

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2014

COUNCIL BILL NO. CB14-0847
COMMITTEE OF REFERENCE:
4 Infrastructure and Culture

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 **Federal Boulevard Reconstruction Project between West 7th Avenue and West**
11 **Holden Place.**

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

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

17
18 **LEGAL DESCRIPTIONS**

19
20 **PARCEL NUMBER: 1**

21 All that tract of land described in the Special Warranty Deed from LaRaine F. Robinson
22 and Kenny Ray Robinson to Kyu Pae Kim and Sun H. Kim, recorded July 14, 2003 at
23 Reception Number 2003144138, in the City and County of Denver Clerk and Recorder's
24 Office, as described below:

25
26 **PARCEL A:**

27 **THAT PART OF THE SE 1/4 SW 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH,**
28 **RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:**

29
30 **BEGINNING 40 FEET WEST AND 602.7 FEET SOUTH OF THE NORTHEAST**
31 **CORNER OF SAID**

32 **SE 1/4 SW 1/4;**

33 **THENCE SOUTH 75 FEET;**

34 **THENCE WEST 131 FEET;**

35 **THENCE NORTH 75 FEET;**

36 **THENCE EAST 131 FEET TO THE POINT OF BEGINNING,**

37
38 **CITY AND COUNTY OF DENVER,**

39 **STATE OF COLORADO.**
40

41 [continued on next page]
42

1 PARCEL B:
2 THAT PART OF THE SE 1/4 SW 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH,
3 RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

4
5 BEGINNING ON THE WEST LINE OF FEDERAL BOULEVARD AT A POINT 452.7
6 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF SAID SE
7 1/4 SW 1/4;
8 THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE 5 ACRE BLOCK
9 P.T. BARNUMS SUBDIVISION, 141 FEET;
10 THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE FEDERAL
11 BOULEVARD 150 FEET;
12 THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID 5 ACRE BLOCK
13 141 FEET TO THE WEST LINE OF FEDERAL BOULEVARD;
14 THENCE NORTH ALONG THE WEST LINE OF FEDERAL BOULEVARD 150
15 FEET TO THE POINT OF BEGINNING,

16
17 EXCEPT THE EAST 10 FEET OF THE NORTH 150 FEET OF SAID PARCEL
18 WHICH IS DEDICATED TO FEDERAL BOULEVARD

19
20 and

21
22 **PARCEL NUMBER: 2**

23 All that tract of land described in the Warranty Deed from James P. Foster to M & M Hi
24 Performance Car Wash, A Colorado General Partnership, recorded July 2, 1986 at
25 Reception Number 089814, in the City and County of Denver Clerk and Recorder's
26 Office, as described below:

27
28 Lots 8, 9, 10 and 11
29 Block 1
30 BURNS CITY VIEW ADDITION,
31 City and County of Denver, State of Colorado

32 Except
33 That part of Lot 11,
34 Block I,
35 BURNS CITY VIEW ADDITION described as follows:
36 BEGINNING,
37 at the Southwest corner of Lot 11,
38 Block 1,
39 BURNS CITY VIEW ADDITION;
40 thence Easterly along the South line of said Lot 11 a distance of 5 feet;
41 thence Northwesterly to a point on the West line of said Lot 11 that is 5 feet of the
42 Southwest corner thereof;
43 thence Southerly along the said West line to the POINT OF BEGINNING

44
45 and

46
47 **[Remainder of page intentionally left blank]**

1 **PARCEL NUMBER: 3**

2 All that tract of land described in the Personal Representative’s Deed from James E.
3 Dolezal and Janet L. Olmstead as Personal Representatives of the Estate of Donald F.
4 Dolezal deceased to Dolezal Family Limited Partnership, RLLP, recorded July 3, 2012 at
5 Reception Number 2012087271, in the City and County of Denver Clerk and Recorder’s
6 Office, as described below:

7
8 Lots 5, 6 and 7, Block 1, BURNS CITY VIEW ADDITION, City and County of Denver,
9 State of Colorado.

10 Also known by street and number as: 724 Federal Boulevard, Denver, Colorado 80204

11
12 and

13
14 **PARCEL NUMBER: 4**

15 All that tract of land described in the Warranty Deed from David Dym to Dolezal Family
16 Limited Partnership, R.L.L.P., recorded March 17, 1997 at Reception Number
17 9700031908, in the City and County of Denver Clerk and Recorder’s Office, as described
18 below:

19
20 Lots Three (3) and Four (4),
21 Block One (1), Burns City View Addition,
22 City and County of Denver, State of Colorado

23
24 Also known by street and number as 730 Federal Blvd., Denver, Colorado 80222

25
26 and

27
28 **PARCEL NUMBER: 5**

29 All that tract of land described in the Warranty Deed from Hoa Nguyen to Clara N.R.
30 Romero, recorded February 16, 2000 at Reception Number 2000023208, in the City and
31 County of Denver Clerk and Recorder’s Office, as described below:

32
33 **THAT PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 4**
34 **SOUTH, RANGE 68 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS, TO-**
35 **WIT:**

36
37 **BEGINNING AT A POINT ON THE W LINE OF FEDERAL BLVD., 30 FEET W**
38 **AND 402.7 FEET OF S OF THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF**
39 **SAID SECTION 5; THENCE W PARALLEL WITH THE S LINE OF THE 5 ACRE**
40 **BLOCK OF P.T. BARNUM’S SUBDIVISION TO THE CITY OF DENVER FOR A**
41 **DISTANCE OF 141 FEET; THENCE S 50 FEET; THENCE E 141 FEET TO THE W**
42 **LINE OF FEDERAL BLVD.; THENCE N ALONG THE W LINE OF FEDERAL**
43 **BLVD. 50 FEET TO POINT OF BEGINNING, EXCEPTING THEREFROM THE**
44 **EAST 10 FEET AS CONVEYED TO THE CITY AND COUNTY OF DENVER BY**
45 **DOCUMENT RECORDED AUGUST 2, 1957 IN BOOK 8071 AT PAGE 182, CITY**
46 **AND COUNTY OF DENVER, STATE OF COLORADO.**

47 also known by street and number as 745 FEDERAL BLVD., DENVER, CO 80204

1 and

2
3
4

PARCEL NUMBER: 6

5 All that tract of land described in the Warranty Deed from The M. Goodman Partnership
6 to Truoc V. Nguyen and Thuan Thi Nguyen, Joint Tenants, recorded June 27, 2000 at
7 Reception Number 2000089774, in the City and County of Denver Clerk and Recorder's
8 Office, as described below:

9

10 LOTS 1 AND 2, BLOCK 1, BURNS CITY VIEW ADDITION, CITY AND COUNTY
11 OF DENVER, STATE OF COLORADO.

12

13 also known as street number 2970 WEST SEVERN PLACE, DENVER.

14

15 and

16

PARCEL NUMBER: 7

17

18 All that tract of land described in the Warranty Deed from John King Mervyn Vowles, III
19 to Joseph L. Weaver and Lillian R. Weaver, recorded May 22, 1992 at Reception Number
20 R-92-0056499, in the City and County of Denver Clerk and Recorder's Office, as
21 described below:

22

23 A portion of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 3 South,
24 Range 68 West, of the 6th P.M., more particularly described as follows:

25

26 Beginning at a point on the west line of Federal Boulevard which is 362.7 feet south and
27 30 feet west of the northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section
28 5, Township 4 South, Range 68 West; thence west parallel to south line of the 5 acre
29 block of P.T. Barnum's Subdivision 301.55 feet; thence south parallel to the west line of
30 Federal Boulevard 50 feet; thence east 301.56 feet, more or less, to west line of Federal
31 Boulevard; thence north 50 feet to place of beginning,

32

33 Save and except therefrom such westerly part of said above described land, that has been
34 conveyed to the City and County of Denver.

