

Appendix One:
Legal Description
Subarea Legal Descriptions

Application No. 4586

DESCRIPTION FOR PUD AMENDMENT

Two parcels of land located within The Commons Subdivision-Filing No. 1, The Commons Subdivision-Filing No. 2, Central Subdivision, Hoyt and Robinson's Addition to Denver, Hallack's Addition to Denver, and East Denver, plats which are on file in the City and County of Denver Clerk and Recorders office and vacated 16th Street, as described in Ordinance 188, Series 1907, situated within the North half of Section 33 and within the Southeast quarter of Section 28, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

WESTERLY PARCEL:

BEGINNING at the Most Southerly corner of Lot 1, Block 3, said The Commons Subdivision-Filing No. 1;

Thence South 27° 13' 38" West, a distance of 54.99 feet to the centerline of 15th Street;

Thence North 45° 27' 06" West, along said centerline, being a line 32.50 feet northeasterly of the range line of said 15th Street, a distance of 178.94 feet;

Thence South 44° 32' 54" West, a distance of 52.50 feet to a point on the most Northerly line of Block 2, of said The Commons Subdivision Filing No. 1;

Thence along the lot lines of said Block 2 the following fourteen (14) courses:

1. Thence South 45° 27' 06" East, a distance of 73.00 feet;
2. Thence South 44° 32' 59" West, a distance of 15.00 feet;
3. Thence South 45° 27' 06" East, a distance of 40.00 feet;
4. Thence South 44° 32' 59" West, a distance of 30.00 feet;
5. Thence South 45° 27' 06" East, a distance of 60.00 feet to a point on the Northwesterly line of a parcel of land recorded September 23rd, 1991, at reception number R-91-0091966 in the records of the City and County of Denver Clerk and Recorders office;
6. Thence South 44° 32' 54" West, along said Northwesterly line, a distance of 105.06 feet;
7. Thence South 45° 32' 23" East, a distance of 38.67 feet, to a point on a curve not tangent to this course, said point also being on the Westerly line of the Consolidated Main Line.
8. Thence along said Westerly line and along the arc of said curve being concave Northwesterly, having a radius of 1,380.78 feet, an arc distance of 250.60 feet through a central angle of 10° 23' 55", the chord of which bears South 38° 59' 04" West, a chord distance of 250.25 feet;
9. Thence South 44° 12' 36" West, a distance of 0.82 feet to the Northeasterly line of the Official Channel of Cherry Creek as defined by Ordinance No. 86, Series of 1903;
10. Thence along said Northeasterly line, North 45° 26' 12" West, a distance of 545.36 feet to a point of curvature;
11. Thence continuing along said Northeasterly line and along the arc of said curve to the right having a radius of 313.39 feet, an arc distance of 41.15 feet through a central angle of 07° 31' 25", the chord of which bears North 41° 40' 44" West, a distance of 41.12 feet to the Easterly line of Little Raven Street;
12. Thence along said Easterly line, North 44° 36' 20" East, a distance of 272.19 feet;
13. Thence South 45° 25' 28" East, a distance of 110.04 feet;
14. Thence North 44° 36' 21" East, a distance of 125.00 feet to the southwesterly line of said 15th Street;

Thence North 44° 34' 32" East, a distance of 40.00 feet to the centerline of said 15th Street;

Thence North 45° 25' 28" West, along said centerline, being a line 20.00 feet northeasterly of and parallel with the range line of 15th Street, a distance of 170.87 feet to the centerline of Little Raven Street;

Thence along said centerline of Little Raven Street the following nine (9) courses:

1. Thence North 44° 34' 33" East, a distance of 68.50 feet to a point of curvature;
2. Thence along the arc of said curve to the right having a radius of 320.00 feet, an arc distance of 110.05 feet through a central angle of 19° 42' 15", the chord of which bears North 54° 25' 40" East, a distance of 109.51 feet;
3. Thence North 64° 16' 48" East, a distance of 259.39 feet to a point of curvature;
4. Thence along the arc of said curve to the left having a radius of 495.00 feet, an arc distance of 622.11 feet through a central angle of 72° 00' 30", the chord of which bears North 28° 16' 33" East, a distance of 581.97 feet;
5. Thence North 07° 43' 43" West, a distance of 224.67 feet to a point of curvature;
6. Thence along the arc of said curve to the right having a radius of 570.00 feet, an arc distance of 713.96 feet through a central angle of 71° 46' 01", the chord of which bears North 28° 09' 18" East a distance of 668.20 feet;
7. Thence North 64° 02' 18" East, a distance of 155.47 feet to a point of curvature;
8. Thence along the arc of said curve to the left having a radius of 400.00 feet, an arc distance of 220.52 feet through a central angle of 31° 35' 12", the chord of which bears North 48° 14' 42" East, a distance of 217.73 feet;
9. Thence North 32° 27' 06" East, a distance of 122.68 feet to the intersection of the west right of way line of Lipan Street as defined in Ordinance No. 608, Series of 1993 and the South right of way line of 20th street;

Thence along said Southerly line, South 57° 32' 59" East, a distance of 371.63 feet;

Thence along said Southerly line, South 55° 29' 19" East, a distance of 66.86 feet to the Westerly line of the Consolidated Main Line;

Thence along said Westerly line of the Consolidated Main Line the following two (2) courses:

1. Thence along said Westerly line, South 21° 10' 32" West, a distance of 153.77 feet to a point on a curve not tangent with this course;
2. Thence along the arc of said curve being concave Northwesterly, having a radius of 1,248.55 feet, an arc distance of 5.99 feet through a central angle of 00° 16' 30", the chord of which bears South 21° 19' 35" West, a distance of 5.99 feet to a point on the South 1/16 line of said Section 28;

Thence along said South 1/16 line, South 89° 44' 32" West, a distance of 285.05 feet to the centerline of Lipan Street;

Thence South 00° 25' 18" East along said centerline, a distance of 85.88 feet to the centerline of 19th Street;

Thence South 45° 27' 00" East, along said centerline of 19th Street, being a line 20.00 feet northeasterly of and parallel with the range line in said 19th Street a distance of 220.55 feet to a point on a curve not tangent to this course, said point being on the Westerly line of the Consolidated Main Line;

Thence along said Westerly line the following five (5) courses:

1. Thence along the arc of said curve being concave Northwesterly, having a radius of 1,248.55 feet, an arc distance of 169.81 feet through a central angle of $07^{\circ} 47' 34''$, the chord of which bears South $37^{\circ} 55' 38''$ West, a distance of 169.68 feet;
2. Thence South $41^{\circ} 49' 25''$ West, a distance of 252.66 feet;
3. Thence South $44^{\circ} 41' 36''$ West, a distance of 100.01 feet to a point of curvature;
4. Thence along the arc of said curve to the left having a radius of 1,329.12 feet, an arc distance of 442.41 feet through a central angle of $19^{\circ} 04' 18''$, the chord of which bears South $35^{\circ} 09' 37''$ West, a distance of 440.37 feet;
5. Thence South $27^{\circ} 13' 38''$ West a distance of 945.38 feet to the **POINT OF BEGINNING**.

