

1 **BY AUTHORITY**

2 ORDINANCE NO. 23-0508
3 SERIES OF 2023

COUNCIL BILL NO. CB23-0508
COMMITTEE OF REFERENCE:
Finance & Governance

5 **A BILL**

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

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

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

15 **PARCEL NUMBER: 48TH AND RAILROAD PROPERTY (EAST)**
16 **LAND DESCRIPTION**

17
18 A parcel of land containing 5,517 sq. ft. (0.127 acres), more or less, in the Northwest One-Quarter of
19 the Northwest One-Quarter of Section 23, Township 3 South, Range 68 West, of the 6th Principal
20 Meridian, City and County of Denver, Colorado, also being a portion of the property recorded at
21 Reception Number 1982037460, City and County of Denver Records, more particularly described as
22 follows:

23
24 BEGINNING at a point of intersection with the east Right-of-Way line of Washington St. (60' R.O.W.)
25 and the northeasterly Right-of-Way line of the Burlington Northern Railroad Company (R.O.W.
26 Varies);

27 1. Thence along said northeasterly Right-of-Way line of the Burlington Northern Railroad Company S
28 55°29'08" E, a distance of 96.40 feet;

29
30 2. Thence departing said northeasterly Right-of-Way line S 35°12'27" W, a distance of 81.12 feet to the
31 northeasterly line of a parcel of land described at Reception Number 2015158997, City and County of
32 Denver Records;

33
34 3. Thence along said northeasterly line N 54°47'33" W, a distance of 40.21 feet to said east Right-of-
35 Way line of Washington St. (60' R.O.W.);

36
37 4. Thence along said east Right-of-Way line of Washington St. (60' R.O.W.),
38 N 00°06'47" E, a distance of 97.71 feet, more or less, to the POINT OF BEGINNING.

39
40 The above-described Parcel contains 5,517 sq. ft. (0.127 acres) more or less.

41
42 Basis of Bearings: All bearings are based on the West Line of the Northwest One-Quarter of the

1 Northwest One-Quarter of said Section 23, Township 3 South, Range 68 West, of the 6th P.M., having
2 a grid bearing of N 00°06'47" E.

3
4 **PARCEL NUMBER: 48TH AND RAILROAD PROPERTY (WEST)**
5 **LAND DESCRIPTION**
6

7 A parcel of land containing 3,854 sq. ft. (0.088 acres), more or less, in the Northeast One-Quarter
8 of the Northeast One-Quarter of Section 22, Township 3 South, Range 68 West, of the 6th Principal
9 Meridian, City and County of Denver, Colorado, also being a portion of the property recorded at
10 Reception Number 1982037460, City and County of Denver Records, more particularly described
11 as follows:

12
13 BEGINNING at a point of intersection with the northeasterly Right-of-Way line of said parcel of land
14 and the west Right-of-Way line of Washington St. (60' R.O.W.);

- 15 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.)
16 S 00°06'47" W, a distance of 60.62 feet to the southwesterly Right-of-Way line of said parcel of
17 land;
18
19 2. Thence departing said west Right-of-Way line and along said southwesterly Right-of-Way line of
20 parcel of land N 55°27'29" W, a distance of 94.22 feet;
21
22 3. Thence departing said southwesterly Right-of-Way line N 34°32'31" E, a distance of 50.00 feet
23 to said northeasterly Right-of-Way line of a parcel of land;
24
25 4. Thence along said northeasterly Right-of-Way line S 55°27'29" E, a distance of 59.95 feet, more
26 or less, to the POINT OF BEGINNING.

27
28 The above-described Parcel contains 3,854 sq. ft. (0.088 acres) more or less.

29
30 Basis of Bearings: All bearings are based on the East Line of the Northeast One-Quarter of the
31 Northeast One-Quarter of said Section 22, Township 3 South, Range 68 West, of the 6th P.M.,
32 having a grid bearing of N 00°06'47" E.

33
34 **PARCEL NUMBER: 620 E 52ND AVE**
35 **LAND DESCRIPTION**
36

37 A parcel of land containing 6,276 sq. ft. (0.144 acres), more or less, in the Northeast One-
38 Quarter of the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the
39 6th Principal Meridian, City and County of Denver, Colorado, also being a portion of the
40 property described at Reception Number 2018073689 (Parcel 1), City and County of Denver
41 Records, more particularly described as follows:

42
43 BEGINNING at a point on the north line of a parcel of land as described at Reception Number
44 2016067881 (Parcel A), City and County of Denver Records, also being the south line of said
45 parcel of land as described at Reception Number 2018073689 (Parcel 1);

- 46 1. Thence N 00°13'38" E, a distance of 424.37 feet to the north line of said Parcel 1;

- 1
2 2. Thence along said north line of Parcel 1 and the arc of a non-tangent curve to the right, a
3 radius of 25.00 feet, a central angle of 56°13'14", a distance of 24.53 feet, (a chord bearing S
4 39°19'12" E, a distance of 23.56 feet) to the west Right-of-Way line of Washington St. (R.O.W.
5 Varies), also being the west line of a parcel of land described at Reception Number
6 2017120654 (Resolution 0856-2017), City and County of Denver Records;
7
8 3. Thence along said west Right-of-Way line of Washington St. (R.O.W. Varies) and said west
9 line of a parcel of land, S 00°13'38" W, a distance of 406.15 feet to the south line of said parcel
10 of land described at Reception Number 2018073689 (Parcel 1);
11
12 4. Thence along the south line of said Parcel 1, N 89°58'59" W, a distance of 15.00 feet, more
13 or less, to the POINT OF BEGINNING.
14

15 The above-described Parcel contains 6,276 sq. ft. (0.144 acres) more or less.

16
17 Basis of Bearings: All bearings are based on the East Line of the Northeast One-Quarter of the
18 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M.,
19 having a grid bearing of N 00°13'38" E.
20

21 **PARCEL NUMBER: 4685 WASHINGTON ST**
22 **LAND DESCRIPTION**
23

24 A parcel of land containing 2,143 sq. ft. (0.049 acres), more or less, in the Northeast One-Quarter
25 of the Northeast One-Quarter of Section 22, Township 3 South, Range 68 West, of the 6th Principal
26 Meridian, City and County of Denver, Colorado, also being a portion of the property described at
27 Reception Number 1983027652, City and County of Denver Records, and a portion of Lots 1
28 through 4, Block 2, Greenwood Addition to Argo Park, more particularly described as follows:
29

- 30 Commencing at the northwesterly corner of said Lot 1, Block 2;
31
32 Thence along the north line of said Lot 1, Block 2, also being the south Right-of-Way line of E. 47th
Ave. (R.O.W. Varies), S 89°49'44" E, a distance of 37.78 feet to the POINT OF BEGIIINING;
33
34 1. Thence continuing along said south Right-of-Way line of E. 47th Ave. (R.O.W. Varies), S
35 89°49'44" E, a distance of 35.95 feet to the westerly Right-of-Way line of Washington St. (R.O.W.
36 Varies) as described at Reception Number 1992115741, City and County of Denver Records;
37
38 2. Thence along said westerly Right-of-Way line of Washington St. (R.O.W. Varies) as described at
39 Reception Number 1992115741, S 38°29'23" E, a distance of 14.69 feet;
40
41 3. Thence continuing along said westerly Right-of-Way line S 09°04'11" E, a distance of 31.18 feet;
42
43 4. Thence continuing along said westerly Right-of-Way line S 10°02'44" W, a distance of 44.87
44 feet;
45
46 5. Thence departing said westerly Right-of-Way line N 25°58'33" W, a distance of 96.31 feet, more
or less, to the POINT OF BEGINNING.

1
2 The above-described Parcel contains 2,143 sq. ft. (0.049 acres) more or less.

3
4 Basis of Bearings: All bearings are based on the East Line of the Northeast One-Quarter of the
5 Northeast One-Quarter of said Section 22, Township 3 South, Range 68 West, of the 6th P.M.,
6 having a grid bearing of N 00°06'47" E.
7

8 **PARCEL NUMBER: 4705 WASHINGTON ST**
9 **LAND DESCRIPTION**

10
11 A parcel of land containing 1,933 sq. ft. (0.044 acres), more or less, in the Northeast One-Quarter
12 of the Northeast One-Quarter of Section 22, Township 3 South, Range 68 West, of the 6th Principal
13 Meridian, City and County of Denver, Colorado, also being a portion of the property described at
14 Reception Number 1996164906, City and County of Denver Records, and a portion of Lots 12
15 through 13, Block 2, Argo Park, more particularly described as follows:

- 16
17 Commencing at the southwesterly corner of said Lot 13, Block 2;
- 18 Thence along the south line of said Lot 13, Block 2, also being the north Right-of-Way line of E.
19 47th Ave. (R.O.W. Varies), S 89°24'09" E, a distance of 60.66 feet to the POINT OF BEGIIINNING;
- 20 1. Thence departing said north Right-of-Way line of E. 47th Ave. (R.O.W. Varies) N 00°14'54" E, a
21 distance of 50.05 feet to the north line of said parcel of land;
22
- 23 2. Thence along said north line S 89°23'31" E, a distance of 47.36 feet to the westerly Right-of-
24 Way line of Washington St. (R.O.W. Varies) as described at Reception Number 1997046818, City
25 and County of Denver Records;
26
- 27 3. Thence departing said north line and along said westerly Right-of-Way line of Washington St.
28 (R.O.W. Varies), S 09°54'34" W, a distance of 29.28 feet;
29
- 30 4. Thence continuing along said westerly Right-of-Way line S 50°01'33" W, a distance of 32.52 feet
31 to said north Right-of-Way line of E. 47th Ave. (R.O.W. Varies);
32
- 33 5. Thence along said north Right-of-Way line N 89°24'09" W, a distance of 17.61 feet, more or
34 less, to the POINT OF BEGINNING.

35
36 The above-described Parcel contains 1,933 sq. ft. (0.044 acres) more or less.

37
38 Basis of Bearings: All bearings are based on the East Line of the Northeast One-Quarter of the
39 Northeast One-Quarter of said Section 22, Township 3 South, Range 68 West, of the 6th P.M.,
40 having a grid bearing of N 00°06'47" E.
41

42 **PARCEL NUMBER: 4708 WASHINGTON ST**
43 **LAND DESCRIPTION**

44
45 A parcel of land containing 2,793 sq. ft. (0.064 acres), more or less, in the Northwest One-Quarter of
46 the Northwest One-Quarter of Section 23 and the Northeast One-Quarter of the Northeast One-Quarter

1 of Section 22, Township 3 South, Range 68 West, of the 6th Principal Meridian, City and County of
2 Denver, Colorado, more particularly described as follows:

3
4 BEGINNING at a point on the southeasterly Right-of-Way line of Washington St. (60' R.O.W.), also
5 being the Southwest Corner of a parcel of land described at Reception Number 2015158997, City and
6 County of Denver Records;

7 1. Thence along the southwesterly line of said parcel of land described at Reception Number
8 2015158997, S 80°05'33" E, a distance of 22.97 feet;

9
10 2. Thence departing said southwesterly line S 10°01'56" W, a distance of 94.78 feet;

11
12 3. Thence S 05°57'59" E, a distance of 21.55 feet;

13
14 4. Thence S 79°58'04" E, a distance of 35.59 feet;

15
16 5. Thence S 10°01'56" W, a distance of 12.93 feet to the northeasterly Right-of-Way line of E. 47th Ave.
17 (R.O.W. Varies) as described in Book 9452, Page 7, City and County of Denver Records;

18
19 6. Thence along said northeasterly Right-of-Way line of E. 47th Ave. (R.O.W. Varies) N 75°05'33" W, a
20 distance of 34.36 feet;

21
22 7. Thence continuing along said northeasterly Right-of-Way line N 26°57'33" W, a distance of 50.00
23 feet to said southeasterly Right-of-Way line of Washington St. (60' R.O.W.);

24
25 8. Thence along said southeasterly Right-of-Way line N 09°54'27" E, a distance of 85.52 feet, more or
26 less, to the POINT OF BEGINNING.

