in  
25 the records of the Clerk and recorder, City and County of Denver, State of Colorado, described therein as  
26 follows:

27  
28 Lot 9, Block 8, Sherman Subdivision, except that part described  
29 In Book 2191 at Page 394 of the records of the County Clerk  
30 and Recorder, City and County of Denver, State of Colorado.

31  
32 and

1 **Parcel 106-Vesting deed**

2 That parcel of land described in Correction Deed recorded August 16, 1978 at book 1727 Page 112 in the  
3 records of the Clerk and recorder, City and County of Denver, State of Colorado, described therein as  
4 follows:

5  
6 Sherman Subdivision, Block 8: Lots 45 through 48, inclusive; Lots 5 through 8, inclusive, except for a strip  
7 off the West end of said Lots being 0.82 feet wide at the North line of Lot 5 and 1.42 feet wide at the South  
8 line of Lot 8.

9 and

10

11 **Parcel 107-Vesting deed**

12 That parcel of land described in Deed recorded September 13, 1983 at book 2907 Page 004 in the records of  
13 the Clerk and recorder, City and County of Denver, State of Colorado, described therein as follows:

14

15 Lots One (1) to Four (4), inclusive, Block Eight (8), Sherman Subdivision.

16

17 and

18

19 **Parcel 108-Vesting deed**

20 That parcel of land described in Correction Deed recorded August 16, 1978 at book 1727 Page 112 in the  
21 records of the Clerk and recorder, City and County of Denver, State of Colorado, described therein as  
22 follows:

23

24 Sherman Subdivision, Block 8: Lots 45 through 48, inclusive; Lots 5 through 8, inclusive, except for a strip  
25 off the West end of said Lots being 0.82 feet wide at the North line of Lot 5 and 1.42 feet wide at the South  
26 line of Lot 8.

27

28 and

29

30 **Parcel 114-Vesting deed**

31 That parcel of land described in Special Warranty Deed recorded May 9, 2005 at Reception No.

1 2005075710 in the records of the Clerk and recorder, City and County of Denver, State of Colorado,  
2 described therein as follows:

3  
4 NORTH PARCEL

5 PARCEL 1-A:

6 THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
7 SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY  
8 AND COUNTY OF DENVER, STATE OF COLORADO.

9  
10 EXCEPT THAT PORTION TAKEN BY CITY AND COUNTY OF DENVER IN COURT ORDER  
11 RECORDED JUNE 15, 1910 IN BOOK 2191 AT PAGE 394.

12  
13 EXCEPT THAT PORTION TAKEN BY THE DENVER AND NEW ORLEANS RAILROAD  
14 COMPANY IN ORDER OF CONDEMNATION RECORDED APRIL 30, 1890 IN BOOK 587 AT PAGE  
15 147.

16 AND EXCEPT THAT PORTION CONVEYED TO CITY AND COUNTY OF DENVER BY DEED  
17 RECORDED MAY 7, 1957 IN BOOK 8034 AT PAGE 290.

18  
19 EXCEPT THAT PORTION TAKEN BY REGIONAL TRANSPORTATION DISTRICT IN RULE AND  
20 ORDER RECORDED SEPTEMBER 14, 2004 UNDER RECEPTION NO. 2004192140

21  
22 EXCEPT THAT PORTION DESCRIBED IN ORDINANCE NO. 188, SERIES OF 1925, AN  
23 ORDINANCE OPENING WEST KENTUCKY AVENUE AS A PUBLIC RIGHT-OF- WAY.

24  
25 PARCEL 1-B:

26 THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4  
27 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
28 DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

29  
30 BEGINNING AT A POINT WHERE THE NORTH LINE OF SOUTHWEST 1/4 SOUTHWEST 1/4  
31 SOUTHEAST 1/4 OF SAID SECTION 15 INTERSECTS THE EAST LINE OF THE STREET  
32 DESIGNATED AS "BROADWAY";

1 RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF SOUTHWEST 1/4 SOUTHWEST  
2 1/4 SOUTHEAST 1/4 OF SAID SECTION 15, 666.72 FEET TO A POINT STAKE ON THE  
3 SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE COLORADO AND SOUTHERN  
4 RAILROAD COMPANY;  
5  
6 RUNNING THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID SOUTHWESTERLY LINE  
7 OF SAID RIGHT-OF-WAY, 160.43 FEET TO A STAKE;  
8  
9 RUNNING THENCE WEST 770.66 FEET TO THE EAST LINE OF SAID STREET CALLED  
10 BROADWAY;  
11  
12 RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID STREET CALLED  
13 BROADWAY, 121.23 FEET TO THE POINT OF BEGINNING.  
14  
15 PARCEL 1-D:  
16 A PARCEL OF LAND LOCATED IN THE EAST 1/2 NORTHWEST 1/4 SOUTHWEST 1/4  
17 SOUTHEAST 1/4 AND WEST 1/2 NORTHEAST 1/4 SOUTHWEST 1/4 SOUTHEAST 1/4 OF SECTION  
18 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND  
19 COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS  
20 FOLLOWS:  
21  
22 COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST 1/2 NORTHWEST 1/4  
23 SOUTHWEST 1/4 SOUTHEAST 1/4 WHICH POINT IS 661.74 FEET SOUTH, AND SOUTH 89  
24 DEGREES; 27 MINUTES EAST, 328.29 FEET EAST FROM THE NORTHWEST CORNER OF THE  
25 SOUTHWEST 1/4 SOUTHEAST 1/4 OF SAID SECTION 15;  
26  
27 THENCE SOUTH 89 DEGREES 27 MINUTES EAST ALONG THE SOUTH LINE OF SAID EAST 1/2  
28 NORTHWEST 1/4 SOUTHWEST 1/4 SOUTHEAST 1/4, AND WEST 1/2 NORTHEAST 1/4  
29 SOUTHWEST 1/4 SOUTHEAST 1/4, A DISTANCE OF 388.07 FEET, MORE OR LESS, TO A POINT  
30 ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO & SOUTHERN  
31 RAILROAD CO., THENCE NORTH 40 DEGREES 15 MINUTES WEST, ALONG THE  
32 SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO & SOUTHERN RAILROAD CO., A



1 DISTANCE OF 599.65 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID EAST 1/2  
2 NORTHWEST 1/4 SOUTHWEST 1/4 SOUTHEAST 1/4; THENCE SOUTH ALONG THE WEST LINE  
3 OF SAID EAST 1/2 NORTHWEST 1/4 SOUTHWEST 1/4 SOUTHEAST 1/4, A DISTANCE OF 453.38  
4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

5  
6 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

7  
8 PARCEL 1-E:

9 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF  
10 SECTION FIFTEEN (15), TOWNSHIP FOUR (4) SOUTH, RANGE SIXTY-EIGHT (68) WEST OF 6TH  
11 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE  
12 PARTICULARLY DESCRIBED AS FOLLOWS:

13 BEGINNING AT A POINT ON THE COLORADO AND SOUTHERN RAILWAY COMPANY'S  
14 SOUTHWESTERLY RIGHT OF WAY LINE, SAID POINT BEING 670 FEET NORTH 40 DEGREES 15  
15 MINUTES WEST FROM A POINT ON THE NORTH LINE OF MISSISSIPPI AVENUE, WHICH LAST-  
16 MENTIONED POINT IS FOURTEEN AND SEVEN-TENTHS (14.7) FEET WEST OF THE WEST LINE  
17 OF SOUTH LOGAN STREET;

18  
19 THENCE CONTINUING NORTH 40 DEGREES 15 MINUTES WEST, 970 FEET ALONG THE SAID  
20 SOUTHWESTERLY RIGHT OF WAY LINE; TO THE SOUTH LINE OF KENTUCKY AVENUE;

21  
22 THENCE EAST FORTY-FIVE AND NINE-TENTHS. (45.9) FEET ALONG SAID SOUTH  
23 LINE OF KENTUCKY AVENUE;

24  
25 THENCE SOUTH 40 DEGREES 15 MINUTES EAST 970 FEET, MORE OR LESS;

26  
27 THENCE WEST FORTY-FIVE AND NINE-TENTHS (45.9) FEET TO POINT OF BEGINNING.

28  
29 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

30  
31 EXCEPT THAT PORTION TAKEN BY REGIONAL TRANSPORTATION DISTRICT IN RULE AND  
32 ORDER RECORDED SEPTEMBER 14, 2004 UNDER RECEPTION NO. 2004192140 .

1 SOUTH PARCEL

2

3 PARCEL6:

4 LOTS 1 THROUGH 12, INCLUSIVE, AND THE NORTH 2/3 OF LOT 13, LOTS 15, 16, 17 AND THE  
5 NORTH 15 FEET OF LOT 18 AND LOTS 30 THROUGH 44, INCLUSIVE, BLOCK 5;

6

7 LOTS 1 THROUGH 21, INCLUSIVE, LOT 25 AND THE SOUTH 1/3 OF LOT 26, LOTS 29 THROUGH  
8 33, INCLUSIVE, AND THE SOUTH 1/2 OF LOT 34 AND LOTS 39 THROUGH 48, INCLUSIVE,  
9 BLOCK 6;

10

11 LOTS 1 THROUGH 24, INCLUSIVE, LOTS 27 THROUGH 31, INCLUSIVE, AND THE SOUTH 1/2 OF  
12 LOT 32, THE NORTH 8 FEET 4 INCHES OF LOT 33 AND ALL OF LOTS 34 THROUGH 48,  
13 INCLUSIVE, BLOCK 7; AND

14

15 LOTS 10, 13, 14, 17 THROUGH 24, INCLUSIVE, AND 31 THROUGH 44, INCLUSIVE, BLOCK 8;

16

17 ALL IN SHERMAN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

18

19 EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 10, 13, 14 AND 17 THROUGH 24,  
20 INCLUSIVE, BLOCK 8, TAKEN BY THE CITY AND COUNTY OF DENVER IN FINAL DECREE IN  
21 CONDEMNATION RECORDED JUNE 15, 1910 IN BOOK 2191 AT PAGE 394.

