



KAPLAN KIRSCH ROCKWELL

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April 23, 2018

Part of

Public Record

April 23, 2018

Ms. Cynthia T. Brown
Chief, Section of Administration
Office of Proceedings
Surface Transportation Board
395 E Street, S.W.
Washington, DC 20423-0001

Via electronic filing

Re: *City and County of Denver – Acquisition Exemption – Western Stock Show Association,
In the City and County of Denver, CO, STB Docket No. FD 36157*

Dear Ms. Brown:

I am attaching for e-filing in the above-captioned proceeding the Supplement – Response to STB Decision Dated March 28, 2018, of the City and County of Denver.

Please do not hesitate to contact me with any questions.

Sincerely,

Charles A. Spitulnik
Counsel for City and County of Denver

**Before the
Surface Transportation Board**

Docket No. FD 36157

**CITY AND COUNTY OF DENVER
– ACQUISITION EXEMPTION –
WESTERN STOCK SHOW ASSOCIATION
IN THE CITY AND COUNTY OF DENVER, COLORADO**

SUPPLEMENT – RESPONSE TO STB DECISION DATED MARCH 28, 2018

Dated: April 23, 2018

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document should be addressed to:

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Counsel for City and County of Denver

**Before the
Surface Transportation Board**

Docket No. FD 36157

**CITY AND COUNTY OF DENVER
– ACQUISITION EXEMPTION –
WESTERN STOCK SHOW ASSOCIATION
IN THE CITY AND COUNTY OF DENVER, COLORADO**

SUPPLEMENT – RESPONSE TO STB DECISION DATED MARCH 28, 2018

The City and County of Denver (the “City”), a political subdivision of the State of Colorado, responds to this Board’s request for additional information contained in its Decision of March 28, 2018 (March 28 Decision), in this matter. The City sustains its Motion to dismiss the Notice of Exemption it filed in this proceeding on November 28, 2017, to address the City’s acquisition from the Western Stock Show Association (“WSSA”), a Colorado nonprofit corporation, of the real property interests underlying two lines of track. As set forth in the Notice of Exemption and Motion to Dismiss, the lines are operated, and will continue to be operated, by the Denver Rock Island Railroad (“DRIR”) a Class III rail carrier, which also owns the rail, ties and ballast over which it conducts its service. The City’s exemption became effective on December 28, 2017, and the City and WSSA have consummated the real property transactions described in the City’s Notice of Exemption and Motion to Dismiss. Any capitalized terms not defined in this Supplement are defined in the Notice of Exemption or Motion to Dismiss.

In the March 28 Decision, this Board requested clarification of some of the facts relating to the City's acquisition of real property from WSSA and directed the City to:

- (a) Demonstrate that WSSA is not a common carrier, and, if WSSA is a common carrier, demonstrate that there was not transfer of WSSA's common carrier obligation to the City; and
- (b) Clarify (i) the "intent, and the legal effect, of the 'non-exclusive' easement provisions in the DRIR Easement, and (ii) whether the non-exclusive easement permits the easement-holder to unreasonably interfere with DRIR's operations.

The City responds to the Board's directives as follows:

No evidence establishes common carrier status in WSSA; the City did not acquire a common carrier obligation

WSSA's common carrier status. As set forth in footnote 1 to the City's Notice of Exemption, WSSA's predecessors, Denver Union Stock Yard Company and Denver Union Corp., appear to have constructed some of the track on the Denver Stock Yards, and to have made the track available to rail operators, but we have not located any documentation to confirm that any of Denver Union Stock Yard Company, Denver Union Corp., or WSSA conducted rail operations themselves. The City acknowledges that when WSSA conveyed ownership of the track materials to DRIR in 1997, WSSA asserted that it "reserve[d] all rights to use existing tracks or replacement tracks to satisfy common carrier obligations. . ." (Notice of Exemption Attachment 2 – DRIR Easement, Bill of Sale, Appendix 3),¹ but observes that WSSA did not specify whether it intended to exercise its own common carrier obligation or to permit such exercise by other parties. The only other operative reference to a common carrier obligation in the DRIR Easement and its incorporated appendices appears later in the same sentence with reference to DRIR's acceptance of the tracks "subject to the obligations of other entities to

¹ Notice of Exemption Attachment 2 – DRIR Easement, Appendix 2, Agreement for Resolution of Disputed Issues, Sec. 4, refers to this reservation as an action to be taken in the future. The operative language is in the Bill of Sale as discussed above.

provide common carrier service . . .” This is a more generalized reference to the potential that other railroads might hold un-abandoned common carrier rights, as described in footnote 1 to the City’s Notice of Exemption.

Accordingly, there is no evidence in the record to establish that WSSA is a common carrier. Nevertheless, in order to eliminate uncertainty with respect to any potential residual common carrier obligation attaching to WSSA, WSSA has indicated to the City that it intends to shortly file appropriate pleadings to discontinue any common carrier obligation it may hold.

No common carrier obligation transferred to the City. Even if WSSA held a common carrier obligation, the City would not have acquired any such rights when WSSA transferred its real property interests in the land underlying DRIR’s tracks to the City.

The deeds conveying WSSA’s real property interests to the City, which include the transfer of other parcels in addition to the real property under Lines, contain identical provisions transferring:

[A]ll the real property together with improvements, if any . . . together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right title, interest, claim and demand whatsoever of Grantor [i.e., WSSA], either in law or equity, of, in and to the above bargained premise, with the hereditaments and appurtenances.

Although the WSSA broadly granted its real estate interest and appurtenant rights to the City, the deeds’ identical habendum clauses also specify that the City takes title “**subject to existing** covenants, conditions, restrictions, **easements**, and encumbrances affecting the same” (emphasis added). Because the DRIR Easement predates the transfer of WSSA’s real property interests to the City and addresses (a) DRIR’s right to exercise its common carrier obligations over the Lines, (b) WSSA’s reserved rights of use primarily in connection with continued operation of the Stock Show (Notice of Exemption Attachment 2 – DRIR Easement Deed, Sec.

5, and Appendix 4), and (c) the transfer of personalty in the form of rail, ties, and ballast to DRIR (Notice of Exemption Attachment 2 – DRIR Easement Deed, Sec. 2, and Appendix 3, Bill of Sale), with the exception of the identity of the owner of the fee interest in the real property underlying the Lines, the DRIR Easement encompasses rights and obligations as between WSSA and DRIR that will continue in effect, and is therefore an easement that encumbers the City's real property interest. Accordingly, aside from the ownership of the underlying real property interest, the City's acquisition of real property from WSSA preserves the status quo with respect to DRIR's rights under the DRIR Easement. The City steps into WSSA's shoes only as far as being the fee holder whose interest is burdened by the easement, WSSA retains its rights of use and access over the Lines, and DRIR's operations remain unchanged by the change in ownership of the fee title underlying the Lines. Copies of the deeds from WSSA in to the City are attached at Attachment 1 and generally correspond to the WSSA Parcel Conveyance Schedule attached as Exhibit A to the Notice of Exemption, Attachment 4 – Real Property Conveyance Agreement. The deeds containing rail property appear at Attachment 1 as follows:

- **Attachment 1-A:** Transfer Group 1 – Deed recorded January 10, 2018 in the land records of the City and County of Denver as reception number 2018003793
- **Attachment 1-B:** Transfer Group 2 – Deed recorded March 22, 2018 in the land records of the City and County of Denver as reception number 2018033730
- **Attachment 1-C:** Transfer Groups 3 and 4 – Deed recorded March 22, 2018 in the land records of the City and County of Denver as reception number 2018033729

WSSA will remain on the site and will continue to exercise its rights under the DRIR Easement. The Framework Agreement among the City, WSSA and CSU, Attachment 3 to the City's Notice of Exemption, recognizes that the City has leased to WSSA certain facilities located on property owned by the City as of September 28, 2017, the Effective Date of the Framework Agreement (Notice of Exemption, Attachment 3 – Framework Agreement at Sec.

6(a)). The Framework Agreement also provides that, as WSSA transfers property to the City, WSSA may request that the City grant a license to enable WSSA to continue to occupy such facilities under certain conditions, and to enter into a long-term lease as redevelopment of the National Western Center proceeds (Notice of Exemption, Attachment 3 – Framework Agreement at Secs. 6(c) and 6(f)). The Framework Agreement also establishes the terms and conditions under which the City and WSSA will mutually agree on a location for a facility that WSSA will build at its expense, with the City transferring title to the real property to WSSA for the land underlying the building. (Notice of Exemption, Attachment 3 – Framework Agreement at Secs. 6(g) and 6(h)). One of the stated redevelopment goals for the National Western Center is to construct enhanced facilities for the Stock Show,² WSSA’s marquee annual event. In furtherance of this objective, the terms and conditions of the Framework Agreement establish the mechanism for the long-term continued occupancy of portions of the redeveloped National Western Center by WSSA.

Because WSSA does not assert that it will directly exercise any common carrier rights and because the City took title subject to the DRIR Easement, there is no evidence to establish that WSSA is a common carrier, and the City did not acquire a common carrier obligation.

The DRIR Easement gives WSSA and its successors no right to interfere with DRIR’s operations

For over twenty years, DRIR has been and continues to be the only railroad providing common carrier service on the Lines. As discussed above, WSSA intends to discontinue any presumed residual common carrier interest in the Lines. Also, as described at note 1 of the Notice of Exemption, neither UP nor BNSF appear to have conducted operations on the Lines in over twenty years, but have not consummated the discontinuance or abandonment of service for

² <https://nationalwesterncenter.com/about/the-redevelopment-process/master-plan/>.

which they were previously granted authority in 1997.³ As indicated in footnote 1 to the City's Notice of Exemption, the City will coordinate with UP and BNSF to secure the discontinuance of those railroads' unused rights.

For all practical purposes, DRIR is the exclusive operator on the Lines. We are not in a position to presume WSSA's intent when it granted a non-exclusive easement to DRIR in 1997, but given the complex and inconsistently documented history of rail operations at the Denver Stock Yards over a period of at least 100 years, the grant of a non-exclusive easement would have been a prudent measure to avoid inadvertently interfering with any established, but not actively exercised, common carrier rights.

Most importantly, although non-exclusive, the DRIR Easement does not permit WSSA or its successors to unreasonably interfere with DRIR's exercise of its common carrier obligation, and gives WSSA no discretionary rights regarding DRIR's operations or control over dispatching DRIR trains:⁴

- “Grantor reserves the right of ownership, use and occupancy of the Easement Property insofar as said ownership, use and occupancy **does not impair the rights granted to Grantee hereunder.**” Notice of Exemption Attachment 2 – DRIR Easement Deed, Sec. 5 (emphasis added).
- Grantor reserves the right to grant easements, rights-of-way and/or crossings for underground or surface pipelines **so long as such use by Grantor does not interfere unreasonably with the use thereof by Grantee for railroad purposes.** Notice of Exemption Attachment 2 – DRIR Easement Deed, Sec. 6.6 (emphasis added).
- “WSSA reserves the right to cross over and through the [t]racks for access to and from Seller's National Western Complex for Seller and its employees, agents,

³ In *Denver Terminal R.R. Co. – Adverse Discontinuance – In Denver, CO*, 1 STB 113, Docket No. AB-446 (Sub-No. 2) (Service Date July 3, 1996), this Board's predecessor agency, the ICC, granted the request of WSSA to discontinue UP's and BN's rights on the Lines. In subsequent decisions, the ICC authorized both UP and BN to discontinue service on the Lines. *Union Pacific R.R. Co. – Adverse Discontinuance – In Denver, CO*, STB Docket No. AB-33 (Sub-No. 92) (Service Date July 22, 1996); *Burlington Northern R.R. Co. – Adverse Discontinuance – In Denver, CO*, STB Docket No. AB-6 (Sub-No. 374) (Service Date July 22, 1996).

⁴ Notice of Exemption Attachment 2 – DRIR Easement, Appendix 2, Agreement for Resolution of Disputed Issues, refers to this reservation at Secs. 2, 3, and 4, but only prospectively. Operative terms and conditions appear in the body of the DRIR Easement and other Appendices.

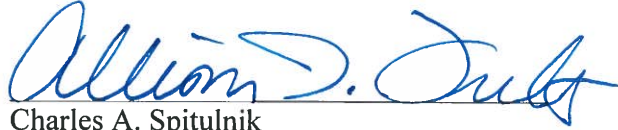
invitees, licensees, guests and the livestock, vehicles and equipment of any of the foregoing, as well as the general public, at any place and for any purpose **so long as such crossing and use do not unreasonably interfere with Buyer's railroad operations** . . .” Notice of Exemption Attachment 2 – DRIR Easement Deed, Appendix 3, Bill of Sale (emphasis added).

- Notice of Exemption Attachment 2 – DRIR Easement Deed, Appendix 4 establishes the mutually agreed terms and conditions governing DRIR’s operations during the annual Stock Show, including limitations on operating hours and types of commodities that may be handled (Notice of Exemption Attachment 2 – DRIR Easement Deed, Appendix 4, Sec. 1). DRIR has voluntarily agreed to the limitations on its operations that apply while the Stock Show is going on, and WSSA has no right to interfere with DRIR’s operations.

As illustrated above, neither WSSA nor the City has the right to unreasonably interfere with DRIR’s fulfillment of its common carrier obligation, and the limited annual restrictions on DRIR’s operations are ones DRIR has agreed to. Because the City took subject to these long-established arrangements, the City’s purchase of the land underlying the Lines has had no effect on DRIR’s operations, and the non-exclusive nature of the DRIR Easement grants no right to WSSA or the City (to the limited extent the City is WSSA’s successor in interest in the context of the DRIR Easement) to impede DRIR’s freight rail operations.

In light of the foregoing, the City respectfully requests that the Board grant the City's Motion to Dismiss the Notice of Exemption in this proceeding.

Respectfully submitted,



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Allison I. Fultz

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afultz@kaplankirsch.com

Counsel for the City and County of Denver

Dated: April 23, 2018

Attachment 1

WSSA Deeds to the City

[attached hereto]

Attachment 1-A

**Deeds WSSA to the City – Transfer Group 1
Recorded January 10, 2018, Reception No. 2018003793**

[attached hereto]



2018003793

Page: 1 of 12

D \$0.00

WHEN RECORDED MAIL TO:

Division of Real Estate

Attention: Lisa Lumley

201 W. Colfax Ave., Dept. 1010

Denver, CO 80202

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

SPECIAL WARRANTY DEED

(Parcels 1, 48, 72, 78, 58, 59, 60, 61, 62, 64, 67, 73, 74, 75, 76, 83, 84, 85, 91, 92, 93, 97, 98, 101-A, 110, 154, 156, 158, 159, 160, 161, 162, 163)

THIS DEED, made this 29 day of Dec, 2017, between, **THE WESTERN STOCK SHOW ASSOCIATION**, a Colorado nonprofit corporation whose address is 4655 Humboldt Street, Denver, Colorado 80216, Grantor, and the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, Colorado 80202, Grantee:

WITNESSETH, That Grantor, for and inconsideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantees and Grantees' heirs, successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in the City and County of Denver, and State of Colorado described as follows:

See **Exhibit A** attached hereto and by this reference incorporated herein;

Also known by street and number as 4701 Franklin Street, Denver, Colorado;

Also known by street and number as 4799 Brighton Boulevard, Denver, Colorado;

Also known by street and number as 4780 Baldwin Court, Denver, Colorado;

Also known by street and number as 4778 Baldwin Court, Denver, Colorado;

Also known by street and number as 4772 Baldwin Court, Denver, Colorado;

Also known by street and number as 4770 Baldwin Court, Denver, Colorado;

Also known by street and number as 4764 Baldwin Court, Denver, Colorado;

Also known by street and number as 1655 East 47th Avenue, Denver, Colorado;

Also known by street and number as 4731 Brighton Boulevard, Denver, Colorado;

Also known by street and number as 4701 Brighton Boulevard, Denver, Colorado;

Also known by street and number as 4701 Brighton Boulevard, Denver, Colorado;

Also known by street and number as 4716 Baldwin Court, Denver, Colorado;

Also known by street and number as 4744 Baldwin Court, Denver, Colorado;

Also known by street and number as 4751 Brighton Boulevard, Denver, Colorado;
Also known by street and number as 4785 Baldwin Court, Denver, Colorado;
Also known by street and number as 4658 Franklin Street, Denver, Colorado;
Also known by street and number as 4650 Franklin Street, Denver, Colorado;
Also known by street and number as 4665 Baldwin Court, Denver, Colorado;
Also known by street and number as 4600 Franklin Street, Denver, Colorado;
Also known by street and number as 4655 Baldwin Court, Denver, Colorado;
Also known by street and number as 4644 Franklin Street, Denver, Colorado;
Also known by street and number as 4632 Franklin Street, Denver, Colorado;
Also known by street and number as 4643 Baldwin Court, Denver, Colorado;
Also known by street and number as 4646 Baldwin Court, Denver, Colorado;
Also known by street and number as 4661 Brighton Boulevard, Denver, Colorado;
Also known by street and number as 4639 Franklin Street, Denver, Colorado;
Also known by street and number as 4655 Franklin Street, Denver, Colorado;
Also known by street and number as 4601 Franklin Street, Denver, Colorado;
Also known by street and number as 4671 Franklin Street, Denver, Colorado;
Also known by street and number as 4679 Franklin Street, Denver, Colorado;
Also known by street and number as 4695 Franklin Street, Denver, Colorado;
Also known by street and number as 4654 Humboldt Street, Denver, Colorado
Also known by street and number as 4638 Humboldt Street, Denver, Colorado.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto Grantee and Grantee's heirs, successors, and assigns forever. Grantor, for Grantor and Grantor's heirs and personal representatives, do covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors and assigns, against all and every person or persons claiming in whole or any part thereof, by, through or under Grantor, except taxes and assessments for the current year, payable 2018, and subject to existing covenants, conditions, restrictions, easements, and encumbrances affecting the same.

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

Paul D. Andrews

GRANTOR

STATE OF COLORADO)

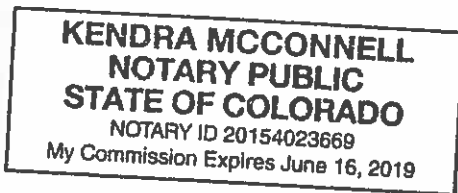
) ss.

CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 31 day of December 2017, by Paul Andrews, the Pres/CEO of **THE WESTERN STOCK SHOW ASSOCIATION**, a Colorado nonprofit corporation whose address is 4655 Humboldt Street, Denver, Colorado 80216, Grantor.