35

36 Also except that portion of said above described land that has been conveyed to the City
37 and County of Denver by instrument recorded October 15, 1957 in Book 8102 at Page
38 169, CITY AND COUNTY OF DENVER, STATE OF COLORADO

39

40 Also known and numbered as 749 Federal Boulevard, Denver, CO

41

42 and

43

PARCEL NUMBER: 8

44

45 All that tract of land described in the Warranty Deed from Orval C. Holloway to Joseph
46 Lawrence Weaver and Lillian Rose Weaver, recorded February 11, 1974 at Reception
47 Number 58175 in Book 833 at Page 153, in the City and County of Denver Clerk and
Recorder's Office, as described below:

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1 That part of the Northeast Quarter of Southeast Quarter of Southwest Quarter of Section
2 5, Township 4 South, Range 68 West, described as follows:
3

4 Beginning at the Northeast corner of the Southeast Quarter of Southwest Quarter of said
5 Section 5; thence West 30 feet to a point; thence South along the West line of Federal
6 Boulevard 265.2 feet to the true point of beginning; thence West 141 Feet; thence South
7 87 1/2 feet to a point; thence East 141 feet to a point on the West line of Federal
8 Boulevard; thence North 87 1/2 feet to the true point of beginning, EXCEPT the East 10
9 feet thereof conveyed to the City and County of Denver in Book 8036 at Page 436.

10
11 and

12
13 **PARCEL NUMBER: 9**

14 All that tract of land described in the Warranty Deed from Howard W. Lacy to School
15 District No. 1 in the City and County of Denver and State of Colorado, a school district,
16 recorded September 4, 1969 at Reception Number 63497 in Book 80 at Page 58, in the
17 City and County of Denver Clerk and Recorder's Office, as described below:
18

19 TRACT A: That part of the SW1/4SE1/4 of Section 5, Township 4 South, Range 68
20 West of the 6th P.M., described as follows: Beginning on the South line of West 8th
21 Avenue at a point 896.3 feet West of the Northwest corner of Block 2, Wier Addition;
22 thence South, parallel with the East line of Federal Boulevard, 300 feet, more or less, to
23 the North line of West Severn Place; thence East 75 feet along said North line; thence
24 North parallel with the East line of Federal Boulevard, 300 feet, more or less, to the
25 South line of West 8th Avenue; thence West 75 feet to the point of beginning.
26

27 TRACT B: All that part of the SE1/4 of Section 5, Township 4 South, Range 68 West of
28 the 6th P.M., described as follows: Beginning at a point on the South line West 8th
29 Avenue, 541 feet West of the Northwest corner of Block 2, Wier Addition, according to
30 the recorded plat thereof; thence South 125 feet to the true point of beginning; thence
31 West and parallel to the South line of West 8th Avenue, a distance of 289.3 feet, more or
32 less, to the Easterly line of Tract A hereinabove described; thence South parallel to the
33 East line of Federal Boulevard and along the Easterly line of said Tract A, a distance of
34 175 feet, more or less, to the North line of West Severn Place; thence East along said
35 North line of West Severn Place 289.3 feet; thence North and parallel to the East line of
36 Federal Boulevard, a distance of 175 feet to the true point of beginning.
37

38 All that tract of land described in the Warranty Deed from Sara G. Reingold, Lewis J.
39 Robinson, Lena Robinson, and Maurice Bershof to School District No. 1 in the City and
40 County of Denver and State of Colorado, a School District, recorded December 18, 1970
41 at Reception Number 19047, in Book 262 at Page 269, in the City and County of Denver
42 Clerk and Recorder's Office, as described below:

43 That part of the SW¹/₄SE¹/₄ of Section 5, Township 4 South, Range 68 West of the 6th
44 P.M., described as follows:
45

46 Beginning on the South line of West 8th Avenue at a point 1186.3 feet West of the
47

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1 Northwest corner of Block 2, WIER ADDITION;
2 thence South 150 feet;
3 thence East 290 feet;
4 thence North 150 feet;
5 thence West 290 feet to the point of beginning;

6
7 City and County of Denver, State of Colorado.

8
9 All that tract of land described in the Warranty Deed from Bertha Siteman to School
10 District No. 1 in the City and County of Denver and State of Colorado, a school district,
11 recorded April 3, 1974 at Reception Number 76934, in Book 858 at Page 139, in the City
12 and County of Denver Clerk and Recorder's Office, as described below:

13
14 That part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section
15 Five (5), Township Four (4) South, Range Sixty-eight (68) West, described as follows:
16 Beginning at a point 641 feet West of the Northwest corner of Block Two (2), WIER
17 ADDITION, and 30 feet South of the North line of the Southwest Quarter of the
18 Southeast Quarter (SW 1/4 SE 1/4) of said Section 5; thence West and parallel with the
19 North line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said
20 Section 5 180.3 feet; thence South 125 feet; thence East 180.3 feet; thence North 125 feet
21 to the point of beginning.

22
23 All that tract of land described in the Warranty Deed from The Big Three Enterprises,
24 Inc. to School District No. 1 of the City and County of Denver, a School District,
25 recorded September 3, 1975 at Reception Number 61802, in Book 1114 at Page 263, in
26 the City and County of Denver Clerk and Recorder's Office, as described below:

27
28 A tract of land 100 feet by 110 feet located at the Southeast corner of West 8th Avenue
29 and Federal Boulevard described as follows:

30
31 Part of the SW¹/₄ of the SE¹/₄ of Section 5, Township 4 South, Range 68 West of the 6th
32 P.M.,
33 Commencing on the South line of Eighth Avenue 1186.3 feet West of the Northwest
34 corner of Block 2, Wier Addition;
35 thence West 110 feet to a point on the East line of Federal Boulevard, and which point is
36 40 feet East of the North-South center of said Section 5;
37 thence South along and upon said East line of Federal Boulevard, 100 feet;
38 thence East 110 feet;
39 thence North 100 feet to the point of beginning;

40
41 EXCEPT that part described as follows:

42
43 That part of the N¹/₂SW¹/₄SE¹/₄ of Section 5, Township 4 South, Range 68 West of the 6th
44 P.M., described as follows:

45
46 Beginning at a point that is 30 feet South of and 40 feet East of the Northwest corner of

47 [continued on next page]

1 the said SW¹/₄SE¹/₄;
2 thence Southerly on a line 40 feet East of and parallel with the West line of the said SE¹/₄,
3 24.61 feet;
4 thence Northeasterly on a curve to the right convex to the Northwest having a radius of
5 45 feet, 49.49 feet to a point that is 30 feet South of and 80.22 feet East of the said
6 Northwest corner of the said SW¹/₄SE¹/₄; thence Westerly on a line 30 feet South of and
7 parallel with the North line of said SW¹/₄SE¹/₄, 40.22 feet, more or less, to the point of
8 beginning;

9
10 City and County of Denver,
11 State of Colorado.

12
13 All that tract of land described in the Warranty Deed from Daniel L. Clinger to School
14 District No. 1 in the City and County of Denver and State of Colorado, a school district,
15 recorded September 17, 1975 at Reception Number 66612, in Book 1121 at Page 399, in
16 the City and County of Denver Clerk and Recorder's Office, as described below:

17
18 Part of the SW 1/4 SE 1/4 of Section 5, Township 4 South, Range 68 West of the 6th
19 P.N., described as follows:

20
21 Beginning at a point 40 feet East and 130 feet South of the Northwest corner of the SW
22 1/4 SE 1/4 which point is on the East line of Federal Blvd.;

23
24 thence East 110 feet;

25 thence South at right angles 50 feet;

26 thence West at right angles 110 feet;

27 thence North 50 feet to the point of beginning, known and numbered as 770 Federal
28 Blvd.

29 City and County of Denver, State of Colorado.

30
31 All that tract of land described in the Rule and Order recorded April 13, 2001 at
32 Reception Number 2001055282, in the City and County of Denver Clerk and Recorder's
33 Office, as described below:

34 That part of the SW¹/₄SE¹/₄, Section 5, Township 4 South, Range 68 West of the 6th
35 Principal Meridian, City and County of Denver, State of Colorado, described as follows:

36
37 Commencing at a point on South line of West 8th Avenue, which point is 1296.3 feet
38 West and 150 feet South of the NW corner of Block 2, Weir Addition: Thence South
39 along East line of Federal Blvd. 150 feet; Thence East at right angles 400 feet; Thence
40 North at right angle 150 feet; Thence West at right angle 400 feet to point of beginning.

41
42 Also known by street and number as 750 Federal Blvd., Denver, Colorado 80204

43
44 Less and Except the portion described in the Special Warranty Deed recorded October 4,
45 2001 at Reception Number 2001167474.