22

23 and

24

25 Parcel 116-Vesting deed

26 That parcel of land described in Statutory Special Warranty Deed recorded May 10, 2012 at Reception No.  
27 2012061650 in the records of the Clerk and recorder, City and County of Denver, State of Colorado,  
28 described therein as follows:

29

30 LEGAL DESCRIPTION

31 A PARCEL OF LAND BEING A PART OF LOT 1, BLOCK 2, LIONSTONE DEVELOPMENT FILING  
32 NO.1 (RECEPTION NO. 2008078936) AS LOCATED IN SOUTHEAST QUARTER OF SECTION 15,

1 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND  
2 COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS  
3 FOLLOWS:

4  
5 COMMENCING AT THE NORTHWESTERLY MOST CORNER OF SAID LOT 1: THENCE ALONG  
6 THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF  
7 TENNESSEE AVENUE N89°15'18"E, 9.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE  
8 CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-  
9 OF-WAY LINE OF TENNESSEE AVENUE N89°15'18"E, 245.71 FEET TO THE NORTHEASTERLY  
10 MOST CORNER OF SAID LOT 1; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1 AND  
11 THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH LINCOLN STREET S00°44'42"E, 608.54 FEET:  
12 THENCE LEAVING SAID EASTERLY LOT LINE S60°17'06"W, 1.06 FEET; THENCE S89°54'28"W,  
13 197.00 FEET; THENCE N53°19'16"W, 18.63 FEET; THENCE N00°44'36"W; 183.10 FEET TO A POINT  
14 OF CURVATURE; THENCE 89.70 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF  
15 896.00 FEET, A CENTRAL ANGLE OF 05°44'11" AND A CHORD WHICH BEARS N03°36'41"W,  
16 89.67 FEET TO A POINT OF TANGENCY; THENCE N06°28'46"W; 154.01 FEET; THENCE  
17 N05°10'30"W, 170.09 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL A CONTAINS  
18 135,695 SQUARE FEET (3.115 ACRES), MORE OR LESS.

19  
20 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CALCULATED BEARING OF S00°44'42"E  
21 ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH,  
22 RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE  
23 SOUTH QUARTER CORNER BY A 3-1/2" BRASS CAP MARKED "L.S.# 19611" IN A RANGE BOX  
24 AND THE CENTER QUARTER CORNER BY FOUND STONE IN A RANGE BOX. ALL BEARINGS  
25 ARE BASED ON COLORADO CENTRAL ZONE NAD 1983/92 AND MODIFIED TO MATCH  
26 CHEROKEE REDEVELOPMENT SURVEY CONTROL DIAGRAM DATED 9/28/2006. ALL  
27 BEARING AND DISTANCES ARE BASED ON LOCAL GROUND CONTROL

28  
29 SAVE AND EXCEPT THE FOLLOWING, WHICH IS THE DEDICATED LAND:

30  
31 A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 15;  
32 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND

1 COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOT 1 BLOCK 2 OF  
2 LIONSTONE DEVELOPMENT FILING NO. 1 OF RECORD AT RECEPTION NUMBER 2008078936,  
3 AND BEING A PORTION OF THAT LAND CONVEYED TO LUI DENVER BROADWAY, LLC AS  
4 PARCEL 1 BY DEED OF RECORD AT RECEPTION NUMBER 2007095239, AND ALSO BEING A  
5 PORTION OF THAT LAND CONVEYED TO LUI DENVER BROADWAY, LLC AS PARCEL 1B BY  
6 DEED OF RECORD AT RECEPTION NUMBER 2005075710, RECORDS OF THE RECORDER'S  
7 OFFICE, CITY AND COUNTY OF DENVER, AND BEING MORE PARTICULARLY DESCRIBED AS  
8 FOLLOWS:

9 BASIS OF BEARINGS: THE 20 FOOT RANGE LINE ON THE NORTH SIDE OF BLOCK 8 AS  
10 ESTABLISHED IN THAT OFFICIAL SURVEY OF SHERMAN SUBDIVISION AS ADOPTED BY  
11 CITY ORDINANCE NO. 3 OF 1895 PASSED ON JANUARY 12 1895, MONUMENTED AT THE WEST  
12 END BY A SET 3.25 INCH ALUMINUM CAP STAMPED "PLS 35583" IN A RANGE BOX AND AT  
13 THE EAST END BY A 1 INCH AXLE IN A RANGE BOX WITH THE LINE CONSIDERED TO BEAR  
14  $N89^{\circ}54'28''E$  WITH ALL BEARINGS HEREON RELATIVE THERETO.

15  
16 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 BLOCK 2 OF LIONSTONE  
17 DEVELOPMENT  
18 FILING NO. 1.

19  
20 THENCE  $N89^{\circ}15'28''E$  ALONG THE NORTH LINE OF SAID LOT 1 BLOCK 2 OF LIONSTONE  
21 DEVELOPMENT FILING NO. 1 A DISTANCE OF 19.17 FEET TO A POINT ON THE EAST LINE OF  
22 THAT 6 FOOT WIDE U.S. WEST COMMUNICATIONS EASEMENT OF RECORD AT RECEPTION  
23 NUMBER 9300159236

24  
25 THENCE LEAVING SAID NORTH LINE OF 1 BLOCK 2 OF LIONSTONE DEVELOPMENT FILING  
26 NO. 1 THE

27 FOLLOWING NINE (9) COURSES ACROSS SAID LOT 1 BLOCK 2 OF LIONSTONE  
28 DEVELOPMENT FILING NO, 1;

- 29 1.  $S02^{\circ}13'35''W$  A DISTANCE OF 73.59 FEET ALONG SAID EAST LINE OF THAT U.S. WEST  
30 COMMUNICATIONS EASEMENT OF RECORD AT RECEPTION NUMBER 9300159236;
- 31 2. THENCE LEAVING SAID EAST LINE OF THAT US WEST COMMUNICATIONS EASEMENT OF  
32 RECORD AT RECEPTION NUMBER 9300169236,  $S 05^{\circ}00'47''E$  A DISTANCE OF 58.43 FEET TO A

1 POINT OF CURVATURE;  
2 3. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,490.00 FEET, A  
3 CENTRAL  
4 ANGLE OF 01°27'59", AN ARC LENGTH OF 38.13 FEET THE CHORD OF WHICH BEAR  
5 S05°44'47"E A CHORD LENGTH OF 38.13 FEET;  
6 4. S06°28'46"E A DISTANCE OF 153.94 FEET TO A POINT OF CURVATURE;  
7 5. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 896.00 FEET, A  
8 CENTRAL ANGLE OF 05°44'10", AN ARC LENGTH OF 89.70 FEET, THE CHORD OF WHICH  
9 BEARS S03°36'41"E A CHORD LENGTH OF 89.67 FEET;  
10 6. S00°44'36" E A DISTANCE OF 182.47 FEET;  
11 7. S53°19'16"E A DISTANCE OF 18.85 FEET;  
12 8. N89°54'28"E A DISTANCE OF 190.96 FEET;  
13 9. N45°00'00"E A DISTANCE OF 9.54 FEET TO THE EAST LINE OF SAID 1 BLOCK 2 OF  
14 LIONSTONE  
15 DEVELOPMENT FILING NO1;  
16  
17 THENCE THE FOLLOWING TWO (2) COURSES ALONG SAJD EAST LINE OF LOT 1 BLOCK 2 OF  
18 LIONSTONE  
19 DEVELOPMENT FILING NO. 1:  
20 1. S00° 44'32"E A DISTANCE OF 8.41 FEET;  
21 2. S44°15'28"W A DISTANCE OF 42.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1  
22 BLOCK 2 OF LIONSTONE DEVELOPMENT FILING NO.1;  
23  
24 THENCE S89°40'28"W ALONG THE SOUTH LINE OF SAID LOT 1 BLOCK 2 OF LIONSTONE  
25 DEVELOPMENT FILING NO. 1 A DISTANCE OF 225.87 FEET TO THE SOUTHWEST CORNER OF  
26 SAID LOT 1 BLOCK 2 OF LIONSTONE 'DEVELOPMENT FILING NO. 1;  
27  
28 THENCE N00°44'35"W ALONG THE WEST LINE OF SAID LOT 1 BLOCK 2 OF LIONSTONE  
29 DEVELOPMENT  
30 FILING NO. 1 A DISTANCE OF 638.46 FEET TO THE POINT OF BEGINNING.  
31  
32 CONTAINING AN AREA OF 27,707 SQUARE FEET OR 0.636 ACRES, MORE OF LESS.

1 and

2

3 **Parcel 119-Vesting deed**

4 That parcel of land described in Special Warranty Deed recorded October 20, 2010 at Reception No.  
5 2010120483 in the records of the Clerk and recorder, City and County of Denver, State of Colorado,  
6 described therein as follows:

7

8 All of Lot 1, Block 1 and Lot 1, Block 3, Lionstone Development, Filing No. 1 at Reception No.  
9 2008078936, City and County of Denver, State of Colorado and located in the Southeast Quarter of Section  
10 15, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver.

11

12 and

13

14 **Parcel 200-Vesting deed**

15 That parcel of land described in Special Warranty Deed recorded December 8, 2011 at Reception No.  
16 2011139566 in the records of the Clerk and recorder, City and County of Denver, State of Colorado,  
17 described therein as follows:

18

19 LEGAL DESCRIPTION

20 Parcel I:

21 Commercial Unit, RESERVE AT GATES, City and County of Denver, State of Colorado, according to the  
22 Condominium Map thereof, recorded on October 29, 2009, at Reception number 2009142844, and the  
23 Condominium Declaration recorded on October 29,2009, at Reception Number 2009142843, in the records  
24 of the Clerk and Recorder for the City and County of Denver, State of Colorado.

25

26 Parcel II:

27 The beneficial, non-exclusive easement for pedestrian and vehicular ingress and egress and construction,  
28 reconstruction, operation, use, maintenance, repair, replacement and removal of utilities, created by  
29 Utility/Access Easement Agreement, recorded December 19, 2007, at Reception Number 2007193344, City  
30 and County of Denver, State of Colorado.