27
28 The above-described Parcel contains 2,793 sq. ft. (0.064 acres) more or less.

29
30 Basis of Bearings: All bearings are based on the West Line of the Northwest One-Quarter of the
31 Northwest One-Quarter of said Section 23, Township 3 South, Range 68 West, of the 6th P.M., having
32 a grid bearing of N 00°06'47" E.

33
34 **ARCEL NUMBER: 4709 WASHINGTON ST**
35 **LAND DESCRIPTION**
36

37 A parcel of land containing 1,093 sq. ft. (0.025 acres), more or less, in the Northeast One-Quarter
38 of the Northeast One-Quarter of Section 22, Township 3 South, Range 68 West, of the 6th Principal
39 Meridian, City and County of Denver, Colorado, also being a portion of the property described at
40 Reception Number 2014029531, City and County of Denver Records, and a portion of Lots 10
41 through 11, Block 2, Argo Park, more particularly described as follows:

42
43 Commencing at the northwesterly corner of said Lot 10, Block 2;

44 Thence along the north line of said Lot 10, Block 2, S 89°23'59" E, a distance of 76.96 feet to the
45 POINT OF BEGIINNING;

- 1 1. Thence continuing along said north line S 89°23'59" E, a distance of 32.71 feet to the westerly
2 Right-of-Way line of Washington St. (R.O.W. Varies) as described at Reception Number
3 1997048486, City and County of Denver Records;
4
- 5 2. Thence departing said north line and along said westerly Right-of-Way line of Washington St.
6 (R.O.W. Varies), S 24°47'22" W, a distance of 39.89 feet;
7
- 8 3. Thence continuing along said westerly Right-of-Way line S 09°54'34" W, a distance of 13.80 feet
9 to the south line of said Lot 11, Block 2;
10
- 11 4. Thence departing said westerly Right-of-Way line and along said south line
12 N 89°23'31" W, a distance of 13.83 feet;
13
- 14 5. Thence departing said south line N 00°14'54" E, a distance of 50.01 feet, more or less, to the
15 POINT OF BEGINNING.
16

17 The above-described Parcel contains 1,093 sq. ft. (0.025 acres) more or less.
18

19 Basis of Bearings: All bearings are based on the East Line of the Northeast One-Quarter of the
20 Northeast One-Quarter of said Section 22, Township 3 South, Range 68 West, of the 6th P.M.,
21 having a grid bearing of N 00°06'47" E.
22

23 **PARCEL NUMBER: 4717 WASHINGTON ST**
24 **LAND DESCRIPTION**
25

26 A parcel of land containing 990 sq. ft. (0.023 acres), more or less, in the Northeast One-Quarter of the
27 Northeast One-Quarter of Section 22, Township 3 South, Range 68 West, of the 6th Principal Meridian,
28 City and County of Denver, Colorado, also being a portion of the property described at Reception
29 Number 2022044581, City and County of Denver Records, and a portion of Lots 8 through 9, Block 2,
30 Argo Park, more particularly described as follows:
31

- 32 Commencing at the northwesterly corner of said Lot 8, Block 2;
33
34 Thence along the north line of said Lot 8, Block 2, S 89°24'28" E, a distance of 98.66 feet to the POINT
OF BEGIINNING;
- 35 1. Thence continuing along said north line S 89°24'28" E, a distance of 25.17 feet to the westerly Right-
36 of-Way line of Washington St. (R.O.W. Varies) as described at Reception Number 1997107157, City
37 and County of Denver Records;
38
- 39 2. Thence departing said north line and along said westerly Right-of-Way line of Washington St.
40 (R.O.W. Varies), S 24°47'22" W, a distance of 54.83 feet to the south line of said Lot 9, Block 2;
41
- 42 3. Thence departing said westerly Right-of-Way line and along said south line
43 N 89°23'59" W, a distance of 18.44 feet;
44
- 45 4. Thence departing said south line N 00°35'35" E, a distance of 23.73 feet;
46
- 47 5. Thence S 85°24'05" E, a distance of 19.16 feet;
48

- 1 6. Thence N 03°01'10" E, a distance of 19.48 feet;
- 2
- 3 7. Thence N 84°23'42" W, a distance of 4.69 feet;
- 4
- 5 8. Thence N 04°05'20" E, a distance of 7.76 feet, more or less, to the POINT OF BEGINNING.
- 6

7 The above-described Parcel contains 990 sq. ft. (0.023 acres) more or less.

8
9 Basis of Bearings: All bearings are based on the East Line of the Northeast One-Quarter of the
10 Northeast One-Quarter of said Section 22, Township 3 South, Range 68 West, of the 6th P.M., having a
11 grid bearing of N 00°06'47" E.

12
13 **PARCEL NUMBER: 4735 WASHINGTON ST**
14 **LAND DESCRIPTION**

15
16 A parcel of land containing 5,724 sq. ft. (0.131 acres), more or less, in the Northeast One-Quarter
17 of the Northeast One-Quarter of Section 22, Township 3 South, Range 68 West, of the 6th Principal
18 Meridian, City and County of Denver, Colorado, also being a portion of the property described at
19 Reception Number 2008059356, City and County of Denver Records, and a portion of Lots 1
20 through 7, Block 2, Argo Park, more particularly described as follows:

21
22 BEGINNING at a point on the south Right-of-Way line of Elk Pl. (60' R.O.W.), also being the
23 northwest corner of said Lot 1, Block 2;

- 24 1. Thence along said south Right-of-Way line of Elk Pl. (60' R.O.W.), also being the north line of
- 25 said Lot 1, Block 2, S 89°25'03" E, a distance of 125.17 feet to the westerly Right-of-Way line of
- 26 Washington St. (60' R.O.W.), also being the northeast corner of said Lot 1, Block 2;
- 27
- 28 2. Thence along said westerly Right-of-Way line of Washington St. (60' R.O.W.), S 09°54'27" W, a
- 29 distance of 177.41 feet to the southeast corner of said Lot 7, Block 2;
- 30
- 31 3. Thence departing said westerly Right-of-Way line and along the south line of said Lot 7, Block 2,
- 32 N 89°24'28" W, a distance of 26.89 feet;
- 33
- 34 4. Thence departing said south line N 08°26'26" E, a distance of 163.44 feet;
- 35
- 36 5. Thence N 81°16'17" W, a distance of 92.82 feet, more or less, to the POINT OF BEGINNING.
- 37

38 The above-described Parcel contains 5,724 sq. ft. (0.131 acres) more or less.

39
40 Basis of Bearings: All bearings are based on the East Line of the Northeast One-Quarter of the
41 Northeast One-Quarter of said Section 22, Township 3 South, Range 68 West, of the 6th P.M.,
42 having a grid bearing of N 00°06'47" E.

43
44 **PARCEL NUMBER: 4755 WASHINGTON ST**
45 **LAND DESCRIPTION**

46
47 A parcel of land containing 2,115 sq. ft. (0.049 acres), more or less, in the Northeast One-Quarter
48 of the Northeast One-Quarter of Section 22, Township 3 South, Range 68 West, of the 6th Principal

1 Meridian, City and County of Denver, Colorado, also being a portion of the property described at
2 Reception Number 2008059356, City and County of Denver Records, and a portion of Lots 1
3 through 5, Block 1, Argo Park, more particularly described as follows:

4
5 Commencing at the southeasterly corner of said Lot 5, Block 1;

6 Thence along the easterly line of said Lot 5, Block 1, also being the westerly Right-of-Way line of
7 Washington St. (60' R.O.W.), N 09°54'26" E, a distance of 5.28 feet to the POINT OF BEGIIINING;

8 1. Thence departing said easterly line N 03°13'48" E, a distance of 94.04 feet;

9
10 2. Thence N 86°57'06" W, a distance of 36.75 feet;

11
12 3. Thence N 03°02'54" E, a distance of 50.13 feet to the northeasterly line of said Lot 1, Block 1,
13 also being the southwesterly line of a parcel of land described at Reception Number 1982037460,
14 City and County of Denver Records;

15
16 4. Thence along said northeasterly line S 55°27'29" E, a distance of 51.28 feet to said westerly
17 Right-of-Way line of Washington St. (60' R.O.W.);

18
19 5. Thence along said westerly Right-of-Way line S 00°06'47" W, a distance of 39.95 feet to an
20 angle point;

21
22 6. Thence continuing along said westerly Right-of-Way line S 09°54'26" W, a distance of 78.05
23 feet, more or less, to the POINT OF BEGINNING.

24
25 The above-described Parcel contains 2,115 sq. ft. (0.049 acres) more or less.

26
27 Basis of Bearings: All bearings are based on the East Line of the Northeast One-Quarter of the
28 Northeast One-Quarter of said Section 22, Township 3 South, Range 68 West, of the 6th P.M.,
29 having a grid bearing of N 00°06'47" E.

30
31 **PARCEL NUMBER: 4770 WASHINGTON ST**
32 **RIPTION**

33
34 A parcel of land containing 8,919 sq. ft. (0.205 acres), more or less, in the Northwest One-Quarter of
35 the Northwest One-Quarter of Section 23 and the Northeast One-Quarter of the Northeast One-Quarter
36 of Section 22, Township 3 South, Range 68 West, of the 6th Principal Meridian, City and County of
37 Denver, Colorado, also being a portion of the property described at Reception Number 2015158997,
38 City and County of Denver Records, more particularly described as follows:

39
40 BEGINNING at a point of intersection with the west line of said Northwest One-Quarter of the
41 Northwest One-Quarter of Section 23 and the northeasterly line of said parcel of land described at
42 Reception Number 2015158997;

43 1. Thence along said northeasterly line S 54°47'33" E, a distance of 30.47 feet;

44
45 2. Thence departing said northeasterly line S 09°54'27" W, a distance of 307.67 feet;

46
47 3. Thence N 79°48'59" W, a distance of 22.83 feet;

- 1
- 2 4. Thence S 10°11'01" W, a distance of 13.66 feet;
- 3
- 4 5. Thence S 77°28'56" E, a distance of 7.54 feet;
- 5
- 6 6. Thence S 09°54'27" W, a distance of 4.98 feet to the southwesterly line of said parcel of land
- 7 described at Reception Number 2015158997;
- 8
- 9 7. Thence along said southwesterly line N 80°05'33" W, a distance of 12.59 feet to the east Right-of-
- 10 Way line of Washington St. (60' R.O.W.);
- 11
- 12 8. Thence along said east Right-of-Way line of Washington St. (60' R.O.W.),
- 13 N 09°54'27" E, a distance of 341.93 feet to said west line of Northwest One-Quarter of the Northwest
- 14 One-Quarter of Section 23;
- 15
- 16 9. Thence along said Section Line S 00°06'47" W, a distance of 2.39 feet, more or less, to the POINT
- 17 OF BEGINNING.