The above described Parcel One contains (29.25 acres), more or less.

EASTERLY PARCEL:

BEGINNING at the Most Southerly corner of Block 1, said The Commons Subdivision-Filing No.1, said point also being on the Northerly line of the Official Channel of Cherry Creek as defined by Ordinance No. 86, Series of 1903;

Thence along said Northerly line, North $45^{\circ} 26' 17''$ West, a distance of 242.62 feet to a point on the Easterly line of the Consolidated Main Line;

Thence along said Easterly line the following twelve (12) courses:

1. Thence North $44^{\circ} 15' 50''$ East, a distance of 1.80 feet to a point on a curve not tangent to this course;
2. Thence along the arc of said curve being concave Northwesterly having a radius of 1,520.78 feet, an arc distance of 403.17 feet through a central angle of $15^{\circ} 11' 22''$, the chord of which bears North $36^{\circ} 36' 26''$ East, a distance of 401.99 feet;
3. Thence North $29^{\circ} 07' 16''$ East a distance of 108.92 feet to a point of curvature;
4. Thence along the arc of said curve to the left having a radius of 1,302.11 feet, an arc distance of 107.45 feet through a central angle of $04^{\circ} 43' 41''$, the chord of which bears North $26^{\circ} 48' 01''$ East, a distance of 107.42 feet;
5. Thence North $24^{\circ} 27' 51''$ East, a distance of 43.43 feet;
6. Thence North $27^{\circ} 13' 37''$ East, a distance of 243.46 feet;
7. Thence North $20^{\circ} 30' 07''$ East, a distance of 169.79 feet;
8. Thence North $24^{\circ} 27' 51''$ East a distance of 398.25 feet to a point of curvature;
9. Thence along the arc of said curve to the right having a radius of 1,249.12 feet, an arc distance of 441.08 feet, through a central angle of $20^{\circ} 13' 55''$, the chord of which bears North $34^{\circ} 34' 49''$ East, a distance of 438.79 feet;
10. Thence North $44^{\circ} 41' 46''$ East a distance of 333.98 feet to a point of curvature;
11. Thence along the arc of said curve to the left having a radius of 1,262.42 feet, an arc distance of 600.78 feet through a central angle of $27^{\circ} 16' 01''$, the chord of which bears North $31^{\circ} 03' 44''$ East, a distance of 595.13 feet;
12. Thence North $17^{\circ} 25' 46''$ East a distance of 37.00 feet to the northeasterly line of a parcel of land described and recorded in Reception No. R-91-0092658 on September 25, 1991, in the records of said City and County of Denver;

Thence South $53^{\circ} 59' 05''$ East, along said northeasterly line, a distance of 80.45 feet to the north line of 29th Avenue;

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Thence South $51^{\circ} 08' 05''$ East, a distance of 67.99 feet to the north line of the southeast quarter of the southeast quarter of said Section 28;

Thence South $46^{\circ} 18' 33''$ East, along the southwest line of said parcel of land described and recorded in Reception No. R-91-0092658 on September 25, 1991, in the records of said City and County of Denver a distance of 72.04 feet to the west line of said Hoyt and Robinson's Addition to Denver;

Thence South $00^{\circ} 06' 30''$ East, along said west line, a distance of 468.40 feet to the west line of Chestnut Street;

Thence South $45^{\circ} 27' 55''$ East a distance of 35.00 feet to the centerline of said Chestnut Street;

Thence North $44^{\circ} 32' 05''$ East, along the centerline of said Chestnut Street, a distance of 339.58 feet to the prolongation of the southwesterly line of the 20th Street Viaduct as described in Ordinance 841, Series 1991;

Thence South $42^{\circ} 59' 23''$ East, along said southwesterly line of the 20th Street Viaduct, a distance of 302.48 feet to the southeasterly line of Elderwood Park, Block 5, said Hoyt and Robinson's Addition to Denver;

Thence South $44^{\circ} 35' 36''$ West, along the southeasterly line of said Elderwood Park, a distance of 72.68 feet to the most northerly corner of Lot 13 said Block 5;

Thence South $45^{\circ} 26' 42''$ East, along the northeasterly line of said Lot 13, a distance of 125.21 feet to the most easterly corner of said Lot 13;

Thence South $44^{\circ} 35' 36''$ West, along the southeasterly line of said Lot 13, a distance of 25.00 feet to the most southerly corner of said Lot 13;

Thence North $45^{\circ} 26' 42''$ West, along the southwesterly line of said Lot 13, a distance of 125.21 feet to the most westerly corner of said Lot 13;

Thence South $44^{\circ} 35' 36''$ West, along said southeasterly line of Elderwood Park, a distance of 100.00 feet to the most northerly corner of Lot 8, said Block 5;

Thence South $45^{\circ} 26' 42''$ East, along the northeasterly line of said Lot 8, a distance of 125.21 feet most easterly corner of said Lot 8;

Thence South $44^{\circ} 35' 36''$ West, along the southeasterly line of said Block 5, a distance of 200.00 feet to the most southerly corner of said Block 5;

Thence along a line perpendicular to the centerline of 19th Street, South $44^{\circ} 33' 18''$ West a distance of 40.00 feet to the centerline of said 19th Street;

Thence North $45^{\circ} 26' 42''$ West, along said centerline, being a line 20.00 feet northeasterly of and parallel with the range line of said 19th Street, a distance of 312.54 feet;

Thence at right angles to the previous course, South $44^{\circ} 33' 18''$ West a distance of 40.00 feet to the southwesterly line of 19th Street;

Thence South $00^{\circ} 24' 21''$ East, along the west line of said Hoyt and Robinson's Addition to Denver and the prolongation thereof, a distance of 596.29 feet to a point on the southeast line of a parcel of land described as Parcel B-1, recorded in Reception No. R-93-0091072 on July 14, 1993, in the records of said City and County of Denver, said point also being on the southeast line of Wewatta Street as Dedicated by Ordinance 228, Series 1995. in page 4

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of 5;

Thence along said southeast line the following three (3) courses:

1. Thence South 44° 34' 49" West a distance of 1020.77 feet to the southwesterly line of 16th Street;
2. Thence South 20° 53' 48" West a distance of 278.45 feet;
3. Thence South 44° 35' 03" West a distance of 185.00 feet to the centerline of 15th Street;

Thence North 45° 28' 03" West, along the centerline of said 15th Street, being a line 20.00 feet northeasterly of and parallel with the range line in said 15th Street, a distance of 305.85 feet to the centerline of Delgany Street;

Thence South 44° 34' 23" West, along the centerline of said Delgany Street, being a line 20.00 feet southeasterly of and parallel with the range line in said Delgany Street, a distance of 20.00 feet;

Thence continuing along said centerline, South 44° 36' 20" West, a distance of 420.04 feet;

Thence at right angles to the previous coarse, North 45° 23' 40" West a distance of 40.00 feet to the **POINT OF BEGINNING**.