31

32

1 Parcel III:

2 The beneficial, non-exclusive easement created by Garage, Access and Maintenance Easements Agreement  
3 recorded December 19, 2007, at Reception Number 2007193348, as amended by First Amendment recorded  
4 October 29, 2009, at Reception Number 2009142845, City and County of Denver, State of Colorado.

5  
6 Parcel IV:

7 A parcel of land located in the Northwest quarter of Section 22, Township 4 South, Range 68 West of the  
8 6th Principal Meridian, being more particularly described as follows:

9  
10 Commencing at the North quarter comer of said Section 22, from which the Northwest comer of said  
11 Section 22 bears North 89°55'51" West, 2634.40 feet; thence South 00°05'30" West, along the East line of  
12 the Northwest quarter of said Section 22, a distance of 81.62 feet; thence North 89°54'30" West, a distance  
13 of 50.00 feet to a point on the West right-of-way of South Broadway Street, as recorded in Ordinance 97,  
14 Series of 1898 and the East line of Block 3, JEROME'S BROADWAY SUB-DIVISION- SECOND  
15 FILING, recorded March 16, 1888, in Plat Book 5,  
16 at Page 18, Arapahoe County records, said point being the point of beginning;

17  
18 Thence South 00°05'30" West, along said Westerly right-of-way and said East line, a distance of  
19 319.95 feet to a point of non-tangent curvature; thence along the arc of said non-tangent curve to the left,  
20 having a central angle of 03°59'29", a radius of 813.50 feet and an arc length of 56.67 feet (chord bears  
21 South 05°25'52" West, 56.66 feet); thence North 89°41'29" West, a distance of  
22 113.83 feet; thence South 00°18'31" West, a distance of 178.52 feet to a point on the South line  
23 of said Block 3; thence North 89°55'51" West, along the South line of said Block 3 and the

24  
25 North right-of-way of Arizona Avenue as dedicated by said plat of JEROME'S BROADWAY SUB-  
26 DIVISION- SECOND FILING, and said lines extended, a distance of 212.45 feet to the Easterly right-of-  
27 way of the Atchison, Topeka and Santa Fe Railroad and the Westerly line of Block 1 of said JEROME'S  
28 BROADWAY SUB-DIVISION- SECOND FILING; thence North 09°25' 10" West, along said Easterly  
29 right-of-way and said Westerly line, a distance of 594.17 feet to the Southerly line of a parcel of land  
30 described in Deed recorded in Book 2901, at Page 267, of the City and County of Denver records; thence  
31 South 89°05'06" East, along said Southerly line and along the Southerly line of a parcel of land described in  
32 Deed, recorded in Book 2820, at Page 106, of the City and County of Denver records, a distance of 205.83

1 feet; thence South 89°55'51" East, continuing along said Southerly line, a distance of 76.60 feet; thence  
2 South 44°56'02" East, continuing along said Southerly line, a distance of 9.90 feet; thence South 89°55'51"  
3 East, continuing along said Southerly line, a distance of 119.69 feet; thence South 44°31'33" East,  
4 continuing along said Southerly line, a distance of 30.33 feet to the point of beginning,  
5

6 BASIS OF BEARINGS: The North line of the Northwest quarter of Section 22, Township 4 South, Range  
7 68 West of the 6th Principal Meridian assumed to bear North 89°55'51" West, as monumented by a 3 1/4"  
8 aluminum cap stamped "City of Denver T4S R68W S16 S15 S21 S22 1991 LS14592 land corner" in range  
9 box at the Northwest corner and a 3 1/4" aluminum cap stamped "Greiner Eng T4S R68W ¼ 15 22 LS14611  
10 1986" in a range box at the North quarter corner, City and County of Denver, State of Colorado.  
11

12 and  
13

14 **Parcel 201-Vesting deed**

15 That parcel of land described in Special Warranty Deed recorded December 8, 2011 at Reception No.  
16 2011139566 in the records of the Clerk and recorder, City and County of Denver, State of Colorado,  
17 described therein as follows:  
18

19 LEGAL DESCRIPTION

20 Parcel I:

21 Commercial Unit, RESERVE AT GATES, City and County of Denver, State of Colorado, according to the  
22 Condominium Map thereof, recorded on October 29, 2009, at Reception number 2009142844, and the  
23 Condominium Declaration recorded on October 29, 2009, at Reception Number 2009142843, in the records  
24 of the Clerk and Recorder for the City and County of Denver, State of Colorado.  
25

26 Parcel II:

27 The beneficial, non-exclusive easement for pedestrian and vehicular ingress and egress and construction,  
28 reconstruction, operation, use, maintenance, repair, replacement and removal of utilities, created by  
29 Utility/Access Easement Agreement, recorded December 19, 2007, at Reception Number 2007193344, City  
30 and County of Denver, State of Colorado.  
31  
32



1 Parcel III:

2 The beneficial, non-exclusive easement created by Garage, Access and Maintenance Easements Agreement  
3 recorded December 19, 2007, at Reception Number 2007193348, as amended by First Amendment recorded  
4 October 29, 2009, at Reception Number 2009142845, City and County of Denver, State of Colorado.

5  
6 Parcel IV:

7 A parcel of land located in the Northwest quarter of Section 22, Township 4 South, Range 68 West of the  
8 6th Principal Meridian, being more particularly described as follows:

9 Commencing at the North quarter comer of said Section 22, from which the Northwest comer of said  
10 Section 22 bears North 89°55'51" West, 2634.40 feet; thence South 00°05'30" West, along the East line of  
11 the Northwest quarter of said Section 22, a distance of 81.62 feet; thence North 89°54'30" West, a distance  
12 of 50.00 feet to a point on the West right-of-way of South Broadway Street, as recorded in Ordinance 97,  
13 Series of 1898 and the East line of Block 3, JEROME'S BROADWAY SUB-DIVISION- SECOND  
14 FILING, recorded March 16, 1888, in Plat Book 5,  
15 at Page 18, Arapahoe County records, said point being the point of beginning;

16  
17 Thence South 00°05'30" West, along said Westerly right-of-way and said East line, a distance of  
18 319.95 feet to a point of non-tangent curvature; thence along the arc of said non-tangent curve to the left,  
19 having a central angle of 03°59'29", a radius of 813.50 feet and an arc length of 56.67 feet (chord bears  
20 South 05°25'52" West, 56.66 feet); thence North 89°41'29" West, a distance of  
21 113.83 feet; thence South 00°18'31" West, a distance of 178.52 feet to a point on the South line  
22 of said Block 3; thence North 89°55'51" West, along the South line of said Block 3 and the  
23  
24 North right-of-way of Arizona Avenue as dedicated by said plat of JEROME'S BROADWAY SUB-  
25 DIVISION- SECOND FILING, and said lines extended, a distance of 212.45 feet to the Easterly right-of-  
26 way of the Atchison, Topeka and Santa Fe Railroad and the Westerly line of Block 1 of said JEROME'S  
27 BROADWAY SUB-DIVISION- SECOND FILING; thence North 09°25' 10" West, along said Easterly  
28 right-of-way and said Westerly line, a distance of 594.17 feet to the Southerly line of a parcel of land  
29 described in Deed recorded in Book 2901, at Page 267, of the City and County of Denver records; thence  
30 South 89°05'06" East, along said Southerly line and along the Southerly line of a parcel of land described in  
31 Deed, recorded in Book 2820, at Page 106, of the City and County of Denver records, a distance of 205.83  
32 feet; thence South 89°55'51" East, continuing along said Southerly line, a distance of 76.60 feet; thence

1 South 44°56'02" East, continuing along said Southerly line, a distance of 9.90 feet; thence South 89°55'51"  
2 East, continuing along said Southerly line, a distance of 119.69 feet; thence South 44°31'33" East,  
3 continuing along said Southerly line, a distance of 30.33 feet to the point of beginning,  
4

5 BASIS OF BEARINGS: The North line of the Northwest quarter of Section 22, Township 4 South, Range  
6 68 West of the 6th Principal Meridian assumed to bear North 89°55'51" West, as monumented by a 3 1/4"  
7 aluminum cap stamped "City of Denver T4S R68W S16 S15 S21 S22 1991 LS14592 land corner" in range  
8 box at the Northwest corner and a 3 1/4" aluminum cap stamped "Greiner Eng T4S R68W 1/4 15 22 LS14611  
9 1986" in a range box at the North quarter corner, City and County of Denver, State of Colorado.

10  
11 and  
12

13 **Parcel 202 – Vesting deed**

14 That parcel of land described in Quit Claim Deed recorded May 12, 2008 at Reception No. 2008065012 in  
15 the records of the Clerk and recorder, City and County of Denver, State of Colorado, described therein as  
16 follows:  
17

18 LEGAL DESCRIPTION: PARCEL NO. 1

19 A PARCEL OF LAND BEING A PORTION OF BLOCK 1, JEROME'S BROADWAY  
20 SUBDIVISION, SECOND FILING, SITUATED IN THE NORTHWEST QUARTER OF SECTION 22,  
21 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND  
22 COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS  
23 FOLLOWS:  
24

25 BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT 13 OF SAID BLOCK 1 AND THE  
26 SOUTHWEST CORNER OF VACATED SOUTH ACOMA STREET PER ORDINANCE 43, SERIES  
27 1944 RECORDED AT THE CLERK AND RECORDERS OFFICE, CITY AND COUNTY OF DENVER  
28 IN BOOK A-27 AT PAGE 587;

29 THENCE SOUTH 00°05'30" WEST A DISTANCE OF 37.19 FEET TO THE EASTERLY RIGHT OF  
30 WAY LINE OF SOUTH ACOMA STREET;

31 THENCE NORTH 09° 25'10" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 37.71  
32 FEET;

1 THENCE SOUTH 89° 55'51" EAST A DISTANCE OF 6.23 FEET TO THE POINT OF BEGINNING.

2  
3 SAID PARCEL CONTAINS 115 SQUARE FEET MORE OR LESS.

