

LEGAL DESCRIPTION:

AREA 1: ( proposed CMX-3)

A PORTION OF LOTS 18 AND 19, BLOCK 40, KEENER'S SUBDIVISION; AND A PORTION OF LOTS 18 AND 19, BLOCK 39, KEENER'S SUBDIVISION; TOGETHER WITH ALL PORTIONS OF THE VACATED ALLEYS, VACATED VINE STREET AND THE WEST ½ OF VACATED GAYLORD STREET ADJACENT TO SAID LOTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SE1/4 SE1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE N89°31'54"E ALONG THE SOUTH LINE OF THE SAID SE1/4 SE1/4 OF SECTION 14, 204.04 FEET TO A POINT ON THE EAST LINE OF RACE STREET EXTENDED; THENCE N00°28'06"W ALONG SAID EAST LINE OF RACE STREET EXTENDED, 30.00 FEET TO THE SOUTHWEST CORNER OF LOT 18, BLOCK 40, KEENER'S SUBDIVISION; THENCE CONTINUING ALONG THE EAST LINE OF RACE STREET N00°28'06"W, 25.00 FEET; THENCE DEPARTING FROM SAID EAST LINE N89°31'16"E, 569.99 FEET TO A POINT ON THE EAST LINE OF THE WEST ½ OF VACATED GAYLORD STREET; THENCE S00°28'15"E ALONG THE EAST LINE OF THE WEST ½ OF VACATED GAYLORD STREET, 25.00 FEET TO THE SOUTHEAST CORNER OF LOT 19, BLOCK 39, KEENER'S SUBDIVISION; THENCE S89°31'16"W ALONG THE NORTH LINE OF 48TH AVENUE, 569.99 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 14,250 SQUARE FEET OR 0.3271 ACRES MORE OR LESS.

LEGAL DESCRIPTION:

AREA 2: (proposed CMX-5)

LOTS 14 TO 17, LOTS 20 TO 23, AND A PORTION OF LOTS 13, 18, 19 AND 24, BLOCK 40, KEENER'S SUBDIVISION; AND LOTS 14 TO 17, LOTS 20 TO 23, AND A PORTION OF LOTS 13, 18, 19 AND 24, BLOCK 39, KEENER'S SUBDIVISION; TOGETHER WITH ALL PORTIONS OF THE VACATED ALLEYS, VACATED VINE STREET AND THE WEST ½ OF VACATED GAYLORD STREET ADJACENT TO SAID LOTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SE1/4 SE1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE N89°31'54E ALONG THE SOUTH LINE OF THE SAID SE1/4 SE1/4 OF SECTION 14, 204.04 FEET TO A POINT ON THE EAST LINE OF RACE STREET EXTENDED; THENCE N00°28'06"W ALONG SAID EAST LINE OF RACE STREET EXTENDED, 55.00 FEET TO THE TRUE POINT OF BEGINNING BEING A POINT ON THE WEST LINE OF SAID LOT 18, BLOCK 40; THENCE CONTINUING ALONG THE EAST LINE OF RACE STREET N00°28'06"W, 125.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 13, BLOCK 40; THENCE DEPARTING FROM SAID EAST LINE N89°31'16"E, 569.98 FEET TO A POINT ON THE EAST LINE OF THE WEST ½ OF VACATED GAYLORD STREET; THENCE S00°28'15"E ALONG THE EAST LINE OF THE WEST ½ OF VACATED GAYLORD STREET, 125.00 FEET; THENCE DEPARTING FROM SAID EAST LINE OF THE WEST ½ OF VACATED GAYLORD STREET S89°31'16"W, 569.99 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 71,248 SQUARE FEET OR 1.6356 ACRES MORE OR LESS.

LEGAL DESCRIPTION:

AREA 3: (proposed CMX-8)

LOTS 1 TO 12, LOTS 25 TO 36, AND A PORTION OF LOTS 13 AND 24, BLOCK 40, KEENER'S SUBDIVISION; AND LOTS 1 TO 12, LOTS 25 TO 36, AND A PORTION OF LOTS 13, AND 24, BLOCK 39, KEENER'S SUBDIVISION; TOGETHER WITH ALL PORTIONS OF THE VACATED ALLEYS, VACATED VINE STREET AND THE WEST ½ OF VACATED GAYLORD STREET ADJACENT TO SAID LOTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SE1/4 SE1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE N89°31'54"E ALONG THE SOUTH LINE OF THE SAID SE1/4 SE1/4 OF SECTION 14, 204.04 FEET TO A POINT ON THE EAST LINE OF RACE STREET EXTENDED; THENCE N00°28'06"W ALONG SAID EAST LINE OF RACE STREET EXTENDED, 180.00 FEET TO THE TRUE POINT OF BEGINNING BEING A POINT ON THE WEST LINE OF SAID LOT 13, BLOCK 40; THENCE CONTINUING ALONG THE EAST LINE OF RACE STREET N00°28'06"W, 314.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 40; THENCE DEPARTING FROM SAID EAST LINE N89°32'37"E ALONG THE SOUTH LINE OF 49TH AVENUE, 539.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 36, BLOCK 39; THENCE S00°28'15"E ALONG THE EAST LINE OF SAID LOT 36, BLOCK 40, 25.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 36, BLOCK 40; THENCE DEPARTING FROM SAID EAST LINE OF SAID LOT 36, BLOCK 40, N89°32'37"E, 30.00 FEET TO A POINT ON THE EAST LINE OF THE WEST ½ OF VACATED GAYLORD STREET; THENCE S00°28'15"E ALONG THE SAID EAST LINE OF THE WEST ½ OF VACATED GAYLORD STREET, 289.76 FEET; THENCE DEPARTING FROM SAID EAST LINE OF THE WEST ½ OF VACATED GAYLORD STREET S89°31'16"W, 569.98 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 178,722 SQUARE FEET OR 4.1029 ACRES MORE OR LESS.