The above described Parcel Two contains (45.51 acres), more or less.

BASIS OF BEARINGS:

Bearings are based on the range line in Wynkoop Street between 18th and 19th Street being N 44°34'38" W 481.41 feet. Both monuments being a found No. 8 rebar in a range box as shown on the City and County of Denver Central Platte Valley Control Diagram Area "A". Provided by Merrick Engineering Job No. 103-5793 Dated 2/28/86.



Joseph E. Chumbley
Professional Land Surveyor
Colorado Registration No. 30088

Washington Infrastructure Services, Inc.
10822 West Toller Drive
Littleton, CO 80127
303-948-4001

DESCRIPTION FOR SUBAREA 1A

A parcel of land located within The Commons Subdivision – Filing No. 1, plat which is on file in the City and County of Denver Clerk and Recorders office and vacated 16th Street, as described in Ordinance 188, Series 1907, situated within the North half of Section 33 and within the Southeast quarter of Section 28, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

BEGINNING at the intersection of the Northeasterly Right of Way line of 15th Street and the Northwesterly Right of Way line of the Consolidated Main Line;

Thence South 27° 13' 38" West along said Northwesterly line, a distance of 54.99 feet to the centerline of 15th St.;

Thence North 45° 27' 06" West, along said centerline, being a line 32.50 feet northeasterly of and parallel with the range line in said 15th Street, a distance of 178.94 feet;

Thence South 44° 32' 54" West, at right angles to the previous course, a distance of 12.50 feet;

Thence North 45° 27' 06" West, at right angles to the previous course, and along a line being 20.00 feet northeasterly of and parallel with the range line in said 15th Street, a distance of 52.92 feet;

Thence continuing along said line, North 45° 25' 28" West, a distance of 357.93 feet to the centerline of Little Raven Street;

Thence along said centerline of Little Raven Street the following four (4) courses:

1. Thence North 44° 34' 33" East a distance of 68.50 feet to a point of curvature;
2. Thence along the arc of said curve to the right having a radius of 320.00 feet, (a chord bearing of North 54° 25' 40" East, a distance of 109.51 feet), a central angle of 19° 42' 15", an arc length of 110.05 feet;
3. Thence North 64° 16' 48" East a distance of 259.39 feet to a point of curvature;
4. Thence along the arc of said curve to the left having a radius of 495.00 feet, (a chord bearing of North 28° 39' 29" East, a distance of 576.61 feet), a central angle of 71° 14' 39", an arc length of 615.50 feet to a point on the centerline of 17th Street extended;

Thence along said centerline South 44° 57' 42" East, a distance of 341.79 feet to the Northwesterly Right of Way line of said Consolidated Main Line;

Thence along said Northwesterly line the following two (2) courses:

1. Thence along the arc of a curve to the left non-tangent with the previous course, having a radius of 1329.12 feet, (a chord bearing of South 25° 44' 08" West, a distance of 5.13 feet), a central angle of 00° 13' 16", an arc length of 5.13 feet;
2. Thence South 27° 13' 38" West, a distance of 945.38 feet to the **POINT OF BEGINNING**.

The above described parcel contains (8.27 acres), more or less.

January 22, 2002

BASIS OF BEARINGS:

Bearings are based on the range line in Wynkoop Street between 18th and 19th Street being North 44° 34' 38" West 481.41 feet. Both monuments being a found No. 8 rebar in a range box as shown on the City and County of Denver Central Platte Valley Control Diagram Area "A". Provided by Merrick Engineering Job No. 103-5793 Dated 2/28/86.



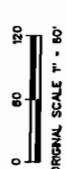
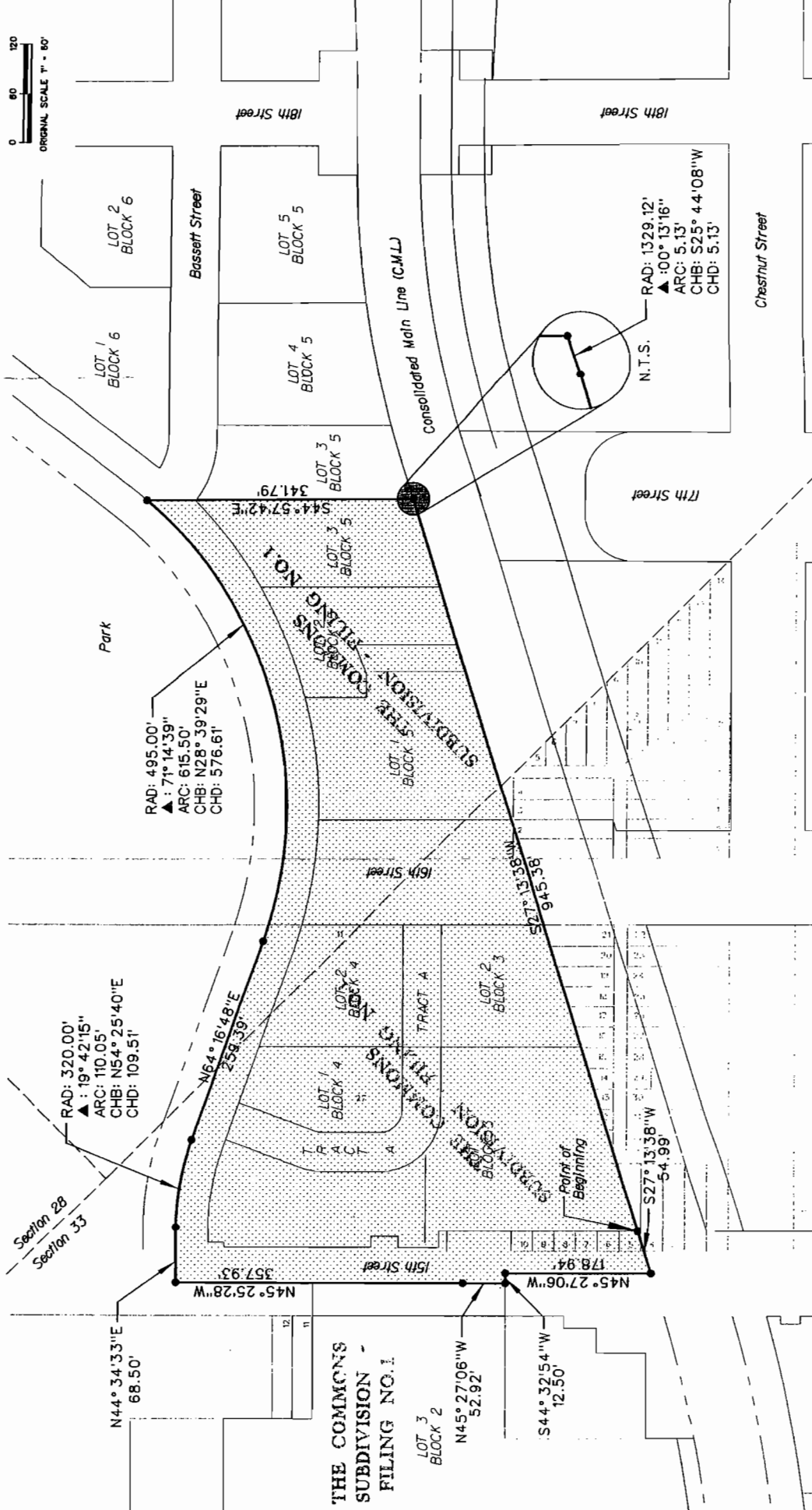
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EXHIBIT SUBAREA 1A