4  
5 BASIS OF BEARING IS THE NORTHERLY RIGHT OF WAY LINE OF WEST ARIZONA  
6 AVENUE, BEARING SOUTH 89° 55'51" EAST.

7  
8 LEGAL DESCRIPTION: PARCEL NO. 2  
9 A PARCEL OF LAND BEING A PORTION OF BLOCK 3, JEROME'S BROADWAY  
10 SUBDIVISION, SECOND FILING, LOTS 25 THROUGH 34, SITUATED IN THE NORTHWEST  
11 QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH  
12 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE  
13 PARTICULARLY DESCRIBED AS FOLLOWS:

14  
15 BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 3;  
16 THENCE NORTH 89°55'51" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF  
17 WEST ARIZONA AVENUE A DISTANCE OF 7.16 FEET;  
18 THENCE NORTH 00° 18' 31" EAST, A DISTANCE OF 133.67 FEET TO A POINT OF  
19 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL  
20 ANGLE OF 07° 07'06", A RADIUS OF 813.50 FEET AND A ARC LENGTH OF 101.07 FEET  
21 (CHORD OF SAID CURVE BEARS NORTH 03° 52'04" EAST, 101.00 FEET) TO A POINT ON  
22 THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH BROADWAY;  
23 THENCE SOUTH 00° 05'03" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF  
24 234.45 FEET TO THE POINT OF BEGINNING.

25  
26 SAID PARCEL CONTAINS 1,364 SQUARE FEET OR 0.031 ACRES, MORE OR LESS.

27  
28 BASIS OF BEARING IS THE SOUTH LINE OF BLOCK 3 JEROME'S BROADWAY  
29 SUBDIVISION SECOND FILING BEARING NORTH 89° 55'51"W.

30  
31 and

1 **PARCEL 118**

2 **NOVEMBER 27, 2012**

3 A portion of Parcel 118 of the City and County of Denver, State of Colorado, Project Number CE-  
4 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
5 STU M320-074, containing 508 square feet or 0.012 acre, more or less, within a parcel of land as  
6 described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and  
7 County of Denver, State of Colorado, also being a part of Edgerton Place recorded in Engineering  
8 Book 19 at Page 37, records of the City and County of Denver, State of Colorado, in the  
9 Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal  
10 Meridian, City and County of Denver, Colorado, said parcel being more particularly described as  
11 follows:

12 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
13 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
14 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
15 bear North 00°44'35" West;

16 **Commencing** at the southeast corner of a parcel of land described as "PARCEL 2I" by said Deed,  
17 also being the intersection of the westerly right-of-way line of South Broadway (width varies) and  
18 the northerly right-of-way line of Mississippi Avenue (width varies), whence said 3.25-inch brass  
19 cap bears South 51°35'20" East a distance of 64.48 feet;

20 Thence North 00°44'35" West along the east line of said parcel of land described as "PARCEL 2I"  
21 a distance of 100.01 feet;

22 Thence departing said east line the following ten (10) courses:

- 23 1) North 89°55'53" West a distance of 3.00 feet;
- 24 2) North 00°44'35" West a distance of 189.48 feet to a point of tangency;
- 25 3) 143.30 feet along the arc of a curve to the left, having a radius of 1432.00 feet, through a  
26 central angle of 5°44'01", to a point of tangency;
- 27 4) North 06°28'36" West a distance of 110.00 feet to a point of tangency;
- 28 5) 51.88 feet along the arc of a curve to the right, having a radius of 3367.50 feet, through a  
29 central angle of 0°52'58", to a point of non-tangency;

- 1       6)    South 89°41'57" West a distance of 2.15 feet;
- 2       7)    North 05°32'41" West a distance of 8.11 feet;
- 3       8)    North 45°18'03" West a distance of 33.72 feet;
- 4       9)    South 89°41'57" West a distance of 72.30 feet;
- 5       10)   North 00°18'03" West a distance of 54.53 feet to the **Point of Beginning**;

6    Thence the following four (4) courses:

- 7       1)    South 89°10'20" West a distance of 25.31 feet;
- 8       2)    North 00°49'40" West a distance of 20.00 feet;
- 9       3)    North 89°10'20" East a distance of 25.49 feet;
- 10      4)    South 00°18'03" East a distance of 20.00 feet to the **Point of Beginning**;

11   The above described parcel contains 508 square feet or 0.012 acre, more or less.

12

13   and

14

15

**PARCEL 118**

16

**NOVEMBER 27, 2012**

17   A portion of Parcel 118 of the City and County of Denver, State of Colorado, Project Number CE-  
18   93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
19   STU M320-074, containing 668 square feet or 0.015 acre, more or less, within a parcel of land as  
20   described as "PARCEL 2I" by Deed at Reception No. 2009115337, records of the City and County  
21   of Denver, State of Colorado, also being a part of Lawrence's Broadway Addition recorded in  
22   Engineering Book 19 at Page 37, records of the City and County of Denver, State of Colorado, in  
23   the Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal  
24   Meridian, City and County of Denver, Colorado, said parcel being more particularly described as  
25   follows:

26   **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
27   by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
28   stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
29   bear North 00°44'35" West;

1 **Commencing** at the southeast corner of said parcel of land described as “PARCEL 21”, also being  
2 the intersection of the westerly right-of-way line of South Broadway (width varies) and the  
3 northerly right-of-way line of Mississippi Avenue (width varies), whence said 3.25-inch brass cap  
4 bears South 51°35'20" East a distance of 64.48 feet;

5 Thence North 00°44'35" West along the east line of said parcel of land described as “PARCEL 21”  
6 a distance of 100.01 feet;

7 Thence departing said east line the following ten (10) courses:

- 8 1) North 89°55'53" West a distance of 3.00 feet;
- 9 2) North 00°44'35" West a distance of 189.48 feet to a point of tangency;
- 10 3) 143.30 feet along the arc of a curve to the left, having a radius of 1432.00 feet, through a  
11 central angle of 5°44'01", to a point of tangency;
- 12 4) North 06°28'36" West a distance of 110.00 feet to a point of tangency;
- 13 5) 51.88 feet along the arc of a curve to the right, having a radius of 3367.50 feet, through a  
14 central angle of 0°52'58", to a point of non-tangency;
- 15 6) South 89°41'57" West a distance of 2.15 feet;
- 16 7) North 05°32'41" West a distance of 8.11 feet;
- 17 8) North 45°18'03" West a distance of 33.72 feet;
- 18 9) South 89°41'57" West a distance of 19.44 feet to the **Point of Beginning**;

19 Thence the following four (4) courses:

- 20 1) South 00°18'03" East a distance of 33.42 feet;
- 21 2) South 89°53'44" West a distance of 20.00 feet;
- 22 3) North 00°18'03" West a distance of 33.35 feet;
- 23 4) North 89°41'57" East a distance of 20.00 feet to the **Point of Beginning**;

24 The above described parcel contains 668 square feet or 0.015 acre, more or less.

25  
26 and

27  
28  
29

1 **PARCEL 121**

2 **NOVEMBER 27, 2012**

3 A portion of Parcel 121 of the City and County of Denver, State of Colorado, Project Number CE-  
4 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
5 STU M320-074, containing 387 square feet or 0.009 acre, more or less, within a parcel of land  
6 described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and  
7 County of Denver, State of Colorado, also being a part of Edgerton Place recorded in Engineering  
8 Book 19 at Page 37, records of the City and County of Denver, State of Colorado, in the  
9 Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal  
10 Meridian, City and County of Denver, Colorado, said parcel being more particularly described as  
11 follows:

12 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
13 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
14 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
15 bear North 00°44'35" West;

16 **Commencing** at the South Quarter Corner of said Section 15;

17 Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a  
18 distance of 1185.06 feet;

19 Thence departing said east line of the Southwest Quarter of Section 15 South 89°15'25" West a  
20 distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also being  
21 the westerly right-of-way line of South Broadway (width varies);

22 Thence South 89°47'18" West a distance of 45.00 feet;

23 Thence North 00°44'35" West a distance of 31.19 feet to the **Point of Beginning**;

24 Thence the following three (3) courses:

25 1) North 53°34'44" West a distance of 40.46 feet;

26 2) South 89°56'07" East a distance of 32.25 feet to a point 45.00 feet west of said east line of  
27 a parcel of land described as "PARCEL 2A", also being said westerly right-of-way;

28 3) South 00°44'35" East a distance of 23.99 feet to the **Point of Beginning**;

1 The above described parcel contains 387 square feet or 0.009 acre, more or less.

2 and

3

4

5

6

**PARCEL 121**  
**NOVEMBER 27, 2012**

7 A portion of Parcel 121 of the City and County of Denver, State of Colorado, Project Number CE-  
8 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
9 STU M320-074, containing 1,455 square feet or 0.033 acre, more or less, within a parcel of land  
10 described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and  
11 County of Denver, State of Colorado, also being a part of Edgerton Place and First Addition to  
12 Edgerton Place both recorded in Engineering Book 19 at Page 37, records of the City and County  
13 of Denver, State of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range  
14 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being  
15 more particularly described as follows:

16 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
17 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
18 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
19 bear North 00°44'35" West;

20 **Commencing** at the South Quarter Corner of said Section 15;

21 Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a  
22 distance of 1240.03 feet;

23 Thence departing said east line of the Southwest Quarter of Section 15 South 89°15'25" West a  
24 distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also being  
25 the westerly right-of-way line of South Broadway (width varies);

26 Thence North 89°56'07" West a distance of 45.00 feet to the **Point of Beginning**;

27 Thence the following four (4) courses:

28 1) North 89°56'07" West a distance of 32.25 feet;





1 South Broadway (width varies) and the northerly right-of-way line of Mississippi Avenue (width  
2 varies), whence said 3.25-inch brass cap bears South 51°35'20" East a distance of 64.48 feet;