18 The above-described Parcel contains 8,919 sq. ft. (0.205 acres) more or less.

19
20
21 Basis of Bearings: All bearings are based on the West Line of the Northwest One-Quarter of the
22 Northwest One-Quarter of said Section 23, Township 3 South, Range 68 West, of the 6th P.M., having
23 a grid bearing of N 00°06'47" E.

24
25 **PARCEL NUMBER: 4800 WASHINGTON ST**
26 **LAND DESCRIPTION**
27

28 A parcel of land containing 3,767 sq. ft. (0.086 acres), more or less, in the Southwest One-Quarter of
29 the Southwest One-Quarter of Section 14, and the Northwest One-Quarter of the Northwest One-
30 Quarter of Section 23, Township 3 South, Range 68 West, of the 6th Principal Meridian, City and
31 County of Denver, Colorado, also being a portion of the property described at Reception Number
32 2018012164, City and County of Denver Records, more particularly described as follows:

33
34 BEGINNING at a point of intersection with the east Right-of-Way line of Washington St. (60' R.O.W.)
35 and the south Right-of-Way line of 48th Ave. (30' R.O.W.);

- 36 1. Thence along said south Right-of-Way line of 48th Ave. (30' R.O.W.)
- 37 S 89°58'41" E, a distance of 45.89 feet;
- 38
- 39 2. Thence departing said south Right-of-Way line S 00°14'54" W, a distance of 71.70 feet;
- 40
- 41 3. Thence N 84°50'53" W, a distance of 37.58 feet;
- 42
- 43 4. Thence S 05°58'13" W, a distance of 82.83 feet;
- 44
- 45 5. Thence S 86°22'06" E, a distance of 6.64 feet;
- 46
- 47 6. Thence S 06°06'26" W, a distance of 64.23 feet to said east Right-of-Way line of Washington St. (60'
- 48 R.O.W.);
- 49
- 50 7. Thence along said east Right-of-Way line of Washington St. (60' R.O.W.)

1 N 00°06'47" E, a distance of 105.03 feet to the Aliquot Corner for Sections 14, 15, 22 and 23, Township
2 3 South, Range 68 West, of the 6th Principal Meridian;

3
4 8. Thence continuing along said east Right-of-Way line of Washington St. (60' R.O.W.), N 00°14'49" E,
5 a distance of 109.98 feet, more or less, to the POINT OF BEGINNING.

6
7 The above-described Parcel contains 3,767 sq. ft. (0.086 acres) more or less.

8
9 Basis of Bearings: All bearings are based on the West Line of the Southwest One-Quarter of the
10 Southwest One-Quarter of said Section 14, Township 3 South, Range 68 West, of the 6th P.M., having
11 a grid bearing of N 00°14'49" E.

12
13 **PARCEL NUMBER: 4812 WASHINGTON ST**
14 **LAND DESCRIPTION**

15
16 A parcel of land containing 27,093 sq. ft. (0.622 acres), more or less, in the Southwest One-
17 Quarter of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of the 6th
18 Principal Meridian, City and County of Denver, Colorado, also being a portion of the property
19 described at Reception Number 2011033463, City and County of Denver Records, and a portion of
20 Lots 1 through 17, Lot 40, and the vacated alley adjacent to Lots 1 and 40, as vacated by
21 Ordinance No. 867, Series of 2002, Block 1, Cranberry Place, more particularly described as
22 follows:

23
24 BEGINNING at a point of intersection with the east Right-of-Way line of Washington St. (60'
25 R.O.W.) and the south Right-of-Way line of E. 49th Ave. (R.O.W. Varies), also being the northwest
26 corner of said Lot 1, Block 1;

27 1. Thence along said south Right-of-Way line of E. 49th Ave. (R.O.W. Varies),
28 S 89°58'41" E, a distance of 139.59 feet;

29
30 2. Thence departing said south Right-of-Way line S 00°01'19" W, a distance of 20.00 feet;

31
32 3. Thence N 89°58'41" W, a distance of 79.67 feet;

33
34 4. Thence S 00°14'49" W, a distance of 405.00 feet to the south line of said Lot 17, Block 1;

35
36 5. Thence along said south line N 89°58'41" W, a distance of 60.00 feet to said east Right-of-Way
37 line of Washington St. (60' R.O.W.);

38
39 6. Thence along said east Right-of-Way line N 00°14'49" E, a distance of 425.00 feet, more or less,
40 to the POINT OF BEGINNING.

41
42 The above-described Parcel contains 27,093 sq. ft. (0.622 acres) more or less.

43
44 Basis of Bearings: All bearings are based on the West Line of the Southwest One-Quarter of the
45 Southwest One-Quarter of said Section 14, Township 3 South, Range 68 West, of the 6th P.M.,
46 having a grid bearing of N 00°14'49" E.

47
48 **PARCEL NUMBER: 4825 WASHINGTON ST**

1 **LAND DESCRIPTION**

2
3 A parcel of land containing 324 sq. ft. (0.007 acres), more or less, in the Southeast One-Quarter of
4 the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6th Principal
5 Meridian, City and County of Denver, Colorado, also being a portion of the property described at
6 Reception Number 2021158259, City and County of Denver Records, and a portion of Block C,
7 W.H. Clark's Second Subdivision, more particularly described as follows:

8
9 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also being
10 the Northeast Corner of said parcel of land described at Reception Number 2021158259, City and
11 County of Denver Records;

12 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.),
13 S 00°14'49" W, a distance of 27.02 feet to the Southeast Corner of said parcel of land described at
14 Reception Number 2021158259;

15
16 2. Thence departing said west Right-of-Way line and along the south line of said parcel of land
17 described at Reception Number 2021158259, N 89°41'41" W, a distance of 12.00 feet;

18
19 3. Thence departing said south line N 00°14'49" E, a distance of 27.02 feet to the north line of said
20 parcel of land described at Reception Number 2021158259;

21
22 4. Thence along said north line S 89°42'22" E, a distance of 12.00 feet, more or less, to the POINT
23 OF BEGINNING.

24
25 The above-described Parcel contains 324 sq. ft. (0.007 acres) more or less.

26
27 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the
28 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M.,
29 having a grid bearing of N 00°14'49" E.

30
31 **PARCEL NUMBER: 4827 WASHINGTON ST**
32 **LAND DESCRIPTION**

33
34 A parcel of land containing 324 sq. ft. (0.007 acres), more or less, in the Southeast One-Quarter of
35 the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6th Principal
36 Meridian, City and County of Denver, Colorado, also being a portion of the property described at
37 Reception Number 2022138887, City and County of Denver Records, and a portion of Block C,
38 W.H. Clark's Second Subdivision, more particularly described as follows:

39
40 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also being
41 the Northeast Corner of said parcel of land described at Reception Number 2022138887, City and
42 County of Denver Records;

43 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.),
44 S 00°14'49" W, a distance of 27.03 feet to the Southeast Corner of said parcel of land described at
45 Reception Number 2022138887;

- 1 2. Thence departing said west Right-of-Way line and along the south line of said parcel of land
2 described at Reception Number 2022138887, N 89°42'22" W, a distance of 12.00 feet;
- 3
- 4 3. Thence departing said south line N 00°14'49" E, a distance of 27.03 feet to the north line of said
5 parcel of land described at Reception Number 2022138887;
- 6
- 7 4. Thence along said north line S 89°41'41" E, a distance of 12.00 feet, more or less, to the POINT
8 OF BEGINNING.
- 9

10 The above-described Parcel contains 324 sq. ft. (0.007 acres) more or less.

11
12 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the
13 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M.,
14 having a grid bearing of N 00°14'49" E.

15
16 **PARCEL NUMBER: 4831 WASHINGTON ST**
17 **LAND DESCRIPTION**
18

19 A parcel of land containing 1,737 sq. ft. (0.040 acres), more or less, in the Southeast One-Quarter
20 of the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6th
21 Principal Meridian, City and County of Denver, Colorado, also being a portion of the property
22 described at Reception Number 2001116491, City and County of Denver Records, and a portion of
23 Block C, W.H. Clark's Second Subdivision, more particularly described as follows:

24
25 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also being
26 the Southeast Corner of said parcel of land described at Reception Number 2001116491, City and
27 County of Denver Records;

- 28 1. Thence along the south line of said parcel of land described at Reception Number 2001116491,
29 N 89°41'41" W, a distance of 18.00 feet;
- 30
- 31 2. Thence departing said south line N 00°14'49" E, a distance of 53.84 feet;
- 32
- 33 3. Thence N 89°45'06" W, a distance of 44.04 feet;
- 34
- 35 4. Thence S 00°13'44" W, a distance of 10.00 feet;
- 36
- 37 5. Thence N 89°46'16" W, a distance of 62.96 feet to the west line of said parcel of land described
38 at Reception Number 2001116491;
- 39
- 40 6. Thence along said west line N 00°14'49" E, a distance of 11.18 feet to the south Right-of-Way
41 line of Elgin Pl. (23' R.O.W.);
- 42
- 43 7. Thence departing said west line and along said south Right-of-Way line of Elgin Pl. (23' R.O.W.),
44 S 89°41'41" E, a distance of 125.00 feet to said west Right-of-Way line of Washington St. (60'
45 R.O.W.);
- 46
- 47 8. Thence departing said south Right-of-Way line and along said west Right-of-Way line S
48 00°14'49" W, a distance of 54.90 feet, more or less, to the POINT OF BEGINNING.

1
2 The above-described Parcel contains 1,737 sq. ft. (0.040 acres) more or less.

3
4 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the
5 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M.,
6 having a grid bearing of N 00°14'49" E.

7
8
9
10 **PARCEL NUMBER: 4837 WASHINGTON ST**
11 **LAND DESCRIPTION**

12
13 A parcel of land containing 2,391 sq. ft. (0.055 acres), more or less, in the Southeast One-Quarter of
14 the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6th Principal
15 Meridian, City and County of Denver, Colorado, also being a portion of the property described at
16 Reception Number 2021105622, City and County of Denver Records, and a portion of Block 5, W.H.
17 Clark's Second Subdivision, more particularly described as follows:

18
19 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also being the
20 Northeast Corner of said parcel of land described at Reception Number 2021105622, City and County
21 of Denver Records;

- 22 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.)
23 S 00°14'49" W, a distance of 100.00 feet to the north Right-of-Way line of Elgin Pl. (23' R.O.W.);
24
25 2. Thence departing said west Right-of-Way line and along said north Right-of-Way line of Elgin Pl. (23'
26 R.O.W.) N 89°41'41" W, a distance of 118.00 feet to the Southwest Corner of said parcel of land
27 described at Reception Number 2021105622;
28
29 3. Thence departing said north Right-of-Way line and along the west line of said parcel of land
30 described at Reception Number 2021105622, N 00°14'49" E, a distance of 14.96 feet;
31
32 4. Thence departing said west line S 89°46'16" E, a distance of 31.36 feet;
33
34 5. Thence S 00°13'44" W, a distance of 8.69 feet;
35
36 6. Thence N 89°59'43" E, a distance of 84.89 feet;
37
38 7. Thence N 00°08'35" E, a distance of 51.14 feet;
39
40 8. Thence N 89°45'06" W, a distance of 28.16 feet;
41
42 9. Thence N 00°14'49" E, a distance of 42.11 feet to the north line of said parcel of land described at
43 Reception Number 2021105622;
44
45 10. Thence along said north line S 89°42'08" E, a distance of 30.00 feet to, more or less, to the POINT
46 OF BEGINNING.