Sections 28 & 33 Township 3 South, Range 68 West, 6th Principal Meridian
City and County of Denver, Colorado

Area Parcel 1A
8.27 Acres +/-



Washington Infrastructure Services, Inc. 1622 W. 26th Ave. Suite 200, Denver, CO 80202	Computer File Information Creation Date: 01/08/02 Initials: DDH Last Modification Date: 07/08/02 Initials: DDH Full Path: \\156905\raw\gud\	Index of Revisions (Empty table)	Project Numbers: 2552.001
	Drawing File Name: 1A.DGN ACAD Ver.: (Empty) Scale: 1" = 60' Unit: Eng	Sections 28 & 33 Township 3 South, Range 68 West, 6th Principal Meridian	Structure Number: Sheet Subst: Subst Sheets:

DESCRIPTION FOR SUBAREA 1B

A parcel of land located within East Denver, recorded May 29, 1865 in Book 1, on Page 1 and The Commons Subdivision – Filing No. 2, plats which are on file in the City and County of Denver Clerk and Records office, situated within the Northeast quarter of Section 33 and within the Southeast quarter of Section 28, 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 southerly corner of Block 1 of The Commons Subdivision – Filing No. 1, a plat on file in said County;

Thence South 45° 23' 40" East, a distance of 40.00 feet to the centerline of Delgany Street being a line 20.00 feet southeasterly of and parallel with the range line in said Delgany Street;

Thence along said centerline the following two (2) courses:

1. Thence North 44° 36' 20" East, a distance of 420.04 feet;
2. Thence North 44° 34' 23" East, a distance of 20.00 feet to the centerline of 15th Street being a line 20.00 feet northeasterly of and parallel with the range line in said 15th Street, and the **POINT OF BEGINNING**;

Thence along said centerline the following two (2) courses:

3. Thence North 45° 28' 03" West, a distance of 20.00 feet;
4. North 45° 27' 06" West, a distance of 329.64 feet to the Southeasterly Right of Way line of the Consolidated Main Line;

Thence along said Southeasterly line the following six (6) courses:

1. Thence North 29° 07' 16" East a distance of 67.43 feet to a point of curvature;
2. Thence along the arc of said curve to the left having a radius of 1302.11 feet, (a chord bearing of North 26° 48' 01" East, a distance of 107.42 feet), a central angle of 04° 43' 41", an arc length of 107.45 feet;
3. Thence North 24° 27' 51" East, a distance of 43.43 feet;
4. Thence North 27° 13' 37" East, a distance of 243.46 feet;
5. Thence North 20° 30' 07" East, a distance of 169.79 feet;
6. Thence North 24° 27' 51" East, a distance of 208.14 feet;

Thence South 44° 57' 48" East, along a line 180 feet Southerly of a parallel with the centerline of 17th Street a distance of 683.71 feet to the Southeasterly Right of Way line of Wewatta Street;

Thence along said Southeasterly line the following four (4) courses:

1. Thence South 44° 34' 23" West, a distance of 258.24 feet to a point of curvature;
2. Thence along the arc of said curve to the left having a radius of 215.00 feet, (a chord bearing of South 16° 36' 35" West, a distance of 201.63 feet), a central angle of 55° 55' 36", an arc length of 209.86 feet;
3. Thence South 11° 21' 12" East, a distance of 122.32 feet to a point of curvature;

02/27/02

4. Thence along the arc of said curve to the right having a radius of 325.00 feet, (a chord bearing of South 09° 07' 35" East, a distance of 24.39 feet), a central angle of 04° 18' 05", an arc length of 24.40 feet;

Thence South 20° 53' 48" West, a distance of 88.15 feet to the Southeasterly line of Block 10 of said East Denver;

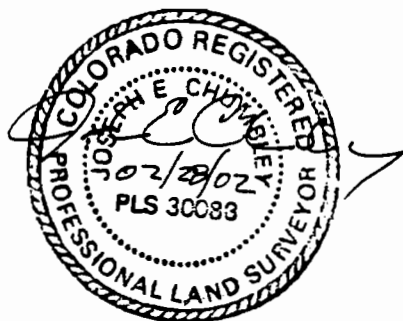
Thence along said Southeasterly line, South 44° 35' 03" West, a distance of 185.00 feet to the centerline of said 15th Street;

Thence along said centerline, North 45° 28' 03" West, a distance of 305.85 feet to the **POINT OF BEGINNING**.

The above described parcel contains (11.61 acres), more or less.

BASIS OF BEARINGS:

Bearings are based on the range line in Wynkoop Street between 18th and 19th Street being North 44° 34' 38" West 481.41 feet. Both monuments being a found No. 8 rebar in a range box as shown on the City and County of Denver Central Platte Valley Control Diagram Area "A". Provided by Merrick Engineering Job No. 103-5793 Dated 2/28/86.