46
47 and

1 **PARCEL NUMBER: 10**
2 All that tract of land described in the Quitclaim Deed from Bryan Aslamy and Ahmad S.
3 Malekzaden to Solomon Aslamy, recorded October 9, 2012 at Reception Number
4 2012137973, in the City and County of Denver Clerk and Recorder's Office, as described
5 below:

6
7 Parcel B:
8 That part of the Southeast ¼ Southwest ¼ of Section 5, Township 4 South, Range 68
9 West of the 6th P.M., described as follows: Beginning at a point 125.1 feet South of the
10 South line of West 8th Avenue extended Easterly, being also 7 ½ feet South of the North
11 line of the South 35 acres of said Southeast ¼ Southwest ¼ and 40 feet West of the East
12 line of said Southeast ¼ Southwest ¼ being the Westerly line of Federal Avenue; thence
13 Southerly along the West line of Federal Avenue, a distance of 92.5 feet, more or less, to
14 a point 265.2 feet South of the North line of said Southeast ¼ Southwest ¼; thence West
15 at right angles 141.54 feet; thence North at right angles 92.5 feet; thence East at right
16 angles 141.54 feet to the Point of Beginning, EXCEPT that portion thereof condemned
17 for alley purposes pursuant to Ordinance No. 252 of 1925; City and County of Denver,
18 State of Colorado, and except any portion of subject property which may lie within parcel
19 conveyed in Book 8058 at Page 198, City and County of Denver, State of Colorado.

20
21 Also known as 765 Federal Boulevard, Denver, Colorado 80204.

22
23 and

24
25 **PARCEL NUMBER: 11**
26 All that tract of land described in the Warranty Deed from Solomon Aslamy to Omar
27 Joudeh, recorded May 6, 2010 at Reception Number 2010049524, in the City and County
28 of Denver Clerk and Recorder's Office, as described below:

29
30 Lots 49 and 50,
31 Except The East 10 Feet Thereof in 5 Acre Block In Subdivision
32 of Part of P.T. Barnum's Subdivision to The City of Denver,
33 City and County of Denver, State or Colorado

34
35 also known by street and number as: 775 Federal Boulevard, Denver, Co 80204

36
37 and

38
39 **PARCEL NUMBER: 12**
40 All that tract of land described in the Warranty Deed from Donald R. Shanks also known
41 as Donald Shanks and Louis D. Sturm also known as Louis Sturm to Dong Sik Kim and
42 Gamila Kim, recorded July 27, 1995 at Reception Number 9500089668, in the City and
43 County of Denver Clerk and Recorder's Office, as described below:

44
45 PARCEL 1:
46 THOSE PORTIONS OF LOTS 21 TO 24, INCLUSIVE, BLOCK 4, FISK'S ADDITION

47 [continued on next page]

1 TO SOUTH FAIRVIEW, CITY AND COUNTY OF DENVER, STATE OF
2 COLORADO, LYING NORTHWESTERLY OF A LINE RUNNING FROM THE
3 NORTHEAST CORNER OF SAID LOT 21 TO THE SOUTHWEST CORNER OF
4 SAID LOT 24, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

5
6 PARCEL 2:

7
8 LOTS 25 TO 30, INCLUSIVE, BLOCK 4, FISK'S ADDITION TO SOUTH
9 FAIRVIEW, AND AN UNNUMBERED STRIP OF LAND 15 FEET IN WIDTH
10 LYING SOUTH OF AND ADJOINING SAID LOTS 25 TO 30 AND NORTH OF THE
11 NORTH LINE OF THE ALLEY IN SAID BLOCK 4, CITY AND COUNTY OF
12 DENVER, STATE OF COLORADO.

13
14 PARCEL 3:

15
16 THE WEST 15 FEET OF Lot 45, Block 4, FISK'S ADDITION TO SOUTH
17 FAIRVIEW AND THAT PARCEL OF GROUND 15 FEET IN WIDTH LYING
18 NORTH OF SAID WEST 15 FEET OF SAID LOT 45 AND SOUTH OF THE SOUTH
19 LINES OF THE ALLEY IN SAID BLOCK 4, CITY AND COUNTY OF DENVER,
20 STATE OF COLORADO.

21
22 South half of the vacated street described in Ordinance No. 78, Series of 1999, recorded
23 February 5, 1999 at Reception Number 9900021152, that is adjacent to the tract of land
24 described as Parcel 3 in the Warranty Deed from Donald R. Shanks also known as
25 Donald Shanks and Louis D. Sturm also known as Louis Sturm to Dong Sik Kim and
26 Gamila Kim, recorded July 27, 1995 at Reception Number 9500089668, in the City and
27 County of Denver Clerk and Recorder's Office, as described below:

28 A tract of land located between Blocks 3 and 4, Fisk's Addition to South Fairview, SE ¼,
29 Section 5, Township 4 South, Range 68 West, of the 6th P.M., all in the City and County
30 of Denver, State of Colorado, being more particularly described as follows:

31
32 Beginning at the North common corner of Lots 28 and 29, said Block 4, Fisk's Addition
33 to South Fairview;

34
35 Thence Easterly, along the Northerly line of said Block 4, a distance of 200.0 feet more
36 or less, to the North common corner of Lots 20 and 21, said Block 4;

37 Thence Northerly, a distance of 60.0 feet to the South common corner of Lots 20 and 21,
38 said Block 3, Fisk's Addition to South Fairview;

39 Thence Westerly along the Southerly line of said Block 3, a distance of 200.0 feet more
40 or less, to the South common corner of Lots 28 and 29, said Block 3;

41 Thence Southerly 60.0 feet to the Point of Beginning.

42
43 South half of the vacated alley described in Ordinance No. 32, Series of 1999, recorded
44 January 8, 1999 at Reception Number 9900004134, that is adjacent to the tract of land
45 described as Parcel 3 in the Warranty Deed from Donald R. Shanks also known as
46 Donald Shanks and Louis D. Sturm also known as Louis Sturm to Dong Sik Kim and

47 [continued on next page]

1 Gamila Kim, recorded July 27, 1995 at Reception Number 9500089668, in the City and
2 County of Denver Clerk and Recorder's Office, as described below:

3 A tract of land located within the Alley of Block 4, Fisk's Addition to South Fairview, SE
4 ¼, Section 5, Township 4 South, Range 68 West, of the 6th P.M., all in the City and
5 County of Denver, State of Colorado, being more particularly described as follows:
6

7 Commencing at the Southeast corner of Lot 25, said Block 4, Fisk's Addition to South
8 Fairview;

9 Thence Southerly, on the East line of Lot 25 extended South, a distance of 15 feet to the
10 northerly line of the 16 foot Alley as dedicated by Ordinance 26, Series of 1901, within
11 said Block 4, said point being the True Point of Beginning;

12 Thence continuing Southerly along the previous course, a distance of 16 feet to the
13 Southerly line of said Alley;

14 Thence Westerly along the Southerly line of said Alley, a distance of 100 feet more or
15 less, to a point on the West line extended north of Lot 45, said Block 4;

16 Thence northerly along the West line of Lot 45 extended north a distance of 16 feet to the
17 northerly line of said Alley;

18 Thence Easterly along the Northerly line of said Alley a distance of 100 feet more or less
19 to the True Point of Beginning.
20

21 and

22
23 **PARCEL NUMBER: 13**

24 All that tract of land described in the Special Warranty Deed from Jack B. Zelinger and Shirley A.
25 Francis, as to Parcel B to 830 Gamila and Dong Kim, LLC, recorded July 2, 2008 at Reception
26 Number 2008091653, in the City and County of Denver Clerk and Recorder's Office, as described
27 below:
28

29 PARCEL B: (2901 WEST 8TH AVENUE)

30
31 LOTS 43 AND 44, BLOCK 4, FISK'S ADDITION TO THE SOUTH FAIRVIEW,
32 TOGETHER WITH A VACATED 15 FOOT STRIP OF GROUND LYING NORTH OF
33 AND ADJOINING SAID LOTS 43 AND 44 AND SOUTH OF THE ALLEY
34 DESCRIBED IN BOOK 1377 AT PAGE 346 OF THE RECORDS OF THE CITY AND
35 COUNTY OF DENVER.
36

37 SAID 15 FOOT STRIP VACATED BY INSTRUMENT RECORDED DECEMBER 17,
38 1900 IN BOOK 1327 AT PAGE 615 AND BY ORDINANCE NO. 26, SERIES OF
39 1901.

