

2100 S Cherry Street

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST-WEST CENTER LINE OF SAID SECTION 30 TO BEAR SOUTH 89°32'22" WEST, A DISTANCE OF 2550.37 FEET BETWEEN A FOUND 2 1/2" ALUMINUM CAP STAMPED "P.W.S.I. T4S R67W C1/4 S30 2002 LS 28669" IN A RANGE BOX AT THE CENTER QUARTER CORNER OF SAID SECTION 30 AND A FOUND 3 1/4" ALUMINUM CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS T4S 1/4 R68W R67W S25 S30 1991 PLS 11434" IN A RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 30; THENCE NORTH 35°38'15" WEST, A DISTANCE OF 1176.90 FEET TO A POINT OF THE WESTERLY LINE OF LOT 14, BLOCK 7, WARREN'S UNIVERSITY HEIGHTS, AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF LOTS 14 THROUGH 7 INCLUSIVE, SAID BLOCK 7, NORTH 00°23'08" WEST, A DISTANCE OF 175.88 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 7 AND THE INTERSTATE 25 RIGHT-OF-WAY; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID INTERSTATE 25 RIGHT-OF-WAY, SOUTH 34°26'35" EAST, A DISTANCE OF 212.06 FEET; THENCE ALONG A LINE PARALLEL WITH AND 5.0' SOUTHERLY OF THE NORTHERLY LINE OF SAID LOT 14, SOUTH 89°31'14" WEST, A DISTANCE OF 118.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10,443 SQ. FT. OR 0.24 ACRES, MORE OR LESS.

Parcel #: 06302-05-023-000 (former CDOT)

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST-WEST CENTER LINE OF SAID SECTION 30 TO BEAR SOUTH 89°32'22" WEST, A DISTANCE OF 2550.37 FEET BETWEEN A FOUND 2 1/2" ALUMINUM CAP STAMPED "P.W.S.I. T4S R67W C1/4 S30 2002 LS 28669" IN A RANGE BOX AT THE CENTER QUARTER CORNER OF SAID SECTION 30 AND A FOUND 3 1/4" ALUMINUM CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS T4S 1/4 R68W R67W S25 S30 1991 PLS 11434" IN A RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 30; THENCE NORTH 53°46'19" EAST, A DISTANCE OF 2082.35 FEET TO THE SOUTHWESTERLY CORNER OF LOT 46, BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF LOTS 46 THROUGH 48 INCLUSIVE, SAID BLOCK 6, NORTH 00°19'45" WEST, A DISTANCE OF 54.20 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 48; THENCE SOUTH 87°25'09" EAST, A DISTANCE OF 26.07 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF INTERSTATE 25 RIGHT-OF-WAY; THENCE ALONG SAID SOUTHWESTERLY LINE OF INTERSTATE 25 RIGHT-OF-WAY, SOUTH 50°19'45" EAST A DISTANCE OF 81.90

FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 46; THENCE ALONG SAID SOUTHERLY LINE OF LOT 46, SOUTH 89°31'25" WEST, A DISTANCE OF 88.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3,049 SQ. FT. OR 0.07 ACRES, MORE OR LESS.

2135 S Cherry Street – C-MX-5 ZONING

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST-WEST CENTER LINE OF SAID SECTION 30 TO BEAR SOUTH 89°32'22" WEST, A DISTANCE OF 2550.37 FEET BETWEEN A FOUND 2 1/2" ALUMINUM CAP STAMPED "P.W.S.I. T4S R67W C1/4 S30 2002 LS 28669" IN A RANGE BOX AT THE CENTER QUARTER CORNER OF SAID SECTION 30 AND A FOUND 3 1/4" ALUMINUM CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS T4S 1/4 R68W R67W S25 S30 1991 PLS 11434" IN A RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 30; THENCE NORTH 37°06'29" WEST, A DISTANCE OF 1236.37 FEET TO THE SOUTHEASTERLY CORNER OF LOT 37, BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 37, SOUTH 89°31'12" WEST, A DISTANCE OF 123.29 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 37; THENCE ALONG THE WESTERLY LINE OF LOTS 37 THROUGH 45 INCLUSIVE, SAID BLOCK 6, NORTH 00°19'45" WEST, A DISTANCE OF 225.20 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 45; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 45, NORTH 89°31'25" EAST, A DISTANCE OF 88.77 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25, SOUTH 50°19'45" EAST, A DISTANCE OF 44.81 FEET TO A POINT ON THE EASTERLY LINE OF LOT 44, SAID BLOCK 6; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 44 THROUGH 37 INCLUSIVE, SOUTH 00°23'08" EAST, A DISTANCE OF 196.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 27,245 SQ. FT. OR 0.62 ACRES, MORE OR LESS.

4500 E Evans Avenue

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST-WEST CENTER LINE OF SAID SECTION 30 TO BEAR SOUTH 89°32'22" WEST, A DISTANCE OF 2550.37 FEET BETWEEN A FOUND 2 1/2" ALUMINUM CAP STAMPED "P.W.S.I. T4S R67W C1/4 S30 2002 LS 28669" IN A RANGE BOX AT THE CENTER QUARTER CORNER OF SAID SECTION 30 AND A FOUND 3 1/4" ALUMINUM CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS T4S 1/4 R68W

R67W S25 S30 1991 PLS 11434" IN A RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID WEST QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 57°10'40" EAST, A DISTANCE OF 1853.08 FEET TO THE SOUTHWESTERLY CORNER OF LOT 12, BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF LOTS 12 THROUGH 2 INCLUSIVE, SAID BLOCK 6, NORTH 00°08'15" WEST, A DISTANCE OF 271.95 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2 AND THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED AS PARCEL NO. 108 IN RULE AND ORDER RECORDED NOVEMBER 16, 2001 AT REC. NO. 2001194599; THENCE ALONG SAID SOUTHERLY LINE 25.60 FEET ALONG THE ARC OF A NONTANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.50 FEET, AN INCLUDED ANGLE OF 71°32'59" AND SUBTENDED BY A CHORD BEARING NORTH 56°48'22" EAST, A DISTANCE OF 23.97 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 87°25'09" EAST, A DISTANCE OF 102.92 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, SAID BLOCK 6; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 1 THROUGH 12 INCLUSIVE, SOUTH 00°19'45" EAST, A DISTANCE OF 279.40 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 12; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 12, SOUTH 89°31'12" WEST, A DISTANCE OF 123.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 34,793 SQ. FT. OR 0.80 ACRES, MORE OR LESS.