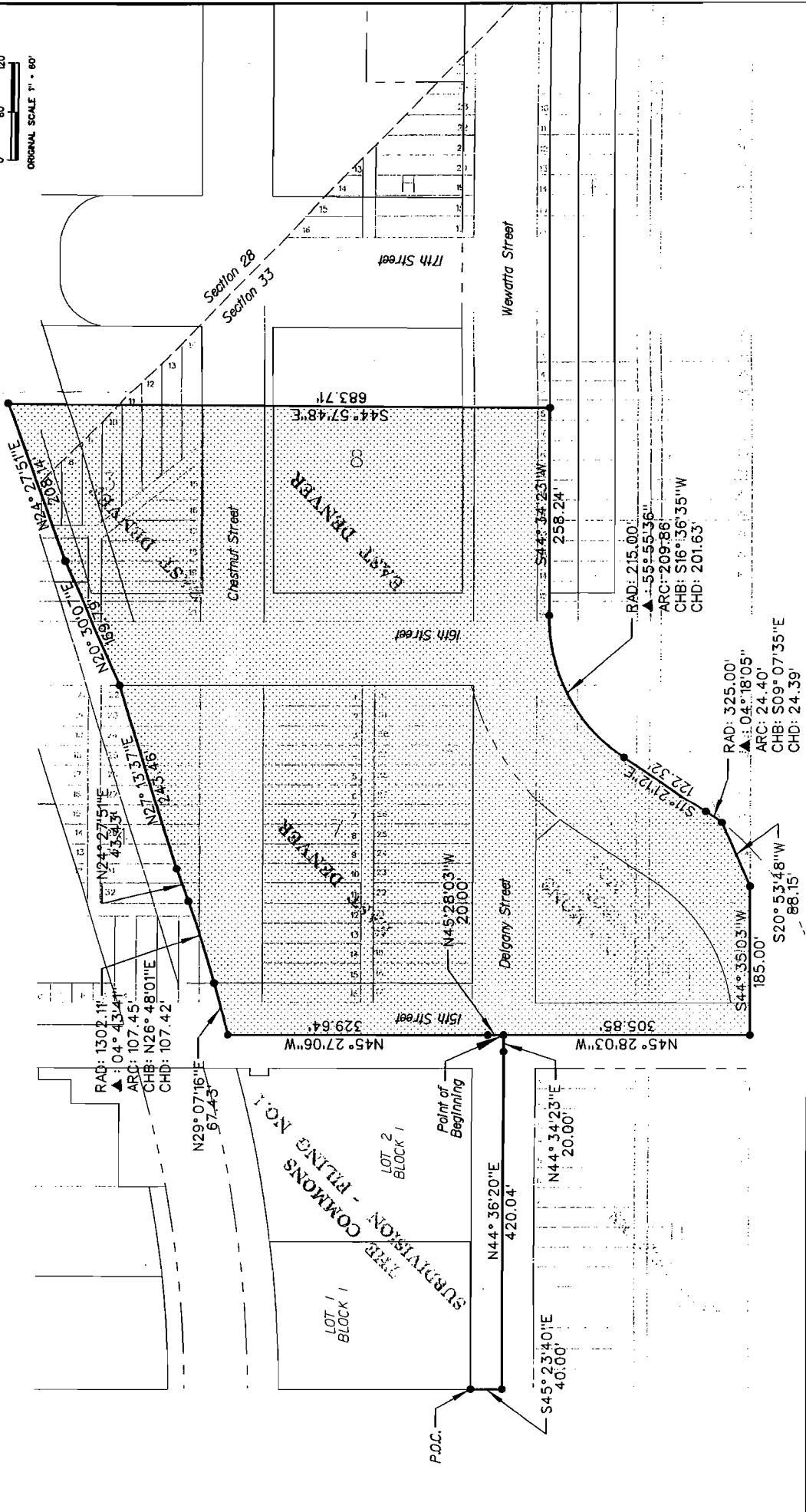
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EXHIBIT SUBAREA 1B

Sections 33 Township 3 South, Range 68 West, 6th Principal Meridian
City and County of Denver, Colorado

Acre Parcel 1B
11.61 Acres +/-



<p>Washington Infrastructure Services, Inc. 1022 W. Low Drive Denver, CO 80237 (303) 844-4001</p>	Computer File Information	Index of Revisions	<p>CITY AND COUNTY OF DENVER</p>	<p>EXHIBIT SUBAREA 1B</p>	Project Numbers:
	<p>Create: 02/22/02 Last Modification: 02/22/02 File Path: S:\58905\exam\sub\1B.DWG Drawing File Name: 1B.DGN ACAD Ver.: Scale: 1" = 60' Unit: Feet</p>	<p>0</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p>26</p> <p>27</p> <p>28</p> <p>29</p> <p>30</p> <p>31</p> <p>32</p> <p>33</p> <p>34</p> <p>35</p> <p>36</p> <p>37</p> <p>38</p> <p>39</p> <p>40</p> <p>41</p> <p>42</p> <p>43</p> <p>44</p> <p>45</p> <p>46</p> <p>47</p> <p>48</p> <p>49</p> <p>50</p>			<p>Sections 28 & 33, Township 3 South, Range 68 West, 6th Principal Meridian</p>

DESCRIPTION FOR SUBAREA 2

A parcel of land located within The Commons Subdivision-Filing No. 1 and Hallack's Addition to Denver, plats which are on file in the City and County of Denver Clerk and Recorders, situated within the Southeast quarter of Section 28, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

BEGINNING at the intersection of the centerline of Little Raven Street and the centerline of 17th Street extended, on a point of curvature;

Thence along said centerline of Little Raven Street the following six (6) courses:

1. Thence along the arc of said curve to the left having a radius of 495.00 feet, an arc distance of 6.60 feet through a central angle of $00^{\circ} 45' 52''$, the chord of which bears North $07^{\circ} 20' 47''$ West, a distance of 6.60 feet;
2. Thence North $07^{\circ} 43' 43''$ West, a distance of 224.67 feet to a point of curvature;
3. Thence along the arc of said curve to the right having a radius of 570.00 feet, an arc distance of 713.96 feet through a central angle of $71^{\circ} 46' 01''$, the chord of which bears North $28^{\circ} 09' 18''$ East a distance of 668.20 feet;
4. Thence North $64^{\circ} 02' 18''$ East, a distance of 155.47 feet to a point of curvature;
5. Thence along the arc of said curve to the left having a radius of 400.00 feet, an arc distance of 220.52 feet through a central angle of $31^{\circ} 35' 12''$, the chord of which bears North $48^{\circ} 14' 42''$ East, a distance of 217.73 feet;
6. Thence North $32^{\circ} 27' 06''$ East, a distance of 122.68 feet to the intersection of the west right of way line of Lipan Street as defined in Ordinance No. 608, Series of 1993 and the South right of way of 20th street;

Thence along said Southerly line, South $57^{\circ} 32' 59''$ East, a distance of 371.63 feet;

Thence along said Southerly line South $55^{\circ} 29' 19''$ East, a distance of 66.86 feet to the Westerly line of the Consolidated Main Line;

Thence along said Westerly line of the Consolidated Main Line the following two (2) courses:

1. Thence along said Westerly line, South $21^{\circ} 10' 32''$ West, a distance of 153.77 feet to a point on a curve not tangent with this course;
2. Thence along the arc of said curve being concave Northwesterly, having a radius of 1,248.55 feet, an arc distance of 5.99 feet through a central angle of $00^{\circ} 16' 30''$, the chord of which bears South $21^{\circ} 19' 35''$ West, a distance of 5.99 feet to a point on the South 1/16 line of said Section 28;

Thence along said South 1/16 line, South $89^{\circ} 44' 32''$ West, a distance of 285.05 feet to the centerline of said Lipan Street;

Thence South $00^{\circ} 25' 18''$ East along said centerline, a distance of 85.88 feet to the centerline of 19th Street;

Thence South $45^{\circ} 27' 00''$ East, along said centerline of 19th Street, being a line 20.00 feet northeasterly of and parallel with the range line in said 19th Street a distance of 220.55 feet to a point on a curve not tangent to this course.