47
48 The above-described Parcel contains 2,391 sq. ft. (0.055 acres) more or less.

1
2 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the
3 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M., having
4 a grid bearing of N 00°14'49" E.
5

6 **PARCEL NUMBER: 4851 WASHINGTON ST**
7 **LAND DESCRIPTION**
8

9 A parcel of land containing 300 sq. ft. (0.007 acres), more or less, in the Southeast One-Quarter of the
10 Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6th Principal Meridian,
11 City and County of Denver, Colorado, also being a portion of the property described at Reception
12 Number 2008164340, City and County of Denver Records, and a portion of Lots 3 through 4, Canton
13 Place, more particularly described as follows:
14

15 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also being the
16 Northeast Corner of said parcel of land described at Reception Number 2008164340, City and County
17 of Denver Records;

- 18 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.)
19 S 00°14'49" W, a distance of 30.00 feet to the Southeast Corner of said parcel of land described at
20 Reception Number 2008164340;
21
22 2. Thence departing said west Right-of-Way line and along the south line of said parcel of land
23 described at Reception Number 2008164340, N 89°42'08" W, a distance of 10.00 feet;
24
25 3. Thence departing said south line N 00°14'49" E, a distance of 30.00 feet to the north line of said
26 parcel of land described at Reception Number 2008164340;
27
28 4. Thence along said north line S 89°42'08" E, a distance of 10.00 feet to, more or less, to the POINT
29 OF BEGINNING.
30

31 The above-described Parcel contains 300 sq. ft. (0.007 acres) more or less.
32

33 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the
34 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M., having
35 a grid bearing of N 00°14'49" E.
36

37 **PARCEL NUMBER: 4855 WASHINGTON ST**
38 **LAND DESCRIPTION**
39

40 A parcel of land containing 1,400 sq. ft. (0.032 acres), more or less, in the Southeast One-Quarter of
41 the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6th Principal
42 Meridian, City and County of Denver, Colorado, also being a portion of the property described at
43 Reception Number 2019003061, City and County of Denver Records, and a portion of Lots 1 through
44 3, Canton Place, more particularly described as follows:
45

46 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also being the
47 Northeast Corner of said parcel of land described at Reception Number 2019003061, City and County
48 of Denver Records;

- 49 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.)

- 1 S 00°14'49" W, a distance of 70.00 feet to the Southeast Corner of said parcel of land described at
2 Reception Number 2019003061;
3
4 2. Thence departing said west Right-of-Way line and along the south line of said parcel of land
5 described at Reception Number 2019003061, N 89°42'08" W, a distance of 20.00 feet;
6
7 3. Thence departing said south line N 00°14'49" E, a distance of 70.00 feet to the north line of said
8 parcel of land;
9
10 4. Thence along said north line S 89°42'08" E, a distance of 20.00 feet to, more or less, to the POINT
11 OF BEGINNING.

12 The above-described Parcel contains 1,400 sq. ft. (0.032 acres) more or less.

13 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the
14 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M., having
15 a grid bearing of N 00°14'49" E.
16
17
18

19 **PARCEL NUMBER: 4881 WASHINGTON ST**
20 **LAND DESCRIPTION**
21

22 A parcel of land containing 842 sq. ft. (0.019 acres), more or less, in the Southeast One-Quarter of the
23 Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6th Principal Meridian,
24 City and County of Denver, Colorado, also being a portion of the property described at Reception
25 Number 2022000489, City and County of Denver Records, and a portion of Block 4, W.H. Clark's
26 Second Subdivision, more particularly described as follows:
27

28 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also being the
29 Northeast Corner of said parcel of land described at Reception Number 2022000489, City and County
30 of Denver Records;

- 31 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.)
32 S 00°14'49" W, a distance of 24.03 feet;
33
34 2. Thence departing said west Right-of-Way line N 89°46'16" W, a distance of 35.00 feet;
35
36 3. Thence N 00°14'49" E, a distance of 24.08 feet to the north line of said parcel of land described at
37 Reception Number 2022000489;
38
39 4. Thence along said north line S 89°42'08" E, a distance of 35.00 feet to, more or less, to the POINT
40 OF BEGINNING.

41 The above-described Parcel contains 842 sq. ft. (0.019 acres) more or less.

42 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the
43 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M., having
44 a grid bearing of N 00°14'49" E.
45
46
47

48 **PARCEL NUMBER: 4895 WASHINGTON ST**
49 **LAND DESCRIPTION**

1
2 A parcel of land containing 2,866 sq. ft. (0.066 acres), more or less, in the Southeast One-Quarter of
3 the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6th Principal
4 Meridian, City and County of Denver, Colorado, also being a portion of the property described at
5 Reception Number 2010021696, City and County of Denver Records, and a portion of Block 4, W.H.
6 Clark's Second Subdivision, more particularly described as follows:
7

8 BEGINNING at a point of intersection with the west Right-of-Way line of Washington St. (60' R.O.W.)
9 and the south Right-of-Way line of E. 49th Ave. (60' R.O.W.), also being the Northeast Corner of said
10 parcel of land described at Reception Number 2010021696, City and County of Denver Records;

11 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.)
12 S 00°14'49" W, a distance of 155.00 feet to the Southeast Corner of said parcel of land described at
13 Reception Number 2010021696;

14
15 2. Thence departing said west Right-of-Way line and along the south line of said parcel of land, N
16 89°42'08" W, a distance of 30.00 feet;

17
18 3. Thence departing said south line N 00°14'49" E, a distance of 53.73 feet;

19
20 4. Thence S 89°46'16" E, a distance of 20.20 feet;

21
22 5. Thence N 00°14'49" E, a distance of 99.40 feet;

23
24 6. Thence N 89°46'45" W, a distance of 134.99 feet;

25
26 7. Thence N 00°17'52" E, a distance of 2.03 feet to said south Right-of-Way line of E. 49th Ave. (60'
27 R.O.W.);

28
29 8. Thence along said south Right-of-Way line S 89°42'08" E, a distance of 144.79 feet to, more or less,
30 to the POINT OF BEGINNING.

31
32 The above-described Parcel contains 2,866 sq. ft. (0.066 acres) more or less.
33

34 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the
35 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M., having
36 a grid bearing of N 00°14'49" E.
37

38 **PARCEL NUMBER: 4900 CLARKSON ST**
39 **LAND DESCRIPTION**
40

41 A parcel of land containing 6,542 sq. ft. (0.150 acres), more or less, in the Southwest One-Quarter of
42 the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of the 6th Principal
43 Meridian, City and County of Denver, Colorado, also being a portion of the property described at
44 Reception Number 2005008577, City and County of Denver Records, more particularly described as
45 follows:
46

47 Commencing at the northwest corner of a parcel of land recorded at Reception Number 1999091419
48 (Ord. 771-1999), City and County of Denver Records;

1 Thence along the north line of said parcel of land S 89°45'11" E, a distance of 6.50 feet to the northeast
2 corner of said parcel of land and the POINT OF BEGIINNING;

3 1. Thence along the north line of said parcel of land described at Reception Number 2005008577, S
4 89°45'11" E, a distance of 42.00 feet;

5
6 2. Thence departing said north line S 00°14'49" W, a distance of 15.18 feet;

7
8 3. Thence N 89°45'11" W, a distance of 20.00 feet;

9
10 4. Thence S 00°14'49" W, a distance of 52.19 feet;

11
12 5. Thence S 89°45'06" E, a distance of 18.00 feet;

13
14 6. Thence S 00°14'49" W, a distance of 52.30 feet;

15
16 7. Thence S 89°56'37" E, a distance of 93.09 feet;

17
18 8. Thence S 00°14'49" W, a distance of 20.00 feet to the north Right-of-Way line of E. 49th Ave.
19 (R.O.W. Varies);

20
21 9. Thence along said north Right-of-Way line N 89°56'37" W, a distance of 133.09 feet to the east
22 Right-of-Way line of Washington St. (R.O.W. Varies) as described by said Ordinance No. 771, Series
23 of 1999, recorded at Reception Number 1999091419;

24
25 10. Thence along said east Right-of-Way line N 00°14'49" E, a distance of 139.81 feet, more or less, to
26 the POINT OF BEGINNING.

27
28 The above-described Parcel contains 6,542 sq. ft. (0.150 acres) more or less.

29
30 Basis of Bearings: All bearings are based on the West Line of the Southwest One-Quarter of the
31 Southwest One-Quarter of said Section 14, Township 3 South, Range 68 West, of the 6th P.M., having
32 a grid bearing of N 00°14'49" E.

33
34 **PARCEL NUMBER: 4903 WASHINGTON ST**
35 **LAND DESCRIPTION**
36

37 A parcel of land containing 99 sq. ft. (0.002 acres), more or less, in the Southeast One-Quarter of the
38 Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6th Principal Meridian,
39 City and County of Denver, Colorado, also being a portion of the property described at Reception
40 Number 2020068953, City and County of Denver Records, and a portion of Lot 3, W.H. Clark's Second
41 Subdivision, more particularly described as follows:

42
43 BEGINNING at a point of intersection with the west Right-of-Way line of Washington St. (60' R.O.W.)
44 and the north Right-of-Way line of E. 49th Ave. (60' R.O.W.), also being the Southeast Corner of said
45 parcel of land described at Reception Number 2020068953;

46 1. Thence along said north Right-of-Way line of E. 49th Ave. (60' R.O.W.)
47 N 89°42'08" W, a distance of 83.78 feet;

48
49 2. Thence departing said north Right-of-Way line N 00°13'44" E, a distance of 3.51 feet;

- 1
2 3. Thence S 89°46'16" E, a distance of 20.94 feet;
3
4 4. Thence S 00°13'44" W, a distance of 3.13 feet;
5
6 5. Thence S 89°42'08" E, a distance of 62.84 feet to said west Right-of-Way line of Washington St. (60'
7 R.O.W.);
8
9 6. Thence along said west Right-of-Way line S 00°14'49" W, a distance of 0.40 feet, more or less, to
10 the POINT OF BEGINNING.

11
12 The above-described Parcel contains 99 sq. ft. (0.002 acres) more or less.