3 Thence North 89°55'50" West along the south line of said Lot 24, also being the south line of said  
4 parcel of land described as "PARCEL 2I", also being said northerly right-of-way line a distance of  
5 57.01 feet to the southeast corner of a parcel of land described as "No. 5" by Deed in Book 2642  
6 at Page 291, records of the City and County of Denver, State of Colorado;

7 Thence departing said south line of Lot 24 North 73°36'25" West along the northerly line of said  
8 parcel of land described as "No. 5", also being the south line of said parcel of land described as  
9 "PARCEL 2I", also being said northerly right-of-way line, a distance of 71.15 feet to a point on the  
10 west line of said Lot 24 that is 5.00 feet south of the northwest corner of said Lot 24, also being  
11 the west line of said parcel of land described as "No. 5";

12 Thence continuing along said northerly right-of-way line, also being said south line of a parcel of  
13 land described as "PARCEL 2I", South 80°45'16" West a distance of 7.58 feet to a point 7.50 feet  
14 west of said west line of Lot 24;

15 Thence departing said northerly right-of-way line, also being the south line of a parcel of land  
16 described as "PARCEL 2I", North 00°44'35" West along a line parallel with and 7.50 feet west of  
17 said west line of Lot 24 a distance of 1.64 feet;

18 Thence departing said parallel line the following four (4) courses:

19 1) North 70°04'07" East a distance of 1.73 feet;

20 2) South 89°55'53" East a distance of 101.25 feet;

21 3) North 44°15'24" East a distance of 37.65 feet;

22 4) North 00°44'35" West a distance of 2.00 feet to the north line of said Lot 23;

23 Thence South 89°55'53" East along said north line of Lot 23 a distance of 3.00 feet to the east line  
24 of said Lot 23, also being the east line of said parcel of land described as "PARCEL 2I", also being  
25 said westerly right-of-way line;

26 Thence South 00°44'35" East along said east line of Lot 23 and continuing along the east line of  
27 said Lot 24, also being the east line of said parcel of land described as "PARCEL 2I", also being  
28 said westerly right-of-way line, a distance of 50.01 feet to said southeast corner of Lot 24, also

1 being the **Point of Beginning**;

2 The above described parcel contains 2,403 square feet or 0.055 acre, more or less.

3

4 and

5

6

**PARCEL 117**

7

**NOVEMBER 27, 2012**

8 A portion of Parcel 117 of the City and County of Denver, State of Colorado, Project Number CE-  
9 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
10 STU M320-074, containing 150 square feet or 0.003 acre, more or less, within a parcel of land as  
11 described as "PARCEL 2I" by Deed at Reception No. 2009115337, records of the City and County  
12 of Denver, State of Colorado, also being a portion of Lots 21 and 22 both of Block 1 of Lawrence's  
13 Broadway Addition, in Engineering Book 19 at Page 37, records of the City and County of Denver,  
14 State of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range 68 West, of  
15 the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more  
16 particularly described as follows:

17 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
18 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
19 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
20 bear North 00°44'35" West;

21 **Beginning** at the southeast corner of said Lot 22, also being the intersection of the south line of  
22 said Lot 22 and the east line of said parcel of land described as "PARCEL 2I", also being the  
23 westerly right-of-way line of South Broadway (width varies), whence said 3.25-inch brass cap  
24 bears South 29°36'18" East a distance of 103.58 feet;

25 Thence North 89°55'53" West along said south line of Lot 22 a distance of 3.00 feet;

26 Thence departing said south line of Lot 22 North 00°44'35" West a distance of 50.01 feet to the  
27 north line of said Lot 21;

28 Thence South 89°55'53" East along said north line of Lot 21 a distance of 3.00 feet to the east line  
29 of said Lot 21, also being said east line of a parcel of land described as "PARCEL 2I", also being

1 said westerly right-of-way line;

2 Thence departing said north line of Lot 21 South 00°44'35" East along said east line of Lot 21 and  
3 along the east line of Lot 22, also being said westerly right-of-way line a distance of 50.01 feet to  
4 said south line of Lot 22, also being the **Point of Beginning**;

5 The above described parcel contains 150 square feet or 0.003 acre, more or less.

6 and

7

8

9

**PARCEL 118**  
**NOVEMBER 27, 2012**

10 A portion of Parcel 118 of the City and County of Denver, State of Colorado, Project Number CE-  
11 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
12 STU M320-074, containing a total of 24,146 square feet or 0.554 acre, more or less, within a  
13 parcel of land as described as "PARCEL 2I" and a parcel of land as described as "PARCEL 2A"  
14 both by Deed at Reception No. 2009115337, records of the City and County of Denver, State of  
15 Colorado, also being a part of Lawrence's Broadway Addition and Edgerton Place both recorded  
16 in Engineering Book 19 at Page 37, records of the City and County of Denver, State of Colorado,  
17 in the Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal  
18 Meridian, City and County of Denver, Colorado, said parcel being more particularly described as  
19 follows:

20 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
21 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
22 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
23 bear North 00°44'35" West;

24 **SOUTH PARCEL**

25 **Commencing** at the southeast corner of said parcel of land described as "PARCEL 2I", also being  
26 the intersection of the westerly right-of-way line of South Broadway (width varies) and the  
27 northerly right-of-way line of Mississippi Avenue (width varies), whence said 3.25-inch brass cap  
28 bears South 51°35'20" East a distance of 64.48 feet;

29 Thence the following three (3) courses along the south line of said parcel of land described as

1 "PARCEL 2I", also being said northerly right-of-way line:

2 1) North 89°55'50" West a distance of 57.01 feet;

3 2) North 73°36'25" West a distance of 71.15 feet;

4 3) South 80°45'16" West a distance of 7.58 feet to the **Point of Beginning**;

5 Thence continuing along said south line South 80°45'16" West a distance of 7.63 feet;

6 Thence continuing along said south line North 89°55'50" West a distance of 0.39 feet;

7 Thence departing said south line North 70°04'07" East a distance of 8.40 feet;

8 Thence South 00°44'35" East a distance of 1.64 feet to said south line, also being the **Point of**  
9 **Beginning**;

10 The above described SOUTH PARCEL contains 7 square feet, more or less.

11

12 and

13

14

**PARCEL 121**

15

**NOVEMBER 27, 2012**

16 A portion of Parcel 121 of the City and County of Denver, State of Colorado, Project Number CE-  
17 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
18 STU M320-074, containing 4,341 square feet or 0.100 acre, more or less, within a parcel of land  
19 described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and  
20 County of Denver, State of Colorado, also being a part of Edgerton Place, recorded in Engineering  
21 Book 19 at Page 37, record of the City and County of Denver, State of Colorado, in the Southwest  
22 Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City  
23 and County of Denver, Colorado, said parcel being more particularly described as follows:

24 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
25 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
26 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
27 bear North 00°44'35" West;

28 **Commencing** at the South Quarter Corner of said Section 15;

1 Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a  
2 distance of 1007.39 feet;

3 Thence departing said east line of the Southwest Quarter of Section 15 South 89°15'25" West a  
4 distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also being  
5 the westerly right-of-way line of South Broadway (width varies), also being the **Point of**  
6 **Beginning**;

7 Thence the following three (3) courses:

8 1) North 89°39'57" West a distance of 41.27 feet;

9 2) North 02°12'19" West a distance of 101.96 feet;

10 3) South 89°59'56" East a distance of 43.86 feet to said east line of a parcel of land described  
11 as "PARCEL 2A", also being said westerly right-of-way line;

12 Thence South 00°44'35" East along said east line of a parcel of land described as "PARCEL 2A",  
13 also being said westerly right-of-way line, a distance of 102.13 feet to the **Point of Beginning**;

14 The above described parcel contains 4,341 square feet or 0.100 acre, more or less.

15

16 and

17

18

### PARCEL 121

19

NOVEMBER 27, 2012

20 A portion of Parcel 121 of the City and County of Denver, State of Colorado, Project Number CE-  
21 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
22 STU M320-074, containing 2,366 square feet or 0.054 acre, more or less, within a parcel of land  
23 described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and  
24 County of Denver, State of Colorado, also being a part of Edgerton Place recorded in Engineering  
25 Book 19 at Page 37, records of the City and County of Denver, State of Colorado, in the  
26 Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal  
27 Meridian, City and County of Denver, Colorado, said parcel being more particularly described as  
28 follows:

29 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented

1 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
2 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
3 bear North 00°44'35" West;

4 **Commencing** at the South Quarter Corner of said Section 15;

5 Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a  
6 distance of 949.13 feet;

7 Thence departing said east line of the Southwest Quarter of Section 15 South 89°15'25" West a  
8 distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also being  
9 the westerly right-of-way line of South Broadway (width varies), also being the **Point of**  
10 **Beginning**;

11 Thence the following three (3) courses:

- 12 1) South 89°53'44" West a distance of 39.77 feet;
- 13 2) North 02°12'19" West a distance of 58.61 feet;
- 14 3) South 89°39'57" East a distance of 41.27 feet to said east line of a parcel of land described  
15 as "PARCEL 2A", also being said westerly right-of-way line;

16 Thence South 00°44'35" East along said east line of a parcel of land described as "PARCEL 2A",  
17 also being said westerly right-of-way line, a distance of 58.26 feet to the **Point of Beginning**;

18 The above described parcel contains 2,366 square feet or 0.054 acre, more or less.

19  
20 and

21  
22 **PARCEL 121**  
23 **NOVEMBER 27, 2012**

24 A portion of parcel 121 of the City and County of Denver, State of Colorado, Project Number CE-  
25 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
26 STU M320-074, containing a total of 4,561 square feet or 0.105 acre, more or less, within a parcel  
27 of land described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City  
28 and County of Denver, State of Colorado, also being a part of Edgerton Place and First Addition to  
29 Edgerton Place, both in Engineering Book 19 at Page 37, records of the City and County of

1 Denver, State of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range 68  
2 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being  
3 more particularly described as follows:

4 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
5 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
6 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
7 bear North 00°44'35" West;

8 **SOUTH PARCEL**

9 **Commencing** at the South Quarter Corner of said Section 15;

10 Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a  
11 distance of 1109.52 feet;