January 22, 2002

said point being on the said Westerly line of the Consolidated Main Line;

Thence along said Westerly line the following four (4) courses:

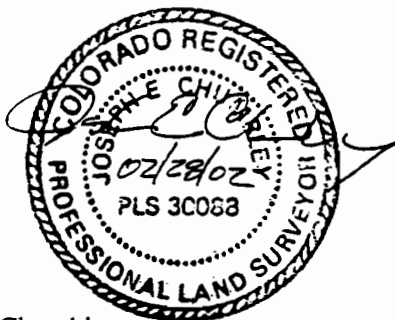
1. Thence along the arc of said curve being concave Northwesterly, having a radius of 1,248.55 feet, an arc distance of 169.81 feet through a central angle of $07^{\circ} 47' 34''$, the chord of which bears South $37^{\circ} 55' 38''$ West, a distance of 169.68 feet;
2. Thence South $41^{\circ} 49' 25''$ West, a distance of 252.66 feet;
3. Thence South $44^{\circ} 41' 36''$ West, a distance of 100.01 feet to a point of curvature;
4. Thence along the arc of said curve to the left having a radius of 1,329.12 feet, an arc distance of 437.28 feet through a central angle of $18^{\circ} 51' 02''$, the chord of which bears South $35^{\circ} 16' 16''$ West, a distance of 435.31 feet;

Thence North $44^{\circ} 57' 42''$ West along the centerline of 17th Street, extended a distance of 341.79 feet to the **POINT OF BEGINNING.**

The above described Parcel contains (16.04 acres), more or less.

BASIS OF BEARINGS:

Bearings are based on the range line in Wynkoop Street between 18th and 19th Street being N $44^{\circ} 34' 38''$ W 481.41 feet. Both monuments being a found No. 8 rebar in a range box as shown on the City and County of Denver Central Platte Valley Control Diagram Area "A". Provided by Merrick Engineering Job No. 103-5793 Dated 2/28/86.



Joseph E. Chumbley
Professional Land Surveyor
Colorado Registration No. 30088

Washington Infrastructure Services, Inc.
10822 West Toller Drive
Littleton, CO 80127
303-948-4001

DESCRIPTION FOR SUBAREA 3

A parcel of land located within East Denver, a plat on file in the City and County of Denver Clerk and Records office, situated within the North half of Section 33 and within the Southeast quarter of Section 28, 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 Most Northerly corner of Lot 11, Block 4, said Hoyt and Robinson's Addition to Denver,

Thence along the Westerly line of said Block 4, South $00^{\circ} 24' 21''$ East, a distance of 283.93 feet to the **POINT OF BEGINNING**;

Thence continuing South $00^{\circ} 24' 21''$ East along the west line of said Hoyt and Robinson's Addition to Denver and the prolongation thereof, a distance of 207.56 feet to a point on a curve not tangent to this course;

Thence along the arc of said curve being concave Southerly, having a radius of 325.00 feet, an arc distance of 26.21 feet, through a central angle of $04^{\circ} 37' 13''$, the chord of which bears South $81^{\circ} 50' 30''$ West, a distance of 26.20 feet to a point of reverse curvature;

Thence along the arc of said curve being concave Southeasterly, having a radius of 215.00 feet, an arc distance of 148.52 feet, through a central angle of $39^{\circ} 34' 44''$, the chord of which bears South $64^{\circ} 21' 50''$ West, a distance of 145.58 feet;

Thence South $44^{\circ} 34' 23''$ West a distance of 592.05 feet;

Thence North $44^{\circ} 57' 48''$ West a distance of 683.71 feet to a point on the Easterly line of the Consolidated Main Line;

Thence along said Easterly line the following three (3) courses:

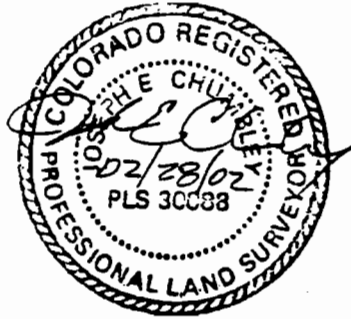
3. Thence North $24^{\circ} 27' 51''$ East a distance of 190.12 feet to a point of curvature;
4. Thence along the arc of said curve to the right having a radius of 1,249.12 feet, an arc distance of 441.08 feet, through a central angle of $20^{\circ} 13' 55''$, the chord of which bears North $34^{\circ} 34' 49''$ East, a distance of 438.79 feet;
5. Thence North $44^{\circ} 41' 46''$ East a distance of 279.94 feet;

Thence South $45^{\circ} 28' 17''$ East a distance of 743.03 feet to the **POINT OF BEGINNING**.

The above described Parcel Two contains (16.27 acres), more or less.

BASIS OF BEARINGS:

Bearings are based on the range line in Wynkoop Street between 18th and 19th Street being N 44°34'38" W 481.41 feet. Both monuments being a found No. 8 rebar in a range box as shown on the City and County of Denver Central Platte Valley Control Diagram Area "A". Provided by Merrick Engineering Job No. 103-5793 Dated 2/28/86.