13
14 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the
15 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M., having
16 a grid bearing of N 00°14'49" E.
17
18
19

20 **PARCEL NUMBER: 4917 WASHINGTON ST**
21 **LAND DESCRIPTION**
22

23 PARCEL 1

24 A parcel of land containing 677 sq. ft. (0.016 acres), more or less, in the Southeast One-Quarter of the
25 Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6th Principal Meridian, City
26 and County of Denver, Colorado, also being a portion of the property described at Reception Number
27 2008153335, City and County of Denver Records, and a portion of Lot 3, W.H. Clark's Second Subdivision,
28 more particularly described as follows:
29

30 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also being the
31 Northeast Corner of said parcel of land described at Reception Number 2008153335;

- 32 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.)
33 S 00°14'49" W, a distance of 9.00 feet;
34
35 2. Thence departing said west Right-of-Way line N 89°45'06" W, a distance of 75.00 feet;
36
37 3. Thence N 00°14'49" E, a distance of 9.06 feet to the north line of said parcel of land described at
38 Reception Number 2008153335;
39
40 4. Thence along said north line S 89°42'08" E, a distance of 75.00 feet to, more or less, to the POINT OF
41 BEGINNING.
42

43 The above-described Parcel 1 contains 677 sq. ft. (0.016 acres) more or less.
44

45 TOGETHER WITH

46
47 PARCEL 2

48
49 A parcel of land containing 18 sq. ft., more or less, in the Southeast One-Quarter of the Southeast One-
50 Quarter of Section 15, Township 3 South, Range 68 West, of the 6th Principal Meridian, City and County of

1 Denver, Colorado, also being a portion of the property described at Reception Number 2008153335, City
2 and County of Denver Records, and a portion of Lot 3, W.H. Clark's Second Subdivision, more particularly
3 described as follows:

4
5 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), 9.00 feet south of the
6 Northeast Corner of a said parcel of land described at Reception Number 2008153335;

- 7
8 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.)
9 S 00°14'49" W, a distance of 11.24 feet;
10
11 2. Thence departing said west Right-of-Way line N 89°31'01" W, a distance of 3.27 feet;
12
13 3. Thence N 16°28'37" E, a distance of 11.69 feet, more or less, to the POINT OF BEGINNING.

14
15 The above-described Parcel 2 contains 18 sq. ft., more or less.

16
17 TOGETHER WITH

18
19 PARCEL 3

20
21 A parcel of land containing 47sq. ft., more or less, in the Southeast One-Quarter of the Southeast One-
22 Quarter of Section 15, Township 3 South, Range 68 West, of the 6th Principal Meridian, City and County of
23 Denver, Colorado, also being a portion of the property described at Reception Number 2008153335, City
24 and County of Denver Records, and a portion of Lot 3, W.H. Clark's Second Subdivision, more particularly
25 described as follows:

26
27 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also being the
28 southeast Corner of said parcel of land described at Reception Number 2008153335;

- 29 1. Thence N 06°07'55" W, a distance of 29.09 feet;
30
31 2. Thence S 89°15'50" E, a distance of 3.23 feet to said west Right-of-Way line of Washington St. (60'
32 R.O.W.);
33
34 3. Thence along said west Right-of-Way line S 00°14'49" W, a distance of 28.88 feet, more or less, to the
35 POINT OF BEGINNING.

36
37 The above-described Parcel 3 contains 47 sq. ft., more or less.

38
39 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the Southeast
40 One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M., having a grid bearing of
41 N 00°14'49" E.

42
43 **PARCEL NUMBER: 4920 WASHINGTON ST**
44 **LAND DESCRIPTION**

45
46 A parcel of land containing 11,771 sq. ft. (0.270 acres), more or less, in the Southwest One-
47 Quarter of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of the 6th
48 Principal Meridian, City and County of Denver, Colorado, also being a portion of the property
49 described at Reception Number 2022101815, City and County of Denver Records, more
50 particularly described as follows:

1 BEGINNING at a point on the east Right-of-Way line of Washington St. (60' R.O.W.), also being
2 the Northwest Corner of said parcel of land described at Reception Number 2022101815;

3 1. Thence along the north line of said parcel of land described at Reception Number 2022101815,
4 S 89°50'05" E, a distance of 50.00 feet;

5
6 2. Thence departing said north line S 00°14'49" W, a distance of 235.45 feet to the south line of
7 said parcel of land;

8
9 3. Thence along said south line N 89°45'11" W, a distance of 50.00 feet to said east Right-of-Way
10 line of Washington St. (60' R.O.W.), also being the Southwest Corner of said parcel of land;

11
12 4. Thence along said east Right-of-Way line N 00°14'49" E, a distance of 235.38 feet, more or less,
13 to the POINT OF BEGINNING.

14
15 The above-described Parcel contains 11,771 sq. ft. (0.270 acres) more or less.

16
17 Basis of Bearings: All bearings are based on the West Line of the Southwest One-Quarter of the
18 Southwest One-Quarter of said Section 14, Township 3 South, Range 68 West, of the 6th P.M.,
19 having a grid bearing of N 00°14'49" E.

20
21 **PARCEL NUMBER: 4923 WASHINGTON ST**
22 **LAND DESCRIPTION**
23

24 A parcel of land containing 600 sq. ft. (0.014 acres), more or less, in the Southeast One-
25 Quarter of the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the
26 6th Principal Meridian, City and County of Denver, Colorado, also being a portion of the
27 property described at Reception Number 2008153335 (Parcel 2), City and County of Denver
28 Records, and a portion of Block 3, W.H. Clark's Second Subdivision, more particularly
29 described as follows:

30
31 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also
32 being the Northeast Corner of said parcel of land described at Reception Number 2008153335,
33 City and County of Denver Records;

34 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.)
35 S 00°14'49" W, a distance of 50.00 feet to the Southeast Corner of said parcel of land
36 described at Reception Number 2008153335 (Parcel 2);

37
38 2. Thence departing said west Right-of-Way line and along the south line of said parcel of land
39 N 89°42'08" W, a distance of 12.00 feet;

40
41 3. Thence departing said south line N 00°14'49" E, a distance of 50.00 feet to the north line of
42 said parcel of land;

43
44 4. Thence along said north line S 89°42'08" E, a distance of 12.00 feet, more or less, to the
45 POINT OF BEGINNING.

1
2 The above-described Parcel contains 600 sq. ft. (0.014 acres) more or less.

3
4 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the
5 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M.,
6 having a grid bearing of N 00°14'49" E.

7
8 **PARCEL NUMBER: 4925 WASHINGTON ST**
9 **LAND DESCRIPTION**

10
11 A parcel of land containing 300 sq. ft. (0.007 acres), more or less, in the Southeast One-
12 Quarter of the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the
13 6th Principal Meridian, City and County of Denver, Colorado, also being a portion of the
14 property described at Reception Number 2008153335 (Parcel 3), City and County of Denver
15 Records, and a portion of Lot D, W.H. Clark's Second Subdivision, more particularly described
16 as follows:

17
18 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also
19 being the Northeast Corner of said parcel of land described at Reception Number 2008153335
20 (Parcel 3);

21 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.)
22 S 00°14'49" W, a distance of 25.00 feet to the Southeast Corner of said parcel of land
23 described at Reception Number 2008153335 (Parcel 3);

24
25 2. Thence departing said west Right-of-Way line and along the south line of said parcel of land
26 N 89°42'08" W, a distance of 12.00 feet;

27
28 3. Thence departing said south line N 00°14'49" E, a distance of 25.00 feet to the north line of
29 said parcel of land;

30
31 4. Thence along said north line S 89°42'08" E, a distance of 12.00 feet, more or less, to the
32 POINT OF BEGINNING.

33
34 The above-described Parcel contains 300 sq. ft. (0.007 acres) more or less.

35
36 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the
37 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M.,
38 having a grid bearing of N 00°14'49" E.

39
40 **PARCEL NUMBER: 4931 WASHINGTON ST**
41 **LAND DESCRIPTION**

42
43 A parcel of land containing 302 sq. ft. (0.007 acres), more or less, in the Southeast One-
44 Quarter of the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the
45 6th Principal Meridian, City and County of Denver, Colorado, also being a portion of the
46 property described at Reception Number 2008128568, City and County of Denver Records,

1 and a portion of Lot D, W.H. Clark's Second Subdivision, more particularly described as
2 follows:
3
4 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also
5 being the Northeast Corner of said parcel of land described at Reception Number 2008128568,
6 City and County of Denver Records;

- 7 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.)
8 S 00°14'49" W, a distance of 25.14 feet to the Southeast Corner of said parcel of land
9 described at Reception Number 2008128568;
- 10
11 2. Thence departing said west Right-of-Way line and along the south line of said parcel of land
12 N 89°42'08" W, a distance of 12.00 feet;
- 13
14 3. Thence departing said south line N 00°14'49" E, a distance of 25.14 feet to the north line of
15 said parcel of land;
- 16
17 4. Thence along said north line S 89°42'08" E, a distance of 12.00 feet, more or less, to the
18 POINT OF BEGINNING.

19
20 The above-described Parcel contains 302 sq. ft. (0.007 acres) more or less.

21
22 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the
23 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M.,
24 having a grid bearing of N 00°14'49" E.

25
26
27
28 **PARCEL NUMBER: 4939 WASHINGTON ST**
29 **LAND DESCRIPTION**
30

31 A parcel of land containing 600 sq. ft. (0.014 acres), more or less, in the Southeast One-
32 Quarter of the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the
33 6th Principal Meridian, City and County of Denver, Colorado, also being a portion of the
34 property described at Reception Number 2022083717 (Parcel C), City and County of Denver
35 Records, and a portion of Lot 2, W.H. Clark's Second Subdivision, more particularly described
36 as follows:

37
38 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also
39 being the Northeast Corner of said parcel of land described at Reception Number 2022083717
40 (Parcel C), City and County of Denver Records;

- 41 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.)
42 S 00°14'49" W, a distance of 50.00 feet to the Southeast Corner of said parcel of land
43 described at Reception Number 2022083717;

- 1 2. Thence departing said west Right-of-Way line and along the south line of said parcel of land
2 N 89°42'08" W, a distance of 12.00 feet;
3
4 3. Thence departing said south line N 00°14'49" E, a distance of 50.00 feet to the north line of
5 said parcel of land;
6
7 4. Thence along said north line S 89°42'08" E, a distance of 12.00 feet, more or less, to the
8 POINT OF BEGINNING.

9
10 The above-described Parcel contains 600 sq. ft. (0.014 acres) more or less.

11
12 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the
13 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M.,
14 having a grid bearing of N 00°14'49" E.
15

16 **PARCEL NUMBER: 4943 WASHINGTON ST**
17 **LAND DESCRIPTION**
18

19 A parcel of land containing 13 sq. ft., more or less, in the Southeast One-Quarter of the
20 Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6th Principal
21 Meridian, City and County of Denver, Colorado, also being a portion of the property described
22 at Reception Number 2022083717 (Parcel A), City and County of Denver Records, and a
23 portion of Lot 2, W.H. Clark's Second Subdivision, more particularly described as follows:
24

25 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also
26 being the Northeast Corner of said parcel of land described at Reception Number 2022083717
27 (Parcel A), City and County of Denver Records;

- 28 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.)
29 S 00°14'49" W, a distance of 32.50 feet to the Southeast Corner of said parcel of land
30 described at Reception Number 2022083717;
31
32 2. Thence departing said west Right-of-Way line and along the south line of said parcel of land
33 N 89°42'08" W, a distance of 0.47 feet;
34
35 3. Thence departing said south line N 00°31'07" E, a distance of 32.50 feet to the north line of
36 said parcel of land;
37
38 4. Thence along said north line S 89°42'08" E, a distance of 0.32 feet, more or less, to the
39 POINT OF BEGINNING.