Witness my hand and official seal.

My commission expires: 6/16/19.



Kendra McConnell
Notary Public

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1/48/72/78

A PARCEL OF LAND LOCATED IN THE SW 1/4 SE 1/4 AND SE 1/4 SW 1/4 OF SECTION 14, AND THE NW 1/4 SE 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 89 DEGREES 25 MINUTES 24 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 156.06 FEET TO THE NORTHWEST CORNER OF LOT 50, BLOCK 9, ELYRIA;
THENCE SOUTH 00 DEGREES 16 MINUTES 06 SECONDS WEST ALONG THE WEST BOUNDARY OF LOTS 50, 49 AND 48, BLOCK 9, ELYRIA, A DISTANCE OF 80.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 48;
THENCE SOUTH 89 DEGREES 25 MINUTES 24 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 48, A DISTANCE OF 114.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 48;
THENCE NORTH 00 DEGREES 16 MINUTES 06 SECONDS EAST ALONG THE EAST LINE OF LOT 48, A DISTANCE OF 16 FEET;
THENCE SOUTH 89 DEGREES 25 MINUTES 24 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF LOT 48, BLOCK 8 AND LOTS 3 AND 48, BLOCK 9, ELYRIA, AND SAID LINES EXTENDED, A DISTANCE OF 300.30 FEET TO THE WEST LINE OF BRIGHTON BOULEVARD;
THENCE NORTH 00 DEGREES 36 MINUTES 22 SECONDS EAST ALONG SAID LINE OF BRIGHTON BOULEVARD (GILPIN STREET) A DISTANCE OF 786.49 FEET TO A POINT WHERE THE SOUTHEASTERLY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RIGHT OF WAY AS DESCRIBED IN QUIT CLAIM DEED FROM BLAYNEY MURPHY COMPANY TO CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY IN DEED RECORDED APRIL 29, 1926 IN BOOK 3488 AT PAGE 293 INTERSECTS THE WEST LINE OF BRIGHTON BOULEVARD (GILPIN STREET);
THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ON A CURVE TO LEFT HAVING A RADIUS OF 563.19 FEET A DELTA OF 23 DEGREES 44 MINUTES 05 SECONDS AND WHOSE LONG CHORD BEARS SOUTH 58 DEGREES 00 MINUTES 01 SECONDS WEST AN ARC DISTANCE OF 233.3 FEET TO A POINT WHICH IS 72 FEET SOUTHEASTERLY FROM AND AT RIGHT ANGLES TO THE CENTER LINE OF THE MAIN LINE TRACK OF THE CHICAGO, BURLINGTON AND QUINCY RAILWAY;
THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 46 DEGREES 07 MINUTES 59 SECONDS WEST PARALLEL WITH AND 72 FEET FROM SAID CENTER LINE OF THE MAIN LINE TRACK, A DISTANCE OF 560 FEET;
THENCE NORTH 43 DEGREES 52 MINUTES 01 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 7.00 FEET TO A POINT WHICH IS 65 FEET SOUTHEASTERLY FROM AND AT RIGHT ANGLES TO THE CENTERLINE OF THE MAIN LINE TRACK OF THE CHICAGO, BURLINGTON AND QUINCY RAILWAY;
THENCE SOUTH 46 DEGREES 07 MINUTES 59 SECONDS WEST ALONG SAID RIGHT OF WAY LINE PARALLEL WITH THE 65 FEET FROM THE CENTERLINE OF THE MAIN LINE TRACK, A DISTANCE OF 300.82 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 14;
THENCE SOUTH 89 DEGREES 25 MINUTES 24 SECONDS EAST ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 242.86 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND DESCRIBED IN BARGAIN AND SALE DEED FROM THE WESTERN STOCK SHOW ASSOCIATION, A COLORADO NONPROFIT CORPORATION TO THE REGIONAL TRANSPORTATION DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO RECORDED MARCH 11, 2016 UNDER RECEPTION NO. 2016032208 , AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND DESCRIBED IN BARGAIN AND SALE DEED FROM THE WESTERN STOCK SHOW ASSOCIATION, A COLORADO NONPROFIT CORPORATION TO THE REGIONAL TRANSPORTATION DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO RECORDED MARCH 11, 2016 UNDER RECEPTION NO. 2016032209, CITY AND COUNTY OF DENVER STATE OF COLORADO.

Parcel 58

LOT 4, EXCEPT THE REAR 5 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 59

LOT 5 AND THE NORTH 1/2 OF LOT 6, EXCEPT THE REAR 5 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 60

LOT 7 AND THE SOUTH 1/2 OF LOT 6, EXCEPT THE REAR 5 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 61

PARCEL A:

LOT 8, EXCEPT THE REAR 5 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL B:

THE REAR 5 FEET OF LOT 8, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 62

LOT 9, EXCEPT THE REAR 5 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 64

LOTS 24 AND 25, EXCEPT THE REAR 5 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 67

LOTS 34 AND 35, EXCEPT THE REAR 5 FEET THEREOF, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 73

LOTS 46 AND 47, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 74

LOTS 16 TO 21, INCLUSIVE, EXCEPT THE REAR 5 FEET OF SAID LOTS, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 75

LOTS 10 TO 15, INCLUSIVE, EXCEPT THE REAR 5 FEET OF LOT 12, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 76

LOTS 38 TO 43, INCLUSIVE, EXCEPT THE REAR 5 FEET, AND LOTS 44 AND 45, BLOCK 8, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 83

LOT 10, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 84

LOTS 11 AND 12, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 85

LOTS 44 AND 45, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 91

PARCEL A:

WEST 43 FEET OF LOTS 1 TO 4, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND

EAST 25 FEET OF WEST 68 FEET OF LOTS 1 TO 4, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND

WEST 28 FEET, 7 INCHES OF EAST 52 FEET OF LOTS 1 TO 4, BLOCK 10, ELYRIA, EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED OCTOBER 19, 1895 IN BOOK 1079 AT PAGE 113, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND

THAT PART OF LOTS 1 THROUGH 4, BLOCK 10, ELYRIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF FISK AVENUE, NOW 47TH AVENUE, 93 FEET AND 1 INCH EAST OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ACROSS SAID LOTS 1, 2, 3 AND 4, 100 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE AT RIGHT ANGLES EAST ALONG SAID LAST NAMED LINE 23 FEET 5 INCHES; THENCE AT RIGHT ANGLES NORTH 100 FEET TO THE SOUTH LINE OF 47TH AVENUE; THENCE AT RIGHT ANGLES WEST ALONG SAID SOUTH LINE OF 47TH AVENUE 23 FEET AND 5 INCHES TO PLACE OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND

LOTS 5 AND 6, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND

LOTS 7 AND 8, EXCEPT THE REAR 5 FEET OF LOT 8, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND

LOT 9, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 92

LOTS 39 TO 43, INCLUSIVE, EXCEPT THE REAR 5 FEET OF LOTS 40, 41 AND 42, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 93

LOTS 13 AND 14, BLOCK 10, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPT THAT PORTION OF SAID LOT 14 CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, BY THE DEED RECORDED OCTOBER 1, 2004 UNDER RECEPTION NO.

2004206346.

Parcel 97

PARCEL 1 (CDOT PARCEL 307X)

A PARCEL OF LAND NO. 307X OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. IR-IM(CX) 070-4(145) UNIT 3 IN LOTS 17 THRU 22 AND 25 THRU 29, ALONG WITH ADJOINING ALLEY, BLOCK 4, WEST ELYRIA, A SUBDIVISION LYING IN THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST. OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CN 1/16 CORNER OF SECTION 23, A 3 1/4" ALUMINUM CAP IN RANGE BOX WITH NO LID, STAMPED "LS 13155"; THENCE NORTH 79 DEGREES 48 MINUTES 04 SECONDS WEST, A DISTANCE OF 241.25 FEET TO THE TRUE POINT OF BEGINNING;

1. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 146.49 FEET, A DISTANCE OF 83.24 FEET, (THE CHORD OF SAID ARC BEARS NORTH 30 DEGREES 29 MINUTES 42 SECONDS EAST, A DISTANCE OF 82.12 FEET);
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 326.94 FEET, A DISTANCE OF 192.49 FEET, (THE CHORD OF SAID ARC BEARS NORTH 63 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE OF 189.72 FEET), TO THE WEST RIGHT OF WAY LINE OF FRANKLIN ST.;
3. THENCE, ALONG THE WEST RIGHT OF WAY LINE OF FRANKLIN ST. (SEPTEMBER 2004), NON-TANGENT TO THE PREVIOUS COURSE, SOUTH 0 DEGREES 06 MINUTES 50 SECONDS EAST, A DISTANCE OF 98.74 FEET, TO A NON-TANGENT CURVE;
4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 130.89 FEET, A DISTANCE OF 80.93 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 81 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 79.64 FEET);
5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 111.04 FEET, A DISTANCE OF 66.05 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 80 DEGREES 54 MINUTES 59 SECONDS WEST, A DISTANCE OF 65.08 FEET);
6. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 49.16 FEET, A DISTANCE OF 69.75 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 60 DEGREES 29 MINUTES 53 SECONDS WEST, A DISTANCE OF 64.05 FEET);
7. THENCE SOUTH 80 DEGREES 06 MINUTES 01 SECONDS WEST, NON-TANGENT TO THE PREVIOUS COURSE, A DISTANCE OF 13.35 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING A 16-FOOT ALLEY AS SHOWN IN BLOCK 4, AMENDED PLAT OF ELYRIA, WEST ELYRIA AND MOUAT'S ADDITION, FROM RESURVEY MADE IN FEBRUARY & MARCH, 1892, IN THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 2 (CDOT PARCEL 313X)

A PARCEL OF LAND NO. 313X OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. IR-IM(CX) 070-4(145) UNIT 3 IN LOTS 16 THRU 22 AND 31 THRU 35, BLOCK 10, ELYRIA, A SUBDIVISION LYING IN THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CN 1/16 CORNER OF SECTION 23, A 3 1/4" ALUMINUM CAP IN RANGE BOX WITH NO LID, STAMPED "LS 13155"; THENCE NORTH 9 DEGREES 24 MINUTES 30 SECONDS EAST, A DISTANCE OF 209.29 FEET TO THE EAST RIGHT OF WAY LINE OF FRANKLIN STREET (SEPTEMBER 2004) AND THE TRUE POINT OF BEGINNING;

1. THENCE NORTH 81 DEGREES 45 MINUTES 55 SECONDS EAST, A DISTANCE OF 174.12 FEET;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1360.40 FEET, A DISTANCE OF 68.10 FEET, (THE CHORD OF SAID ARC BEARS NORTH 89 DEGREES 11 MINUTES 58 SECONDS EAST, A DISTANCE OF 68.09 FEET), TO THE WEST RIGHT OF WAY LINE OF BALDWIN

COURT (SEPTEMBER 2004);

3. THENCE ALONG THE WEST RIGHT OF WAY LINE OF BALDWIN COURT (SEPTEMBER 2004), NON-TANGENT TO THE PREVIOUS COURSE, SOUTH 0 DEGREES 06 MINUTES 50 SECONDS EAST, A DISTANCE OF 65.58 FEET;

4. THENCE SOUTH 71 DEGREES 07 MINUTES 40 SECONDS WEST, A DISTANCE OF 81.33 FEET;

5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1951.35 FEET, A DISTANCE OF 171.80 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 71 DEGREES 31 MINUTES 01 SECONDS WEST, A DISTANCE OF 171.75 FEET), TO THE EAST RIGHT OF WAY LINE OF FRANKLIN STREET (SEPTEMBER 2004);

6. THENCE NORTH 0 DEGREES 06 MINUTES 50 SECONDS WEST, NON-TANGENT TO THE PREVIOUS COURSE AND ALONG SAID EAST RIGHT OF WAY LINE OF FRANKLIN STREET, A DISTANCE OF 113.33 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 3 (CDOT PARCEL 323X)

A PARCEL OF LAND NO. 323X OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. IR-IM(CX) 070-4(145) UNIT 3 IN LOTS 16 THRU 18, BLOCK 11, ELYRIA, A SUBDIVISION LYING IN THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CN 1/16 CORNER OF SECTION 23, A 3 1/4" ALUMINUM CAP IN RANGE BOX WITH NO LID, STAMPED "LS 13155"; THENCE NORTH 53 DEGREES 53 MINUTES 11 SECONDS EAST, A DISTANCE OF 413.61 FEET TO THE EAST RIGHT OF WAY LINE OF BALDWIN COURT (SEPTEMBER 2004) AND THE TRUE POINT OF BEGINNING;

1. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1360.40 FEET, A DISTANCE OF 45.15 FEET, (THE CHORD OF SAID ARC BEARS NORTH 88 DEGREES 07 MINUTES 03 SECONDS EAST, A DISTANCE OF 45.15 FEET);

2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 23.79 FEET, A DISTANCE OF 43.67 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 08 DEGREES 28 MINUTES 43 SECONDS WEST, A DISTANCE OF 37.79 FEET);

3. THENCE SOUTH 71 DEGREES 07 MINUTES 40 SECONDS WEST, A DISTANCE OF 41.69 FEET, NON-TANGENT TO THE PREVIOUS COURSE, TO THE EAST RIGHT OF WAY LINE OF BALDWIN COURT;

4. THENCE NORTH 0 DEGREES 06 MINUTES 51 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE OF BALDWIN COURT, A DISTANCE OF 49.38 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 4

A PORTION OF VACATED FRANKLIN STREET, AMENDED PLAT OF ELYRIA, WEST ELYRIA AND MOUAT'S ADDITION, FROM RESURVEY MADE IN FEBRUARY & MARCH, 1892 IN THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID VACATION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CN 1/16 CORNER OF SAID SECTION 23, A 3 1/4" ALUMINUM CAP IN RANGE BOX WITH NO LID, STAMPED "LS 13155"; THENCE NORTH 9 DEGREES 24 MINUTES 30 SECONDS EAST, A DISTANCE OF 209.29 FEET TO THE EAST RIGHT OF WAY LINE OF FRANKLIN STREET AND THE POINT OF BEGINNING;

1. THENCE SOUTH 0 DEGREES 06 MINUTES 50 SECONDS EAST, A DISTANCE OF 113.33 FEET, ALONG SAID EAST RIGHT OF WAY LINE OF FRANKLIN STREET, TO A NON-TANGENT CURVE;

2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1951.35 FEET, A DISTANCE OF 23.05 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 74 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 23.05 FEET), TO A NON-TANGENT CURVE;

3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.89 FEET, A DISTANCE OF 39.84 FEET, (THE CHORD OF SAID ARC BEARS NORTH 72 DEGREES 20 MINUTES 37 SECONDS WEST, A DISTANCE OF 39.69 FEET), TO THE WEST RIGHT OF WAY LINE OF FRANKLIN STREET, AND NON-TANGENT TO THE FOLLOWING COURSE:

4. THENCE NORTH 0 DEGREES 06 MINUTES 50 SECONDS WEST, A DISTANCE OF 98.74 FEET, ALONG SAID WEST RIGHT OF WAY LINE OF FRANKLIN STREET, TO A NON-TANGENT CURVE;
5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 326.94 FEET, A DISTANCE OF 7.18 FEET, (THE CHORD OF SAID ARC BEARS NORTH 81 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 7.18 FEET;
6. THENCE NORTH 81 DEGREES 45 MINUTES 55 SECONDS EAST, A DISTANCE OF 53.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 5

A PORTION OF VACATED BALDWIN COURT, AMENDED PLAT OF ELYRIA, WEST ELYRIA AND MOUAT'S ADDITION, FROM RESURVEY MADE IN FEBRUARY & MARCH, 1892, IN THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID VACATION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CN 1/16 CORNER OF SECTION 23, A 3 1/4" ALUMINUM CAP IN RANGE BOX WITH NO LID, STAMPED "LS 13155"; THENCE NORTH 53 DEGREES 53 MINUTES 11 SECONDS EAST, A DISTANCE OF 413.61 FEET TO THE EAST RIGHT OF WAY LINE OF BALDWIN COURT (SEPTEMBER 2004) AND THE POINT OF BEGINNING:

1. THENCE SOUTH 0 DEGREES 06 MINUTES 51 SECONDS EAST, A DISTANCE OF 49.38 FEET, ALONG SAID EAST RIGHT OF WAY LINE TO BALDWIN COURT;
2. THENCE SOUTH 71 DEGREES 07 MINUTES 40 SECONDS WEST, A DISTANCE OF 63.37 FEET, TO THE WEST RIGHT OF WAY LINE OF BALDWIN COURT;
3. THENCE NORTH 0 DEGREES 06 MINUTES 50 SECONDS WEST, A DISTANCE OF 65.58 FEET, ALONG SAID WEST RIGHT OF WAY LINE OF BALDWIN COURT, TO A NON-TANGENT CURVE;
4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1360.40 FEET, A DISTANCE OF 60.15 FEET, (THE CHORD OF SAID ARC BEARS NORTH 85 DEGREES 54 MINUTES 01 SECONDS EAST, A DISTANCE OF 60.15 FEET), TO THE POINT OF BEGINNING.

Parcel 98

A PARCEL OF LAND NO. 321X OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. IR-IM(CX) 070-4(145) UNIT 3, MORE OR LESS IN LOTS 37 AND 38, BLOCK 10, ELYRIA, A SUBDIVISION LYING IN THE N. 1/2 OF THE N. 1/2 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE C.N. 1/16 CORNER OF SAID SECTION 23; THENCE NORTH 25 DEGREES 04 MINUTES 48 SECONDS EAST, A DISTANCE OF 363.47 FEET TO A POINT ON THE NORTHWEST CORNER OF SAID LOT 38, SAID NORTHWEST CORNER ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE ALONG THE NORTH LOT LINE NORTH 89 DEGREES 52 MINUTES 49 SECONDS EAST, A DISTANCE OF 120.00 FEET TO THE WEST RIGHT OF WAY LINE OF BALDWIN COURT (SEPTEMBER 2004);
2. THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00 DEGREES 06 MINUTES 47 SECONDS EAST, A DISTANCE OF 10.23 FEET;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 17.55 FEET, A DISTANCE OF 17.98 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 54 DEGREES 59 MINUTES 22 SECONDS WEST, A DISTANCE OF 17.20 FEET);
4. THENCE SOUTH 82 DEGREES 31 MINUTES 59 SECONDS WEST, A DISTANCE OF 106.77 FEET TO THE WEST LINE OF SAID LOT 37;
5. THENCE ALONG SAID WEST LOT LINE EXTENDED NORTH 00 DEGREES 06 MINUTES 50 SECONDS WEST, A DISTANCE OF 33.72 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS: THE BEARING OF NORTH 32 DEGREES 43 MINUTES 34 SECONDS EAST BETWEEN GPS STATIONS "PEARL" (3-1/4" CAP IN RANGE BOX) AND "TOWER" (3-1/4" TABLET IN SIDEWALK), SHOWN ON THE SURVEY CONTROL DIAGRAM FILED BY LUND PARTNERSHIP FOR COLORADO DEPARTMENT OF TRANSPORTATION PROJECT NO. IM-IR(CX) 70-4 (145) (BEARINGS ARE STATED THEREIN AS HAVING BEEN ROTATED CLOCKWISE 00 DEGREES 19 MINUTES 51.12 SECONDS FROM GRID BEARINGS OF THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE)

Parcel 101

PARCEL A:

LOTS 12 AND 13, BLOCK 11, EXCEPT THE REAR OR EASTERLY 5 FEET THEREOF, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,
EXCEPT THAT PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, BY THE DEED RECORDED OCTOBER 1, 2004 UNDER RECEPTION NO. 2004206348.