12 Thence departing said east line of the Southwest Quarter of Section 15 South 89°15'25" West a  
13 distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also being  
14 the westerly right-of-way line of South Broadway (width varies), also being the **Point of**  
15 **Beginning**;

16 Thence the following four (4) courses:

- 17 1) North 89°59'56" West a distance of 43.86 feet;
- 18 2) North 02°12'19" West a distance of 44.70 feet;
- 19 3) North 00°44'35" West a distance of 30.71 feet;
- 20 4) North 89°47'18" East a distance of 45.00 feet to said east line of a parcel of land described  
21 as "PARCEL 2A", also being said westerly right-of-way line, also being a point called "A";

22 Thence South 00°44'35" East along said east line of a parcel of land described as "PARCEL 2A",  
23 also being said westerly right-of-way line, a distance of 75.55 feet to the **Point of Beginning**;

24 The above described SOUTH PARCEL contains 3,370 square feet or 0.077 acre, more or less.

25 **NORTH PARCEL**

26 **Commencing** at the point described as "A" in the SOUTH PARCEL described above;

27 Thence North 00°44'35" West along said east line of a parcel of land described as "PARCEL 2A",  
28 also being said westerly right-of-way line, a distance of 113.05 feet to the **Point of Beginning**;

29 Thence departing said east line of a parcel of land described as "PARCEL 2A", also being said



1 westerly right-of-way line, North 89°56'07" West a distance of 45.00 feet;  
2 Thence North 00°44'35" West a distance of 26.44 feet to the north line of said parcel of land  
3 described as "PARCEL 2A", also being the southerly right-of-way line for Kentucky Avenue (15.00  
4 feet wide);  
5 Thence South 89°58'26" East along said north line, also being said southerly right-of-way line, a  
6 distance of 45.00 feet to said east line of a parcel of land described as "PARCEL 2A", also being  
7 said westerly right-of-way line;  
8 Thence South 00°44'35" East along said east line of a parcel of land described as "PARCEL 2A",  
9 also being said westerly right-of-way line, a distance of 26.47 feet to the **Point of Beginning**;  
10 The above described NORTH PARCEL contains 1,191 square feet or 0.027 acre, more or less.

11 and

12  
13  
14

**PARCEL 121**  
**NOVEMBER 27, 2012**

15 A portion of Parcel 121 of the City and County of Denver, State of Colorado, Project Number CE-  
16 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
17 STU M320-074, containing 2,478 square feet or 0.057 acre, more or less, within a parcel of land  
18 described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and  
19 County of Denver, State of Colorado, also being a part of Edgerton Place recorded in Engineering  
20 Book 19 at Page 37, records of the City and County of Denver, State of Colorado, in the  
21 Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal  
22 Meridian, City and County of Denver, Colorado, said parcel being more particularly described as  
23 follows:

24 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
25 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
26 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
27 bear North 00°44'35" West;

28 **Commencing** at the South Quarter Corner of said Section 15;

29 Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a

1 distance of 1185.06 feet;

2 Thence departing said east line of the Southwest Quarter of Section 15 South 89°15'25" West a  
3 distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also being  
4 the westerly right-of-way line of South Broadway (width varies), also being the **Point of**  
5 **Beginning**;

6 Thence the following three (3) courses:

7 1) South 89°47'18" West a distance of 45.00 feet;

8 2) North 00°44'35" West a distance of 55.18 feet;

9 3) South 89°56'07" East a distance of 45.00 feet to said east line of a parcel of land described  
10 as "PARCEL 2A", also being said westerly right-of-way line;

11 Thence South 00°44'35" East along said east line of a parcel of land described as "PARCEL 2A",  
12 also being said westerly right-of-way line, a distance of 54.96 feet to the **Point of Beginning**;

13 The above described parcel contains 2,478 square feet or 0.057 acre, more or less.

14

15 and

16

**Parcel 121**

17

**NOVEMBER 27, 2012**

18 A portion of Parcel 121 of the City and County of Denver, State of Colorado, Project Number CE-  
19 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
20 STU M320-074, containing 2,614 square feet or 0.060 acre, more or less, within a parcel of land  
21 described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and  
22 County of Denver, State of Colorado, also being a part of Edgerton Place and First Addition to  
23 Edgerton Place both recorded in Engineering Book 19 at Page 37, records of the City and County  
24 of Denver, State of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range  
25 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being  
26 more particularly described as follows:

27 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
28 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
29 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
30 bear North 00°44'35" West;

1 **Commencing** at the South Quarter Corner of said Section 15;  
2 Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a  
3 distance of 1240.03 feet;  
4 Thence departing said east line of the Southwest Quarter of Section 15 South 89°15'25" West a  
5 distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also being  
6 the westerly right-of-way line of South Broadway (width varies), also being the **Point of**  
7 **Beginning**;  
8 Thence the following three (3) courses:  
9 1) North 89°56'07" West a distance of 45.00 feet;  
10 2) North 00°44'35" West a distance of 58.09 feet;  
11 3) South 89°56'07" East a distance of 45.00 feet to said east line of a parcel of land described  
12 as "PARCEL 2A", also being said westerly right-of-way line;  
13 Thence South 00°44'35" East along said east line of a parcel of land described as "PARCEL 2A",  
14 also being said westerly right-of-way line, a distance of 58.09 feet to the **Point of Beginning**;  
15 The above described parcel contains 2,614 square feet or 0.060 acre, more or less.

16  
17 and

18 **PARCEL 117**  
19 **NOVEMBER 27, 2012**

20 A portion of Parcel 117 of the City and County of Denver, State of Colorado, Project Number CE-  
21 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
22 STU M320-074, containing 1,342 square feet or 0.031 acre, more or less, within a parcel of land  
23 as described as "PARCEL 2I" by Deed at Reception No. 2009115337, records of the City and  
24 County of Denver, State of Colorado, also being a portion of Lots 23 and 24 both of Block 1 of  
25 Lawrence's Broadway Addition, recorded in Engineering Book 19 at Page 37, records of the City  
26 and County of Denver and in Book 5 at Page 10, records of the County of Arapahoe, both of the  
27 State of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range 68 West, of  
28 the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more  
29 particularly described as follows:

1 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
2 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
3 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
4 bear North 00°44'35" West;

5 **Commencing** at the southeast corner of said parcel of land described as "PARCEL 2I", also being  
6 the southeast corner of said Lot 24, also being at the intersection of the westerly right-of-way line  
7 of South Broadway (width varies) and the northerly right-of-way line of Mississippi Avenue (width  
8 varies), whence said 3.25-inch brass cap bears South 51°35'20" East a distance of 64.48 feet;

9 Thence North 00°44'35" West along the east line of said parcel of land described as "PARCEL 2I",  
10 also being the east line of said Lot 24 and said Lot 23, also being said westerly right-of-way line a  
11 distance of 50.01 feet to the north line of said Lot 23;

12 Thence departing said east line North 89°55'53" West along said north line of Lot 23 a distance of  
13 3.00 feet to the **Point of Beginning**;

14 Thence departing said north line of Lot 23 the following four (4) courses:

- 15 1) South 00°44'35" East a distance of 2.00 feet;
- 16 2) South 44°15'24" West a distance of 37.65 feet;
- 17 3) North 89°55'53" West a distance of 101.25 feet;
- 18 4) South 70°04'07" West a distance of 1.73 feet to a point on a line parallel with and 7.50 feet  
19 west of the west line of said Lot 24 which is also 1.64 feet north of said northerly right-of-  
20 way line;

21 Thence North 00°44'35" West along said parallel line a distance of 10.59 feet;

22 Thence departing said parallel line South 89°55'53" East a distance of 98.80 feet;

23 Thence North 44°15'24" East a distance of 26.50 feet to said north line of Lot 23;

24 Thence South 89°55'53" East along said north line of Lot 23 a distance of 11.97 feet to the **Point**  
25 **of Beginning**;

26 The above described parcel contains 1,342 square feet or 0.031 acre, more or less.

27

28 and

1 **PARCEL 117**

2 **NOVEMBER 27, 2012**

3 A portion of Parcel 117 of the City and County of Denver, State of Colorado, Project Number CE-  
4 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
5 STU M320-074, containing 502 square feet or 0.012 acre, more or less, within a parcel of land as  
6 described as "PARCEL 2I" by Deed at Reception No. 2009115337, records of the City and County  
7 of Denver, State of Colorado, also being a portion of Lots 21 and 22 both of Block 1 of Lawrence's  
8 Broadway Addition, in Engineering Book 19 at Page 37, records of the City and County of Denver,  
9 and in Book 5 at Page 10, records of the County of Arapahoe, both of the State of Colorado, in the  
10 Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal  
11 Meridian, City and County of Denver, Colorado, said parcel being more particularly described as  
12 follows:

13 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
14 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
15 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
16 bear North 00°44'35" West;

17 **Commencing** at the southeast corner of said Lot 22, also being the intersection of the south line  
18 of said Lot 22 and the east line of said parcel of land described as "PARCEL 2I", also being the  
19 westerly right-of-way line of South Broadway (width varies), whence said 3.25-inch brass cap  
20 bears South 29°36'18" East a distance of 103.58 feet;

21 Thence North 89°55'53" West along said south line of Lot 22 a distance of 3.00 feet to the **Point**  
22 **of Beginning**;

23 Thence continuing along said south line of Lot 22 North 89°55'53" West a distance of 11.97 feet;

24 Thence departing said south line of Lot 22 North 44°15'24" East a distance of 2.79 feet;

25 Thence North 00°44'35" West a distance of 48.00 feet to the north line of said Lot 21;

26 Thence South 89°55'53" East along said north line of Lot 21 a distance of 10.00 feet to a point  
27 3.00 feet west of the east line of Lot 21, also being said east line of a parcel of land described as  
28 "PARCEL 2I", also being said westerly right-of-way line;

29 Thence departing said north line of Lot 21 South 00°44'35" East a distance of 50.01 feet to said

1 south line of Lot 22, also being the **Point of Beginning**;