40
41 The above-described Parcel contains 13 sq. ft., more or less.

42
43 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the
44 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M.,
45 having a grid bearing of N 00°14'49" E.
46

1 **PARCEL NUMBER: 4945 WASHINGTON ST**
2 **LAND DESCRIPTION**
3

4 A parcel of land containing 6 sq. ft., more or less, in the Southeast One-Quarter of the
5 Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6th Principal
6 Meridian, City and County of Denver, Colorado, also being a portion of the property described
7 at Reception Number 2022083717 (Parcel B), City and County of Denver Records, and a
8 portion of Lot 2, W.H. Clark's Second Subdivision, more particularly described as follows:
9

10 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also
11 being the Northeast Corner of said parcel of land described at Reception Number 2022083717
12 (Parcel B), City and County of Denver Records;

- 13 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.)
14 S 00°14'49" W, a distance of 17.50 feet to the Southeast Corner of said parcel of land
15 described at Reception Number 2022083717;
16
- 17 2. Thence departing said west Right-of-Way line and along the south line of said parcel of land
18 N 89°42'08" W, a distance of 0.32 feet;
19
- 20 3. Thence departing said south line N 00°17'08" E, a distance of 17.00 feet;
21
- 22 4. Thence N 89°37'25" W, a distance of 1.39 feet;
23
- 24 5. Thence N 00°02'33" W, a distance of 0.50 feet to the north line of said parcel of land;
25
- 26 4. Thence along said north line S 89°42'08" E, a distance of 1.70 feet, more or less, to the
27 POINT OF BEGINNING.
28

29 The above-described Parcel contains 6 sq. ft., more or less.

30
31 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the
32 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M.,
33 having a grid bearing of N 00°14'49" E.
34

35 **PARCEL NUMBER: 4950 WASHINGTON ST**
36 **LAND DESCRIPTION**
37

38 A parcel of land containing 19,246 sq. ft. (0.442 acres), more or less, in the Southwest One-
39 Quarter of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of the 6th
40 Principal Meridian, City and County of Denver, Colorado, also being a portion of the property
41 described at Reception Number 2007160817, City and County of Denver Records, more
42 particularly described as follows:
43

44 BEGINNING at a point on the east Right-of-Way line of Washington St. (60' R.O.W.), also being
45 the southwest corner of said parcel of land;

- 1 1. Thence along said east Right-of-Way line N 00°14'49" E, a distance of 186.82 feet;
- 2
- 3 2. Thence departing said east Right-of-Way line and along the arc of a non-tangent curve to the
- 4 right, a radius of 76.00 feet, a central angle of 36°24'30", a distance of 48.29 feet, (a chord bearing
- 5 N. 18°27'04" E., a distance of 47.49 feet) to the south Right-of-Way line of E. 50th Ave. (R.O.W.
- 6 Varies);
- 7
- 8 3. Thence along said south Right-of-Way line N 82°47'26" E, a distance of 119.17 feet;
- 9
- 10 4. Thence departing said south Right-of-Way line S 00°14'49" W, a distance of 102.69 feet;
- 11
- 12 5. Thence N 89°45'11" W, a distance of 85.00 feet;
- 13
- 14 6. Thence S 00°14'49" W, a distance of 144.63 feet to the south line of said parcel of land;
- 15
- 16 7. Thence along said south line N 89°50'05" W, a distance of 48.00 feet, more or less, to the
- 17 POINT OF BEGINNING.

18 The above-described Parcel contains 19,246 sq. ft. (0.442 acres) more or less.

19
20
21 Basis of Bearings: All bearings are based on the West Line of the Southwest One-Quarter of the
22 Southwest One-Quarter of said Section 14, Township 3 South, Range 68 West, of the 6th P.M.,
23 having a grid bearing of N 00°14'49" E.

24
25 **PARCEL NUMBER: 5000 WASHINGTON ST**
26 **LAND DESCRIPTION**
27

28 A parcel of land containing 24,102 sq. ft. (0.553 acres), more or less, in the Northwest One-Quarter
29 of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of the 6th
30 Principal Meridian, City and County of Denver, Colorado, also being a portion of the property
31 recorded at Reception Number 2012021599 and also as described in Book 2540, Page 205,
32 recorded on February 25, 1982, City and County of Denver Records, more particularly described
33 as follows:

34
35 BEGINNING at a point on the east Right-of-Way line of Washington St. (60' R.O.W.), also being
36 the Northwest Corner of said property as described in Book 2540, Page 205;

- 37 1. Thence along the north line of said property, S 89°55'37" E, a distance of 160.00 feet to the
- 38 Northeast Corner of said property;
- 39
- 40 2. Thence along the east line of said property, S 00°13'38" W, a distance of 153.37 feet to the
- 41 north Right-of-Way line of E. 50th Ave. (R.O.W. Varies);
- 42
- 43 3. Thence along said north Right-of-Way line N 89°55'37" W, a distance of 114.88 feet;
- 44
- 45 4. Thence continuing along said Right-of-Way line and the arc of a tangent curve to the right, a
- 46 radius of 45.00 feet, a central angle of 90°09'15", a distance of 70.81 feet, (a chord bearing N.
- 47 44°51'00" W., a distance of 63.73 feet) to said east Right-of-Way line of Washington St. (60'
- 48 R.O.W.);

1
2 5. Thence along said east Right-of-Way line N 00°13'38" E, a distance of 108.25 feet, more or less,
3 to the POINT OF BEGINNING.

4
5 The above-described Parcel contains 24,102 sq. ft. (0.553 acres) more or less.

6
7 Less and except a 53' by 33' building envelope area containing 1,749 sq. ft. (0.040 acres) more or
8 less.

9
10 Basis of Bearings: All bearings are based on the West Line of the Northwest One-Quarter of the
11 Southwest One-Quarter of said Section 14, Township 3 South, Range 68 West, of the 6th P.M.,
12 having a grid bearing of N 00°13'38" E.

13
14 **PARCEL NUMBER: 5005 WASHINGTON ST**
15 **LAND DESCRIPTION**

16
17 A parcel of land containing 10,397 sq. ft. (0.239 acres), more or less, in the Northeast One-Quarter of
18 the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6th Principal
19 Meridian, City and County of Denver, Colorado, also being a portion of the property described at
20 Reception Number 1996168467, City and County of Denver Records, more particularly described as
21 follows:

22
23 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also being the
24 Northeast Corner of said parcel of land described at Reception Number 1996168467, City and County
25 of Denver Records;

26 1. Thence along said west Right-of-Way line of Washington St. (60' R.O.W.)
27 S 00°13'38" W, a distance of 291.49 feet;

28
29 2. Thence continuing along Right-of-Way line and along the and the arc of a non-tangent curve to the
30 right, a radius of 65.00 feet, a central angle of 72°21'03", a distance of 82.08 feet, (a chord bearing S
31 36°13'13" W, a distance of 76.73 feet) to the north Right-of-Way line of E. 50th Ave. (R.O.W. Varies);

32
33 3. Thence along said north Right-of-Way line of E. 50th Ave. (R.O.W. Varies)
34 N 89°52'48" W, a distance of 84.61 feet;

35
36 4. Thence departing said north Right-of-Way line N 00°11'22" E, a distance of 15.08 feet;

37
38 5. Thence S 89°48'38" E, a distance of 65.00 feet;

39
40 6. Thence N 37°58'57" E, a distance of 66.49 feet;

41
42 7. Thence N 00°13'38" E, a distance of 286.00 feet to the north line of said parcel of land;

43
44 8. Thence along said north line S 89°52'48" E, a distance of 24.00 feet, more or less, to the POINT OF
45 BEGINNING.

46
47 The above-described Parcel contains 10,397 sq. ft. (0.239 acres), more or less.

48
49 Basis of Bearings: All bearings are based on the East Line of the Northeast One-Quarter of the

1 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M., having
2 a grid bearing of N 00°13'38" E.

3
4 **PARCEL NUMBER: 5040 WASHINGTON ST**
5 **LAND DESCRIPTION**
6

7 A parcel of land containing 2,400 sq. ft. (0.055 acres), more or less, in the Northwest One-Quarter
8 of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of the 6th
9 Principal Meridian, City and County of Denver, Colorado, also being a portion of the property
10 described at Reception Number 2020079882, City and County of Denver Records, more
11 particularly described as follows:

12
13 BEGINNING at a point on the east Right-of-Way line of Washington St. (60' R.O.W.), also being
14 the Northwest Corner of said parcel of land;

15 1. Thence along the north line of said parcel of land described at Reception Number 2020079882,
16 S 89°55'37" E, a distance of 40.00 feet;

17
18 2. Thence departing said north line S 00°13'38" W, a distance of 60.00 feet to the south line of said
19 parcel of land;

20
21 3. Thence along said south line N 89°55'37" W, a distance of 40.00 feet to said east Right-of-Way
22 line of Washington St. (60' R.O.W.), also being the Southwest Corner of said parcel of land;

23
24 4. Thence along said east Right-of-Way line N 00°13'38" E, a distance of 60.00 feet, more or less,
25 to the POINT OF BEGINNING.

26
27 The above-described Parcel contains 2,400 sq. ft. (0.055 acres), more or less.

28
29 Basis of Bearings: All bearings are based on the West Line of the Northwest One-Quarter of the
30 Southwest One-Quarter of said Section 14, Township 3 South, Range 68 West, of the 6th P.M.,
31 having a grid bearing of N 00°13'38" E.

32
33
34
35
36
37 **PARCEL NUMBER: 5124 WASHINGTON ST**
38 **LAND DESCRIPTION**
39

40 A parcel of land containing 1,500 sq. ft. (0.034 acres), more or less, in the Northwest One-
41 Quarter of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of
42 the 6th Principal Meridian, City and County of Denver, Colorado, also being a portion of the
43 property described at Reception Number 2021134709, City and County of Denver Records,
44 and a portion of Lots 10 through 11, Block 1, W.H. Clark's Subdivision, more particularly
45 described as follows:

46
47 BEGINNING at a point on the east Right-of-Way line of Washington St. (R.O.W. Varies), also

1 being the Northwest Corner of said parcel of land described at Reception Number
2 2021134709, City and County of Denver Records;

3 1. Thence along the north line of said parcel of land recorded at Reception Number
4 2021134709, S 89°50'44" E, a distance of 15.00 feet;

5
6 2. Thence departing said north line S 00°13'38" W, a distance of 100.00 feet to the south line
7 of said parcel of land;

8
9 3. Thence along said south line N 89°50'44" W, a distance of 15.00 feet to said east Right-of-
10 Way line of Washington St. (R.O.W. Varies), also being the Southwest Corner of said parcel of
11 land;

12
13 4. Thence departing said south line and along said east Right-of-Way line
14 N 00°13'38" E, a distance of 100.00 feet, more or less, to the POINT OF BEGINNING.

15
16 The above-described Parcel contains 1,500 sq. ft. (0.034 acres), more or less.

17
18 Basis of Bearings: All bearings are based on the West Line of the Northwest One-Quarter of
19 the Southwest One-Quarter of said Section 14, Township 3 South, Range 68 West, of the 6th
20 P.M., having a grid bearing of N 00°13'38" E.