40 and

41
42 **PARCEL NUMBER: 14**

43 All that tract of land described in the Special Warranty Deed from Jack B. Zelinger and
44 Shirley A. Francis, as to Parcel A to 830 Gamila and Dong Kim, LLC, A Colorado
45 Limited Liability Company, recorded July 2, 2008 at Reception Number 2008091653, in
46 the City and County of Denver Clerk and Recorder's Office, as described below:
47

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1 PARCEL A: (816 & 830 FEDERAL BOULEVARD)

2
3 LOTS THIRTY-ONE (31) TO FORTY-TWO (42), INCLUSIVE, BLOCK FOUR (4),
4 FISK'S ADDITION TO SOUTH FAIRVIEW, CITY AND COUNTY OF DENVER,
5 STATE OF COLORADO.

6
7 and

8
9 **PARCEL NUMBER: 15**

10 All that tract of land described in the Quit-Claim Deed from Paul D. Garcia to Paul D. Garcia and
11 Hope E. Garcia, as Trustees of The Garcia Family Living Trust, recorded March 12, 2003 at
12 Reception Number 2003042343, in the City and County of Denver Clerk and Recorder's Office, as
13 described below:

14
15 L 26 TO 34 INC BLK 25 VILLA
16 PARK
17 COMMERCIAL – RESTAURANT

18
19 Also known as street and number 815 Federal Blvd.

20
21 and

22
23 **PARCEL NUMBER: 16**

24 All that tract of land described in the Personal Representative's Deed of Distribution from Michael
25 A. Mitchell as Personal Representative of the Estate of Laurence T. Kahn, also known as Laurence
26 Kahn, deceased to Michael A. Mitchell, recorded July 3, 2012 at Reception Number 2012087411, in
27 the City and County of Denver Clerk and Recorder's Office, as described below:

28
29 L 35 TO 38 INC & S 8IN L 39 BLK 25 VILLA PARK
30 City and County of Denver, State of Colorado

31
32 also known by street and number as: 823 Federal Boulevard, Denver, CO

33
34 and

35
36 **PARCEL NUMBER: 17**

37
38 All that tract of land described in the Warranty Deed from Donald R. Shanks also known
39 as Donald Shanks and Louis D. Sturm also known as Louis Sturm to Dong Sik Kim and
40 Gamila Kim, recorded July 27, 1995 at Reception Number 9500089668, in the City and
41 County of Denver Clerk and Recorder's Office, as described below:

42 PARCEL 1:

43
44 THOSE PORTIONS OF LOTS 21 TO 24, INCLUSIVE, BLOCK 4, FISK'S ADDITION
45 TO SOUTH FAIRVIEW, CITY AND COUNTY OF DENVER, STATE OF
46 COLORADO, LYING NORTHWESTERLY OF A LINE RUNNING FROM THE

47 [continued on next page]

1 NORTHEAST CORNER OF SAID LOT 21 TO THE SOUTHWEST CORNER OF
2 SAID LOT 24, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

3
4 PARCEL 2:

5
6 LOTS 25 TO 30, INCLUSIVE, BLOCK 4, FISK'S ADDITION TO SOUTH
7 FAIRVIEW, AND AN UNNUMBERED STRIP OF LAND 15 FEET IN WIDTH
8 LYING SOUTH OF AND ADJOINING SAID LOTS 25 TO 30 AND NORTH OF THE
9 NORTH LINE OF THE ALLEY IN SAID BLOCK 4, CITY AND COUNTY OF
10 DENVER, STATE OF COLORADO.

11
12 PARCEL 3:

13
14 THE WEST 15 FEET OF Lot 45, Block 4, FISK'S ADDITION TO SOUTH
15 FAIRVIEW AND THAT PARCEL OF GROUND 15 FEET IN WIDTH LYING
16 NORTH OF SAID WEST 15 FEET OF SAID LOT 45 AND SOUTH OF THE SOUTH
17 LINES OF THE ALLEY IN SAID BLOCK 4, CITY AND COUNTY OF DENVER,
18 STATE OF COLORADO.

19
20 South half of the vacated street described in Ordinance No. 78, Series of 1999, recorded
21 February 5, 1999 at Reception Number 9900021152, that is adjacent to the tract of land
22 described as Parcel 2 in the Warranty Deed from Donald R. Shanks also known as
23 Donald Shanks and Louis D. Sturm also known as Louis Sturm to Dong Sik Kim and
24 Gamila Kim, recorded July 27, 1995 at Reception Number 9500089668, in the City and
25 County of Denver Clerk and Recorder's Office, as described below:

26 A tract of land located between Blocks 3 and 4, Fisk's Addition to South Fairview, SE ¼,
27 Section 5, Township 4 South, Range 68 West, of the 6th P.M., all in the City and County
28 of Denver, State of Colorado, being more particularly described as follows:

29
30 Beginning at the North common corner of Lots 28 and 29, said Block 4, Fisk's Addition
31 to South Fairview;

32
33 Thence Easterly, along the Northerly line of said Block 4, a distance of 200.0 feet more
34 or less, to the North common corner of Lots 20 and 21, said Block 4;

35 Thence Northerly, a distance of 60.0 feet to the South common corner of Lots 20 and 21,
36 said Block 3, Fisk's Addition to South Fairview;

37 Thence Westerly along the Southerly line of said Block 3, a distance of 200.0 feet more
38 or less, to the South common corner of Lots 28 and 29, said Block 3;

39 Thence Southerly 60.0 feet to the Point of Beginning.

40
41 North half of the vacated alley described in Ordinance No. 32, Series of 1999, recorded
42 January 8, 1999 at Reception Number 9900004134, that is adjacent to the tract of land
43 described as Parcel 2 in the Warranty Deed from Donald R. Shanks also known as
44 Donald Shanks and Louis D. Sturm also known as Louis Sturm to Dong Sik Kim and
45 Gamila Kim, recorded July 27, 1995 at Reception Number 9500089668, in the City and
46 County of Denver Clerk and Recorder's Office, as described below:

47 [continued on next page]

1 A tract of land located within the Alley of Block 4, Fisk's Addition to South Fairview, SE
2 ¼, Section 5, Township 4 South, Range 68 West, of the 6th P.M., all in the City and
3 County of Denver, State of Colorado, being more particularly described as follows:
4

5 Commencing at the Southeast corner of Lot 25, said Block 4, Fisk's Addition to South
6 Fairview;

7 Thence Southerly, on the East line of Lot 25 extended South, a distance of 15 feet to the
8 northerly line of the 16 foot Alley as dedicated by Ordinance 26, Series of 1901, within
9 said Block 4, said point being the True Point of Beginning;

10 Thence continuing Southerly along the previous course, a distance of 16 feet to the
11 Southerly line of said Alley;

12 Thence Westerly along the Southerly line of said Alley, a distance of 100 feet more or
13 less, to a point on the West line extended north of Lot 45, said Block 4;

14 Thence northerly along the West line of Lot 45 extended north a distance of 16 feet to the
15 northerly line of said Alley;

16 Thence Easterly along the Northerly line of said Alley a distance of 100 feet more or less
17 to the True Point of Beginning.
18

19 and

20
21 **PARCEL NUMBER: 18**

22 All that tract of land described in the Quit Claim Deed from Romey Pedroza and Rose Pedroza to
23 John R. Pedroza and Mary Ann Pedroza, recorded September 16, 1992 at Reception Number R-92-
24 0109056, in the City and County of Denver Clerk and Recorder's Office, as described below:
25

26 LOTS 39 and 40,
27 BLOCK 25,
28 VILLA PARK,
29

30 also known by street and number as: 859 FEDERAL BOULEVARD, DENVER CO
31 80204.
32

33 Except The South Eight inches (8") of Lot 39, Block 25, VILLA PARK.
34

35 and

36
37 **PARCEL NUMBER: 19**

38 All that tract of land described in the Warranty Deed from Genesis II, A Partnership to Robert A.
39 Reed and Betty J. Reed, recorded June 20, 1990 at Reception Number R-90-0053719, in the City and
40 County of Denver Clerk and Recorder's Office, as described below:
41

42 Lots 29 to 36, Block 17, SOUTH FAIRVIEW, Together with that portion
43 of the North one-half of the vacated alley adjoining said Lots,
44 And Lots 29 to 35, Block 3, FISK'S ADDITION TO SOUTH FAIRVIEW,
45 Together with that portion of the South one-half of the Vacated alley adjoining said Lots
46 29 to 31, and together with all of the North and South vacated alley adjoining said Lots
47

[continued on next page]

1 30 to 35,
2 City and County of Denver, State of Colorado

3
4 also known as street and number 880-890 Federal Boulevard, Denver, Colorado

5
6 and

7
8 **PARCEL NUMBER: 20**

9 All that tract of land described in the Warranty Deed from John Gordon and Susan Gordon to Felix
10 R. Romero, recorded January 17, 1991 at Reception Number R-91-0002663, in the City and County
11 of Denver Clerk and Recorder's Office, as described below:

12
13 Lots 41 and 42,
14 Block 25,
15 VILLA PARK

16
17 also known by street and number as: 867-869 Federal Blvd.