Parcel 110

AN EXCESS PARCEL OF LAND NO. 326X OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. IR-IM(CX) 070-4(145) UNIT 3 CONTAINING 0.313 ACRES/13,648 SQUARE FEET, MORE OR LESS, IN LOTS 40 THRU 45, BLOCK 11, ELYRIA, A SUBDIVISION LYING IN THE NORTH HALF OF THE NORTH HALF OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID EXCESS PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C.N. 1/16 CORNER OF SAID SECTION 23; THENCE NORTH 42 DEGREES 14 MINUTES 42 SECONDS EAST, A DISTANCE OF 682.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 45, SAID LOT CORNER ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE ALONG THE NORTH LINE OF SAID LOT NORTH 89 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 104.12 FEET;
2. THENCE SOUTH 13 DEGREES 52 MINUTES 09 SECONDS WEST, A DISTANCE OF 19.97 FEET;
3. THENCE SOUTH 06 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 56.03 FEET;
4. THENCE SOUTH 12 DEGREES 50 MINUTES 25 SECONDS WEST, A DISTANCE OF 77.01 FEET TO THE SOUTH LINE OF SAID LOT 40;
5. THENCE ALONG THE SAID SOUTH LOT LINE SOUTH 89 DEGREES 52 MINUTES 31 SECONDS WEST, A DISTANCE OF 75.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 40;
6. THENCE ALONG THE WEST LINE OF SAID LOTS 40 THRU 45, NORTH 00 DEGREES 06 MINUTES 49 SECONDS WEST, A DISTANCE OF 150.10 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS: THE BEARING OF NORTH 32 DEGREES 43 MINUTES 34 SECONDS EAST BETWEEN GPS STATIONS "PEARL" (3-1/4" CAP IN RANGE BOX) AND "TOWER" (3-1/4" TABLET IN SIDEWALK), SHOWN ON THE SURVEY CONTROL DIAGRAM FILED BY LAND PARTNERSHIP FOR COLORADO DEPARTMENT OF TRANSPORTATION PROJECT NO. IM-IR(CX) 70-4 (145) (BEARINGS ARE STATED THEREIN AS HAVING BEEN ROTATED CLOCKWISE 00 DEGREES 19 MINUTES 51.12 SECONDS FROM GRID BEARINGS OF THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE).

PREPARED BY AND FOR THE
COLORADO DEPARTMENT OF TRANSPORTATION
IRV MALLO
2000 S. HOLLY ST.
DENVER, CO 80222

Parcel 154

LOTS 15 AND 16, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,
EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION,
STATE OF COLORADO, BY THE DEED RECORDED OCTOBER 1, 2004 UNDER RECEPTION NO.
2004206345.

Parcel 156

LOTS 11 AND 12, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

Parcel 158

LOT 9, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

Parcel 159

LOT 8, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

Parcel 160

LOTS 5 TO 7, INCLUSIVE, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF
COLORADO,

Parcel 161

LOTS 1 TO 4, INCLUSIVE, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF
COLORADO,

Parcel 162

THE NORTH HALF OF LOT 36, AND ALL OF LOTS 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 AND 48, BLOCK
4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

Parcel 163

LOTS 31 AND 32, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO,
AND
LOTS 33, 34, 35 AND THE SOUTH 1/2 OF LOT 36, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF
DENVER, STATE OF COLORADO,

EXCEPT THOSE PORTIONS OF SAID LOTS 31, 32 AND 33 CONVEYED TO THE DEPARTMENT OF
TRANSPORTATION, STATE OF COLORADO, BY THE DEED RECORDED OCTOBER 1, 2004 UNDER
RECEPTION NO. 2004206343.

Attachment 1-B

**Deeds WSSA to the City – Transfer Group 2
Recorded March 22, 2018, Reception No. 2018033730**

[attached hereto]



03/22/2018 01:04 PM
City & County of Denver

R \$0.00

WD

2018033730

Page: 1 of 24

D \$0.00

24

WHEN RECORDED MAIL TO:

Division of Real Estate
Attention: Lisa Lumley
201 W. Colfax Ave., Dept. 1010
Denver, CO 80202

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

SPECIAL WARRANTY DEED

(Parcels 2, 116, 11, 127, 13, 17, 19, 134, 24, 114, 125, 119, 126, 7, 7B, 8, 142, 143)

THIS DEED, made this 21 day of March, 2018, between, **THE WESTERN STOCK SHOW ASSOCIATION**, a Colorado nonprofit corporation, whose address is 4655 Humboldt Street, Denver, Colorado 80216, Grantor, and the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, Colorado 80202, Grantee:

WITNESSETH, That Grantor, for and inconsideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantees and Grantees' heirs, successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in the City and County of Denver, and State of Colorado described as follows:

See **Exhibit A** attached hereto and by this reference incorporated herein;

Also known by street and number as 5000 Packing House Rd., Denver, CO
; Also known by street and number as 4800 Packing House Rd., Denver, CO
Also known by street and number as 4900 Packing House Rd., Denver, CO
Also known by street and number as 1200 E 48Th Ave., Denver, CO
Also known by street and number as 5100 Packing House Rd., Denver, CO
Also known by street and number as 5000 Packing House Rd., Denver, CO
Also known by street and number as 4701 Packing House Rd., Denver, CO
Also known by street and number as 4701 Packing House Rd., Denver, CO
Also known by street and number as 5009 Packing House Rd., Denver, CO
Also known by street and number as 1100 E 48Th Ave., Denver, CO
Also known by street and number as 1301 E 46Th Ave., Denver, CO
Also known by street and number as 1301 E 46Th Ave., Denver, CO
Also known by street and number as 1301 E 46Th Ave., Denver, CO
Also known by street and number as 4875 Packing House Rd., Denver, CO

Also known by street and number as 5012 Packing House Rd., Denver, CO

Also known by street and number as 901 E 46Th Ave., Denver, CO

Also known by street and number as 1301 E 46Th Ave., Denver, CO

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto Grantee and Grantee's heirs, successors, and assigns forever. Grantor, for Grantor and Grantor's heirs and personal representatives, do covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors and assigns, against all and every person or persons claiming in whole or any part thereof, by, through or under Grantor, except taxes and assessments for the current year, payable 2019, and subject to existing covenants, conditions, restrictions, easements, and encumbrances affecting the same.

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

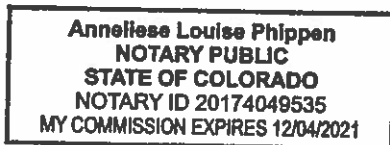
Paul D. Anderson
GRANTOR CEO

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 21st day of March, 2018, by Paul Anderson, the President/CEO of **THE WESTERN STOCK SHOW ASSOCIATION**, a Colorado nonprofit corporation, whose address is 4655 Humboldt Street, Denver, Colorado 80216, Grantor.

Witness my hand and official seal.

My commission expires: 12/04/2021.



Anneliese Louise Phippen
Notary Public

EXHIBIT A

Legal Descriptions

Parcel 2/116

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 14, AND IN THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. THENCE SOUTH 85°10'14" EAST, A DISTANCE OF 1408.84 FEET, TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD COMPANY, THE TRUE POINT OF BEGINNING;
THENCE NORTH 25°04'24" EAST ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 155.13 FEET;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1003 FEET, A DISTANCE OF 174.63 FEET, THE LONG CHORD OF WHICH CURVE BEARS NORTH 30°03'16" EAST, A DISTANCE OF 174.41 FEET;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, NORTH 35°02'25" EAST, A DISTANCE OF 498.25 FEET;
THENCE SOUTH 55°05'51" EAST, A DISTANCE OF 326.94 FEET;
THENCE SOUTH 55°05'51" EAST, A DISTANCE OF 351.86 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY;
THENCE ALONG SAID NORTHWESTERLY BOUNDARY LINE, SOUTH 45°26'04" WEST, A DISTANCE OF 262.73 FEET;
THENCE CONTINUING ALONG SAID NORTHWESTERLY BOUNDARY LINE, SOUTH 45°26'13" WEST, A DISTANCE OF 575.87 FEET;
THENCE NORTH 55°08'55" WEST, A DISTANCE OF 485.47 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PERMANENT IMPROVEMENTS SITUATED THEREON, WHICH BUILDINGS ARE AND SHALL REMAIN REAL PROPERTY BEING LOCATED ON THE ABOVE DESCRIBED PROPERTY

Parcel 11/127

A STRIP OR TRACT OF LAND SITUATE IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23 AND IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF THE OLD COLORADO & SOUTHERN RAILWAY COMPANY RIGHT OF WAY (ABANDONED IN 1938) WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN, INC. (FORMERLY CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY);
THENCE NORTH 45 DEGREES 48 MINUTES EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN, INC. A DISTANCE OF 36.35 FEET, MORE OR LESS; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE EASTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND HERETOFORE CONVEYED BY UNION PACIFIC RAILROAD COMPANY TO THE DENVER UNION STOCK YARD COMPANY BY QUIT-CLAIM DEED DATED AUGUST 11, 1942, RECORDED DECEMBER 10, 1942 IN BOOK 5644 AT PAGE 60 WHICH IS A CURVE CONCAVE EASTERLY, THE CENTER OF WHICH BEARS NORTH 63 DEGREES 40 MINUTES EAST A DISTANCE OF 595.3 FEET, AN ARC DISTANCE OF 382 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF SAID PARCEL HERETOFORE CONVEYED WHICH IS THE TRUE POINT OF BEGINNING OF THE PARCEL HEREBY DESCRIBED;

THENCE CONTINUING NORTHEASTERLY ALONG THE EXTENSION OF THE LAST DESCRIBED CURVED LINE WHICH IS ALSO THE SOUTHEASTERLY BOUNDARY LINE OF THAT CERTAIN STRIP OF LAND HERETOFORE CONVEYED BY THE DENVER UNION STOCK YARD COMPANY TO UNION PACIFIC RAILROAD COMPANY BY WARRANTY DEED DATED FEBRUARY 19, 1918, RECORDED MARCH 21, 1918 IN BOOK 2647 AT PAGE 224, A DISTANCE OF 154.19 FEET TO THE END OF SAID CURVE;

THENCE NORTH 25 DEGREES 20 MINUTES EAST A DISTANCE OF 465.17 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF SAID SECTION 23 THAT IS 144.82 FEET EAST FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION;

THENCE CONTINUING NORTH 25 DEGREES 20 MINUTES EAST A DISTANCE OF 14.11 FEET;

THENCE NORTHEASTERLY ALONG A LINE CURVING TO THE RIGHT, HAVING A RADIUS OF 1003 FEET, A DISTANCE OF 174.42 FEET;

THENCE NORTH 35 DEGREES 18 MINUTES EAST A DISTANCE OF 620.0 FEET;

THENCE NORTHEASTERLY ALONG A LINE CURVING TO THE RIGHT, HAVING A RADIUS OF 930.4 FEET, A DISTANCE OF 210.2 FEET;

THENCE NORTH 50 DEGREES 07 MINUTES EAST A DISTANCE OF 222.48 FEET;

THENCE NORTH 59 DEGREES 41 MINUTES EAST A DISTANCE OF 207.8 FEET;

THENCE NORTHEASTERLY ALONG A LINE CURVING TO THE LEFT, HAVING A RADIUS OF 610.3 FEET, A DISTANCE OF 42.6 FEET;

THENCE NORTH 34 DEGREES 19 MINUTES WEST ALONG A LINE DRAWN RADIALLY TO THE LAST DESCRIBED CURVE A DISTANCE OF 13.0 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, THE CENTER OF WHICH BEARS NORTH 34 DEGREES 19 MINUTES WEST A DISTANCE OF 597.3 FEET, AN ARC DISTANCE OF 41.69 FEET;

THENCE SOUTH 59 DEGREES 41 MINUTES WEST A DISTANCE OF 353.0 FEET;

THENCE SOUTH 55 DEGREES 51 MINUTES WEST A DISTANCE OF 83.37 FEET;

THENCE NORTH 41 DEGREES 45 MINUTES WEST A DISTANCE OF 4.6 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, THE CENTER OF WHICH BEARS SOUTH 41 DEGREES 45 MINUTES EAST A DISTANCE OF 980.4 FEET, AN ARC DISTANCE OF 221.5 FEET;

THENCE SOUTH 35 DEGREES 18 MINUTES WEST A DISTANCE OF 620.0 FEET;

THENCE SOUTHWESTERLY ALONG A LINE CURVING TO THE LEFT, HAVING A RADIUS OF 1053.0 FEET, A DISTANCE OF 183.12 FEET;

THENCE SOUTH 25 DEGREES 20 MINUTES WEST A DISTANCE OF 37.78 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF SAID SECTION 14 THAT IS 89.5 FEET DISTANT EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION;

THENCE CONTINUING SOUTH 25 DEGREES 20 MINUTES WEST A DISTANCE OF 441.5 FEET;

THENCE SOUTHWESTERLY ALONG A LINE CURVING TO THE LEFT, HAVING A RADIUS OF 645.3 FEET A DISTANCE OF 345.64 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND WHICH WAS HERETOFORE CONVEYED TO THE DENVER UNION STOCK YARD COMPANY BY QUIT-CLAIM DEED DATED AUGUST 11, 1942;

THENCE NORTHEASTERLY ALONG A STRAIGHT LINE PORTION OF THE NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL HERETOFORE CONVEYED BY SAID DEED DATED AUGUST 11, 1942 A DISTANCE OF 55 FEET, MORE OR LESS;

THENCE CONTINUING NORTHEASTERLY ALONG A CURVED LINE PORTION OF THE NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL HERETOFORE CONVEYED BY SAID DEED DATED AUGUST 11, 1942, WHICH IS A LINE CURVING TO THE LEFT, HAVING A RADIUS OF 773 FEET, A DISTANCE OF 95.7 FEET, MORE OR LESS;

THENCE CONTINUING NORTHEASTERLY ALONG THE REMAINING PORTION OF SAID NORTHWESTERLY BOUNDARY LINE OF PARCEL HERETOFORE CONVEYED BY SAID DEED DATED AUGUST 11, 1942 WHICH IS A STRAIGHT LINE A DISTANCE OF 28 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED IN THE FOLLOWING DEEDS:
DEED RECORDED OCTOBER 2, 1972 IN BOOK 574 AT PAGE 196; DEED RECORDED JANUARY 12, 1973 IN BOOK 628 AT PAGE 183; DEED RECORDED DECEMBER 23, 1975 IN BOOK 1173 AT PAGE 76; DEED

RECORDED APRIL 5, 1976 IN BOOK 1223 AT PAGE 315; DEED RECORDED DECEMBER 9, 1976 IN BOOK 1358 AT PAGE 617; DEED RECORDED MAY 9, 1977 IN BOOK 1440 AT PAGE 470; DEED RECORDED DECEMBER 17, 1982 IN BOOK 2711 AT PAGE 647, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 13

A STRIP OF GROUND LYING WITHIN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BOUNDED AS FOLLOWS:

EASTERLY OF THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN DEED RECORDED MAY 17, 1977 IN BOOK 1440 AT PAGE 470; NORTHERLY OF THE SOUTHWESTERLY LINE EXTENDED NORTHWESTERLY OF PROPERTY DESCRIBED IN DEED RECORDED JULY 16, 1976 IN BOOK 1285 AT PAGE 231; WESTERLY OF THE WESTERLY BOUNDARY LINES OF PROPERTY DESCRIBED IN DEED RECORDED MAY 29, 1979 IN BOOK 1922 AT PAGE 676, JULY 16, 1976 IN BOOK 1285 AT PAGE 231, AND AUGUST 17, 1976 IN BOOK 1727 AT PAGE 619; AND SOUTHERLY OF THE SOUTHERLY LINE OF THE 60 FOOT PORTION OF PARCEL C DESCRIBED IN DEED RECORDED MAY 17, 1977 IN BOOK 1440 AT PAGE 470, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 14; THENCE SOUTH 00°16'21" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 14 A DISTANCE OF 1328.3 FEET;
THENCE SOUTH 89°43'39" EAST A DISTANCE OF 30 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY LINE OF PACKING HOUSE ROAD AS DESCRIBED IN DEED RECORDED MAY 17, 1977 IN BOOK 1440 AT PAGE 470 OF THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER AND THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 26, 1978 IN BOOK 1712 AT PAGE 415 AND THE POINT OF BEGINNING;
THENCE SOUTH 00°16'21" WEST ALONG SAID WESTERLY LINE OF SAID PARCEL DESCRIBED IN DEED RECORDED JULY 26, 1978 IN BOOK 1712 AT PAGE 415 A DISTANCE OF 8.04 FEET TO THE NORTHWESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1727 AT PAGE 619 AND A POINT OF NON-TANGENT CURVE;
THENCE ALONG SAID NORTHWESTERLY LINE AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT THE CHORD OF WHICH BEARS SOUTH 40°08'29" WEST A DISTANCE OF 21.73 FEET THROUGH A CENTRAL ANGLE OF 01°04'58" HAVING A RADIUS OF 1149.91 FEET AND ARC LENGTH OF 21.73 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL;
THENCE SOUTH 54°33'57" EAST ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 17.46 FEET TO THE NORTHWESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED MAY 29, 1979 IN BOOK 1922 AT PAGE 676 AND IN DEED RECORDED JULY 16, 1976 IN BOOK 1285 AT PAGE 231 AND A POINT OF NON-TANGENT CURVE;
THENCE ALONG SAID NORTHWESTERLY LINE AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT THE CHORD OF WHICH BEARS SOUTH 44°04'11" WEST A DISTANCE OF 135.00 FEET THROUGH A CENTRAL ANGLE OF 08°16'14" HAVING A RADIUS OF 936.05 FEET AND ARC LENGTH OF 135.12 FEET;
THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 48°09'21" WEST A DISTANCE OF 30.13 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE AND ALONG SAID CURVE TO THE RIGHT THE CHORD OF WHICH BEARS SOUTH 54°16'30" WEST A DISTANCE OF 219.10 FEET THROUGH A CENTRAL ANGLE OF 11°15'11" HAVING A RADIUS OF 1117.37 FEET AND ARC LENGTH OF 219.45 FEET;
THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 59°23'55" WEST A DISTANCE OF 114.39 FEET TO THE WESTERLY MOST CORNER OF SAID PARCEL DESCRIBED IN BOOK 1922 AT PAGE 676;
THENCE NORTH 54°33'16" WEST ALONG THE SOUTHERLY LINE EXTENDED NORTHWESTERLY OF SAID PARCEL DESCRIBED IN BOOK 1922 AT PAGE 676 AND IN BOOK 1285 AT PAGE 231 A DISTANCE OF 16.54 FEET TO THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED

MARCH 24, 1976 IN BOOK 1217 AT PAGE 10;
THENCE NORTH 59°25'24" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 153.87 FEET TO A POINT OF CURVE;
THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG SAID CURVE TO THE LEFT THE CHORD OF WHICH BEARS NORTH 57°25'24" EAST A DISTANCE OF 42.60 FEET THROUGH A CENTRAL ANGLE OF 04°00'01" HAVING A RADIUS OF 610.3 FEET AND ARC LENGTH OF 42.61 FEET TO A POINT OF NON-TANGENCY;
THENCE SOUTH 34°17'24" EAST ALONG THE EASTERLY MOST LINE OF SAID PARCEL DESCRIBED IN BOOK 1217 AT PAGE 10 EXTENDED SOUTHEASTERLY A DISTANCE OF 1.18 FEET TO THE SOUTHERLY LINE OF PACKING HOUSE ROAD AS DESCRIBED IN BOOK 1440 AT PAGE 470;
THENCE NORTH 57°58'30" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 117.91 FEET;
THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 39°37'12" EAST A DISTANCE OF 214.83 FEET TO THE POINT OF BEGINNING.