21
22 **PARCEL NUMBER: 5125 WASHINGTON ST**
23 **LAND DESCRIPTION**
24

25 A parcel of land containing 30 sq. ft., more or less, in the Northeast One-Quarter of the
26 Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6th Principal
27 Meridian, City and County of Denver, Colorado, also being a portion of the property described
28 at Reception Number 2016067881 (Parcel C), City and County of Denver Records, more
29 particularly described as follows:

30
31 BEGINNING at a point on the west Right-of-Way line of Washington St. (R.O.W. Varies), also
32 being the Northeast Corner of said parcel of land described at Reception Number 2016067881
33 (Parcel C), City and County of Denver Records;

34 1. Thence along said west Right-of-Way line of Washington St. (R.O.W. Varies), S 00°13'38"
35 W, a distance of 2.00 feet;

36
37 2. Thence departing said west Right-of-Way line N 89°46'13" W, a distance of 15.00 feet;

38
39 3. Thence N 00°13'38" E, a distance of 1.94 feet to the north line of said
40 Parcel C;

41
42 4. Thence along said north line S 89°58'59" E, a distance of 15.00 feet, more or less, to the
43 POINT OF BEGINNING.

44
45 The above-described Parcel contains 30 sq. ft., more or less.

1
2 Basis of Bearings: All bearings are based on the East Line of the Northeast One-Quarter of the
3 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M.,
4 having a grid bearing of N 00°13'38" E.

5
6 **PARCEL NUMBER: 5127 WASHINGTON ST**
7 **LAND DESCRIPTION**
8

9 A parcel of land containing 300 sq. ft. (0.007 acres), more or less, in the Northeast One-
10 Quarter of the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the
11 6th Principal Meridian, City and County of Denver, Colorado, also being a portion of the
12 property described at Reception Number 2016067881 (Parcel B), City and County of Denver
13 Records, more particularly described as follows:

14
15 BEGINNING at a point on the west Right-of-Way line of Washington St. (R.O.W. Varies), also
16 being the Northeast Corner of said parcel of land described at Reception Number 2016067881
17 (Parcel B), City and County of Denver Records;

- 18 1. Thence along said west Right-of-Way line of Washington St. (R.O.W. Varies), S 00°13'38"
19 W, a distance of 20.00 feet to the Southeast Corner of said Parcel B;
20
21 2. Thence departing said west Right-of-Way line and along the south line of said Parcel B, N
22 89°58'59" W, a distance of 15.00 feet;
23
24 3. Thence departing said south line N 00°13'38" E, a distance of 20.00 feet to the north line of
25 said parcel of land described at Reception Number 2016067881 (Parcel B);
26
27 4. Thence along said north line S 89°58'59" E, a distance of 15.00 feet, more or less, to the
28 POINT OF BEGINNING.

29
30 The above-described Parcel contains 300 sq. ft. (0.007 acres) more or less.

31
32 Basis of Bearings: All bearings are based on the East Line of the Northeast One-Quarter of the
33 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M.,
34 having a grid bearing of N 00°13'38" E.

35
36
37
38
39 **PARCEL NUMBER: 5129 WASHINGTON ST**
40 **LAND DESCRIPTION**
41

42 A parcel of land containing 375 sq. ft. (0.009 acres), more or less, in the Northeast One-
43 Quarter of the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the
44 6th Principal Meridian, City and County of Denver, Colorado, also being a portion of the
45 property described at Reception Number 2016067881 (Parcel A), City and County of Denver
46 Records, more particularly described as follows:

1
2 BEGINNING at a point on the west Right-of-Way line of Washington St. (R.O.W. Varies), also
3 being the Northeast Corner of said parcel of land described at Reception Number 2016067881
4 (Parcel A), City and County of Denver Records;

5 1. Thence along said west Right-of-Way line of Washington St. (R.O.W. Varies), S 00°13'38"
6 W, a distance of 25.00 feet to the Southeast Corner of said Parcel A;

7
8 2. Thence departing said west Right-of-Way line and along the south line of said parcel of land,
9 N 89°58'59" W, a distance of 15.00 feet;

10
11 3. Thence departing said south line N 00°13'38" E, a distance of 25.00 feet to the north line of
12 said parcel of land;

13
14 4. Thence along said north line S 89°58'59" E, a distance of 15.00 feet, more or less, to the
15 POINT OF BEGINNING.

16
17 The above-described Parcel contains 375 sq. ft. (0.009 acres) more or less.

18
19 Basis of Bearings: All bearings are based on the East Line of the Northeast One-Quarter of the
20 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6th P.M.,
21 having a grid bearing of N 00°13'38" E.

22
23 **PARCEL NUMBER: 5130 WASHINGTON ST**
24 **LAND DESCRIPTION**
25

26 A parcel of land containing 250 sq. ft. (0.006 acres), more or less, in the Northwest One-
27 Quarter of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of
28 the 6th Principal Meridian, City and County of Denver, Colorado, also being a portion of the
29 property described at Reception Number 2021134707, City and County of Denver Records,
30 and a portion of Lot 9, Block 1, W.H. Clark's Subdivision, more particularly described as
31 follows:

32
33 BEGINNING at a point on the east Right-of-Way line of Washington St. (R.O.W. Varies), also
34 being the Northwest Corner of said parcel of land described at Reception Number
35 2021134707, City and County of Denver Records;

36 1. Thence along the north line of said parcel of land recorded at Reception Number
37 2021134707, S 89°50'44" E, a distance of 10.00 feet;

38
39 2. Thence departing said north line S 00°13'38" W, a distance of 25.00 feet to the south line of
40 said parcel of land;

41
42 3. Thence along said south line N 89°50'44" W, a distance of 10.00 feet to said east Right-of-
43 Way line of Washington St. (R.O.W. Varies), also being the Southwest Corner of said parcel of
44 land described at Reception Number 2021134707;

45

1 4. Thence departing said south line and along said east Right-of-Way line
2 N 00°13'38" E, a distance of 25.00 feet, more or less, to the POINT OF BEGINNING.

3
4 The above-described Parcel contains 250 sq. ft. (0.006 acres) more or less.

5
6 Basis of Bearings: All bearings are based on the West Line of the Northwest One-Quarter of
7 the Southwest One-Quarter of said Section 14, Township 3 South, Range 68 West, of the 6th
8 P.M., having a grid bearing of N 00°13'38" E.

9
10 **PARCEL NUMBER: 5134 WASHINGTON ST**
11 **LAND DESCRIPTION**
12

13 A parcel of land containing 250 sq. ft. (0.006 acres), more or less, in the Northwest One-
14 Quarter of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of
15 the 6th Principal Meridian, City and County of Denver, Colorado, also being a portion of the
16 property described at Reception Number 2001133736, City and County of Denver Records,
17 and a portion of Lot 9, Block 1, W.H. Clark's Subdivision, more particularly described as
18 follows:

19
20 BEGINNING at a point on the east Right-of-Way line of Washington St. (R.O.W. Varies), also
21 being the Northwest Corner of said parcel of land described at Reception Number
22 2001133736;

23 1. Thence along the north line of said parcel of land recorded at Reception Number
24 2001133736, S 89°50'44" E, a distance of 10.00 feet;

25
26 2. Thence departing said north line S 00°13'38" W, a distance of 25.00 feet to the south line of
27 said parcel of land;

28
29 3. Thence along said south line N 89°50'44" W, a distance of 10.00 feet to said east Right-of-
30 Way line of Washington St. (R.O.W. Varies), also being the Southwest Corner of said parcel of
31 land described at Reception Number 2001133736;

32
33 4. Thence departing said south line and along said east Right-of-Way line
34 N 00°13'38" E, a distance of 25.00 feet, more or less, to the POINT OF BEGINNING.

35
36 The above-described Parcel contains 250 sq. ft. (0.006 acres) more or less.

37
38 Basis of Bearings: All bearings are based on the West Line of the Northwest One-Quarter of
39 the Southwest One-Quarter of said Section 14, Township 3 South, Range 68 West, of the 6th
40 P.M., having a grid bearing of N 00°13'38" E.

41
42 **PARCEL NUMBER: 5140 WASHINGTON ST**
43 **LAND DESCRIPTION**
44

1 A parcel of land containing 500 sq. ft. (0.011 acres), more or less, in the Northwest One-
2 Quarter of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of
3 the 6th Principal Meridian, City and County of Denver, Colorado, also being a portion of the
4 property described at Reception Number 1954051495, City and County of Denver Records,
5 and a portion of Lot 8, Block 1, W.H. Clark's Subdivision, more particularly described as
6 follows:
7

8 BEGINNING at a point on the east Right-of-Way line of Washington St. (R.O.W. Varies), also
9 being the Northwest Corner of said parcel of land described at Reception Number
10 1954051495, City and County of Denver Records;

- 11 1. Thence along the north line of said parcel of land recorded at Reception Number
12 1954051495, S 89°50'44" E, a distance of 10.00 feet;
- 13
14 2. Thence departing said north line S 00°13'38" W, a distance of 50.00 feet to the south line of
15 said parcel of land;
- 16
17 3. Thence along said south line N 89°50'44" W, a distance of 10.00 feet to said east Right-of-
18 Way line of Washington St. (R.O.W. Varies), also being the Southwest Corner of said parcel of
19 land described at Reception Number 1954051495;
- 20
21 4. Thence departing said south line and along said east Right-of-Way line
22 N 00°13'38" E, a distance of 50.00 feet, more or less, to the POINT OF BEGINNING.

23
24 The above-described Parcel contains 500 sq. ft. (0.011 acres) more or less.

25
26 Basis of Bearings: All bearings are based on the West Line of the Northwest One-Quarter of
27 the Southwest One-Quarter of said Section 14, Township 3 South, Range 68 West, of the 6th
28 P.M., having a grid bearing of N 00°13'38" E.

29
30 **PARCEL NUMBER: 5142 WASHINGTON ST**
31 **LAND DESCRIPTION**
32

33 A parcel of land containing 173 sq. ft. (0.004 acres), more or less, in the Northwest One-
34 Quarter of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of
35 the 6th Principal Meridian, City and County of Denver, Colorado, also being a portion of the
36 property described at Reception Number 1977088582, City and County of Denver Records,
37 and a portion of Lot 7, Block 1, W.H. Clark's Subdivision, more particularly described as
38 follows:
39

40 BEGINNING at a point on the east Right-of-Way line of Washington St. (R.O.W. Varies), also
41 being the Northwest Corner of said parcel of land described at Reception Number
42 1977088582, City and County of Denver Records;

- 43 1. Thence along the north line of said parcel S 89°50'44" E, a distance of 6.00 feet;
- 44
45 2. Thence departing said north line S 00°13'38" W, a distance of 19.19 feet;

- 1
2 3. Thence S 89°46'22" E, a distance of 4.00 feet;
3
4 4. Thence S 00°13'38" W, a distance of 5.81 feet to the south line of said parcel;
5
6 5. Thence along said south line N 89°50'44" W, a distance of 10.00 feet to said east Right-of-
7 Way line of Washington St. (R.O.W. Varies), also being the Southwest Corner of said parcel;
8
9 6. Thence departing said south line and along said east Right-of-Way line
10 N 00°13'38" E, a distance of 25.00 feet, more or less, to the POINT OF BEGINNING.