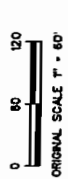
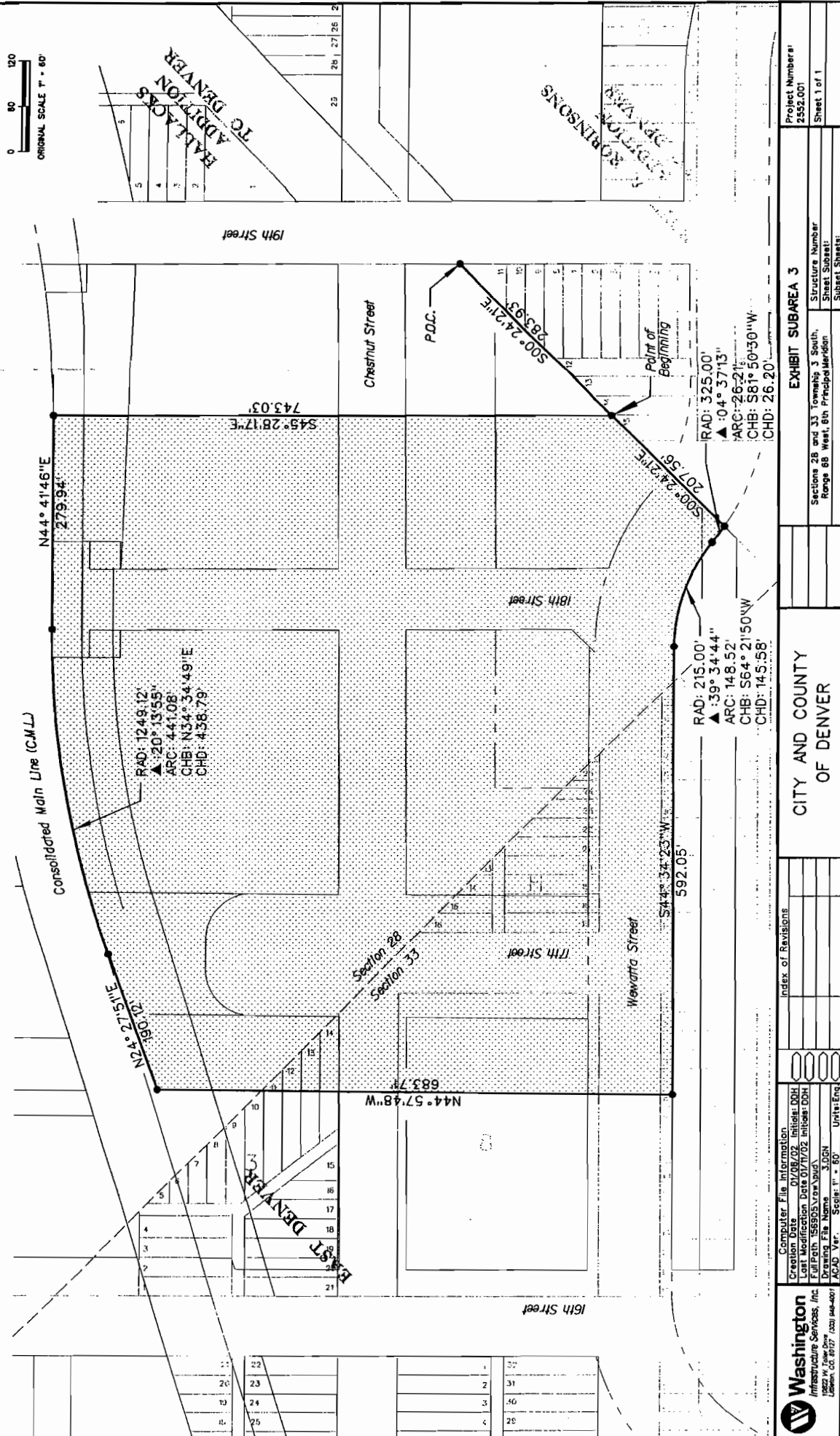
Joseph E. Chumbley
Professional Land Surveyor
Colorado Registration No. 30088

Washington Infrastructure Services, Inc.
10822 West Toller Drive
Littleton, CO 80127
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EXHIBIT SUBAREA 3

Sections 28 and 33 Township 3 South, Range 68 West, 6th Principal Meridian
City and County of Denver, Colorado

Area Parcel 3
16.27 Acres +/-



Washington Infrastructure Services, Inc. 10222 W. Jewell Drive Denver, CO 80127 (303) 944-4001	Computer File Information Creation Date: 01/08/02 Initial: DGH Last Modification Date: 07/17/02 Initial: DGH Full Path: \\S69505\proj\pub\1 Drawing File Name: 3.DGN ACAD Ver.: Scale: 1" = 60' Units: Eng	Index of Revisions [] [] [] []	CITY AND COUNTY OF DENVER	EXHIBIT SUBAREA 3 Sections 28 and 33 Township 3 South, Range 68 West, 6th Principal Meridian	Project Number: 2552.001 Sheet 1 of 1
	DATE OF PLOT: 01/23/02		Structure Number Sheet Subpart Subpart Sheet#		

DESCRIPTION FOR SUBAREA 4

A parcel of land located within The Commons Subdivision – Filing No. 1 a plat which is on file in the City and County of Denver Clerk and Records office, and within the north half of Section 33, 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 intersection of the Northerly Right of Way line of 15th Street and the Westerly Right of Way line of the Consolidated Main Line;

Thence South 27° 13' 38" West along said Westerly line, a distance of 54.99 feet to the centerline of 15th Street;

Thence North 45° 27' 06" West, along said centerline, being a line 32.50 feet northeasterly of and parallel with the range line in said 15th Street, a distance of 178.94 feet;

Thence South 44° 32' 54" West, at right angles to the previously described courses, a distance of 12.43 feet to the **POINT OF BEGINNING**;

Thence continuing South 44° 32' 54" West, a distance of 40.07 feet to the Southerly line of 15th Street said point also being the Northerly line of Block 2, The Commons Subdivision – Filing No. 1;

Thence along said Block 2 the following fourteen (14) courses:

1. Thence South 45° 27' 06" East, a distance of 73.00 feet;
2. Thence South 44° 32' 59" West, a distance of 15.00 feet;
3. Thence South 45° 27' 06" East, a distance of 40.00 feet;
4. Thence South 44° 32' 59" West, a distance of 30.00 feet;
5. Thence South 45° 27' 06" East, a distance of 60.00 feet, to a point on the Northwesterly line of a parcel of land recorded September 23rd, 1991, at reception number R-91-0091966 in the records of the City and County of Denver Clerk and Records office;
6. Thence South 44° 32' 54" West, along said Northwesterly line, a distance of 105.06 feet;
7. Thence continuing along said Northwesterly line, South 45° 32' 23" East, non-tangent with the following described curve a distance of 38.67 feet to a point of curvature;
8. Thence continuing along said Northwesterly line and along the arc of said curve to the right having a radius of 1380.78 feet, (a chord bearing of South 38° 59' 04" West, a distance of 250.25 feet), a central angle of 10° 23' 55", and an arc length of 250.60 feet;
9. Thence South 44° 12' 36" West non-tangent with the last described curve, a distance of 0.82 feet to the Northeasterly line of the official channel of Cherry Creek as defined by Ordinance No. 86, Series of 1903;
10. Thence along said Northeasterly line, North 45° 26' 12" West, a distance 545.36 feet to a point of curvature;
11. Thence continuing along said Northeasterly line and along the arc of said curve to the right having a radius of 313.39 feet, (a chord bearing of North 41° 40' 44" West, a distance of 41.12 feet), a central angle of 07° 31' 25", and an arc length of 41.15 feet to the Easterly line of Little Raven Street;
12. Thence along said Easterly line, North 44° 36' 20" East, non-tangent with the previous curve, a distance of 272.19 feet;
13. Thence South 45° 25' 28" East, a distance of 110.04 feet;

14. Thence North 44° 36' 21" East, a distance of 125.00 feet to said Southerly line of 15th Street;

Thence North 44° 34' 32" East, a distance of 40.00 feet to the centerline of said 15th Street;

Thence along said centerline the following two (2) courses:

1. Thence at right angles to the previous course, South 45° 25' 28" East, a distance of 187.07 feet;
2. Thence South 45° 27' 06" East, a distance of 52.92 feet to the **POINT OF BEGINNING**.