Parcel 17

PARCEL A-1

A STRIP OF GROUND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BOUNDED AS FOLLOWS:

WEST OF THE WEST LINE OF PROPERTY DESCRIBED IN DEED RECORDED NOVEMBER 31, 1979 IN BOOK 2042 AT PAGE 631;

SOUTHERLY BOUNDARY LINES OF PROPERTY DESCRIBED IN DEEDS RECORDED JULY 17, 1979 IN BOOK 1961 AT PAGE 496, DECEMBER 16, 1971 IN BOOK 426 AT PAGE 199, JANUARY 11, 1978 IN BOOK 1582 AT PAGE 539;

NORTHERLY AND WESTERLY OF NORTHERLY AND WESTERLY BOUNDARY LINES OF PROPERTY DESCRIBED IN DEEDS RECORDED APRIL 24, 1981 IN BOOK 2363 AT PAGE 320, SEPTEMBER 21, 1977 IN BOOK 1518 AT PAGE 161, NOVEMBER 2, 1979 IN BOOK 2044 AT PAGE 153, SEPTEMBER 14, 1978 IN BOOK 1748 AT PAGE 115 AND ADDITION TO PARCEL F AS DESCRIBED IN DEED RECORDED APRIL 28, 1975 IN BOOK 1044 AT PAGE 127, AS SAID PROPERTY LINES CONNECT EACH OTHER;

AND EASTERLY OF EASTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN DEED RECORDED AUGUST 16, 1973 IN BOOK 748 AT PAGE 49. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 14; THENCE SOUTH 00°16'21" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 14 A DISTANCE OF 131.39 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER;

THENCE SOUTH 47°02'03" WEST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 1603.04 FEET;
THENCE SOUTH 42°57'57" EAST A DISTANCE OF 50.00 FEET TO THE SOUTHWESTERLY MOST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED DECEMBER 16, 1971 IN BOOK 426 AT PAGE 199 OF THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED JANUARY 11, 1978 IN BOOK 1582 AT PAGE 539 AND THE POINT OF BEGINNING;

THENCE SOUTH 42°57'57" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 426 AT PAGE 199 A DISTANCE OF 22.07 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL;

THENCE NORTH 69°56' EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 605.91 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL;

THENCE NORTH 42°57'57" WEST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 6.32 FEET TO THE SOUTHERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 17, 1979 IN BOOK 1961 AT PAGE 496;

THENCE NORTH 69°57'08" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL DESCRIBED

IN BOOK 1961 AT PAGE 496 A DISTANCE OF 202.73 FEET TO A POINT OF CURVE;
 THENCE ALONG SAID CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 44°43'36" EAST
 A DISTANCE OF 445.28 FEET THROUGH A CENTRAL ANGLE OF 50°27'04" HAVING A RADIUS OF 522.4
 FEET AND ARC LENGTH OF 459.86 FEET TO A POINT OF NON-TANGENCY ON THE WESTERLY LINE
 OF PROPERTY DESCRIBED IN DEED RECORDED NOVEMBER 31, 1979 IN BOOK 2042 AT PAGE 631;
 THENCE SOUTH 00°16'21" WEST BEING 50 FEET WEST OF AND PARALLEL TO SAID NORTH-SOUTH
 CENTERLINE OF SECTION 14 AND ALONG SAID WESTERLY LINE OF BOOK 2042 AT PAGE 631 A
 DISTANCE OF 101.86 FEET TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY LINE OF A
 PARCEL OF LAND DESCRIBED IN DEED RECORDED APRIL 24, 1981 IN BOOK 2363 AT PAGE 320;
 THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT THE CHORD OF WHICH BEARS SOUTH
 46°48'57" WEST A DISTANCE OF 401.69 FEET THROUGH A CENTRAL ANGLE OF 46°08'24" HAVING A
 RADIUS OF 512.55 FEET AND ARC LENGTH OF 412.86 FEET;
 THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 69°50'49" WEST A DISTANCE OF
 749.83 FEET TO A POINT OF CURVE;
 THENCE CONTINUING ALONG SAID NORTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2363
 AT PAGE 320 ALONG SAID CURVE TO THE LEFT THE CHORD OF WHICH BEARS SOUTH 67°38'57"
 WEST A DISTANCE OF 47.91 FEET THROUGH A CENTRAL ANGLE OF 04°23'43" HAVING A RADIUS OF
 624.51 FEET AND ARC LENGTH OF 47.91 FEET TO A POINT OF NON-TANGENCY AND THE
 SOUTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2363 AT PAGE 320;
 THENCE SOUTH 55°03'52" EAST ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 17.46 FEET TO
 THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED NOVEMBER 2, 1979
 IN BOOK 2044 AT PAGE 153 AND A POINT OF NON-TANGENT CURVE;
 THENCE ALONG SAID WESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2044 AT PAGE 153
 AND ALONG SAID NON-TANGENT CURVE TO THE LEFT THE CHORD OF WHICH BEARS SOUTH
 50°25'58" WEST A DISTANCE OF 298.04 FEET THROUGH A CENTRAL ANGLE OF 29°49'51" HAVING A
 RADIUS OF 577.79 FEET AND ARC LENGTH OF 300.82 FEET TO A POINT OF NON-TANGENCY AND
 THE NORTHERLY LINE OF A PARCEL DESCRIBED IN DEED RECORDED SEPTEMBER 14, 1978 IN
 BOOK 1748 AT PAGE 115;
 THENCE NORTH 55°10'27" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 2.50 FEET TO THE
 WESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 1748 AT PAGE 115;
 THENCE SOUTH 34°38'18" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 405.38 FEET TO A
 POINT OF CURVE;
 THENCE ALONG SAID CURVE TO THE LEFT THE CHORD OF WHICH BEARS SOUTH 22°01'05" WEST A
 DISTANCE OF 234.20 FEET A CENTRAL ANGLE OF 25°14'26" HAVING A RADIUS OF 535.96 FEET AND
 ARC LENGTH OF 236.11 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AS
 ADDITION TO PARCEL F IN DEED RECORDED APRIL 28, 1975 IN BOOK 1044 AT PAGE 127;
 THENCE SOUTH 02°56'36" WEST ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN
 BOOK 1044 AT PAGE 127 FOR THIS AND THE NEXT 3 COURSES A DISTANCE OF 251.22 FEET;
 THENCE SOUTH 00°18'44" EAST A DISTANCE OF 140.06 FEET;
 THENCE SOUTH 04°14'32" EAST A DISTANCE OF 82.79 FEET;
 THENCE SOUTH 08°05'54" EAST A DISTANCE OF 107.08 FEET TO THE SOUTH LINE OF SOUTHWEST
 1/4 OF SAID SECTION 14;
 THENCE SOUTH 89°58'16" WEST ALONG SAID SOUTH LINE A DISTANCE OF 61.68 FEET TO THE
 EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED AUGUST 16, 1973 IN
 BOOK 748 AT PAGE 49;
 THENCE NORTH 04°22'22" EAST ALONG SAID EASTERLY LINE OF SAID PARCEL DESCRIBED IN
 BOOK 748 AT PAGE 49 A DISTANCE OF 347.62 FEET;
 THENCE NORTH 02°35'15" WEST CONTINUING ALONG SAID EASTERLY LINE A DISTANCE OF 152.08
 FEET TO THE NORTHERLY LINE OF SAID PARCEL;
 THENCE SOUTH 54°33'48" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 22.62 FEET TO THE
 EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED JANUARY 11, 1978 IN
 BOOK 1582 AT PAGE 539 AND A POINT OF NON-TANGENT CURVE;
 THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE AND ALONG SAID NON-TANGENT
 CURVE TO THE RIGHT THE CHORD OF WHICH BEARS NORTH 23°59'25" EAST A DISTANCE OF 720.34
 FEET THROUGH A CENTRAL ANGLE OF 46°53'00" HAVING A RADIUS OF 905.37 FEET AND ARC
 LENGTH OF 740.84 FEET;

THENCE NORTH 47°00'51" EAST CONTINUING ALONG SAID EASTERLY LINE A DISTANCE OF 426.20 FEET TO THE POINT OF BEGINNING. ALL IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 19/134

A TRACT OR PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 14 AND IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER "H" ROCK, SAID CORNER BEING ON THE COMMON SECTION LINE BETWEEN SAID SECTION 14 AND SAID SECTION 23 SAID CORNER BEING 89.5 FEET EAST OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE NORTH 24 DEGREES 59 MINUTES 45 SECONDS EAST, A DISTANCE OF 256.64 FEET TO POINT "I", (A "T" RAIL) ALSO LAST POINT LISTED IN A QUIT-CLAIM DEED #175575, DENVER UNION STOCK YARD COMPANY TO SWIFT & COMPANY RECORDED DECEMBER 22, 1916 IN BOOK 2557 AT PAGES 520, CITY AND COUNTY OF DENVER RECORDS; THENCE NORTH 55 DEGREES 10 MINUTES 27 SECONDS WEST, A DISTANCE OF 19.75 FEET TO CORNER 118, (SAID CORNER 118 BEARS NORTH 25 DEGREES 27 MINUTES 54 SECONDS EAST, A DISTANCE OF 2,674.8 FEET TO THE CENTER OF SAID SECTION 14, THE TRUE POINT OF BEGINNING;

THENCE NORTH 55 DEGREES 10 MINUTES 27 SECONDS WEST, A DISTANCE OF 569.10 FEET ALONG ORIGINAL BOUNDARY LINE, AS DESCRIBED IN QUIT-CLAIM DEED #175575 TO POINT 12, A CHISELLED CROSS UPON A CONCRETE LEDGE; THENCE SOUTH 6 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF 151.31 FEET TO CORNER 119, SAID POINT IS 3 FEET OFF WALL; THENCE SOUTH 0 DEGREES 27 MINUTES 19 SECONDS WEST, A DISTANCE OF 187.32 FEET TO CORNER 120 SAID POINT IS 1 FOOT OFF WALL; THENCE SOUTH 4 DEGREES 53 MINUTES 22 SECONDS EAST A DISTANCE OF 252.99 FEET TO CORNER 121 SAID POINT IS 2 FEET OFF WALL; THENCE SOUTH 5 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 203.74 FEET TO CORNER 122 SAID POINT IS 2 FEET OFF WALL AND IS ON THE NORTHERLY LINE OF PROPERTY CONVEYED TO C.A. BRESNAHAN & COMPANY, BY DEED RECORDED AUGUST 16, 1973 IN BOOK 748 AT PAGE 52; THENCE SOUTH 65 DEGREES 18 MINUTES 39 SECONDS EAST, A DISTANCE OF 205.41 FEET ALONG THE PROPERTY OF C.A. BRESNAHAN & COMPANY TO CORNER 117; THENCE NORTH 24 DEGREES 35 MINUTES 45 SECONDS EAST, A DISTANCE OF 610.05 FEET ALONG PACKING HOUSE ROAD TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

AN ADDITION TO PARCEL F AS DESCRIBED IN DEED RECORDED MARCH 11, 1975 IN BOOK 1021 AT PAGE 627, BEING A STRIP OF LAND ADJACENT TO PARCEL F IN THE SOUTHWEST 1/4 OF SECTION 14 AND IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID CORNER 118 DESCRIBED ABOVE; THENCE NORTH 55 DEGREES 10 MINUTES 27 SECONDS WEST, A DISTANCE OF 569.10 FEET ALONG A LINE LISTED IN SAID QUIT-CLAIM DEED #175575 TO POINT 12 (A CHISELLED CROSS) THE TRUE POINT OF BEGINNING;

THENCE NORTH 55 DEGREES 10 MINUTES 27 SECONDS WEST, A DISTANCE OF 18.29 FEET TO SAID POINT 12A, DESCRIBED ABOVE; THENCE SOUTH 2 DEGREES 56 MINUTES 36 SECONDS WEST, A

DISTANCE OF 251.22 FEET TO SAID POINT 127; THENCE SOUTH 0 DEGREES 18 MINUTES 44 SECONDS EAST, A DISTANCE OF 140.06 FEET TO SAID POINT 126; THENCE SOUTH 4 DEGREES 14 MINUTES 32 SECONDS EAST, A DISTANCE OF 82.79 FEET TO SAID POINT 125; THENCE SOUTH 8 DEGREES 05 MINUTES 54 SECONDS EAST, A DISTANCE OF 153.09 FEET TO SAID POINT 124; THENCE SOUTH 9 DEGREES 01 MINUTES 39 SECONDS EAST, A DISTANCE OF 89.23 FEET TO SAID POINT 123; THENCE SOUTH 7 DEGREES 22 MINUTES 12 SECONDS EAST, A DISTANCE OF 42.19 FEET TO SAID POINT 123A BEING ON THE WESTERLY PROPERTY LINE OF PROPERTY CONVEYED MARCH 11, 1975 IN BOOK 1021 AT PAGE 627, BEING 48.08 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE ALONG SAID WESTERLY PROPERTY LINE THE FOLLOWING FOUR COURSES; THENCE NORTH 5 DEGREES 57 MINUTES 20 SECONDS WEST, A DISTANCE OF 155.66 FEET TO SAID POINT 121; THENCE NORTH 4 DEGREES 53 MINUTES 22 SECONDS WEST, A DISTANCE OF 252.99 FEET TO SAID POINT 120; THENCE NORTH 0 DEGREES 27 MINUTES 19 SECONDS EAST, A DISTANCE OF 187.32 FEET TO SAID POINT 119; THENCE NORTH 6 DEGREES 30 MINUTES 21 SECONDS EAST, A DISTANCE OF 151.13 FEET TO SAID POINT 12, THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 14 AND THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT "H" ROCK, SAID POINT BEING ON THE SOUTH SECTION LINE OF SAID SECTION 14 AND BEING 89.5 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14 WHICH IS A NON-EXISTING 1/16TH CORNER; THENCE SOUTH 89 DEGREES 58 MINUTES 16 SECONDS WEST, A DISTANCE OF 13.13 FEET TO A POINT ON THE WESTERLY LINE OF PACKING HOUSE ROAD AS DESCRIBED IN DEED RECORDED MAY 17, 1977 IN BOOK 1440 AT PAGE 470 OF THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER AND THE POINT OF BEGINNING;

THENCE SOUTH 24 DEGREES 35 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY LINE OF PACKING HOUSE ROAD A DISTANCE OF 344.11 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED AUGUST 16, 1973 IN BOOK 748 AT PAGE 52 AND ITS SOUTHEASTERLY EXTENSION THEREOF; THENCE NORTH 65 DEGREES 18 MINUTES 31 SECONDS WEST ALONG SAID NORTHERLY LINE AND ITS SOUTHEASTERLY EXTENSION A DISTANCE OF 7.00 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED SEPTEMBER 21, 1977 IN BOOK 1518 AT PAGE 161 AND MARCH 11, 1975 IN BOOK 1021 AT PAGE 627; THENCE NORTH 24 DEGREES 35 MINUTES 45 SECONDS EAST ALONG SAID EASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 1518 AT PAGE 161 AND IN BOOK 1021 AT PAGE 627 A DISTANCE OF 610.05 FEET TO THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED SEPTEMBER 14, 1978 IN BOOK 1748 AT PAGE 115 AND IN DEED RECORDED APRIL 28, 1975 IN BOOK 1044 AT PAGE 127; THENCE SOUTH 55 DEGREES 10 MINUTES 27 SECONDS EAST ALONG SAID SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 1748 AT PAGE 115 AND IN BOOK 1044 AT PAGE 127 A DISTANCE OF 33.66 FEET TO THE WESTERLY LINE OF SAID PACKING HOUSE ROAD; THENCE SOUTH 40 DEGREES 54 MINUTES 03 SECONDS WEST ALONG SAID WESTERLY LINE OF PACKING HOUSE ROAD A DISTANCE OF 92.83 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 24 DEGREES 35 MINUTES 45 SECONDS WEST A DISTANCE OF 170.69 TO THE POINT OF BEGINNING.