18
19 and

20
21 **PARCEL NUMBER: 21**

22 All that tract of land described in the Quitclaim Deed from Andrew J. Clark to 877 Federal LLC,
23 recorded July 12, 2000 at Reception Number 2000097716, in the City and County of Denver Clerk
24 and Recorder's Office, as described below:

25
26 LOTS 43 THROUGH 46
27 BLOCK 25
28 VILLA PARK
29 CITY AND COUNTY OF DENVER
30 STATE OF COLORADO

31
32 also known by street and number as: 877-881 FEDERAL BOULEVARD, DENVER

33
34 and

35
36
37 **PARCEL NUMBER: 22**

38 All that tract of land described in the Special Warranty Deed from CBS Acquisition
39 Corp., a Delaware corporation, successor in interest by merger to Visual Design Systems,
40 Inc., n/k/a Visual Products Corp., a Delaware corporation to 1350-1360 Moline Ltd.
41 Liability Co., a Colorado limited liability company, recorded June 21, 2013 at Reception
42 Number 2013091041, in the City and County of Denver Clerk and Recorder's Office, as
43 described below:

44
45 The West 9 feet of Lot 10 and all of Lots 11 to 28, Block 17, South Fairview, and the
46 West 9 feet of Lot 10 and all of Lots 11 to 28, Block 3, Fisk's Addition to South

47 [continued on next page]

1 Fairview, together with all of the vacated alley lying south of and adjoining Lots 11 to 28,
2 and the West 9 feet of Lot 10, Block 17, South Fairview, as vacated in Ordinance No.
3 269 recorded August 6, 1957 in Book 8072 at Page 322 and together with all of the
4 vacated street known as Barberry Place lying South of and adjoining Lots 21 through 28,
5 Block 3, Fisk's Addition to South Fairview, as vacated in Ordinance No. 78 recorded
6 February 5, 1999 at Reception No. 9900021152, City and County of Denver, State of
7 Colorado.

8
9 and

10
11 **PARCEL NUMBER: 23**

12 All that tract of land described in the Quitclaim Deed from William H. Adams, an
13 unmarried man to Thien Phan, recorded June 12, 2013 at Reception Number
14 2013085305, in the City and County of Denver Clerk and Recorder's Office, as described
15 below:

16
17 LOTS 37, 38, 39, 40, 41 AND 42 IN BLOCK 16, SOUTH FAIRVIEW, TOGETHER
18 WITH THE SOUTH 1/2 OF VACATED 16 FOOT ALLEY LYING NORTH OF AND
19 ADJACENT TO SAID LOTS 37, 38, 39, 40, 41 AND 42, EXCEPT THE WEST 20.00
20 FEET OF SAID VACATED ALLEY, CITY AND COUNTY OF DENVER, STATE OF
21 COLORADO

22
23 COMMONLY KNOWN AS 90 N. FEDERAL BLVD., DENVER, COLORADO

24
25 and

26
27 **PARCEL NUMBER: 24**

28 All that tract of land described in the Warranty Deed from M.C. Santa Fe, L.L.C., a
29 Colorado Limited Liability Company to Wali U. Aryan and Saleaha K. Aryan, recorded
30 October 14, 2008 at Reception Number 2008140902, in the City and County of Denver
31 Clerk and Recorder's Office, as described below:

32
33 Lots 27 through 32,
34 Block 24,
35 Villa Park,
36 City and County of Denver,
37 State of Colorado.

38
39 Also known by street and number as: 913-925 N. Federal Blvd. Denver, CO 80204

40
41 and

42
43 **PARCEL NUMBER: 25**

44 All that tract of land described in the Warranty Deed from Nadali Atefi to Hassan S.
45 Nekouie, recorded February 18, 1999 at Reception Number 9900028905, in the City and
46 County of Denver Clerk and Recorder's Office, as described below:

47 [continued on next page]

1 Lots 31 to 36 and the North 1/2 of vacated alley South of and adjoining said
2 Lots and the South 1/2 of vacated Mulberry Place North of and adjoining said
3 Lots, EXCEPT any portion of said street and alley lying West of a line 20 feet
4 East of the East line of Federal Blvd., Block 16, South Fairview,
5
6 also known as street and number: 950 Federal Boulevard, Denver, Colorado 80204
7

8 and

9
10 **PARCEL NUMBER: 26**

11 All that tract of land described in the Warranty Deed from Howard P. Jones a/k/a Howard
12 Paul Jones to 935 Federal, LLC, A Colorado Limited Liability Company, recorded
13 December 5, 2003 at Reception Number 2003253464, in the City and County of Denver
14 Clerk and Recorder's Office, as described below:
15

16 LOTS 33, 34 AND THE SOUTH 1/2 OF LOT 35,
17 BLOCK 24,
18 VILLA PARK,
19 CITY AND COUNTY OF DENVER,
20 STATE OF COLORADO
21

22 also known as street and number as: 935 FEDERAL BLVD., DENVER, CO 80204
23

24 and

25
26 **PARCEL NUMBER: 27**

27 All that tract of land described in the Quitclaim Deed from William M. Havens and Janis
28 A. Havens to Janis A. Havens, recorded February 24, 2000 at Reception Number
29 2000025875, in the City and County of Denver Clerk and Recorder's Office, as described
30 below:
31

32 The North 1/2 of Lot 35,
33 All of Lots 36, 37, and 38 and
34 The South 1/2 of Lot 39,
35 Block 24,
36 Villa Park,
37 City and County of Denver,
38 State of Colorado
39

40 also known by street and number as: 947-955 Federal Blvd., Denver, CO 80204
41

42 and

43 **[Remainder of page intentionally left blank]**
44
45

1 **PARCEL NUMBER: 28**

2 All that tract of land described as Parcel B in the Denver Assessor’s Parcel
3
4 Reconfiguration Form, recorded April 2, 2007 at Reception Number 2007052402, in the
5 City and County of Denver Clerk and Recorder’s Office, as described below:
6

7 **PARCEL B:**

8
9 PART OF LOTS 37 THROUGH 44,
10 AND VACATED NORTH HALF OF WEST MULBERRY PLACE,
11 BLOCK 15,
12 SOUTH FAIRVIEW SUBDIVISION MORE PARTICULARLY DESCRIBED AS
13 FOLLOWS:
14 COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 44; THENCE
15 SOUTH ALONG THE EAST LINE OF SAID LOT 44, A DISTANCE OF 3.00 FEET
16 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE
17 EAST LINE OF SAID LOT 44, A DISTANCE OF 152.04 FEET TO A POINT ON THE
18 CENTERLINE OF VACATED WEST MULBERRY PLACE; THENCE WEST
19 ALONG THE CENTERLINE OF VACATED WEST MULBERRY PLACE, A
20 DISTANCE OF 190.04 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF
21 LAND ON FILE AND RECORDED AT RECEPTION NO. 9700059864 IN THE
22 OFFICE OF THE DENVER COUNTY CLERK AND RECORDER; THENCE NORTH
23 ALONG THE EAST LINE OF SAID RECEPTION NO. 9700059864, A DISTANCE OF
24 110.48 FEET; THENCE ON A HORIZONTAL ANGLE TO THE LEFT OF 87°33’58”,
25 A DISTANCE OF 76.68 FEET; THENCE ON A HORIZONTAL ANGLE TO THE
26 RIGHT OF 131°32’30”, A DISTANCE OF 44.90 FEET; THENCE ON A
27 HORIZONTAL ANGLE TO THE RIGHT OF 136°00’36”, A DISTANCE OF 12.16
28 FEET; THENCE ON A HORIZONTAL ANGLE TO THE LEFT OF 89°45’33”, A
29 DISTANCE OF 80.24 FEET TO THE POINT OF BEGINNING.
30