11
12 The above-described Parcel contains 173 sq. ft. (0.004 acres) more or less.

13
14 Basis of Bearings: All bearings are based on the West Line of the Northwest One-Quarter of
15 the Southwest One-Quarter of said Section 14, Township 3 South, Range 68 West, of the 6th
16 P.M., having a grid bearing of N 00°13'38" E.

17
18 **PARCEL NUMBER: 5148 WASHINGTON ST**
19 **LAND DESCRIPTION**

20
21 A parcel of land containing 500 sq. ft. (0.011 acres), more or less, in the Northwest One-
22 Quarter of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of
23 the 6th Principal Meridian, City and County of Denver, Colorado, also being a portion of the
24 property described at Reception Number 1970020467, City and County of Denver Records,
25 and a portion of Lots 6 through 7, Block 1, W.H. Clark's Subdivision, more particularly
26 described as follows:

27
28 BEGINNING at a point on the east Right-of-Way line of Washington St. (R.O.W. Varies), also
29 being the Northwest Corner of said parcel of land described at Reception Number
30 1970020467;

- 31 1. Thence along the north line of said parcel of land recorded at Reception Number
32 1970020467, S 89°50'44" E, a distance of 10.00 feet;
33
34 2. Thence departing said north line S 00°13'38" W, a distance of 50.00 feet to the south line of
35 said parcel of land;
36
37 3. Thence along said south line N 89°50'44" W, a distance of 10.00 feet to said east Right-of-
38 Way line of Washington St. (R.O.W. Varies), also being the Southwest Corner of said parcel of
39 land described at Reception Number 1970020467;
40
41 4. Thence departing said south line and along said east Right-of-Way line
42 N 00°13'38" E, a distance of 50.00 feet, more or less, to the POINT OF BEGINNING.

43
44 The above-described Parcel contains 500 sq. ft. (0.011 acres) more or less.

45
46 Basis of Bearings: All bearings are based on the West Line of the Northwest One-Quarter of

1 the Southwest One-Quarter of said Section 14, Township 3 South, Range 68 West, of the 6th
2 P.M., having a grid bearing of N 00°13'38" E.

3
4 **PARCEL NUMBER: 5152 WASHINGTON ST**
5 **LAND DESCRIPTION**
6

7 A parcel of land containing 1,000 sq. ft. (0.023 acres), more or less, in the Northwest One-
8 Quarter of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of
9 the 6th Principal Meridian, City and County of Denver, Colorado, also being a portion of the
10 property described at Reception Number 2021200292, City and County of Denver Records,
11 and a portion of Lots 5 through 6, Block 1, W.H. Clark’s Subdivision, more particularly
12 described as follows:

13
14 BEGINNING at a point on the east Right-of-Way line of Washington St. (R.O.W. Varies), also
15 being the Northwest Corner of said parcel of land described at Reception Number
16 2021200292, City and County of Denver Records;

17 1. Thence along the north line of said parcel of land recorded at Reception Number
18 2021200292, S 89°50'44" E, a distance of 20.00 feet;

19
20 2. Thence departing said north line S 00°13'38" W, a distance of 50.00 feet to the south line of
21 said parcel of land;

22
23 3. Thence along said south line N 89°50'44" W, a distance of 20.00 feet to said east Right-of-
24 Way line of Washington St. (R.O.W. Varies), also being the Southwest Corner of said parcel of
25 land described at Reception Number 2021200292;

26
27 4. Thence departing said south line and along said east Right-of-Way line
28 N 00°13'38" E, a distance of 50.00 feet, more or less, to the POINT OF BEGINNING.

29
30 The above-described Parcel contains 1,000 sq. ft. (0.023 acres) more or less.

31
32 Basis of Bearings: All bearings are based on the West Line of the Northwest One-Quarter of
33 the Southwest One-Quarter of said Section 14, Township 3 South, Range 68 West, of the 6th
34 P.M., having a grid bearing of N 00°13'38" E.

35
36 **PARCEL NUMBER: 5164 WASHINGTON ST**
37 **LAND DESCRIPTION**
38

39 A parcel of land containing 1,000 sq. ft. (0.023 acres), more or less, in the Northwest One-
40 Quarter of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of
41 the 6th Principal Meridian, City and County of Denver, Colorado, also being a portion of the
42 property described at Reception Number 2022044580, City and County of Denver Records,
43 and a portion of Lots 3 through 5, Block 1, W.H. Clark’s Subdivision, more particularly
44 described as follows:

45
46 BEGINNING at a point on the east Right-of-Way line of Washington St. (R.O.W. Varies), also

1 being the Northwest Corner of said parcel of land described at Reception Number
2 2022044580, City and County of Denver Records;

3 1. Thence along the north line of said parcel of land recorded at Reception Number
4 2022044580, S 89°50'44" E, a distance of 10.00 feet;

5
6 2. Thence departing said north line S 00°13'38" W, a distance of 100.00 feet to the south line
7 of said parcel of land;

8
9 3. Thence along said south line N 89°50'44" W, a distance of 10.00 feet to said east Right-of-
10 Way line of Washington St. (R.O.W. Varies), also being the Southwest Corner of said parcel of
11 land;

12
13 4. Thence departing said south line and along said east Right-of-Way line
14 N 00°13'38" E, a distance of 100.00 feet, more or less, to the POINT OF BEGINNING.

15
16 The above-described Parcel contains 1,000 sq. ft. (0.023 acres) more or less.

17
18 Basis of Bearings: All bearings are based on the West Line of the Northwest One-Quarter of
19 the Southwest One-Quarter of said Section 14, Township 3 South, Range 68 West, of the 6th
20 P.M., having a grid bearing of N 00°13'38" E.

21
22 **PARCEL NUMBER: 5180 WASHINGTON ST**
23 **LAND DESCRIPTION**
24

25 A parcel of land containing 750 sq. ft. (0.017 acres), more or less, in the Northwest One-
26 Quarter of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of
27 the 6th Principal Meridian, City and County of Denver, Colorado, also being a portion of the
28 property described at Reception Number 2001059375 (Parcel A), City and County of Denver
29 Records, and a portion of Lots 2 through 3, Block 1, W.H. Clark's Subdivision, more particularly
30 described as follows:

31
32 BEGINNING at a point on the east Right-of-Way line of Washington St. (R.O.W. Varies), also
33 being the Northwest Corner of said parcel of land described at Reception Number 2001059375
34 (Parcel A), City and County of Denver Records;

35 1. Thence along the north line of said parcel of land recorded at Reception Number
36 2001059375, S 89°50'44" E, a distance of 15.00 feet;

37
38 2. Thence departing said north line S 00°13'38" W, a distance of 50.00 feet to the south line of
39 said parcel of land;

40
41 3. Thence along said south line N 89°50'44" W, a distance of 15.00 feet to said east Right-of-
42 Way line of Washington St. (R.O.W. Varies), also being the Southwest Corner of said parcel of
43 land;

44
45 4. Thence departing said south line and along said east Right-of-Way line

1 N 00°13'38" E, a distance of 50.00 feet, more or less, to the POINT OF BEGINNING.

2
3 The above-described Parcel contains 750 sq. ft. (0.017 acres) more or less.

4
5 Basis of Bearings: All bearings are based on the West Line of the Northwest One-Quarter of
6 the Southwest One-Quarter of said Section 14, Township 3 South, Range 68 West, of the 6th
7 P.M., having a grid bearing of N 00°13'38" E.

8
9 **Section 2.** That the Council finds and determines that property interests (in the form of
10 Temporary Easements) in these properties are needed and required for the following public uses
11 and public purposes: The Washington Street Corridor, when complete, will facilitate safety
12 improvements via installation or modification of two travel lanes, center turn lanes and multi-use
13 sidewalks along the east and west sides of North Washington Street, running north from 47th Avenue
14 to 52nd Avenue. Additionally, the project will add green infrastructure and parking to the corridor as
15 well as new traffic signal infrastructure at 50th Avenue.

16 The Project will require negotiated purchase or condemnation of all or any portion of any
17 property as needed and is located in Council District 9. This includes easement interests, access
18 rights, and improvements. This ordinance also grants the right to negotiate and execute all
19 agreements and to process all necessary payments.

20 The Washington Street Corridor Project requires 47 acquisitions, which will be a combination
21 of full acquisitions, partial acquisitions and both temporary and permanent easements. The land
22 being acquired is all commercial property.

23 **Section 3.** That Council authorizes the Mayor, including his duly authorized representatives,
24 in accordance with applicable federal, state, and City laws and rules and regulations adopted
25 pursuant thereto, to acquire the needed property interests, including, but not limited to, fee title,
26 permanent easements, temporary easements, fixtures, licenses, permits, improvements (including
27 without limitation, general outdoor advertising devices, buildings, and access points) and any other
28 rights, interests, and appurtenances thereto. Such authority includes the taking of all actions
29 necessary to do so without further action by City Council, including but not limited to: conducting
30 negotiations, executing all related agreements, making all necessary payments, taking any and all
31 actions required by law before instituting condemnation proceedings, allowing the temporary use of
32 City-owned land and conveying all or a portion of any City-owned land, including remnants, by
33 quitclaim deed, permanent or temporary easements, leases, licenses and permits.

34 **Section 4.** That if the interested parties do not agree upon the compensation to be paid for
35 the needed property interests, the owner or owners of the property are incapable of consenting, the

1 name or residence of any owner is unknown, or any of the owners are non-residents of the State,
2 then the City Attorney of the City and County of Denver, upon the Mayor's direction, is authorized
3 and empowered to exercise the City and County of Denver's eminent domain powers by instituting
4 and, as necessary, prosecuting to conclusion proceedings under Article 1, Title 38, Colorado
5 Revised Statutes, to acquire needed property interests upon, through, over, under and along the
6 above-described property as necessary for the purposes set forth in Section 2 above.

7 **Section 5.** That the Council finds and determines that the County of Denver's Department of
8 Transportation and Infrastructure or federal and state agencies may find the need to alter the nature
9 of the property interests or the legal descriptions of the properties referred to in this Ordinance and
10 may continue to do so in order to meet the needs of the Project. Council authorizes the Mayor,
11 including his duly authorized representatives, in accordance with applicable federal, state, and City
12 laws and rules and regulations adopted pursuant thereto, to acquire the property as the property
13 interests and legal descriptions are altered in accordance with the means authorized in this
14 Ordinance.

15 **Section 6.** That the Council authorizes the City to use the power of eminent domain to act
16 as the local authority to repurpose existing City right-of-way with improvements to prioritize the
17 movement of people for safety and economic benefits.

18 **Section 7.** That the City Council hereby finds and determines that the Washington Street
19 Corridor Project is necessary for the health, safety, and welfare of the public.

20
21 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**
22

1 COMMITTEE APPROVAL DATE: May 2, 2023 by Consent
2 MAYOR-COUNCIL DATE: May 9, 2023
3 PASSED BY THE COUNCIL: _____

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

10 PREPARED BY: Johna M. Varty, Assistant City Attorney DATE: May 11, 2023

11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
12 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
14 3.2.6 of the Charter.

15
16 Kerry Tipper, Denver City Attorney

17
18 BY: Anshul Bagga, Assistant City Attorney DATE: May 11, 2023