Parcel 24

PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SOUTHWEST 1/4, 1561.64 FEET;
THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS WEST AND PERPENDICULAR TO THE EASTERLY LINE OF SAID SOUTHWEST 1/4, 368.90 FEET;
THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 139.46 FEET TO THE MOST NORTHERLY POINT OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED JUNE 21, 1957 IN BOOK 8053 AT PAGE 299 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 276.91 FEET;
THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 28.02 FEET;
THENCE SOUTH 36 DEGREES 37 MINUTES 06 SECONDS WEST, 243.82 FEET;
THENCE SOUTH 22 DEGREES 35 MINUTES 13 SECONDS EAST, 104.81 FEET;
THENCE SOUTH 58 DEGREES 20 MINUTES 27 SECONDS WEST, 72.00 FEET;
THENCE SOUTH 34 DEGREES 17 MINUTES 56 SECONDS WEST, 159.09 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED SEPTEMBER 14, 1978 IN BOOK 1748 AT PAGE 115;
THENCE SOUTH 55 DEGREES 15 MINUTES 39 SECONDS EAST ALONG SAID NORTHEASTERLY LINE, 160.93 FEET TO A POINT ON THE MOST WESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED AUGUST 10, 1981 IN BOOK 2429 AT PAGE 367;
THENCE NORTH 34 DEGREES 44 MINUTES 21 SECONDS EAST, 12.60 FEET;
THENCE NORTH 55 DEGREES 15 MINUTES 39 SECONDS WEST, 19.00 FEET;
THENCE NORTH 34 DEGREES 44 MINUTES 21 SECONDS EAST, 94.21 FEET TO A POINT, SAID POINT BEING THE MOST NORTHERLY CORNER OF A PARCEL OF LAND DESCRIBED IN SAID BOOK 2429 AT PAGE 367;
THENCE SOUTH 51 DEGREES 38 MINUTES 21 SECONDS EAST, 110.96 FEET;
THENCE SOUTH 57 DEGREES 41 MINUTES 30 SECONDS EAST 38.40 FEET TO THE MOST EASTERLY POINT OF SAID PARCEL DESCRIBED IN BOOK 2429 AT PAGE 367;
THENCE SOUTH 58 DEGREES 44 MINUTES 00 SECONDS EAST, 18.46 FEET;
THENCE NORTH 42 DEGREES 01 MINUTES 00 SECONDS EAST, 97.70 FEET;
THENCE NORTH 55 DEGREES 40 MINUTES 00 SECONDS EAST, 118.00 FEET TO A POINT ON A ROAD EASEMENT AS SAID ROAD EASEMENT IS DESCRIBED IN DEED RECORDED MAY 17, 1977 IN BOOK 1440 AT PAGE 470;
THENCE NORTH 59 DEGREES 10 MINUTES 00 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID ROAD EASEMENT, 430.90 FEET TO A POINT THAT IS ALSO THE MOST SOUTHERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN DEED RECORDED FEBRUARY 17, 1983 IN BOOK 2751 AT PAGE 265; THENCE NORTH 41 DEGREES 12 MINUTES 41 SECONDS WEST, 57.24 FEET;
THENCE SOUTH 83 DEGREES 37 MINUTES 13 SECONDS WEST, 62.00 FEET;
THENCE NORTH 75 DEGREES 17 MINUTES 47 SECONDS WEST, 62.00 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL DESCRIBED IN BOOK 2751 AT PAGE 265;
THENCE NORTH 53 DEGREES 14 MINUTES 07 SECONDS WEST, 128.97 FEET;
THENCE NORTH 22 DEGREES 39 MINUTES 21 SECONDS WEST, 215.35 FEET, MORE OR LESS TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED NOVEMBER 1, 2006 UNDER RECEPTION NO. 2006175132,

PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SOUTHWEST 1/4, 1,561.64 FEET TO A POINT; THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS WEST AND PERPENDICULAR TO THE EASTERLY LINE OF SAID SOUTHWEST 1/4, 368.90 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 416.37 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 298.35 FEET; THENCE SOUTH 34 DEGREES 44 MINUTES 21 SECONDS WEST, 288.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN DEED RECORDED SEPTEMBER 14, 1978 IN BOOK 1748 AT PAGE 115; THENCE SOUTH 55 DEGREES 15 MINUTES 39 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE, 235.57 FEET; THENCE NORTH 34 DEGREES 17 MINUTES 56 SECONDS EAST, 159.09 FEET; THENCE NORTH 58 DEGREES 20 MINUTES 27 SECONDS EAST, 72.00 FEET; THENCE NORTH 22 DEGREES 35 MINUTES 13 SECONDS WEST, 104.81 FEET; THENCE NORTH 36 DEGREES 37 MINUTES 06 SECONDS EAST, 243.82 FEET; THENCE NORTH 23 DEGREES 00 MINUTES 00 SECONDS WEST, 28.02 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST 1561.64 FEET ALONG THE EASTERLY LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS WEST 368.90 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST 714.72 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE AS DESCRIBED IN DEED RECORDED NOVEMBER 2, 1979 IN BOOK 2044 AT PAGE 153 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE NORTH 55 DEGREES 03 MINUTES 52 SECONDS WEST, 76.64 FEET ALONG SAID NORTHERLY LINE TO A POINT OF NON-TANGENT CURVE, RADIUS OF SAID CURVE BEARS SOUTH 24 DEGREES 32 MINUTES 54 SECONDS EAST, SAID POINT BEING SOUTHERLY 8.5 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF A RAILROAD TRACK; THENCE NORTHERLY AND EASTERLY BEING PARALLEL WITH SAID CENTERLINE OF TRACK FOR THIS AND THE NEXT COURSE; THENCE ALONG SAID CURVE TO THE RIGHT 47.91 FEET, THROUGH A CENTRAL ANGLE OF 4 DEGREES 23 MINUTES 43 SECONDS HAVING A RADIUS OF 624.51 FEET; THENCE NORTH 69 DEGREES 50 MINUTES 49 SECONDS EAST 243.10 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST 52.33 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST 250.00 FEET TO THE POINT OF BEGINNING,
PARCEL 4

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF A PARCEL OF LAND DESCRIBED AS PARCEL 2 IN DEED RECORDED JUNE 21, 1957 IN BOOK 8053 AT PAGE 299 AND THE NORTHERLY LINE OF PACKING HOUSE ROAD AS DESCRIBED IN DEED RECORDED MAY 17, 1977 IN BOOK 1440 AT PAGE 470;

THENCE ALONG SAID NORTHERLY LINE OF PACKING HOUSE ROAD AND ALONG A CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 51 DEGREES 03 MINUTES 15 SECONDS WEST A DISTANCE OF 234.94 FEET, HAVING A RADIUS OF 974.93 FEET AND ARC LENGTH OF 235.52 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 2 DESCRIBED IN BOOK 8053 AT PAGE 299;

THENCE NORTH 42 DEGREES 01 MINUTES 00 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 71.58 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE NORTH 55 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 118.00 FEET;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE NORTH 57 DEGREES 58 MINUTES 30 SECONDS EAST A DISTANCE OF 47.06 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION CONVEYED IN DEED RECORDED NOVEMBER 1, 2006 UNDER RECEPTION NO. 2006175132,

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PARCEL B:

A STRIP OF GROUND LYING WITHIN THE NORTHWEST 1/4 NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BOUNDED AS FOLLOWS:

NORTH AND WEST OF THE WESTERLY BOUNDARY LINE OF THAT WHICH IS DESCRIBED IN DEED RECORDED MAY 17, 1977 IN BOOK 1440 AT PAGE 470;

EASTERLY OF THE EASTERLY BOUNDARY LINES OF PROPERTY DESCRIBED IN DEED RECORDED JANUARY 8, 1970 IN BOOK 184 AT PAGE 221, AND DEED RECORDED AUGUST 16, 1973 IN BOOK 748 AT PAGE 49;

AND WESTERLY OF THE WESTERLY BOUNDARY LINES OF PROPERTY DESCRIBED IN DEED RECORDED MARCH 11, 1975 IN BOOK 1021 AT PAGE 627; ADDITION TO PARCEL F IN DEED RECORDED APRIL 28, 1975 IN BOOK 1044 AT PAGE 127; DEED RECORDED AUGUST 16, 1973 IN BOOK 748 AT PAGE 52; DEED RECORDED JULY 30, 1973 IN BOOK 737 AT PAGE 483; AND THAT WHICH IS BEING CONVEYED TO ALBERT S. KARSH AND ADELE S. KARSH BY QUIT CLAIM AND CORRECTION DEED RECORDED AUGUST 25, 1982 IN BOOK 2643 AT PAGE 322 AS SAID PROPERTY LINES CONNECT EACH OTHER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED JANUARY 8, 1970 IN BOOK 184 AT PAGE 221 OF THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER AND THE NORTHWESTERLY LINE OF PACKING HOUSE ROAD AS DESCRIBED IN DEED RECORDED MAY 17, 1977 IN BOOK 1440 AT PAGE 470;

THENCE NORTH 03°53'48" WEST ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 184 AT PAGE 221 A DISTANCE OF 251.76 FEET;

THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 29°55'11" WEST A DISTANCE OF 35.52 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED AUGUST 16, 1973 IN BOOK 748 AT PAGE 49;

THENCE NORTH 04°22'22" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 550.79 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23;

THENCE NORTH 89°58'16" EAST ALONG SAID NORTH LINE A DISTANCE OF 61.68 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED APRIL 28, 1975 IN BOOK 1044 AT PAGE 127 AS ADDITION TO PARCEL F;
 THENCE SOUTH 08°05'54" EAST A DISTANCE OF 46.01 FEET;
 THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 09°01'39" EAST A DISTANCE OF 89.23 FEET;
 THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 07°22'12" EAST A DISTANCE OF 42.19 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED MARCH 11, 1975 IN BOOK 1021 AT PAGE 627;
 THENCE SOUTH 05°57'20" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 48.08 FEET TO THE SOUTHERLY LINE OF SAID PARCEL;
 THENCE SOUTH 65°18'30" EAST A DISTANCE OF 2.97 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED AUGUST 16, 1973 IN BOOK 748 AT PAGE 52;
 THENCE SOUTH 04°17'34" EAST ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 748 AT PAGE 52 A DISTANCE OF 203.96 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 30, 1973 IN BOOK 737 AT PAGE 483;
 THENCE SOUTH 02°24'06" WEST ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 737 AT PAGE 483 A DISTANCE OF 185.8 FEET TO THE SOUTH LINE OF SAID PARCEL;
 THENCE SOUTH 85°08'31" EAST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 2.51 FEET;
 THENCE SOUTH 00°07'58" EAST ALONG THE WEST LINE OF PARCEL DESCRIBED IN DEED RECORDED AUGUST 25, 1982 IN BOOK 2643 AT PAGE 322 A DISTANCE OF 182.01 FEET TO THE NORTHWESTERLY LINE OF PACKING HOUSE ROAD;
 THENCE SOUTH 37°20'21" WEST ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 44.56 FEET TO THE POINT OF BEGINNING.

Parcel 119

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF PACKING HOUSE ROAD WHICH BEARS SOUTH 49 DEGREES 56 MINUTES 14 SECONDS EAST 1,368.26 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE SOUTH 11 DEGREES 52 MINUTES 27 SECONDS WEST 152.21 FEET; THENCE SOUTH 22 DEGREES 41 MINUTES 27 SECONDS WEST 148.88 FEET; THENCE SOUTH 32 DEGREES 46 MINUTES 44 SECONDS WEST 144.34 FEET TO A POINT ON THE NORTH LINE OF 46TH AVENUE; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE OF 46TH AVENUE 20.76 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE COLORADO AND SOUTHERN RAILWAY COMPANY BY DEED RECORDED JULY 29, 1940 IN BOOK 5410 AT PAGE 164; THENCE ALONG SAID EASTERLY LINE, ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 640.66 FEET, THE LONG CHORD OF WHICH BEARS NORTH 07 DEGREES 03 MINUTES 22 SECONDS EAST, 266.64 FEET, AN ARC LENGTH OF 268.60 FEET TO THE EASTERLY LINE OF THAT RIGHT-OF-WAY AND EASEMENT FOR A 40 FOOT WIDE ROADWAY CONVEYED TO CITY AND COUNTY OF DENVER BY INSTRUMENT RECORDED SEPTEMBER 1, 1939 IN BOOK 5317 AT PAGE 173 THENCE NORTH 47 DEGREES 16 MINUTES 48 SECONDS EAST, ALONG SAID EASTERLY LINE 210.85 FEET TO THE POINT OF BEGINNING.

Parcel 126

A STRIP OF GROUND LYING WITHIN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO. BOUNDED AS FOLLOWS:

NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF 46TH AVENUE; EASTERLY OF THE EASTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN DEED RECORDED FEBRUARY 1, 1973 IN BOOK 637 AT PAGE 371; SOUTHEASTERLY OF THE SOUTHEASTERLY BOUNDARY LINE OF THAT PROPERTY WHICH IS DESCRIBED IN DEED RECORDED MAY 17, 1977 IN BOOK 1440 AT PAGE 470; WESTERLY OF THE WESTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN DEED RECORDED JANUARY 12, 1973 IN BOOK 628 AT PAGE 183, AND WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN INC. RAILROAD; AND SOUTHERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF THAT EASEMENT DESCRIBED IN INSTRUMENT RECORDED MARCH 24, 1976 IN BOOK 1217 AT PAGE 10, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 46TH AVENUE AND THE EASTERLY LINE OF PARCEL 2 AS DESCRIBED IN DEED RECORDED FEBRUARY 1, 1973 IN BOOK 637 AT PAGE 371; THENCE NORTH 32 DEGREES 46 MINUTES 44 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PARCEL 2 DESCRIBED IN BOOK 637 AT PAGE 371 FOR THIS AND NEXT 2 COURSES A DISTANCE OF 144.34 FEET; THENCE NORTH 22 DEGREES 41 MINUTES 27 SECONDS EAST A DISTANCE OF 148.88 FEET; THENCE NORTH 11 DEGREES 52 MINUTES 27 SECONDS EAST A DISTANCE OF 152.21 FEET TO THE SOUTHEASTERLY LINE OF PACKING HOUSE ROAD AS DESCRIBED IN DEED RECORDED MAY 17, 1977 IN BOOK 1440 AT PAGE 470; THENCE NORTH 46 DEGREES 54 MINUTES 41 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE OF PACKING HOUSE ROAD FOR THIS AND THE NEXT 2 COURSES A DISTANCE OF 33.59 FEET; THENCE NORTH 37 DEGREES 20 MINUTES 21 SECONDS EAST A DISTANCE OF 91.70 FEET; THENCE NORTH 20 DEGREES 31 MINUTES 11 SECONDS EAST A DISTANCE OF 90.43 FEET TO THE SOUTHWESTERLY LINE OF A STRIP OF LAND DESCRIBED IN EASEMENT DEED RECORDED MARCH 24 1976 IN BOOK 1217 AT PAGE 10 AND A POINT OF NON-TANGENT CURVE; THENCE ALONG SAID SOUTHWESTERLY LINE OF SAID STRIP OF LAND DESCRIBED IN BOOK 1217 AT PAGE 10 AND ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03 DEGREES 10 MINUTES 55 SECONDS HAVING A RADIUS OF 645.2 FEET AND ARC DISTANCE OF 35.67 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED JANUARY 12, 1973 IN BOOK 628 AT PAGE 183; THENCE SOUTH 21 DEGREES 46 MINUTES 13 SECONDS WEST ALONG SAID WESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 628 AT PAGE 183 FOR THIS AND THE NEXT 2 COURSES A DISTANCE OF 64.73 FEET; THENCE SOUTH 21 DEGREES 14 MINUTES 12 SECONDS WEST A DISTANCE OF 351.19 FEET; THENCE SOUTH 23 DEGREES 53 MINUTES 58 SECONDS WEST A DISTANCE OF 146.99 FEET; THENCE SOUTH 45 DEGREES 23 MINUTES 40 SECONDS WEST LEAVING SAID WESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 628 AT PAGE 183 A DISTANCE OF 42.79 FEET TO THE NORTH LINE OF 46TH AVENUE; THENCE SOUTH 89 DEGREES 59 MINUTES WEST ALONG SAID NORTH LINE OF 46TH AVENUE A DISTANCE OF 40.74 FEET TO THE POINT OF BEGINNING.