2 The above described parcel contains 502 square feet or 0.012 acre, more or less.

3  
4 and

5 **PARCEL 118**  
6 **NOVEMBER 27, 2012**

7 A portion of Parcel 118 of the City and County of Denver, State of Colorado, Project Number CE-  
8 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
9 STU M320-074, containing a total of 11,556 square feet or 0.265 acre, more or less, within a  
10 parcel of land as described as "PARCEL 2I" and a parcel of land as described as "PARCEL 2A"  
11 both by Deed at Reception No. 2009115337, records of the City and County of Denver, State of  
12 Colorado, also being a part of Lawrence's Broadway Addition and Edgerton Place, both in  
13 Engineering Book 19 at Page 37, records of the City and County of Denver, State of Colorado, in  
14 the Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal  
15 Meridian, City and County of Denver, Colorado, said parcel being more particularly described as  
16 follows:

17 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
18 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
19 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
20 bear North 00°44'35" West;

21 PARCEL A

22 **Commencing** at the southeast corner of said parcel of land described as "PARCEL 2I", also being  
23 the intersection of the westerly right-of-way line of South Broadway (width varies) and the  
24 northerly right-of-way line of Mississippi Avenue (width varies), whence said 3.25-inch brass cap  
25 bears South 51°35'20" East a distance of 64.48 feet;

26 Thence the following four (4) courses along the south line of said parcel of land described as  
27 "PARCEL 2I", also being said northerly right-of-way line:

- 28 1) North 89°55'50" West a distance of 57.01 feet;
- 29 2) North 73°36'25" West a distance of 71.15 feet;
- 30 3) South 80°45'16" West a distance of 15.21 feet;

1           4) North 89°55'50" West a distance of 0.39 feet to the **Point of Beginning**;  
2 Thence continuing along said south line North 89°55'50" West a distance of 10.00 feet;  
3 Thence departing said south line North 00°04'10" East a distance of 3.13 feet to the face of a  
4 building;  
5 Thence North 90°00'00" East along said face of a building a distance of 10.62 feet;  
6 Thence continuing along said face of a building North 00°00'00" East a distance of 10.32 feet;  
7 Thence departing said face of a building South 89°55'53" East a distance of 7.14 feet;  
8 Thence South 00°44'35" East a distance of 10.59 feet to a point 1.64 feet north of said northerly  
9 right-of-way line;  
10 Thence South 70°04'07" West a distance of 8.40 feet to said northerly right-of-way line, also being  
11 the **Point of Beginning**;

12 The above described PARCEL A contains 119 square feet or 0.003 acre, more or less.

13

14 PARCEL B

15 **Commencing** at the southeast corner of said parcel of land described as "PARCEL 2I", also being  
16 the intersection of the westerly right-of-way line of South Broadway (width varies) and the  
17 northerly right-of-way line of Mississippi Avenue (width varies), whence said 3.25-inch brass cap  
18 bears South 51°35'20" East a distance of 64.48 feet;  
19 Thence North 00°44'35" West along the east line of said parcel of land described as "PARCEL 2I",  
20 also being said westerly right-of-way line, also being parallel with and 50.00 feet west of the east  
21 line of said Southwest Quarter of Section 15, a distance of 100.01 feet;  
22 Thence departing said east line of a parcel of land described as "PARCEL 2I" North 89°55'53"  
23 West a distance of 3.00 feet to the **Point of Beginning**;

24 Thence the following eighteen (18) courses:

- 25       1) North 89°55'53" West a distance of 10.00 feet;
- 26       2) North 00°44'35" West a distance of 189.34 feet to a point of tangency;
- 27       3) 142.30 feet along the arc of a curve to the left, having a radius of 1422.00 feet, through a  
28           central angle of 5°44'01", to a point of tangency;
- 29       4) North 06°28'36" West a distance of 110.00 feet to a point of tangency;

- 1 5) 37.89 feet along the arc of a curve to the right, having a radius of 3377.50 feet, through a
- 2 central angle of  $0^{\circ}38'34''$ , to a point of non-tangency;
- 3 6) South  $89^{\circ}41'57''$  West a distance of 7.21 feet;
- 4 7) North  $05^{\circ}32'41''$  West a distance of 16.37 feet;
- 5 8) North  $45^{\circ}18'03''$  West a distance of 22.08 feet;
- 6 9) South  $89^{\circ}41'57''$  West a distance of 13.23 feet;
- 7 10) North  $00^{\circ}18'03''$  West a distance of 15.00 feet to a point called "C1";
- 8 11) North  $89^{\circ}41'57''$  East a distance of 19.44 feet;
- 9 12) South  $45^{\circ}18'03''$  East a distance of 33.72 feet;
- 10 13) South  $05^{\circ}32'41''$  East a distance of 8.11 feet;
- 11 14) North  $89^{\circ}41'57''$  East a distance of 2.15 feet to a point of non-tangency;
- 12 15) 51.88 feet along the arc of a curve to the left, having a radius of 3367.50 feet, through a
- 13 central angle of  $0^{\circ}52'58''$ , whence the initial radial bears North  $84^{\circ}24'22''$  East, to a point
- 14 of tangency;
- 15 16) South  $06^{\circ}28'36''$  East a distance of 110.00 feet to a point of tangency;
- 16 17) 143.30 feet along the arc of a curve to the right, having a radius of 1432.00 feet, through
- 17 a central angle of  $5^{\circ}44'01''$ , to a point of tangency;
- 18 18) South  $00^{\circ}44'35''$  East a distance of 189.48 feet to the **Point of Beginning**;

19 The above described PARCEL B contains 5,788 square feet or 0.133 acre, more or less.

20

## 21 PARCEL C

22 **Commencing** at the point described as "C1" in PARCEL B described above;

23 Thence South  $89^{\circ}41'57''$  West a distance of 20.00 feet to the **Point of Beginning**;

24 Thence the following six (6) courses:

- 25 1) South  $00^{\circ}18'03''$  East a distance of 15.00 feet;
- 26 2) South  $89^{\circ}41'57''$  West a distance of 45.36 feet;
- 27 3) North  $00^{\circ}18'03''$  West a distance of 69.41 feet;
- 28 4) North  $89^{\circ}10'20''$  East a distance of 12.50 feet to a point called "D1";
- 29 5) South  $00^{\circ}18'03''$  East a distance of 54.53 feet;
- 30 6) North  $89^{\circ}41'57''$  East a distance of 32.86 feet to the **Point of Beginning**;

31 The above described PARCEL C contains 1,361 square feet or 0.031 acre, more or less.

32



1 PARCEL D

2 **Commencing** at the point described as “D1” in PARCEL C described above;

3 Thence North 00°18’03” West a distance of 20.00 feet to the **Point of Beginning**;

4 Thence the following twelve (12) courses:

- 5 1) South 89°10’20” West a distance of 12.50 feet;
- 6 2) North 00°18’03” West a distance of 31.12 feet;
- 7 3) North 88°56’11” East a distance of 72.64 feet;
- 8 4) North 44°41’57” East a distance of 19.00 feet to a point of non-tangency;
- 9 5) 50.72 feet along the arc of a curve to the right, having a radius of 3382.50 feet, through a  
10 central angle of 0°51’33”, whence the initial radial bears North 86°56’08” East, to a point  
11 of tangency;
- 12 6) North 02°12’19” West a distance of 112.62 feet;
- 13 7) North 89°53’44” East a distance of 15.01 feet to a point 39.77 feet west of the east line of  
14 said parcel of land described as “PARCEL 2A”, also being said westerly right-of-way line;
- 15 8) South 02°12’19” East a distance of 112.07 feet to a point of tangency;
- 16 9) 57.13 feet along the arc of a curve to the left, having a radius of 3367.50 feet, through a  
17 central angle of 0°58’20”, to a point of non-tangency;
- 18 10) South 44°41’57” West a distance of 33.99 feet;
- 19 11) South 89°41’57” West a distance of 64.85 feet;
- 20 12) South 00°18’03” East a distance of 15.47 feet to the **Point of Beginning**;

21 The above described PARCEL D contains 4,288 square feet or 0.098 acre, more or less.

22  
23 and

24  
25 **PARCEL 121**  
26 **NOVEMBER 27, 2012**

27 A portion of Parcel 121 of the City and County of Denver, State of Colorado, Project Number CE-  
28 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
29 STU M320-074, containing 2,144 square feet or 0.049 acre, more or less, within a parcel of land  
30 described as “PARCEL 2A” by Deed at Reception No. 2009115337, records of the City and  
31 County of Denver, State of Colorado, also being a part of Edgerton Place, recorded in Engineering  
32 Book 19 at Page 37, records of the City and County of Denver, State of Colorado, in the

1 Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal  
2 Meridian, City and County of Denver, Colorado, said parcel being more particularly described as  
3 follows:

4 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
5 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
6 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
7 bear North 00°44'35" West;

8 **Commencing** at the South Quarter Corner of said Section 15;  
9 Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a  
10 distance of 1007.39 feet;

11 Thence departing said east line of the Southwest Quarter of Section 15 South 89°15'25" West a  
12 distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also being  
13 the westerly right-of-way line of South Broadway (width varies);

14 Thence North 89°39'57" West a distance of 41.27 feet to the **Point of Beginning**;

15 Thence the following four (4) courses:

- 16 1) South 89°39'57" West a distance of 21.00 feet;
- 17 2) North 02°16'39" West a distance of 101.84 feet;
- 18 3) South 89°59'56" East a distance of 21.12 feet to a point 43.86 feet west of said east line of  
19 a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line;
- 20 4) South 02°12'19" East a distance of 101.96 feet to the **Point of Beginning**;

21 The above described parcel contains 2,144 square feet or 0.049 acre, more or less.

22  
23 and  
24

25 **PARCEL 121**  
26 **NOVEMBER 27, 2012**

27 A portion of Parcel 121 of the City and County of Denver, State of Colorado, Project Number CE-  
28 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
29 STU M320-074, containing 1,056 square feet or 0.024 acre, more or less, within a parcel of land  
30 described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and

1 County of Denver, State of Colorado, also being a part of Edgerton Place recorded in Engineering  
2 Book 19 at Page 37, records of the City and County of Denver, State of Colorado, in the  
3 Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal  
4 Meridian, City and County of Denver, Colorado, said parcel being more particularly described as  
5 follows:

6 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
7 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
8 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
9 bear North 00°44'35" West;

10 **Commencing** at the South Quarter Corner of said Section 15;

11 Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a  
12 distance of 949.13 feet;

13 Thence departing said east line of the Southwest Quarter of Section 15 South 89°15'25" West a  
14 distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also being  
15 the westerly right-of-way line of South Broadway (width varies);

16 Thence South 89°53'44" West a distance of 39.77 feet to the **Point of Beginning**;

17 Thence the following four (4) courses:

- 18 1) South 89°53'44" West a distance of 15.01 feet;
- 19 2) North 07°59'35" West a distance of 59.29 feet;
- 20 3) South 89°39'57" East a distance of 21.00 feet to a point 41.27 feet west of said east line of  
21 a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line;
- 22 4) South 02°12'19" East a distance of 58.61 feet to the **Point of Beginning**;

23  
24 The above described parcel contains 1,056 square feet or 0.024 acre, more or less.