31 and

32
33 **PARCEL NUMBER: 29**

34 All that tract of land described in the Warranty Deed from Silver Dollar Pup Tent No. 1,
35 Military Order of the Cooties, Inc. to Overseas Vets, Inc., A Colorado corporation,
36 recorded July, 1978 in Book 1715 at Page 79, in the City and County of Denver Clerk
37 and Recorder’s Office, as described below:
38

39 Lot 40 and the North ½ of Lot 39 and the South ½ of Lot 41, Block 24, Villa Park
40

41 and

42
43 **PARCEL NUMBER: 30**

44 All that tract of land described in the Special Warranty Deed from BEC Properties, LLC,
45 A Colorado Limited Liability Company to Sylvia Nguyen, recorded June 25, 2005 at
46

[continued on next page]

1 Reception Number 2005086200, in the City and County of Denver Clerk and Recorder's
2 Office, as described below:

3
4 THE NORTH ONE-HALF OF LOT 41, AND LOTS 42, 43, 44, 45 AND 46, BLOCK
5 24, VILLA PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

6
7 also known as street number 969 AND 975 FEDERAL BLVD
8

9 and

10
11 **PARCEL NUMBER: 31**

12 All that tract of land described as Parcel One in the Warranty Deed from Hassan
13 Nekouie, also known as Hassan S. Nekouie to Mohammad Tehrani Raeouf, recorded
14 October 29, 2007 at Reception Number 2007167963, in the City and County of Denver
15 Clerk and Recorder's Office, as described below:

16 PARCEL ONE:

17
18 LOTS 21 THROUGH 44, TOGETHER WITH THE NORTH 1/2 OF VACATED WEST
19 MULBERRY PLACE ADJACENT TO SAID LOTS 37 THROUGH 44, TOGETHER
20 WITH ALL OF THE VACATED ALLEY ADJACENT TO LOTS 29 THROUGH 44,
21 TOGETHER WITH THE NORTH 1/2 OF VACATED ALLEY ADJACENT TO LOTS
22 21 THROUGH 28, ALL IN BLOCK 15, SOUTH FAIRVIEW SUBDIVISION;

23
24 EXCEPT THAT PART CONVEYED TO THE CITY AND COUNTY OF DENVER
25 RECORDED MAY 12, 1997 AT RECEPTION NO. 9700059864, CITY AND COUNTY
26 OF DENVER, STATE OF COLORADO;

27
28 AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

29
30 LOTS 21 THROUGH 28, TOGETHER WITH THE NORTH 1/2 OF VACATED
31 ALLEY ADJACENT TO LOTS 21 THROUGH 28, ALL IN BLOCK 15, SOUTH
32 FAIRVIEW SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF
33 COLORADO;

34
35 AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

36
37 PART OF LOTS 37 THROUGH 44, AND VACATED NORTH HALF OF WEST
38 MULBERRY PLACE, BLOCK 15, SOUTH FAIRVIEW SUBDIVISION MORE
39 PARTICULARLY DESCRIBED AS FOLLOWS:

40
41 COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 44;
42 THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 44, A DISTANCE OF
43 3.00 FEET TO THE POINT OF BEGINNING;

44
45 THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID LOT 44, A
46 DISTANCE OF 152.04 FEET TO A POINT ON THE CENTERLINE OF VACATED

1 WEST MULBERRY PLACE;
2 THENCE WEST ALONG THE CENTERLINE OF VACATED WEST MULBERRY
3 PLACE, A DISTANCE OF 190.04 FEET TO A POINT ON THE EAST LINE OF A
4 PARCEL OF LAND ON FILE AND RECORDED AT RECEPTION NO. 9700059864
5 IN THE OFFICE OF THE DENVER CLERK AND RECORDER;
6 THENCE NORTH ALONG THE EAST LINE OF SAID RECEPTION NO.
7 9700059864, A DISTANCE OF 110.48 FEET;
8 THENCE ON A HORIZONTAL ANGLE TO THE LEFT OF 83 DEGREES 33
9 MINUTES 58 SECONDS, A DISTANCE OF 78.68 FEET;
10 THENCE ON A HORIZONTAL ANGLE TO THE RIGHT OF 131 DEGREES 32
11 MINUTES 30 SECONDS, A DISTANCE OF 44.90 FEET;
12 THENCE ON A HORIZONTAL ANGLE TO THE RIGHT OF 136 DEGREES 00
13 MINUTES 36 SECONDS, A DISTANCE OF 12.16 FEET;
14 THENCE ON A HORIZONTAL ANGLE TO THE LEFT OF 89 DEGREES 45
15 MINUTES 33 SECONDS, A DISTANCE OF 80.24 FEET TO THE POINT OF
16 BEGINNING;

17
18 CITY AND COUNTY OF DENVER,
19 STATE OF COLORADO.

20
21 also known by street and number as: 990 Federal Blvd., Denver, CO 80204
22 LESS AND EXCEPT the portion described in Ordinance No. 308, Series of 1999
23 recorded April 23, 1999 at Reception No. 9900072547.
24

25 and

26 **PARCEL NUMBER: 32**

27 All that tract of land described in the Warranty Deed from Charles J. Pyne and Elaine K.
28 Pyne to 995 Federal Blvd., recorded September 5, 2007 at Reception Number
29 2007139558, in the City and County of Denver Clerk and Recorder's Office, as described
30 below:

31
32 Lot 47 & 48 Blk 24 Villa Park

33 and

34
35 **PARCEL NUMBER: 33**

36 All that tract of land described in the Special Warranty Deed from Long Van Do and
37 Hong Thi Tran, as joint tenants to Asian Market, Inc., a Colorado Corporation dba, A.M.
38 Foods, recorded February 27, 1985 at Reception Number 081651, in the City and County
39 of Denver Clerk and Recorder's Office, as described below:

40
41 Lots 25 and 26
42 Block 9
43 Villa Park
44 City and County of Denver, State of Colorado

[continued on next page]

1
2
3 LESS AND EXCEPT the portion conveyed to the City and County of Denver in the Quit
4 Claim Deed recorded March 19, 1985 at Reception No. 91285.

5
6 also known as street and number 1005 Federal Boulevard
7

8 and
9

10 **PARCEL NUMBER: 34**

11 All that tract of land described in the Deed from The Southland Corporation, a Texas
12 corporation to John P. Thompson and Margaret A. Fuller, two of the Trustees of The
13 Southland Employees' Trust under Trust Agreement dated December 30, 1974, as
14 restated and amended from time to time, the original of which is deposited in the offices
15 of The Southland Corporation, recorded March 10, 1992 at Reception Number R-92-
16 0022589, in the City and County of Denver Clerk and Recorder's Office, as described
17 below:
18

19 Lots 37 through 44, inclusive, together with the West ½ of Lot 45, Block 14 SOUTH
20 FAIRVIEW: EXCEPT that portion of Lot 37 dedicated for Right-of-Way, per Ordinance
21 No.
22 621 of the Series of 1989, as conveyed in Deed recorded September 11, 1989 under
23 Reception No. 89-0082000, all in the City and County of Denver, State of Colorado,
24 being more particularly described as follows:
25

26 That portion of Lot 37 in Block 14, South Fairview, City and County of Denver, State
27 of Colorado, being more particularly described as follows:
28

29 Beginning at the Southwest corner of said Lot 37; thence Northerly along the West
30 line of said Lot, being also the East right-of-way line of Federal Boulevard, a distance of
31 125.36 feet to the Northwest corner of said lot; thence along the North line of said lot, at
32 a deflection angle to the right of 90°17'04", 13.00 feet; thence parallel with said West
33 line at a deflection angle to the right of 89°42'56", 120.36 feet; thence at a deflection
34 angle to the left of 44°51'33", 7.07 feet to the South line of said lot, being also the North
35 right-of-way line of West 10th Avenue; thence at a deflection angle to the right of
36 135°08'27", 18.00 feet to the Point of Beginning,
37

38 City and County of Denver, State of Colorado.
39

40 and

41 **PARCEL NUMBER: 35**

42 All that tract of land described in the Quitclaim Deed from LTS Incorporated to LTS
43 Properties Incorporated, a Colorado corporation, recorded February 23, 2004 at Reception
44 Number 2004051849, in the City and County of Denver Clerk and Recorder's Office, as
45 described below: [continued on next page]