Parcel 7/7B

PARCEL A: (ID #7)

A TRACT OR PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 14, SAID POINT BEING A MALTESE CROSS CUT UPON THE DECK OF THE FRANKLIN STREET BRIDGE OVER THE PLATTE RIVER; THENCE SOUTH $11^{\circ}50'26''$ WEST A DISTANCE OF 1708.21 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY SIDE OF THE OLD 2700 ALLEY;

THENCE SOUTH $54^{\circ}33'16''$ EAST, A DISTANCE OF 613.70 FEET TO POINT 84N SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF THE CB&Q RR;
THENCE SOUTH $37^{\circ}17'09''$ WEST, A DISTANCE OF 283.62 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF THE CB&Q RR TO A POINT KNOWN AS IRON PIN NO. 7;
THENCE SOUTH $37^{\circ}17'09''$ WEST, A DISTANCE OF 91.79 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF THE CB&Q RR TO A POINT KNOWN AS "P.I.";
THENCE SOUTH $45^{\circ}25'18''$ WEST, A DISTANCE OF 216.61 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF THE CB&Q RR TO A POINT KNOWN AS "BB", SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF PROPERTY CONVEYED TO THE WESTERN STOCK SHOW ASSOCIATION BY DEED RECORDED OCTOBER 2, 1972 IN BOOK 574 AT PAGE 196;
THENCE NORTH $55^{\circ}05'35''$ WEST, ALONG THE NORTHEASTERLY LINE OF SAID PROPERTY IN BOOK 574 AT PAGE 196 A DISTANCE OF 678.78 FEET (THROUGH AN ALLEY IN THE CATTLE PENS) TO A POINT IN THE CENTER OF CATTLE LOADING DOCKS, POINT NO. AA;
THENCE NORTH $34^{\circ}59'14''$ EAST, A DISTANCE OF 121.73 FEET ALONG THE CENTER OF THE LOADING DOCK TO POINT NO. 45 A POINT OF CURVATURE, THENCE CONTINUING ALONG THE ARCH OF SAID CURVE TO THE RIGHT A DISTANCE OF 209.99 FEET TO A POINT NO. 44 A POINT OF COMPOUND CURVATURE, THE CHORD OF SAID CURVE BEARS NORTH $41^{\circ}28'00''$ EAST A DISTANCE OF 209.55 FEET, THE RADIUS OF SAID CURVE IS 930.28 FEET AND CENTRAL ANGLE OF $12^{\circ}56'01''$ SAID CURVE FOLLOWS THE CENTER OF THE LOADING DOCK;
THENCE CONTINUING ALONG THE ARCH OF SAID CURVE TO THE RIGHT A DISTANCE OF 213.73 FEET TO POINT 134 A POINT OF TANGENT, THE CHORD OF SAID CURVE BEARS NORTH $53^{\circ}30'14''$ EAST, A DISTANCE OF 213.38 FEET, THE RADIUS OF SAID CURVE IS 1069.96 AND CENTRAL ANGLE OF $11^{\circ}26'43''$; THENCE NORTH $59^{\circ}22'17''$ EAST, A DISTANCE OF 67.76 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B: (ID #7B)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. TO BEAR SOUTH $00^{\circ}20'34''$ WEST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14 AND A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHERLY MOST CORNER OF THAT PROPERTY DESCRIBED IN DEED BETWEEN WESTERN STOCK CENTER, INC. AND THE WESTERN STOCK SHOW ASSOCIATION,

RECORDED APRIL 5, 1976 AT RECEPTION NUMBER 035525; THENCE ALONG THE NORTHWESTERLY LINE OF PROPERTY DESCRIBED IN SAID DEED RECORDED APRIL 5, 1976 AT RECEPTION NUMBER 035525, SOUTH 59°20'52" WEST, A DISTANCE OF 67.72 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE OF THAT PROPERTY DESCRIBED IN SAID DEED RECORDED APRIL 5, 1976 AT RECEPTION NUMBER 035525, 140.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1069.96 FEET, AN INCLUDED ANGLE OF 07°30'14" AND SUBTENDED BY A CHORD BEARING SOUTH 55°35'26" WEST, A DISTANCE OF 140.03 FEET TO A POINT OF INTERSECTION OF SAID NORTHWESTERLY LINE OF THAT PROPERTY DESCRIBED IN SAID DEED RECORDED APRIL 5, 1976 AT RECEPTION NUMBER 035525 AND THE SOUTHEASTERLY LINE OF PARCEL J DESCRIBED IN DEED BETWEEN DENVER TERMINAL RAIL ROAD COMPANY AND THE WESTERN STOCK SHOW ASSOCIATION, RECORDED SEPTEMBER 27, 1989 AT RECEPTION NUMBER R-89-0089516; THENCE ALONG SAID SOUTHEASTERLY LINE OF PARCEL J DESCRIBED IN SAID DEED RECORDED SEPTEMBER 27, 1989 AT RECEPTION NUMBER R-890089516, NORTH 49°52'39" EAST, A DISTANCE OF 149.10 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF PARCEL J DESCRIBED IN DEED RECORDED SEPTEMBER 27, 1989 AT RECEPTION NUMBER R-89-0089516, NORTH 59°25'52" EAST, A DISTANCE OF 53.63 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL D DESCRIBED IN SAID DEED BETWEEN DENVER TERMINAL RAIL ROAD COMPANY AND THE WESTERN STOCK SHOW ASSOCIATION RECORDED SEPTEMBER 27, 1989 AT RECEPTION NUMBER R-89-0089516; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL D IN DEED RECORDED SEPTEMBER 27, 1989 AT RECEPTION NUMBER R-890089516, SOUTH 54°29'31" EAST, A DISTANCE OF 16.70 FEET TO THE POINT OF BEGINNING.

Parcel 8

PARCEL 1:

A TRACT OR PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 14, SAID POINT BEING A MALTESE CROSS CHISELED UPON THE DECK OF THE FRANKLIN STREET BRIDGE OVER THE SOUTH PLATTE RIVER; THENCE SOUTH 0°56'48" EAST A DISTANCE OF 1364.38 FEET TO CORNER NO. 480W; SAID POINT IS AN EXTENSION OF FRANKLIN STREET FROM THE NORTH AND A LINE PARALLEL TO THE D.U.S.Y. #13 RAILROAD TRACK BUT EIGHT AND ONE-HALF (8 1/2) FEET SOUTH THEREOF, SAID POINT IS THE TRUE POINT OF BEGINNING;

THENCE SOUTH 54°33'32" EAST A DISTANCE OF 540.82 FEET ALONG A LINE PARALLEL BY 480 FEET TO ALLEY 2700 TO POINT 480E; BEING THE SOUTHWESTERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED AUGUST 17, 1978 IN BOOK 1727 AT PAGE 619;
THENCE SOUTH 45°26'33" WEST A DISTANCE OF 285.30 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF CB&Q RR TO POINT NO. 152;
THENCE NORTH 55°15'12" WEST A DISTANCE OF 227.55 FEET ALONG A LINE WHICH IS PARALLEL AND 10 FEET (PLUS OR MINUS) FROM THE FACE OF THE COLUMN LINE ON THE NORTHEAST SIDE OF THE SALES PAVILLION BUILDING OF THE OLD DENVER UNION STOCKYARDS TO POINT 151;
THENCE SOUTH 34°54'03" WEST A DISTANCE OF 191.22 FEET ALONG A LINE WHICH IS PARALLEL AND 13.5 FEET (PLUS OR MINUS) FROM THE FACE OF THE COLUMN LINE ON THE NORTHWEST SIDE OF THE SALES PAVILLION BUILDING OF THE OLD DENVER UNION STOCKYARDS TO POINT 150;
THENCE NORTH 54°32'07" WEST A DISTANCE OF 409.62 FEET ALONG THE NORTHEASTERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED AUGUST 5, 1976 IN BOOK 1223 AT PAGE 315 BEING ALONG THE SOUTHERLY SIDE OF SAID ALLEY 2700 TO POINT 135, SAID POINT BEING 8.5 FEET FROM THE CENTER OF THE RAILROAD TRACK;
THENCE NORTH 59°23'55" EAST A DISTANCE OF 114.39 FEET ALONG A LINE PARALLEL BY 8.5 FEET

FROM THE CENTER OF RAILROAD TRACK TO POINT 136, A POINT OF CURVATURE;
THENCE CONTINUING ALONG THE ARC OF SAID CURVE A DISTANCE OF 219.45 FEET TO POINT NO. 137; THE CHORD OF SAID CURVE BEARS NORTH 54°16'30" EAST A DISTANCE OF 219.10 FEET, THE RADIUS OF SAID CURVE IS 1117.37 FEET, AND THE CENTRAL ANGLE IS 11°15'11"; THIS CURVE IS PARALLEL BY 8.5 FEET TO CENTER-LINE OF RAILROAD TRACK;
THENCE NORTH 58°09'21" EAST A DISTANCE OF 30.13 FEET ALONG A LINE PARALLEL TO RAILROAD TRACK BY 8.5 FEET TO POINT 138, A POINT OF CURVATURE;
THENCE CONTINUING ALONG THE ARC OF SAID CURVE A DISTANCE OF 135.12 FEET TO THE TRUE POINT OF BEGINNING; THE CHORD OF SAID CURVE BEARS NORTH 44°04'11" EAST A DISTANCE OF 135.00 FEET, THE RADIUS OF SAID CURVE IS 936.05 FEET, AND THE CENTRAL ANGLE IS 8°16'14"; THE SAID CURVE PARALLELS A RAILROAD TRACK BY 8.5 FEET; POINT 480W IS ALSO THE EAST LINE OF FRANKLIN STREET EXTENDED SOUTH.

THE BASIS OF BEARING IS THE TIE TO THE CENTER 1/4 OF SECTION 14 BEING NORTH 0°56'48" WEST.

BEING THE SAME PROPERTY CONVEYED BY WESTERN STOCK CENTER, INC., TO ROBERT S. CALVERT, JR., BY DEED DATED DECEMBER 19, 1957 AND RECORDED DECEMBER 23, 1975 IN BOOK 1173 AT PAGE 76 AND BY CORRECTION DEED DATED JUNE 17, 1976 AND RECORDED JULY 16, 1976 IN BOOK 1285 AT PAGE 231.

EXCEPT THAT PORTION THEREOF CONVEYED BY ROBERT S. CALVERT, JR. TO STEVE ANDERSON, INC., BY DEED DATED JULY 14, 1976 AND RECORDED JULY 16, 1976 IN BOOK 1285 AT PAGE 241.

TOGETHER WITH PARCEL A:

A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER, UNDER, THROUGH AND ACROSS A STRIP OF LAND DESCRIBED AS FOLLOWS:

A TRACT OR PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 14, SAID POINT BEING A MALTESE CROSS CHISELED UPON THE DECK OF THE FRANKLIN STREET BRIDGE OVER THE SOUTH PLATTE RIVER; THENCE SOUTH 0°56'48" EAST A DISTANCE OF 1364.38 FEET TO CORNER NO. 480W, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 54°33'32" EAST ALONG THE SOUTHWESTERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED AUGUST 17, 1978 IN BOOK 1727 AT PAGE 619, A DISTANCE OF 540.67 FEET TO POINT 480E;

THENCE NORTH 45°24'57" EAST A DISTANCE OF 25 FEET;

THENCE NORTH 54°33'32" WEST A DISTANCE OF 570.00 FEET MORE OR LESS TO A POINT INTERSECTING THE EAST LINE OF FRANKLIN STREET EXTENDED;

THENCE SOUTH 0°22'50" WEST A DISTANCE OF 30.00 FEET MORE OR LESS TO POINT 480W, THE TRUE POINT OF BEGINNING.

TOGETHER WITH PARCEL B:

A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER, UNDER, THROUGH AND ACROSS A STRIP OF LAND, INCLUDING AN EASEMENT FOR THE CONSTRUCTION, REPAIR, AND REPLACEMENT OF A SANITARY SEWER LINE UNDER SAID STRIP OF LAND, DESCRIBED AS FOLLOWS:

A TRACT OR PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER NO. 480W THE TRUE POINT OF BEGINNING; THENCE NORTH 0°22'50" EAST A DISTANCE OF 260 FEET MORE OR LESS TO A POINT WHICH IS THE SOUTHERN TERMINUS OF THE DEDICATED PORTION OF FRANKLIN STREET;

THENCE NORTH 89°07'00" WEST A DISTANCE OF 60.00 FEET TO CORNER 7 ON THE EAST LINE OF THE BN RR RIGHT OF WAY;
THENCE SOUTH 0°15'08" WEST A DISTANCE OF 242 FEET MORE OR LESS;
THENCE SOUTH 54°33'32" EAST A DISTANCE OF 55.00 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE PROPERTY;
THENCE NORTH 44°02'51" EAST A DISTANCE OF 25.00 FEET TO CORNER 480W, THE POINT OF TRUE BEGINNING;

TOGETHER WITH PARCEL C:

EASEMENT FOR DRIVEWAY PURPOSES ACROSS A TRACT OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SAID SECTION 14, SAID POINT BEING A MALTESE CROSS CHISELED UPON THE DECK OF THE FRANKLIN STREET BRIDGE OVER THE SOUTH PLATTE RIVER;
THENCE SOUTH 0°56'48" WEST A DISTANCE OF 1364.38 FEET TO POINT 480W;
THENCE SOUTH 44°04'11" WEST A DISTANCE OF 135.00 FEET TO POINT 138;
THENCE SOUTH 48°09'21" WEST A DISTANCE OF 11.54 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHWESTERLY BOUNDARY AS DESCRIBED IN DEED RECORDED DECEMBER 23, 1975 IN BOOK 1173 AT PAGE 76;
THENCE NORTH 49°33'49" WEST A DISTANCE OF 14.16 FEET;
THENCE SOUTH 40°26'11" WEST A DISTANCE OF 40.00 FEET;
THENCE SOUTH 49°33'49" EAST A DISTANCE OF 8.32 FEET TO A POINT ON A CURVE BETWEEN POINT 136 AND 137 AS DESCRIBED IN BOOK 1173 AT PAGE 76;
THENCE NORTH 49°13'51" EAST A DISTANCE OF 21.85 FEET ALONG A CHORD TO POINT 137;
THENCE NORTH 48°09'21" EAST A DISTANCE OF 18.59 FEET TO THE TRUE POINT OF BEGINNING.

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PARCEL A:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, 1,317.85 FEET, TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 56 DEGREES 47 MINUTES 30 SECONDS EAST, 54.9 FEET, TO A POINT ON THE NORTH LINE OF EAST 46TH AVENUE;
THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF EAST 46TH AVENUE, 305 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF THE NORTH LINE OF EAST 46TH AVENUE AND THE SOUTHEASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER AS ESTABLISHED BY ORDINANCE NO. 33, SERIES OF 1926, OF THE CITY AND COUNTY OF DENVER, WHICH POINT IS ALSO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, BY DEED RECORDED NOVEMBER 9, 1961 IN BOOK 8761 AT PAGE 139 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER;
THENCE NORTHEASTERLY, ON THE LINE COMMON TO SAID OFFICIAL CHANNEL AND SAID DEPARTMENT OF HIGHWAYS TRACT, 45.00 FEET, TO THE MOST NORTHERLY CORNER OF SAID DEPARTMENT OF HIGHWAYS TRACT AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID OFFICIAL CHANNEL, 363.48 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF SAID SOUTHEASTERLY LINE WITH THE WESTERLY EXTENSION OF THE MOST NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED JULY 19, 1946 RECORDED IN BOOK 6083 AT PAGE 447 OF SAID RECORDS;

THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS EAST, ALONG SAID WESTERLY EXTENSION AND SAID NORTHERLY LINE AND THE EASTERLY EXTENSION OF SAID NORTHERLY LINE, BEING ALSO THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE UNION RENDERING COMPANY BY DEED RECORDED MARCH 11, 1931 IN BOOK 4369 AT PAGE 487 OF SAID RECORDS, 262.75 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID UNION RENDERING TRACT, BEING ALSO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO PEPPER PACKING COMPANY BY DEED RECORDED SEPTEMBER 6, 1960 IN BOOK 8563 AT PAGE 496 OF SAID RECORDS AND A POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND CONVEYED TO PEPPER PACKING COMPANY BY DEED RECORDED SEPTEMBER 6, 1960 IN BOOK 8563 AT PAGE 497 OF SAID RECORDS;

THENCE ALONG THE LINE COMMON TO SAID PEPPER TRACTS AND/OR THE NORTHEASTERLY EXTENSION THEREOF, NORTH 18 DEGREES 23 MINUTES EAST 70.83 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE COLORADO AND SOUTHERN RAILWAY COMPANY BY DEED RECORDED JULY 29, 1940 IN BOOK 5410 AT PAGE 164 OF SAID RECORDS;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE ON A CURVE TO THE RIGHT (CHORD BEARS SOUTH 15 DEGREES 56 MINUTES EAST, 179.03 FEET, RADIUS 590.66 FEET, CENTRAL ANGLE 17 DEGREES 26 MINUTES) 179.71 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A RIGHT-OF-WAY AND EASEMENT FOR A 40 FOOT WIDE ROADWAY GRANTED TO THE CITY AND COUNTY OF DENVER BY INSTRUMENT RECORDED SEPTEMBER 1, 1939 IN BOOK 5317 AT PAGE 173 OF SAID RECORDS;

THENCE SOUTH 47 DEGREES 15 MINUTES WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 113.9 FEET;

THENCE CONTINUING SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT (CHORD BEARS SOUTH 32 DEGREES 44 MINUTES 15 SECONDS WEST A DISTANCE OF 132.00 FEET, RADIUS 263.37 FEET, CENTRAL ANGLE 29 DEGREES 01 MINUTES 30 SECONDS), 133.42 FEET TO A POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER BY INSTRUMENT RECORDED APRIL 19, 1939 IN BOOK 5298 AT PAGE 118 OF SAID RECORDS;

THENCE ALONG SAID NORTHERLY LINE, NORTH 71 DEGREES 46 MINUTES 30 SECONDS WEST, 13.18 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO PEPPER PACKING COMPANY BY DEED RECORDED SEPTEMBER 6, 1960 IN BOOK 8563 AT PAGE 496 OF SAID RECORDS;

THENCE ALONG SAID EASTERLY LINE, SOUTH 18 DEGREES 23 MINUTES WEST 92.51 FEET TO THE NORTH LINE OF EAST 46TH AVENUE; THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, 202 FEET TO THE MOST EASTERLY CORNER OF THE AFORESAID DEPARTMENT OF HIGHWAYS TRACT;

THENCE ALONG THE NORTHEASTERLY LINE THEREOF, NORTH 61 DEGREES 13 MINUTES WEST 86.0 FEET, TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL B:

THAT PART OF THE NORTHWEST 1/4 NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER (AS ESTABLISHED BY ORDINANCE NO. 33, SERIES 1926, CITY AND COUNTY OF DENVER, COLORADO) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILWAY COMPANY (FORMERLY COLORADO CENTRAL RAILROAD), SAID POINT OF BEGINNING AND INTERSECTION BEING SITUATE AT A POINT FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 23 BEARS NORTH 43 DEGREES 20 MINUTES 49 SECONDS WEST A DISTANCE OF 894.68 FEET;
THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILWAY COMPANY, 140.76 FEET;
THENCE ON A CURVE TO THE RIGHT, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILWAY COMPANY'S JERSEY CUTOFF, TO THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID JERSEY CUTOFF WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A RIGHT OF WAY AND EASEMENT FOR A 40 FOOT WIDE ROADWAY GRANTED TO THE CITY AND COUNTY OF DENVER, COLORADO, BY THE DENVER UNION STOCKYARD COMPANY BY INSTRUMENT DATED MARCH 3, 1939 AND RECORDED SEPTEMBER 1, 1939 IN BOOK 5317 AT PAGE 173 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER;
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 245.88 FEET MORE OR LESS, TO THE POINT OF INTERSECTION OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE WITH THE NORTHEASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED APRIL 19, 1939 IN BOOK 5298 AT PAGE 112 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER;
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE 13.18 FEET MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED SEPTEMBER 6, 1960 IN BOOK 8563 AT PAGE 496 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER;
THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE, A DISTANCE OF 92.59 FEET MORE OR LESS, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 46TH AVENUE;
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE 203.54 FEET MORE OR LESS, TO THE MOST EASTERLY POINT OF THAT PARCEL OF LAND DESCRIBED BY INSTRUMENT RECORDED NOVEMBER 9, 1961 IN BOOK 8761 AT PAGE 139 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER;
THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 8761 AT PAGE 139, 86.46 FEET MORE OR LESS, TO A POINT ON THE SOUTHEASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER;
THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE, 645.99 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED RECORDED JANUARY 4, 1984 IN BOOK 2994 AT PAGE 140.