25  
26 and

27  
28 **PARCEL 121**  
29 **NOVEMBER 27, 2012**

30 A portion of Parcel 121 of the City and County of Denver, State of Colorado, Project Number CE-  
31 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
32 STU M320-074, containing a total of 1,688 square feet or 0.039 acre, more or less, within a parcel

1 of land described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City  
2 and County of Denver, State of Colorado, also being a part of Edgerton Place and First Addition to  
3 Edgerton Place both recorded in Engineering Book 19 at Page 37, records of the City and County  
4 of Denver, State of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range  
5 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being  
6 more particularly described as follows:

7 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
8 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
9 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
10 bear North 00°44'35" West;

11 **SOUTH PARCEL**

12 **Commencing** at the South Quarter Corner of said Section 15;

13 Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a  
14 distance of 1109.52 feet;

15 Thence departing said east line of the Southwest Quarter of Section 15 South 89°15'25" West a  
16 distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also being  
17 the westerly right-of-way line of South Broadway (width varies);

18 Thence North 89°59'56" West a distance of 43.86 feet to the **Point of Beginning**;

19 Thence the following five (5) courses:

20 1) North 89°59'56" West a distance of 21.12 feet;

21 2) North 02°16'39" West a distance of 75.35 feet to a point called "A";

22 3) North 89°47'18" East a distance of 22.00 feet to a point 45.00 feet west of said east line  
23 of a parcel of land described as "PARCEL 2A", also being said westerly right-of-way  
24 line;

25 4) South 00°44'35" East a distance of 30.71 feet;

26 5) South 02°12'19" East a distance of 44.70 feet to the **Point of Beginning**;

27 The above described SOUTH PARCEL contains 1,607 square feet or 0.037 acre, more or less.

28 **NORTH PARCEL**

29 **Commencing** at the point described as "A" in the SOUTH EASEMENT described above;

30 Thence North 26°43'49" West a distance of 61.93 feet;

31 Thence North 63°38'11" West a distance of 32.25 feet to the **Point of Beginning**;

32 Thence the following four (4) courses:

- 1 1) North 63°38'11" West a distance of 8.89 feet;
- 2 2) North 00°49'00" West a distance of 8.18 feet;
- 3 3) North 89°36'28" East a distance of 7.93 feet;
- 4 4) South 00°41'42" East a distance of 12.19 feet to the **Point of Beginning**;

5 The above described NORTH PARCEL contains 81 square feet or 0.002 acre, more or less.

6  
7 and

8

9

10

**PARCEL 121**  
**NOVEMBER 27, 2012**

11 A portion of Parcel 121 of the City and County of Denver, State of Colorado, Project Number CE-  
12 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
13 STU M320-074, containing 1,578 square feet or 0.036 acre, more or less, within a parcel of land  
14 described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and  
15 County of Denver, State of Colorado, also being a part of Edgerton Place recorded in Engineering  
16 Book 19 at Page 37, records of the City and County of Denver, State of Colorado, in the  
17 Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal  
18 Meridian, City and County of Denver, Colorado, said parcel being more particularly described as  
19 follows:

20 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
21 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
22 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
23 bear North 00°44'35" West;

24 **Commencing** at the South Quarter Corner of said Section 15;

25 Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a  
26 distance of 1185.06 feet;

27 Thence departing said east line of the Southwest Quarter of Section 15 South 89°15'25" West a  
28 distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also being  
29 the westerly right-of-way line of South Broadway (width varies);

30 Thence South 89°47'18" West a distance of 45.00 feet to the **Point of Beginning**;

31 Thence the following five (5) courses:

- 32 1) South 89°47'18" West a distance of 22.00 feet;

- 1 2) North 26°43'49" West a distance of 61.93 feet;
- 2 3) South 89°56'07" East a distance of 16.89 feet to a point 77.25 feet west of said east line of
- 3 a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line;
- 4 4) South 53°34'44" East a distance of 40.46 feet;
- 5 5) South 00°44'35" East a distance of 31.19 feet to the **Point of Beginning**;

6 The above described parcel contains 1,578 square feet or 0.036 acre, more or less.

7  
8 and

9  
10 **PARCEL 121**  
11 **NOVEMBER 27, 2012**

12 A portion of Parcel 121 of the City and County of Denver, State of Colorado, Project Number CE-  
13 93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No.  
14 STU M320-074, containing 425 square feet or 0.010 acre, more or less, within a parcel of land  
15 described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and  
16 County of Denver, State of Colorado, also being a part of Edgerton Place and First Addition to  
17 Edgerton Place both recorded in Engineering Book 19 at Page 37, records of the City and County  
18 of Denver, State of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range  
19 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being  
20 more particularly described as follows:

21 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as monumented  
22 by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap  
23 stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to  
24 bear North 00°44'35" West;

25 **Commencing** at the South Quarter Corner of said Section 15;

26 Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a  
27 distance of 1240.03 feet;

28 Thence departing said east line of the Southwest Quarter of Section 15 South 89°15'25" West a  
29 distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also being  
30 the westerly right-of-way line of South Broadway (width varies);

31 Thence North 89°56'07" West a distance of 77.25 feet to the **Point of Beginning**;

1 Thence the following five (5) courses:

- 2 1) North 89°56'07" West a distance of 16.89 feet;
- 3 2) North 63°38'11" West a distance of 32.25 feet;
- 4 3) North 00°41'42" West a distance of 11.23 feet;
- 5 4) South 63°38'11" East a distance of 38.32 feet;
- 6 5) South 53°34'44" East a distance of 14.40 feet to the **Point of Beginning**;

7 The above described parcel contains 425 square feet or 0.010 acre, more or less.

8 **Section 2.** That the Council hereby finds and determines that property interests in these properties  
9 are needed and required for the following public uses and public purposes: road, sidewalk, drainage,  
10 landscaping, medians, other appurtenant improvements to the road and construction thereof.

11 **Section 3.** That the Council hereby authorizes the Mayor, including his duly authorized  
12 representatives, in accordance with applicable federal, state, and City laws and rules and regulations adopted  
13 pursuant thereto, to acquire the needed property interests, including, but not limited to, fee title, permanent  
14 easements, temporary easements, fixtures, licenses, permits, improvements (including without limitation,  
15 general outdoor advertising devices, buildings, access points,) and any other rights, interests, and  
16 appurtenances thereto, including the taking of all actions necessary to do so without further action by City  
17 Council, including but not limited to conduct negotiations, execute all related agreements, make all necessary  
18 payments; take all actions required by law before instituting condemnation proceedings, allow the temporary  
19 use of City-owned land, and convey City-owned land, including remnants.

20 **Section 4.** That if for any particular property interest set forth above, the interested parties do not agree  
21 upon the compensation to be paid for such needed property interests, the owner or owners thereof are  
22 incapable of consenting, the name or residence of any owner thereof is unknown, or any of the owners  
23 thereof are non-residents of the State, then the City Attorney for and of the City and County of Denver, upon  
24 the Mayor's direction, is hereby authorized and empowered to exercise the City and County of  
25 Denver's eminent domain powers by instituting and, as necessary, prosecuting to conclusion  
26 proceedings under Article Title 38, Colorado Revised Statutes, to acquire needed property interests  
27 upon, through, over, under and along the above-described properties as necessary for the purposes set  
28 forth in Section 2 above.

29 **Section 5.** That the Council hereby finds and determines that the Colorado Department of  
30 Transportation and the Denver Department of Public Works may find the need to alter the legal

1 descriptions of the properties referred to in this Ordinance and may continue to do so in order to meet the  
2 needs of the Project. Council hereby authorizes the Mayor, including his duly authorized representatives, in  
3 accordance with applicable federal, state, and City laws and rules and regulations adopted pursuant thereto,  
4 to acquire those properties as the legal descriptions are altered by the Colorado Department of  
5 Transportation and the Denver Department of Public Works in accordance with the means authorized in  
6 this Ordinance.

7 **Section 6.** That the Council hereby finds and determines that to improve the safety and operation  
8 of Broadway Street, it may be necessary to rebuild, modify, remove, and relocate existing access  
9 points located along Broadway, Mississippi, Tennessee, Kentucky and other streets in the Project  
10 area and that the Council hereby authorizes the City to use the power of eminent domain to act  
11 as the local authority to rebuild, modify, remove, and relocate existing access points along such  
12 streets.

13 COMMITTEE APPROVAL DATE: April 18, 2013

14 MAYOR-COUNCIL DATE: April 23, 2013

15 PASSED BY THE COUNCIL: \_\_\_\_\_, 2013

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

17 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2013

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

21 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2013; \_\_\_\_\_, 2013

22 PREPARED BY: Karen A. Aviles, Assistant City Attorney DATE: April 25, 2013

23 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
24 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
25 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
26 3.2.6 of the Charter.

27 Douglas J. Friednash, City Attorney for the City and County of Denver

28 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2013