1 Parcel II:

2
3 All of Lots 28, 29, 30, 31, 32, 33 and the South 1/2 of Lot 34, Block 9,
4 VILLA PARK ADDITION,
5 City and County of Denver, State of Colorado

6
7 also known by street and number as: 1023 Federal Blvd., Denver CO

8
9 and

10
11 **PARCEL NUMBER: 36**

12 All that tract of land described as Parcels F-1, F-2, F-3 and P in the Bargain and Sale
13 Deed from The City and County of Denver to Denver Public Facilities Leasing Trust
14 2005A, recorded August 8, 2005 at Reception Number 2005132001, in the City and
15 County of Denver Clerk and Recorder's Office, as described below:

16
17 PARCEL F-1

18
19 LOTS 29 AND 30 AND THE WESTERLY ONE-HALF OF LOT 28,
20 BLOCK 14,
21 SOUTH FAIRVIEW ADDITION,
22 TOGETHER WITH THAT PART OF THE SOUTH HALF OF VACATED WEST 11TH
23 AVENUE ADJOINING SAID LAND ON THE NORTH, AS SET FORTH IN
24 ORDINANCE NO. 1015, SERIES OF 2001 RECORDED November 30, 2001 AT
25 RECEPTION NO. 2001203741,

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

29
30 PARCEL F-2:

31 BEGINNING AT THE SOUTHWEST CORNER OF LOT 36, BLOCK 14, SOUTH
32 FAIRVIEW;
33 THENCE NORTH ALONG THE EAST LINE OF FEDERAL BOULEVARD 27.2
34 FEET;
35 THENCE AT RIGHT ANGLES EAST 50 FEET;
36 THENCE AT RIGHT ANGLES SOUTH 5.85 FEET;
37 THENCE AT RIGHT ANGLES EAST 75 FEET TO THE EAST LINE OF LOT 32, IN
38 SAID BLOCK 14;
39 THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID LOT 32;
40 THENCE WEST ALONG THE NORTH ALLEY LINE OF SAID BLOCK 14, 125
41 FEET TO THE POINT OF BEGINNING,

42
43 EXCEPTING THEREFROM, THAT PORTION OF SAID LAND CONVEYED TO
44 [continued on next page]

1 THE CITY AND COUNTY OF DENVER FOR ROAD PURPOSES, RECORDED
2 December 17, 2002 AT RECEPTION NO. 2002240524,
3 CITY AND COUNTY OF DENVER,
4 STATE OF COLORADO.

5
6 PARCEL F-3:

7
8 THAT PART OF LOTS 31 TO 36, INCLUSIVE, BLOCK 14, SOUTH FAIRVIEW,
9 DESCRIBED AS FOLLOWS:

10
11 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 36, THENCE
12 NORTH ALONG THE EAST LINE OF FEDERAL BOULEVARD 27.2 FEET, TO
13 THE TRUE POINT OF BEGINNING;
14 THENCE CONTINUING NORTH ALONG THE EAST LINE OF FEDERAL
15 BOULEVARD 37.15 FEET;
16 THENCE EAST AT RIGHT ANGLES 127.5 FEET;
17 THENCE SOUTH AT RIGHT ANGLES 43 FEET;
18 THENCE WEST AT RIGHT ANGLES 77.5 FEET;
19 THENCE NORTH 5.85 FEET;
20 THENCE WEST 50 FEET TO THE POINT OF BEGINNING,

21
22 EXCEPTING THEREFROM, THAT PORTION OF SAID LAND CONVEYED TO
23 THE CITY AND COUNTY OF DENVER FOR ROAD PURPOSES, RECORDED
24 December 17, 2002 AT RECEPTION NO. 2002240524,

25
26 CITY AND COUNTY OF DENVER,
27 STATE OF COLORADO.

28
29 PARCEL F-4

30
31 LOTS 31 THROUGH 36, BLOCK 14,
32 SOUTH FAIRVIEW.

33
34 TOGETHER WITH THAT PART OF THE SOUTH HALF OF VACATED WEST
35 11TH AVENUE ADJOINING SAID LAND ON THE NORTH, AS SET FORTH IN
36 ORDINANCE NO. 1015, SERIES OF 2001 RECORDED November 30, 2001 AT
37 RECEPTION NO. 2001203741, BUT EXCEPTING THEREFROM, THAT PORTION
38 OF SAID VACATED STREET CONVEYED TO THE CITY AND COUNTY OF
39 DENVER FOR ROAD PURPOSES, RECORDED, December 17, 2002 AT
40 RECEPTION NO. 2002240524,

41
42 EXCEPTING THEREFROM PORTIONS DESCRIBED IN BOOK 7063 AT PAGE 92
43 AND IN BOOK 8001 AT PAGE 392,

44
45 CITY AND COUNTY OF DENVER,
46 STATE OF COLORADO.

[continued on next page]

1 PARCEL P:
2 A PARCEL OF LAND BEING A PART OF SECTION 5, TOWNSHIP 4 SOUTH,
3 RANGE 68 WEST, OF THE 6TH PRINCIPAL, CITY AND COUNTY OF DENVER,
4 STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
5 FOLLOWS:

6
7 COMMENCING AT THE SOUTHWEST CORNER OF LOT 36, BLOCK 14, SOUTH
8 FAIRVIEW ADDITION;
9 THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST 15.00 FEET, TO
10 A LINE 15 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY
11 LINE OF FEDERAL BOULEVARD AND THE TRUE POINT OF BEGINNING;
12 THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST,
13 197.54 FEET, TO THE WEST LINE OF SUN VALLEY HOMES, SECOND FILING;
14 THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST, 8.00 FEET,
15 ALONG SAID WEST LINE;
16 THENCE SOUTH 89 DEGREES 59 MINUTES 43 SECONDS WEST, 197.54 FEET TO
17 SAID PARALLEL LINE;
18 THENCE NORTH 00 DEGREES 17 MINUTES 14 SECONDS WEST, 8.00 FEET,
19 ALONG SAID PARALLEL LINE TO THE TRUE POINT OF BEGINNING, CITY
20 AND COUNTY OF DENVER, STATE OF COLORADO.
21

22 and

23
24 **PARCEL NUMBER: 37**

25 All that tract of land described in the Quitclaim Deed from Ernesto Torres to Ernesto
26 Torres and Maria G. Torres, recorded September 22, 2006 at Reception Number
27 2006152910, in the City and County of Denver Clerk and Recorder's Office, as described
28 below:

29
30 Lots 35 to 38 and the North 1/2 of Lot 34, Block 9, Villa Park, City and County of
31 Denver, State of Colorado.

32
33 also known by street and number as 1041 & 1049 Federal Blvd. Denver CO 80204
34

35 and

36
37 **PARCEL NUMBER: 38**

38 Tracts of land described in the Bargain and Sale Deed from The City and County of
39 Denver to Denver Health and hospital Authority, a body corporate and political
40 subdivision of the State of Colorado, recorded December 31, 1996 at Reception Number
41 9600176519, in the City and County of Denver Clerk and Recorder's Office, as described
42 below:
43

44 [continued on next page]
45

1 "Westside"-Parcel C:
2 Block 4, part of Block 3, West Fairview Subdivision, Block 13, part of Block 12,
3 South Fairview Subdivision, City and County of Denver, State of Colorado,
4 together with the South 1/2 of vacated West 12th Avenue, vacated Eliot Street
5 and the vacated alley within said Blocks 3 and 4, being more particularly
6 described as follows:
7

8 Beginning at the Southwest Corner of said Block 4; thence N 0°00'00" E along
9 the West line of said Block 4 and the Easterly Right-of-Way Line of Federal
10 Boulevard, 296.58 feet to a point on the centerline of vacated West 12th Avenue;
11 thence S 89°39'39" E along said centerline, 506.06 feet; thence
12 S 0°00'00" E 296.25 feet to a point on the Northerly right-of-way line of West
13 11th Avenue; thence N 89°41' 49" W along said Northerly right-of-way line and
14 the Southerly line of said Blocks 12, 13 and 4, 506.06 feet to the True Point
15 of Beginning, City and County of Denver, State of Colorado.
16