PARCEL I:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 46TH AVENUE AND WESTERLY LINE OF PACKING HOUSE ROAD AS DESCRIBED IN DEED RECORDED MAY 17, 1977 IN BOOK 1440 AT PAGE 470;
THENCE SOUTH 89°59'04" WEST ALONG THE NORTH LINE OF SAID 46TH AVENUE A DISTANCE OF 14.13 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED SEPTEMBER 6, 1960 IN BOOK 8563 AT PAGE 496;

THENCE NORTH 18°23'00" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 92.51 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED SEPTEMBER 6, 1960 IN BOOK 8563 AT PAGE 497;

THENCE SOUTH 71°46'30" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 8563 AT PAGE 497 A DISTANCE OF 13.18 FEET TO THE WESTERLY LINE OF PACKING HOUSE ROAD;

THENCE SOUTH 17°55'43" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 88.16 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 143

PARCEL A:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 87 DEGREES 06 MINUTES 43 SECONDS WEST, 538.18 FEET TO A POINT ON THE NORTHERLY LINE OF EAST 46TH AVENUE WHICH IS THE MOST EASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, BY DEED RECORDED APRIL 19, 1939 IN BOOK 5298 AT PAGE 118 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF SAID DEPARTMENT OF HIGHWAYS TRACT, ALONG A CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS IS 50 FEET FOR AN ARC LENGTH OF 75.04 FEET AND WHOSE LONG CHORD BEARS NORTH 24 DEGREES 43 MINUTES 04 SECONDS WEST, 68.19 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAID DEPARTMENT OF HIGHWAYS TRACT, NORTH 71 DEGREES 43 MINUTES 36 SECONDS WEST, 29.55 FEET TO A POINT ON THE EASTERLY LINE OF THAT RIGHT-OF-WAY AND EASEMENT FOR A 40 FOOT WIDE ROADWAY CONVEYED TO CITY AND COUNTY OF DENVER BY INSTRUMENT RECORDED SEPTEMBER 1, 1939 IN BOOK 5317 AT PAGE 173 OF SAID RECORDS;

THENCE ALONG SAID EASTERLY LINE, ON A CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS IS 223.37 FEET AND WHOSE LONG CHORD BEARS NORTH 32 DEGREES 46 MINUTES 51 SECONDS EAST 111.99 FEET, FOR AN ARC LENGTH OF 113.20 FEET;

THENCE NORTH 47 DEGREES 16 MINUTES 49 SECONDS EAST, ALONG SAID EASTERLY LINE 81.42 FEET TO A POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE COLORADO AND SOUTHERN RAILWAY COMPANY BY DEED RECORDED JULY 29, 1940 IN BOOK 5410 AT PAGE 164 OF SAID RECORDS;

THENCE ALONG SAID WESTERLY LINE ON A CURVE CONCAVE TO THE WEST WHOSE RADIUS IS 590.66 FEET AND WHOSE LONG CHORD BEARS SOUTH 09 DEGREES 45 MINUTES 10 SECONDS WEST 223.84 FEET FOR AN ARC LENGTH OF 225.20 FEET, TO A POINT ON THE NORTHERLY LINE OF EAST 46TH AVENUE;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89 DEGREES 59 MINUTES 04 SECONDS WEST, 25.96 FEET, TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
PARCEL H:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 46TH AVENUE AND THE EASTERLY LINE OF PACKING HOUSE ROAD AS DESCRIBED IN DEED RECORDED MAY 17, 1977 IN BOOK 1440 AT PAGE 470;
THENCE NORTH $17^{\circ}55'43''$ EAST ALONG SAID EASTERLY LINE OF PACKING HOUSE ROAD A DISTANCE OF 74.98 FEET TO THE SOUTHERLY LINE OF PARCEL I DESCRIBED IN DEED RECORDED FEBRUARY 1, 1973 IN BOOK 637 AT PAGE 371;
THENCE SOUTH $71^{\circ}43'36''$ EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 29.55 FEET TO A POINT OF CURVE RADIAL TO THE LAST DESCRIBED COURSE;
THENCE CONTINUING ALONG SAID BOUNDARY LINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $85^{\circ}59'$ HAVING A RADIUS OF 50 FEET AND ARC LENGTH OF 75.04 FEET TO A POINT OF NON-TANGENCY ON THE NORTH LINE OF 46TH AVENUE;
THENCE SOUTH $89^{\circ}59'04''$ WEST ALONG SAID NORTH LINE A DISTANCE OF 80.11 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPT THAT PART CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN DEED RECORDED OCTOBER 1, 2004 UNDER RECEPTION NO. 2004206349.

Attachment 1-C

**Deeds WSSA to the City – Transfer Groups 3 and 4
Recorded March 22, 2018, Reception No. 2018033729**

[attached hereto]



03/22/2018 01:04 PM
City & County of Denver

R \$0.00

WD

2018033729

Page: 1 of 12

D \$0.00

WHEN RECORDED MAIL TO:

Division of Real Estate
Attention: Lisa Lumley
201 W. Colfax Ave., Dept. 1010
Denver, CO 80202

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

SPECIAL WARRANTY DEED

(Parcels 20, 41, 135, C, 81, 82, 151, 152, 153, 138, 141, 144, 149)

THIS DEED, made this 21 day of March, 2018, between, **THE WESTERN STOCK SHOW ASSOCIATION**, a Colorado nonprofit corporation, whose address is 4655 Humboldt Street, Denver, Colorado 80216, Grantor, and the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, Colorado 80202, Grantee:

WITNESSETH, That Grantor, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantees and Grantees' heirs, successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in the City and County of Denver, and State of Colorado described as follows:

See **Exhibit A** attached hereto and by this reference incorporated herein;

Also known by street and number as 4801 Franklin St., Denver, CO;

Also known by street and number as 4900 Brighton Blvd., Denver, CO

Also known by street and number as 4700 Lafayette St., Denver, CO

Also known by street and number as 4700 Humboldt St., Approx., Denver, CO

Also known by street and number as 1515 E 47Th Ave., Denver, CO

Also known by street and number as 4775 Baldwin Ct., Denver, CO

Also known by street and number as 4700 Franklin St., Denver, CO

Also known by street and number as 4700 Franklin St., Denver, CO

Also known by street and number as 4700 Lafayette St., Denver, CO

Also known by street and number as 4655 Humboldt St., Denver, CO

Also known by street and number as 1101 E 46Th Ave., Denver, CO

Also known by street and number as 1400 E 47Th Ave., Denver, CO

Also known by street and number as 4655 Humboldt St., Denver, CO

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto Grantee and Grantee's heirs, successors, and assigns forever. Grantor, for Grantor and Grantor's heirs and personal representatives, do covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors and assigns, against all and every person or persons claiming in whole or any part thereof, by, through or under Grantor, except taxes and assessments for the current year, payable 2019, and subject to existing covenants, conditions, restrictions, easements, and encumbrances affecting the same.

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

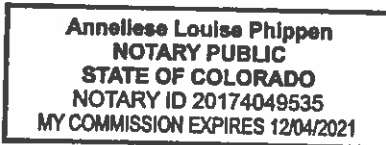
Paul D Andrews
GRANTOR CEO

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 21st day of March, 2018, by Paul Andrews, the President/CEO of **THE WESTERN STOCK SHOW ASSOCIATION**, a Colorado nonprofit corporation, whose address is 4655 Humboldt Street, Denver, Colorado 80216, Grantor.

Witness my hand and official seal.

My commission expires: 12/04/2021.



Anneliese Phippen
Notary Public

EXHIBIT A

Legal Descriptions

Parcel 20/41/135

PARCEL 1:

A PARCEL OF LAND LOCATED IN SECTION 14 AND SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 89 DEGREES 40 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 14, AND ALONG THE SOUTH LINE OF A PARCEL OF LAND ON FILE AND RECORDED AUGUST 28, 1981 IN BOOK 2441 AT PAGE 363, A DISTANCE OF 222.06 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY OF BURLINGTON NORTHERN RAILROAD COMPANY;

THENCE CONTINUING SOUTH 89 DEGREES 40 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 14, A DISTANCE OF 20.84 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 2441 AT PAGE 363; THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY OF THE BURLINGTON NORTHERN RAILROAD COMPANY, AND ALONG THE NORTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2441 AT PAGE 363, THE FOLLOWING FOUR COURSES:

1. NORTH 45 DEGREES 04 MINUTES 07 SECONDS EAST, A DISTANCE OF 300.82 FEET,
 2. SOUTH 44 DEGREES 55 MINUTES 53 SECONDS EAST, A DISTANCE OF 7.0 FEET,
 3. NORTH 45 DEGREES 04 MINUTES 07 SECONDS EAST, A DISTANCE OF 560.0 FEET TO A POINT OF CURVE,
 4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23 DEGREES 44 MINUTES 05 SECONDS, A RADIUS OF 563.19 FEET, AND AN ARC LENGTH OF 233.3 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF BRIGHTON BOULEVARD;
- THENCE NORTH 00 DEGREES 07 MINUTES 27 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY OF SAID BRIGHTON BOULEVARD, A DISTANCE OF 98.33 FEET;
- THENCE CONTINUING NORTH 00 DEGREES 07 MINUTES 27 SECONDS EAST, A DISTANCE OF 25.27 FEET;

THENCE SOUTH 45 DEGREES 31 MINUTES 39 SECONDS WEST, A DISTANCE OF 873.87 FEET;

THENCE SOUTH 45 DEGREES 04 MINUTES 07 SECONDS WEST, A DISTANCE OF 341.36 FEET;

THENCE SOUTH 45 DEGREES 35 MINUTES 51 SECONDS WEST, A DISTANCE OF 114.9 FEET;

THENCE SOUTH 44 DEGREES 24 MINUTES 09 SECONDS EAST, A DISTANCE OF 5.0 FEET;

THENCE SOUTH 45 DEGREES 35 MINUTES 51 SECONDS WEST, A DISTANCE OF 28.23 FEET;

THENCE NORTH 44 DEGREES 24 MINUTES 09 SECONDS WEST, A DISTANCE OF 5.0 FEET;

THENCE SOUTH 45 DEGREES 35 MINUTES 51 SECONDS WEST, A DISTANCE OF 90.59 FEET;

THENCE SOUTH 41 DEGREES 05 MINUTES 06 SECONDS WEST, A DISTANCE OF 132.23 FEET;

THENCE SOUTH 45 DEGREES 05 MINUTES 54 SECONDS WEST, A DISTANCE OF 304.96 FEET;

THENCE SOUTH 44 DEGREES 50 MINUTES 05 SECONDS EAST, A DISTANCE OF 17.4 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF THE BURLINGTON NORTHERN RAILROAD COMPANY;

THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY OF THE BURLINGTON NORTHERN RAILROAD COMPANY THE FOLLOWING TWO COURSES:

1. NORTH 45 DEGREES 05 MINUTES 54 SECONDS EAST, A DISTANCE OF 528.06 FEET,
2. THENCE NORTH 53 DEGREES 42 MINUTES 54 SECONDS EAST, A DISTANCE OF 200.21 FEET TO THE POINT OF BEGINNING,

BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 14, BEING NORTH 89 DEGREES 40 MINUTES 57 SECONDS EAST.

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN INSTRUMENT RECORDED MARCH 11, 2016 UNDER RECEPTION NO. 2016032208,
AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN INSTRUMENT RECORDED MARCH 11, 2016 UNDER RECEPTION NO. 20160032209,

AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN INSTRUMENT RECORDED JULY 15, 2016 UNDER RECEPTION NO. 2016093713,

PARCEL 2:

(PARCEL 2 IS INTENTIONALLY DELETED)

PARCEL 3:

PORTIONS OF PARCEL 1, PARCEL 2 AND PARCEL 3 DESCRIBED AT RECEPTION NO. 9000113400, RECORDED ON DECEMBER 5, 190 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23 (A FOUND 3-1/4" ALUMINUM CAP STAMPED "LAND CORNER PLS #16401 15 14 22 23 T3S R68W 1994 BENCHMARK SURVEYING LTD") BEARS S89°57'28"W, A DISTANCE OF 2636.50 FEET (BASIS OF BEARING - ASSUMED);
THENCE S64°08'40"W, A DISTANCE OF 921.51 FEET TO A NORTHWESTERLY RIGHT OF LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD, ALSO BEING THE POINT OF BEGINNING;
THENCE, S44°35'04"E, A DISTANCE OF 111.82 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 1;
THENCE, S45°22'54"W COINCIDENT WITH THE SOUTHEASTERLY LINE OF SAID PARCEL 1, PARCEL 2, AND PARCEL 3, A DISTANCE OF 56.00 FEET;
THENCE, N44°35'04"W, A DISTANCE OF 111.82 FEET TO SAID NORTHWESTERLY RIGHT OF WAY LINE;
THENCE, N45°22'52"E COINCIDENT WITH SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO,
EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE RIGHT OF WAY OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY.

Parcel C/81/82/151/152/153

PARCEL 1:

LOTS 1 THROUGH 47, INCLUSIVE, EXCEPT THE REAR 5 FEET OF LOT 20, BLOCK 9, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO

AND

LOTS 1 THROUGH 48, INCLUSIVE, BLOCK 1, WEST ELYRIA, EXCEPT THOSE PORTIONS OF LOTS 47 AND 48 AS DESCRIBED IN DEED RECORDED JANUARY 18, 1902 IN BOOK 1459 AT PAGE 338, AND EXCEPT THOSE PORTIONS OF LOTS 46, 47 AND 48 AS DESCRIBED IN DEED RECORDED MARCH 10, 1926 IN BOOK 3438 AT PAGE 61, CITY AND COUNTY OF DENVER, STATE OF COLORADO

AND

THOSE PORTIONS OF LOTS 5, 6, 7, 8, 9 AND 10 LYING SOUTHEASTERLY OF WARD AVENUE, BLOCK 2, WEST ELYRIA, EXCEPT THOSE PORTIONS OF LOTS 5 AND 6 DESCRIBED IN DEED RECORDED MARCH 3, 1972 IN BOOK 461 AT PAGE 407 AND RECORDED MARCH 15, 1972 IN BOOK 466 AT PAGE 407; AND ALL OF LOTS 11 THROUGH 33, INCLUSIVE, AND THOSE PORTIONS OF LOTS 34 THROUGH 38, INCLUSIVE, LYING SOUTHEASTERLY OF WARD AVENUE, BLOCK 2, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO

AND TOGETHER WITH THAT PORTION OF THE ALLEY IN BLOCK 1, WEST ELYRIA, AND THOSE PORTIONS OF FRANKLIN STREET, EAST 48TH AVENUE AND WARD AVENUE VACATED BY ORDINANCE NO. 83, SERIES OF 1946, AS SHOWN AS ESI 24847916;

AND TOGETHER WITH THOSE PORTIONS OF PUBLIC STREETS VACATED BY ORDINANCE NO. 113, SERIES OF 1951, RECORDED JULY 2, 1951 UNDER RECEPTION NO. 911837, EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED OCTOBER 2, 1972 IN BOOK 574 AT PAGE 196;

AND TOGETHER WITH THAT PORTION OF THE ALLEY IN BLOCK 2, WEST ELYRIA, LYING INTERJACENT TO THE ABOVE DESCRIBED PORTIONS OF LOTS 10 THROUGH 38, INCLUSIVE, BLOCK 2, WEST ELYRIA, AND SOUTHEASTERLY OF WARD AVENUE, AS VACATED BY ORDINANCE NO. 9, SERIES OF 1970, RECORDED JANUARY 29, 1970 IN BOOK 136 AT PAGE 611;

AND TOGETHER WITH THOSE PORTIONS OF LAFAYETTE STREET AND WARD AVENUE AS VACATED BY ORDINANCE NO. 93, SERIES OF 1972, RECORDED APRIL 10, 1972 IN BOOK 478 AT PAGE 559;

AND TOGETHER WITH THOSE PORTIONS OF HUMBOLDT STREET AND WARD AVENUE AS VACATED BY ORDINANCE NO. 483, SERIES OF 1972, RECORDED OCTOBER 17, 1972 IN BOOK 583 AT PAGE 336;

AND TOGETHER WITH THAT PORTION OF THE ALLEY IN BLOCK 1, WEST ELYRIA, AND THAT PORTION OF FRANKLIN STREET AS VACATED BY ORDINANCE NO. 566, SERIES OF 1990, RECORDED OCTOBER 5, 1990 UNDER RECEPTION NO. R-90-0093195;

EXCEPTING FROM ALL OF THE ABOVE THAT PROPERTY DESCRIBED IN INSTRUMENT RECORDED MARCH 11, 2016 UNDER RECEPTION NO. 2016032208,
AND EXCEPTING FROM ALL OF THE ABOVE THAT PROPERTY DESCRIBED IN INSTRUMENT RECORDED MARCH 11, 2016 UNDER RECEPTION NO. 2016032209,
AND EXCEPTING FROM ALL OF THE ABOVE ALL OF THE PERMANENT IMPROVEMENTS SITUATED THEREON WHICH BUILDINGS AND IMPROVEMENTS ARE AND SHALL REMAIN REAL PROPERTY BEING LOCATED ON THE ABOVE DESCRIBED PROPERTY,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel 138/141/144

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND BEING A PORTION OF BLOCK 3, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 23;
THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF 46TH AVENUE;
THENCE SOUTH 89 DEGREES 43 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF 46TH AVENUE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF VACATED LAFAYETTE STREET, SAID POINT BEING THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 43 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF 46TH AVENUE, A DISTANCE OF 885.38 FEET TO THE INTERSECTION OF THE NORTH LINE OF 46TH AVENUE AND THE SOUTHEASTERLY RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD;
THENCE NORTH 45 DEGREES 13 MINUTES 57 SECONDS EAST, ALONG SAID SOUTHEASTERLY

RIGHT-OF-WAY, A DISTANCE OF 1,114.70 FEET;
THENCE ALONG THE NORTHEASTERLY LINES OF A PARCEL DESCRIBED IN A DEED RECORDED
AUGUST 18, 1959, IN BOOK 8398 AT PAGE 269 THE FOLLOWING 4 COURSES AND DISTANCES:

- 1) THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES, SOUTH 44 DEGREES 46 MINUTES 03 SECONDS EAST, A DISTANCE OF 35.00 FEET;
- 2) THENCE SOUTH 18 DEGREES 07 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.73 FEET, TO A POINT THAT IS 100.00 FEET SOUTHEASTERLY OF SAID SOUTHEASTERLY RIGHT-OF-WAY OF SAID CHICAGO, BURLINGTON AND QUINCY RAILROAD WHEN MEASURED AT RIGHT ANGLES THERETO;
- 3) THENCE NORTH 45 DEGREES 13 MINUTES 57 SECONDS EAST, PARALLEL WITH SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 8.75 FEET;
- 4) THENCE SOUTH 38 DEGREES 31 MINUTES 03 SECONDS EAST, A DISTANCE OF 60.29 FEET TO A POINT ON THE WEST LINE OF VACATED LAFAYETTE STREET; THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF VACATED LAFAYETTE STREET, A DISTANCE OF 49.18 FEET TO THE SOUTH LINE OF 47TH STREET;
THENCE NORTH 89 DEGREES 37 MINUTES 24 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY OF 47TH AVENUE, A DISTANCE OF 328.54 FEET TO THE NORTHEAST CORNER OF BLOCK 3, WEST ELYRIA;
THENCE SOUTH 00 DEGREES 24 MINUTES 52 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY OF HUMBOLDT STREET, A DISTANCE OF 350.03 FEET TO THE NORTHEAST CORNER OF LOT 15, BLOCK 3, WEST ELYRIA;
THENCE ALONG THE COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY THE FOLLOWING 10 COURSES AND DISTANCES:

- 1) THENCE SOUTH 45 DEGREES 59 MINUTES 09 SECONDS WEST, A DISTANCE OF 36.24 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 15 AND 99.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 15;
- 2) THENCE SOUTH 45 DEGREES 41 MINUTES 53 SECONDS WEST, A DISTANCE OF 36.06 FEET TO A POINT ON THE SOUTH LINE OF LOT 16 AND 73.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 16;
- 3) THENCE SOUTH 63 DEGREES 01 MINUTES 26 SECONDS WEST, A DISTANCE OF 55.89 FEET TO A POINT ON THE SOUTH LINE OF LOT 17 AND 22.99 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 17;
- 4) THENCE SOUTH 89 DEGREES 35 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 17, A DISTANCE OF 22.99 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 17;
- 5) THENCE SOUTH 24 DEGREES 09 MINUTES 26 SECONDS WEST, A DISTANCE OF 38.48 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF A 16.00 FOOT ALLEY AND 10.00 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 30, BLOCK 3, WEST ELYRIA;
- 6) THENCE SOUTH 69 DEGREES 55 MINUTES 17 SECONDS WEST A DISTANCE OF 44.58 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 30 AND 42.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 30;
- 7) THENCE SOUTH 35 DEGREES 20 MINUTES 22 SECONDS WEST, A DISTANCE OF 30.81 FEET TO A POINT ON THE SOUTH LINE OF LOT 29 AND 60.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 29;
- 8) THENCE SOUTH 89 DEGREES 35 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 29, A DISTANCE OF 65.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 29 AND THE EAST RIGHT-OF-WAY OF VACATED LAFAYETTE STREET;
- 9) THENCE SOUTH 37 DEGREES 54 MINUTES 50 SECONDS WEST, A DISTANCE OF 102.66 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF VACATED LAFAYETTE STREET WHICH IS 19.50 FEET NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 3;
- 10) THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY OF VACATED LAFAYETTE STREET, A DISTANCE OF 15.74 FEET, TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPTING THEREFROM THE IMPROVEMENTS SITUATED THEREON, WHICH BUILDINGS AND IMPROVEMENTS ARE AND SHALL REMAIN REAL PROPERTY BEING LOCATED ON THE FOLLOWING DESCRIBED PARCELS OF LAND:

LAND REFERRED TO IN DEED RECORDED OCTOBER 28, 1968 IN BOOK 9948 AT PAGE 124, DESCRIBED AS FOLLOWS:

A TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET NORTH AND 30 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23 BEING THE INTERSECTION OF THE NORTH LINE OF SAID 46TH AVENUE AND THE WEST LINE OF LAFAYETTE STREET;
THENCE WEST ALONG THE NORTH LINE OF SAID 46TH AVENUE 322.46 FEET;
THENCE NORTHERLY ON AN ANGLE TO THE RIGHT OF 90 DEGREES 10 MINUTES A DISTANCE OF 234.34 FEET; THENCE WEST 233.91 FEET; THENCE SOUTH 75 DEGREES 22 MINUTES 30 SECONDS WEST 62.34 FEET;
THENCE SOUTH 45 DEGREES 18 MINUTES 30 SECONDS WEST 147.13 FEET;
THENCE SOUTH 0 DEGREES 5 MINUTES 30 SECONDS WEST 115.58 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID 46TH AVENUE;
THENCE SOUTH 89 DEGREES 59 MINUTES WEST ALONG THE NORTH LINE OF SAID 46TH AVENUE 159.78 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTHEASTERLY BOUNDARY LINE OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD; THENCE NORTH 45 DEGREES 21 MINUTES EAST ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID RAILROAD, 1,114.70 FEET;
THENCE SOUTH 44 DEGREES 39 MINUTES EAST 35 FEET;
THENCE SOUTH 18 DEGREES EAST 72.63 FEET; THENCE NORTH 45 DEGREES 21 MINUTES EAST 8.75 FEET;
THENCE SOUTH 38 DEGREES 24 MINUTES EAST 56.66 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID LAFAYETTE STREET;
THENCE SOUTH ALONG THE WEST LINE OF SAID LAFAYETTE STREET 650.68 FEET, MORE OR LESS TO THE POINT OF BEGINNING,

ALSO LOT 1, THE NORTH 5 FEET OF LOT 2, THE SOUTH 4.3 FEET OF THE NORTH 9.3 FEET OF THE WEST 27 FEET OF LOT 2, THE SOUTH 15.8 FEET OF LOT 3, THE NORTH 12.2 FEET OF LOT 4, EXCEPT THE SOUTH 5 FEET OF THE NORTH 12.2 FEET OF THE WEST 27 FEET OF LOT 4, THE SOUTH 10.4 FEET OF LOT 5, THE NORTH 18.6 FEET OF LOT 6, THE SOUTH 2/3RDS OF LOT 13, ALL OF LOT 14, THAT PART OF LOT 15, BEGINNING AT THE SOUTHWEST CORNER; THENCE EAST 99 FEET ALONG THE SOUTH LINE TO A POINT; THENCE NORTHEAST TO THE NORTHEAST CORNER; THENCE WEST ALONG THE NORTH LINE TO THE NORTHWEST CORNER; THENCE SOUTH ALONG THE WEST LINE TO THE POINT OF BEGINNING, THAT PART OF LOT 16, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE EAST 73 FEET ALONG THE SOUTH LINE TO A POINT; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE WHICH IS 99 FEET EAST OF THE NORTHWEST CORNER; THENCE WEST ALONG THE NORTH LINE TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE TO THE POINT OF BEGINNING, THAT PART OF LOT 17, BEGINNING AT THE WEST CORNER OF SAID LOT 17; THENCE EAST 23 FEET ALONG THE SOUTH LINE TO A POINT; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE WHICH IS 73 FEET EAST OF THE NORTHWEST CORNER; THENCE WEST ALONG THE NORTH LINE TO THE NORTHWEST CORNER; THENCE SOUTH ALONG THE WEST LINE TO THE POINT OF BEGINNING, LOTS 29 AND 30, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 30, 10 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF LOTS 29 AND 30 A DISTANCE OF 40 FEET TO THE SOUTHEAST CORNER OF LOT 29; THENCE WEST ALONG THE SOUTH LINE OF LOT 29, A DISTANCE OF 60 FEET; THENCE NORTHEAST, A DISTANCE OF 30.8 FEET TO A POINT ON THE

SOUTH LINE OF LOT 30, WHICH IS 42 FEET WEST OF THE SOUTHEAST CORNER OF LOT 30; THENCE NORTHEAST, A DISTANCE OF 44.6 FEET, MORE OR LESS TO THE POINT OF BEGINNING, LOTS 31 THROUGH 48, INCLUSIVE, ALL OF SAID LOTS BEING IN BLOCK 3, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LAND REFERRED TO IN DEED RECORDED FEBRUARY 2, 1973 IN BOOK 648 AT PAGE 557, DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND BEING IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET NORTH AND 30 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF 46TH AVENUE AND THE WEST LINE OF LAFAYETTE STREET; THENCE WEST ALONG THE NORTH LINE OF SAID 46TH AVENUE 322.46 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST 234.34 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF 46TH AVENUE 233.91 FEET; THENCE SOUTH 75 DEGREES 22 MINUTES 30 SECONDS WEST 62.34 FEET; THENCE SOUTH 45 DEGREES 18 MINUTES 30 SECONDS WEST 147.13 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS WEST 115.58 FEET TO A POINT ON THE NORTH LINE OF 46TH AVENUE; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE 159.78 FEET TO THE INTERSECTION OF THE NORTH LINE OF 46TH AVENUE AND THE SOUTHEASTERLY R.O.W. OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD; THENCE NORTH 45 DEGREES 21 MINUTES 00 SECONDS EAST ALONG SAID SOUTHEASTERLY R.O.W. 1114.70 FEET; THENCE SOUTH 44 DEGREES 39 MINUTES 00 SECONDS EAST 35 FEET; THENCE SOUTH 18 DEGREES 00 MINUTES 00 SECONDS EAST 74.63 FEET; THENCE NORTH 45 DEGREES 21 MINUTES 00 SECONDS EAST 8.75 FEET; THENCE SOUTH 38 DEGREES 24 MINUTES 00 SECONDS EAST 56.66 FEET TO A POINT ON THE WEST LINE OF VACATED LAFAYETTE STREET; THENCE SOUTH ALONG SAID WEST LINE 650.68 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 2:

LOTS 29 AND 30, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 30, 10 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF LOTS 29 AND 30 A DISTANCE OF 40.02 FEET TO THE SOUTHEAST CORNER OF LOT 29; THENCE WEST ALONG THE SOUTH LINE OF LOT 29, A DISTANCE OF 60 FEET; THENCE NORTHEAST, A DISTANCE OF 30.8 FEET TO A POINT ON THE SOUTH LINE OF LOT 30, WHICH IS 42 FEET WEST OF THE SOUTHEAST CORNER OF LOT 30; THENCE NORTHEAST, A DISTANCE OF 44.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, TOGETHER WITH LOTS 31 THROUGH 48, INCLUSIVE, ALL OF SAID LOTS BEING SITUATED IN BLOCK 3, WEST ELYRIA, TOGETHER WITH VACATED LAFAYETTE STREET LYING BETWEEN PARCELS 1 AND PARCEL 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

AND EXCEPTING THEREFROM THE PERMANENT IMPROVEMENTS SITUATED THEREON, WHICH BUILDINGS AND IMPROVEMENTS ARE AND SHALL REMAIN REAL PROPERTY BEING LOCATED ON THE FOLLOWING DESCRIBED PARCELS OF LAND:

LAND REFERRED TO IN DEEDS RECORDED DECEMBER 18, 1990 UNDER RECEPTION NO. R-90-0117301; JANUARY 25, 1991 UNDER RECEPTION NO. R-91-0005479; AND MAY 29, 1991 UNDER RECEPTION NO. R-91-0046142 AND DESCRIBED AS FOLLOWS:

LEASE PARCEL 1A: (CONCOURSE BUILDING):

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF 46TH AVENUE; THENCE SOUTH 89 DEGREES 43 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF 46TH AVENUE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF VACATED LAFAYETTE STREET; THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS WEST A DISTANCE OF 15.74 FEET; THENCE NORTH 37 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 102.66 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 24 MINUTES 59 SECONDS WEST, A DISTANCE OF 162.79 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 17 SECONDS WEST, A DISTANCE OF 302.88 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 50 SECONDS WEST, A DISTANCE OF 102.63 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 09 SECONDS WEST, A DISTANCE OF 56.02 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 46 SECONDS WEST, A DISTANCE OF 217.07 FEET; THENCE NORTH 45 DEGREES 13 MINUTES 57 SECONDS EAST, A DISTANCE OF 25.54 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 24 SECONDS EAST, A DISTANCE OF 607.30 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 53 SECONDS EAST, A DISTANCE OF 350.03 FEET; THENCE SOUTH 45 DEGREES 59 MINUTES 05 SECONDS WEST, A DISTANCE OF 36.24 FEET; THENCE SOUTH 45 DEGREES 41 MINUTES 56 SECONDS WEST, A DISTANCE OF 36.06 FEET; THENCE SOUTH 63 DEGREES 01 MINUTES 27 SECONDS WEST, A DISTANCE OF 55.89 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 47 SECONDS WEST, A DISTANCE OF 22.99 FEET; THENCE SOUTH 24 DEGREES 09 MINUTES 25 SECONDS WEST, A DISTANCE OF 38.48 FEET; THENCE SOUTH 69 DEGREES 55 MINUTES 19 SECONDS WEST, A DISTANCE OF 44.58 FEET; THENCE SOUTH 35 DEGREES 20 MINUTES 26 SECONDS WEST, A DISTANCE OF 30.81 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, A DISTANCE OF 65.23 FEET; TO THE POINT OF BEGINNING.

LEASE PARCEL 2: (HALL OF EDUCATION ADDITION):

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF 46TH AVENUE; THENCE SOUTH 89 DEGREES 43 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF 46TH AVENUE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF VACATED LAFAYETTE STREET THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS WEST A DISTANCE OF 15.74 FEET; THENCE NORTH 37 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 102.66 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, A DISTANCE OF 12.75 FEET; THENCE SOUTH 37 DEGREES 54 MINUTES 50 SECONDS WEST, A DISTANCE OF 109.93 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF 305.19 FEET; THENCE NORTH 31 DEGREES 42 MINUTES 01 SECONDS WEST, A DISTANCE OF 81.97 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 24 SECONDS WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 59 SECONDS WEST, A DISTANCE OF 291.00 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 24 SECONDS EAST, A DISTANCE OF 158.00 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 59 SECONDS WEST, A DISTANCE OF 96.62 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 24 SECONDS EAST, A DISTANCE OF 37.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 27

SECONDS EAST, A DISTANCE OF 106.62 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 09 SECONDS EAST, A DISTANCE OF 56.02 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 50 SECONDS EAST, A DISTANCE OF 102.63 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 17 SECONDS EAST, A DISTANCE OF 302.88 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 59 SECONDS EAST, A DISTANCE OF 162.79 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED MARCH 16, 2016 UNDER RECEPTION NO. 2016032208,
AND EXCEPT THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED MARCH 16, 2016 UNDER RECEPTION NO. 2016032209.

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AN EXCESS PARCEL OF LAND IN PORTIONS OF LOTS 15 THROUGH 30, BLOCK 3 OF WEST ELYRIA, AND OF LAFAYETTE STREET AND THE ALLEY IN SAID BLOCK 3, ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 23, A 3-1/4" ALUMINUM CAP, STAMPED "LS 13155", IN A RANGE BOX, THENCE NORTH 87 DEGREES 30 MINUTES 02 SECONDS WEST, A DISTANCE OF 689.86 FEET TO THE POINT OF BEGINNING, MARKED BY AN ILLEGIBLE, 1" YELLOW PLASTIC CAP ON THE NORTHERLY RIGHT-OF-WAY LINE (MARCH 1998) OF 46TH AVE.;

THENCE ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CDOT PROJECT NO. I-70-4(14)285, THE FOLLOWING TEN (10) COURSES:

1. NORTH 00 DEGREES 04 MINUTES 22 SECONDS WEST, A DISTANCE OF 15.74 FEET;
2. NORTH 38 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 102.47 FEET;
3. NORTH 89 DEGREES 49 MINUTES 11 SECONDS EAST, A DISTANCE OF 65.25 FEET;
4. NORTH 35 DEGREES 37 MINUTES 18 SECONDS EAST, A DISTANCE OF 30.82 FEET;
5. NORTH 70 DEGREES 10 MINUTES 42 SECONDS EAST, A DISTANCE OF 44.61 FEET;
6. NORTH 24 DEGREES 26 MINUTES 39 SECONDS EAST, A DISTANCE OF 38.50 FEET;
7. NORTH 89 DEGREES 49 MINUTES 11 SECONDS EAST, A DISTANCE OF 23.00 FEET;
8. NORTH 63 DEGREES 16 MINUTES 18 SECONDS EAST, A DISTANCE OF 55.93 FEET;
9. NORTH 45 DEGREES 58 MINUTES 46 SECONDS EAST, A DISTANCE OF 36.09 FEET;
10. NORTH 46 DEGREES 15 MINUTES 11 SECONDS EAST, A DISTANCE OF 36.27 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HUMBOLDT STREET;
11. THENCE SOUTH 00 DEGREES 06 MINUTES 51 SECONDS EAST, ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 246.18 FEET;
12. THENCE SOUTH 89 DEGREES 49 MINUTES 11 SECONDS WEST, A DISTANCE OF 329.86 FEET TO THE POINT OF BEGINNING;

EXCEPT THOSE PORTIONS LYING WITH LAFAYETTE STREET AND THE PUBLIC ALLEY IN BLOCK 3 OF WEST ELYRIA.

BASIS OF BEARINGS: THE BEARING OF NORTH 32 DEGREES 43 MINUTES 34 SECONDS EAST BETWEEN GPS STATIONS "PEARL" (3-1/4" CAP IN RANGE BOX) AND "TOWER" (3-1/4" TABLET IN SIDEWALK), SHOWN ON THE SURVEY CONTROL DIAGRAM FILED BY LUND PARTNERSHIP FOR COLORADO DEPARTMENT OF TRANSPORTATION PROJECT NO. IM-IR(CX) 70-4 (145) (BEARINGS ARE STATED THEREIN AS HAVING BEEN ROTATED CLOCKWISE 00 DEGREES 19 MINUTES 51.12 SECONDS FROM GRID BEARINGS OF THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE).

Certificate of Service

I hereby certify that I have this day caused a copy of the foregoing Supplement – Response to STB Decision Dated March 28, 2018, to be served by first class mail, properly addressed and with postage prepaid, upon the following:

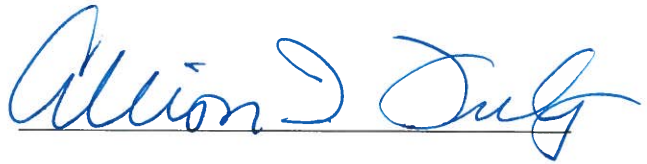
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Allison I. Fultz

Dated: April 23, 2018