

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: 48<sup>TH</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> P.M., having  
2 a grid bearing of N 00°06'47" E.

3  
4 **PARCEL NUMBER: 48<sup>TH</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> P.M.,  
32 having a grid bearing of N 00°06'47" E.

33  
34 **PARCEL NUMBER: 620 E 52<sup>ND</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 Thence along the north line of said Lot 1, Block 2, also being the south Right-of-Way line of E. 47<sup>th</sup>
- 32 Ave. (R.O.W. Varies), S 89°49'44" E, a distance of 37.78 feet to the POINT OF BEGIIINING;
- 33 1. Thence continuing along said south Right-of-Way line of E. 47<sup>th</sup> Ave. (R.O.W. Varies), S
  - 34 89°49'44" E, a distance of 35.95 feet to the westerly Right-of-Way line of Washington St. (R.O.W.
  - 35 Varies) as described at Reception Number 1992115741, City and County of Denver Records;
  - 36
  - 37 2. Thence along said westerly Right-of-Way line of Washington St. (R.O.W. Varies) as described at
  - 38 Reception Number 1992115741, S 38°29'23" E, a distance of 14.69 feet;
  - 39
  - 40 3. Thence continuing along said westerly Right-of-Way line S 09°04'11" E, a distance of 31.18 feet;
  - 41
  - 42 4. Thence continuing along said westerly Right-of-Way line S 10°02'44" W, a distance of 44.87
  - 43 feet;
  - 44
  - 45 5. Thence departing said westerly Right-of-Way line N 25°58'33" W, a distance of 96.31 feet, more
  - 46 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 6<sup>th</sup> 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 6<sup>th</sup> 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 47<sup>th</sup> 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. 47<sup>th</sup> 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. 47<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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. 47<sup>th</sup> 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. 47<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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

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

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 6<sup>th</sup> 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 6<sup>th</sup> 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 48<sup>th</sup> Ave. (30' R.O.W.);

- 36 1. Thence along said south Right-of-Way line of 48<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup>  
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. 49<sup>th</sup> 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. 49<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup>  
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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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  
14  
15 Basis of Bearings: All bearings are based on the East Line of the Southeast One-Quarter of the  
16 Southeast One-Quarter of said Section 15, Township 3 South, Range 68 West, of the 6<sup>th</sup> P.M., having  
17 a grid bearing of N 00°14'49" E.

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 6<sup>th</sup> 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  
42 The above-described Parcel contains 842 sq. ft. (0.019 acres) more or less.

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

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 6<sup>th</sup> 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. 49<sup>th</sup> 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. 49<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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. 49<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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. 49<sup>th</sup> 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. 49<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup>  
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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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;

44

- 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup>  
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. 50<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup>  
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. 50<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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. 50<sup>th</sup> Ave. (R.O.W. Varies);

32  
33 3. Thence along said north Right-of-Way line of E. 50<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup>  
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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup>  
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 6<sup>th</sup> 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.

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

**PARCEL NUMBER: 5127 WASHINGTON ST**  
**LAND DESCRIPTION**

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

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

1. Thence along said west Right-of-Way line of Washington St. (R.O.W. Varies), S 00°13'38" W, a distance of 20.00 feet to the Southeast Corner of said Parcel B;

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

3. Thence departing said south line N 00°13'38" E, a distance of 20.00 feet to the north line of said parcel of land described at Reception Number 2016067881 (Parcel B);

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

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

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

**PARCEL NUMBER: 5129 WASHINGTON ST**  
**LAND DESCRIPTION**

A parcel of land containing 375 sq. ft. (0.009 acres), more or less, in the Northeast One-Quarter of the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6<sup>th</sup> Principal Meridian, City and County of Denver, Colorado, also being a portion of the property described at Reception Number 2016067881 (Parcel A), City and County of Denver 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup>  
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 6<sup>th</sup> 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 6<sup>th</sup>  
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 6<sup>th</sup> 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 6<sup>th</sup>  
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 6<sup>th</sup> 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 6<sup>th</sup>

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 6<sup>th</sup> 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 6<sup>th</sup>  
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 6<sup>th</sup> 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 6<sup>th</sup>  
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 6<sup>th</sup> 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 6<sup>th</sup>  
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 6<sup>th</sup> 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 6<sup>th</sup>  
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 47<sup>th</sup> Avenue  
14 to 52<sup>nd</sup> Avenue. Additionally, the project will add green infrastructure and parking to the corridor as  
15 well as new traffic signal infrastructure at 50<sup>th</sup> 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

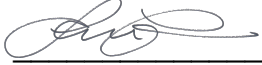


1 name or residence of any owner is unknown, or any of the owners are non-residents of the State,  
2 then the City Attorney of the City and County of Denver, upon the Mayor's direction, is authorized  
3 and empowered to exercise the City and County of Denver's eminent domain powers by instituting  
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: May 22, 2023  
4  - PRESIDENT  
5 APPROVED:  - MAYOR May 23, 2023  
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: , Assistant City Attorney DATE: May 11, 2023