

Attachment F: Legal Descriptions

A. Subarea A Legal Description

3840 N York Street

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 23 AND PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 23, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST ¼ AND WHICH POINT IS ALSO ON THE EAST LINE OF N YORK STREET;

THENCE NORTH 00°07'00" WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 23 AND ALONG THE EAST LINE OF N YORK STREET, A DISTANCE OF 225.69 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°56'24" EAST, A DISTANCE OF 46.57 FEET;

THENCE SOUTH 75°42'55" EAST, A DISTANCE OF 46.50 FEET;

THENCE NORTH 89°56'24" EAST, A DISTANCE OF 136.23 FEET;

THENCE SOUTH 00°07'00" EAST, A DISTANCE OF 17.00 FEET;

THENCE NORTH 89°56'24" EAST, A DISTANCE OF 197.17 FEET;

THENCE NORTH 00°07'00" WEST, A DISTANCE OF 29.24 FEET;

THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 00°07'00" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 175.00 FEET;

THENCE NORTH 00°07'00" WEST, A DISTANCE OF 64.60 FEET;

THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 117.15 FEET;

THENCE NORTH 00°07'00" WEST, A DISTANCE OF 19.99 FEET;

THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 92.85 FEET TO THE EAST LINE OF N YORK STREET;

THENCE SOUTH 00°07'00" EAST ALONG THE EAST LINE OF N YORK STREET, A DISTANCE OF 235.31 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPT:

A parcel of land being a part of the Southeast One-Quarter of Section 23 and part of the Southwest One-Quarter of Section 24, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of Lot 1, Block 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, which point is on the south line of the Southeast Quarter of said Section 23, a distance of 47.94 feet west of the southeast corner of said Southeast Quarter and which point is also on the east line of N York Street; thence North 00 degrees 07 minutes 00 seconds West, parallel with and 47.94 feet west of the east line of the Southeast Quarter of said Section 23 and along the east line of N York Street, a distance of 346.00 feet to the point of beginning; thence continue North 00 degrees 07 minutes 00 seconds West, 115.00 feet;

thence North 89 degrees 53 minutes 00 seconds East, 62.00 feet; thence South 00 degrees 07 minutes 00 seconds East, 115.00 feet; thence South 89 degrees 53 minutes 00 seconds West, 62.00 feet to the point of beginning.

Containing 1.69 acres, more or less.

3844 N York Street

A parcel of land being a part of the Southeast One-Quarter of Section 23 and part of the Southwest One-Quarter of Section 24, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of Lot 1, Block 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, which point is on the south line of the Southeast Quarter of said Section 23, a distance of 47.94 feet west of the southeast corner of said Southeast Quarter and which point is also on the east line of N York Street; thence North 00 degrees 07 minutes 00 seconds West, parallel with and 47.94 feet west of the east line of the Southeast Quarter of said Section 23 and along the east line of York Street, a distance of 346.00 feet to the point of beginning; thence continue North 00 degrees 07 minutes 00 seconds West, 115.00 feet; thence North 89 degrees 53 minutes 00 seconds East, 62.00 feet; thence South 00 degrees 07 minutes 00 seconds East, 115.00 feet; thence South 89 degrees 53 minutes 00 seconds West, 62.00 feet to the point of beginning.

Containing 0.16 acres, more or less.

3850 N York Street

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 23 AND PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 23, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$ AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET:

THENCE NORTH 00°07'00" WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 461.00 FEET TO THE TRUE POINT OF BEGINNING: THENCE NORTH 89°56'24" EAST, A DISTANCE OF 92.85 FEET; THENCE SOUTH 00°07'00" EAST, A DISTANCE OF 19.99 FEET; THENCE NORTH 89°56'24" EAST, A DISTANCE OF 117.15 FEET; THENCE NORTH 00°07'00" WEST, A DISTANCE OF 135.40 FEET; THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 210.00 FEET TO THE EAST LINE OF YORK STREET; THENCE SOUTH 00°07'00" EAST ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 115.41 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Containing 26,578 SQ. FT. OR 0.6101 ACRES, MORE OR LESS.

B. Subarea B Legal Description

A parcel of land being a part of the southeast one quarter of section 23 and part of the southwest one-quarter of section 24, township 3 south, range 68 west of the 6th principal meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

Beginning at the northwest corner of lot 1, block 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, which point is on the south line of the southeast $\frac{1}{4}$ of said section 23, 47.94 feet west of the southeast corner of said southeast $\frac{1}{4}$ and which point is also on the east line of N York Street;

Thence north 00°07'00" west parallel with and 47.94 feet west of the east line of the southeast $\frac{1}{4}$ of said section 23 and along the east line of York Street, a distance of 225.69 feet;

Thence north 89°56'24" east, a distance of 46.57 feet;

Thence south 75°42'55" east, a distance of 46.50 feet;

Thence north 89°56'24" east, a distance of 136.23 feet;

Thence south 00°07'00" east, a distance of 17.00 feet;

Thence north 89°56'24" east, a distance of 197.17 feet;

Thence south 00°07'00" east, a distance of 196.22 feet to a point on the south line of the southwest $\frac{1}{4}$ of said section 24;

Thence south 89°48'42" west along the south line of the southwest $\frac{1}{4}$ of said section 24, a distance of 425.00 feet, more or less, to the point of beginning,
City and county of Denver, State of Colorado.

The described contains 88,265 sq. Ft. Or 2.0263 acres, more or less.

Together With:

Lots 1 through 6, inclusive, and the North One-half of Lot 7, Block 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, and Lots 1 through 6, inclusive, and the North One-half of Lot 7, Block 1, LESSIG ADDITION, City and County of Denver, State of Colorado.

Containing 17,108 square feet or 0.393 acres, more or less.