17 Together With:

18 The North half of vacated 11th Avenue adjacent thereto described in Ordinance No. 1015,
19 Series of 2001, recorded November 30, 2001 at Reception Number 2001203741, in the
20 City and County of Denver Clerk and Recorder's Office, as described below:
21

22 A tract of land being a portion of the existing West 11th Avenue, as dedicated by West
23 Fairview, originally recorded in Book 3 at Page 97 in Arapahoe County, and by South
24 Fairview, originally recorded in Book 3 at Page 3 in Arapahoe County lying between
25 Federal Boulevard and Decatur Street lying in the Northeast Quarter of Section 5,
26 Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of
27 Denver, State of Colorado, being more particularly described as follows:
28

29 All that portion of West 11th Avenue lying east of the existing easterly right of way of
30 Federal Boulevard and west of a line running from a point described as the intersection of
31 the northerly right of way line of West 11th Avenue and the westerly right of way line of
32 Decatur Street to a point described as the intersection of the southerly right of way line of
33 West 11th Avenue and the westerly right of way line of Decatur Street, except the
34 westerly 15 feet lying adjacent to the existing easterly right of way of Federal Boulevard.
35

36 LESS AND EXCEPT the following portions: Block 3 of West Fairview including the
37 alley; Block 12 of South Fairview lying East of vacated Eliot Street; and the portion
38 described in Property Deed recorded February 1, 2002 at Reception No. 2002022030.
39

and

40 **PARCEL NUMBER: 39**

41 All that tract of land described in the Personal Representative's Deed from Joseph W.
42 Gagliano as Personal Representative in the Estate of Peter A. Gagliano, a/k/a Peter
43 Gagliano, a/k/a Pete A. Gagliano, a/k/a Pete Gagliano, a/k/a Pietro A. Gagliano, a/k/a
44 Pietro Gagliano, Deceased to Joaquin DeOliveira and Lucia DeOliveira, recorded July
45 [continued on next page]
46
47

1 22, 1996 at Reception Number 9600101357, in the City and County of Denver Clerk and
2 Recorder's Office, as described below:

3
4 Parcel C:

5
6 The N1/2 of Lot 40 and all of Lots
7 41 and 42, Block 9, Villa Park,
8 Also commonly known as 1065 Federal Boulevard, Denver, Colorado 80204
9

10 and

11
12 **PARCEL NUMBER: 40**

13 All that tract of land described as Parcel A in the Bargain and Sale Deed from The City
14 and County of Denver to Denver Public Facilities Leasing Trust 2005A, recorded August
15 8, 2005 at Reception Number 2005132001, in the City and County of Denver Clerk and
16 Recorder's Office, as described below:

17 PARCEL A:

18
19 A PARCEL OF LAND BEING A PART OF SECTION 5, TOWNSHIP 4 SOUTH,
20 RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY
21 DESCRIBED AS FOLLOWS.

22
23 BEGINNING AT INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF
24 WEST HOLDEN PLACE AND THE EASTERLY RIGHT-OF-WAY OF FEDERAL
25 BOULEVARD;

26 THENCE SOUTH 89 DEGREES 58 MINUTES 32 SECONDS EAST, 505.14 FEET,
27 ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A POINT 4.94 FEET WEST OF
28 THE NORTHEAST CORNER OF LOT 2, BLOCK 2, WEST FAIRVIEW;

29 THENCE SOUTH 00 DEGREES 17 MINUTES 13 SECONDS EAST, 296.60 FEET,
30 PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 2 TO THE
31 CENTERLINE OF VACATED WEST 12th AVENUE;

32 THENCE NORTH 89 DEGREES 58 MINUTES 43 SECONDS WEST, 505.14 FEET,
33 ALONG SAID CENTERLINE TO SAID EASTERLY RIGHT-OF-WAY OF FEDERAL
34 BOULEVARD;

35 THENCE NORTH 00 DEGREES 17 MINUTES 14 SECONDS WEST 296.63 FEET,
36 ALONG SAID EASTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

37
38 EXCEPTING THEREFROM, THAT PORTION OF SAID LAND CONVEYED TO
39 THE CITY AND COUNTY OF DENVER FOR ROAD PURPOSES, RECORDED
40 December 17, 2002 AT RECEPTION NO. 2002240524,

41
42 CITY AND COUNTY OF DENVER,
43 STATE OF COLORADO.
44

45 and

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PARCEL NUMBER: 41

All that tract of land described in Ordinance No. 308, Series of 1999, recorded April 23, 1999 at Reception Number 9900072547, in the City and County of Denver Clerk and Recorder's Office, as described below:

THE NORTH 12.50 FEET OF THE 10-FOOT WIDE STRIP DEDICATED BY ORDINANCE NO. 386, SERIES OF 1997.

and

PARCEL NUMBER: 42

All that tract of land with Exceptions, described in the Deed from City and County of Denver to Sara H. Stanek, recorded September 13, 1946 at Reception Number 267899, in Book 6113 at Page 97, in the City and County of Denver Clerk and Recorder's Office, as described below:

Part of the Southeast One-quarter (SE ¼) of the Southwest One-quarter (SW ¼) of Section Five (5), Township Four (4) South, Range Sixty-eight (68) West, defined as follows:

Commencing 125.1 feet south of the Southwest corner of West 8th Avenue and Federal Boulevard, thence South along the West line of Federal Boulevard 100 feet; thence west at right angles 151.54 feet; thence North at right angles 100 feet; thence East at right angles 151.54 feet to place of beginning. Subject to Alley Ordinance 252-1925; LESS and EXCEPT any portion thereof described in Warranty Deed recorded July 3, 1957 at Reception No. 70874 in Book 8058 at Page 198 and LESS and EXCEPT any portion thereof described in Warranty Deed recorded May 17, 1973 at Reception No. 054752 in Book 696 at Page 135, City and County of Denver, State of Colorado.

and

PARCEL NUMBER: 43

A portion of that tract of land described in the Quit Claim Deed from Robert L McDougal to Security Realty Co., recorded December 30, 1968 at Reception Number 074749, in Book 9973 at Page 491, in the City and County of Denver Clerk and Recorder's Office, as described below:

lots 34 to 38, part of lots 39 to 43 lying South of line drawn from NE corner of lot 43 to SW corner of lot 39, Block 8 Villa Park

LESS and EXCEPT that part described in Warranty Deed recorded February 18, 2010 at Reception No. 2010018578.

1 **Section 2.** That the Council hereby finds and determines that property interests in these properties
2 are needed and required for the following public uses and public purposes: roads, sidewalks, curbs, gutters,
3 drainage, landscaping, medians, and related or appurtenant improvements to the road and construction
4 thereof.

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

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

23 **Section 5.** That the Council hereby finds and determines that the Colorado Department of
24 Transportation and the Denver Department of Public Works may find the need to alter the legal
25 descriptions of the properties referred to in this Ordinance and may continue to do so in order to meet the
26 needs of the Project. Council hereby authorizes the Mayor, including his duly authorized representatives, in
27 accordance with applicable federal, state, and City laws and rules and regulations adopted pursuant thereto,
28 to acquire those properties as the legal descriptions are altered by the Colorado Department of
29 Transportation and the Denver Department of Public Works in accordance with the means authorized in
30 this Ordinance.

31 **Section 6.** That the Council hereby finds and determines that to improve the safety and operation of
32 Federal Boulevard, it may be necessary to rebuild, modify, remove, and relocate existing access

1 points located along the streets impacted by this Project and that the Council hereby authorizes
2 the City to use the power of eminent domain to act as the local authority to rebuild, modify,
3 remove, and relocate such existing access points.

4 COMMITTEE APPROVAL DATE: November 5, 2014

5 MAYOR-COUNCIL DATE: November 11, 2014

6 PASSED BY THE COUNCIL: _____, 2014

7 _____ - PRESIDENT

8 APPROVED: _____ - MAYOR _____, 2014

9 ATTEST: _____ - CLERK AND RECORDER,
10 EX-OFFICIO CLERK OF THE
11 CITY AND COUNTY OF DENVER

12 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2014; _____, 2014

13 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: November 20, 2014

14 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
15 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
16 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
17 3.2.6 of the Charter.

18 D. Scott Martinez, City Attorney for the City and County of Denver

19 BY: _____, Assistant City Attorney DATE: _____, 2014