The above described parcel contains (4.95 acres) more or less.

Together With:

A parcel of land located within Block 1, The Commons Subdivision – Filing No. 1, a plat which is on file in the City and County of Denver Clerk and Recorders office, situated within the Northeast quarter of Section 33, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

BEGINNING at the southerly corner of said Block 1;

Thence along said Block 1 the following three (3) courses:

1. Thence North 45° 26' 17" West, along the Southwesterly line of said Block 1, a distance of 242.62 feet to the Easterly line of the Consolidated Main Line;
2. Thence North 44° 15' 50" East, along said Easterly line, a distance of 1.80 feet to a point of curvature;
3. Thence continuing along said Easterly line and along the arc of said curve to the left having a radius of 1520.78 feet, (a chord bearing of North 36° 36' 26" East, a distance of 401.99 feet), a central angle of 15° 11' 22", and an arc length of 403.17 feet;

Thence continuing along said Easterly line, North 29° 07' 16" East, a distance of 41.50 feet to a line 20.00 feet northeasterly of and parallel with the range line in said 15th Street;

Thence along said line the following two (2) courses:

1. Thence South 45° 27' 06" East, a distance of 329.64 feet;
2. Thence South 45° 28' 03" East, a distance of 20.00 feet to the centerline of Delgany Street;

Thence along said centerline the following two (2) courses:

1. Thence South 44° 34' 23" West, a distance of 20.00 feet;
2. Thence South 44° 36' 20" West, a distance of 420.04 feet;

Thence North 45° 23' 40" West, right angles to the previous course, a distance of 40.00 to the **POINT OF BEGINNING**;

The above described parcel contains (3.08 acres), more or less.

BASIS OF BEARINGS:

Bearings are based on the range line in Wynkoop Street between 18th and 19th Street being North 44° 34' 38" West 481.41 feet. Both monuments being a found No. 8 rebar in a range box as shown on the City and County of Denver Central Platte Valley Control Diagram Area "A". Provided by Merrick Engineering Job No. 103-5793 Dated 2/28/86.



Joseph E. Chumbley
Professional Land Surveyor
Colorado Registration No. 30088

Washington Infrastructure Services, Inc.
10822 West Toller Drive
Littleton, CO 80127
303-948-4001

DESCRIPTION FOR SUBAREA 5

A parcel of land located within Hoyt and Robinson's Addition to Denver, Hallack's Addition to Denver, and East Denver, plats which are on file in the City and County of Denver Clerk and Records office, situated within the Southeast quarter of Section 28, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

BEGINNING at the Most Northerly corner of Lot 11, Block 4, said Hoyt and Robinson's Addition to Denver;

Thence along the Westerly line of said Block 4, South $00^{\circ} 24' 21''$ East, a distance of 283.93 feet;

Thence North $45^{\circ} 28' 17''$ West to a distance of 743.03 feet to a point on the Easterly line of the Consolidated Main Line;

Thence along said Easterly line the following three (3) courses:

1. Thence North $44^{\circ} 41' 46''$ East a distance of 54.04 feet to a point of curvature;
2. Thence along the arc of said curve to the left having a radius of 1,262.42 feet, an arc distance of 600.78 feet through a central angle of $27^{\circ} 16' 01''$, the chord of which bears North $31^{\circ} 03' 44''$ East, a distance of 595.13 feet;
3. Thence North $17^{\circ} 25' 46''$ East a distance of 37.00 feet to the northeasterly line of a parcel of land described and recorded in Reception No. R-91-0092658 on September 25, 1991, in the records of said City and County of Denver;

Thence South $53^{\circ} 59' 05''$ East, along said northeasterly line, a distance of 80.45 feet to the north line of 29th Avenue;

Thence South $51^{\circ} 08' 05''$ East, a distance of 67.99 feet to the north line of the southeast quarter of the southeast quarter of said Section 28;

Thence South $46^{\circ} 18' 33''$ East, along the southwest line of said parcel of land described and recorded in Reception No. R-91-0092658 on September 25, 1991, in the records of said City and County of Denver a distance of 72.04 feet to the west line of said Hoyt and Robinson's Addition to Denver;

Thence South $00^{\circ} 06' 30''$ East, along said west line, a distance of 468.40 feet to the 10.00 foot range line of Chestnut Street;

Thence South $45^{\circ} 27' 55''$ East a distance of 35.00 feet to the centerline of said Chestnut Street;

Thence North $44^{\circ} 32' 05''$ East, along the centerline of said Chestnut Street, a distance of 339.58 feet to the prolongation of the southwesterly line of the 20th Street Viaduct as described in Ordinance 841, Series 1991;

Thence South $42^{\circ} 59' 23''$ East, along said southwesterly line of the 20th Street Viaduct, a distance of 302.48 feet to the southeasterly line of Elderwood Park, Block 5, said Hoyt and Robinson's Addition to Denver;

Thence South 44° 35' 36" West, along the southeasterly line of said Elderwood Park, a distance of 72.68 feet to the most northerly corner of Lot 13 said Block 5;

Thence South 45° 26' 42" East, along the northeasterly line of said Lot 13, a distance of 125.21 feet to the most easterly corner of said Lot 13;

Thence South 44° 35' 36" West, along the southeasterly line of said Lot 13, a distance of 25.00 feet to the most southerly corner of said Lot 13;

Thence North 45° 26' 42" West, along the southwesterly line of said Lot 13, a distance of 125.21 feet to the most westerly corner of said Lot 13;

Thence South 44° 35' 36" West, along said southeasterly line of Elderwood Park, a distance of 100.00 feet to the most northerly corner of Lot 8, said Block 5;

Thence South 45° 26' 42" East, along the northeasterly line of said Lot 8, a distance of 125.21 feet most easterly corner of said Lot 8;

Thence South 44° 35' 36" West, along the southeasterly line of said Block 5, a distance of 200.00 feet to the most southerly corner of said Block 5;

Thence along a line perpendicular to the centerline of 19th Street, South 44° 33' 18" West a distance of 40.00 feet to the centerline of said 19th Street;

Thence North 45° 26' 42" West, along said centerline, being a line 20.00 feet northeasterly of and parallel with the range line of said 19th Street, a distance of 312.54 feet;

Thence at right angles to the previous coarse, South 44° 33' 18" West a distance of 40.00 feet to the **Point of Beginning.**

The above described Parcel Two contains (10.89 acres), more or less.

BASIS OF BEARINGS:

Bearings are based on the range line in Wynkoop Street between 18th and 19th Street being N 44°34'38" W 481.41 feet. Both monuments being a found No. 8 rebar in a range box as shown on the City and County of Denver Central Platte Valley Control Diagram Area "A". Provided by Merrick Engineering Job No. 103-5793 Dated 2/28/86.

Joseph E. Chumbley
Professional Land Surveyor
Colorado Registration No. 3888

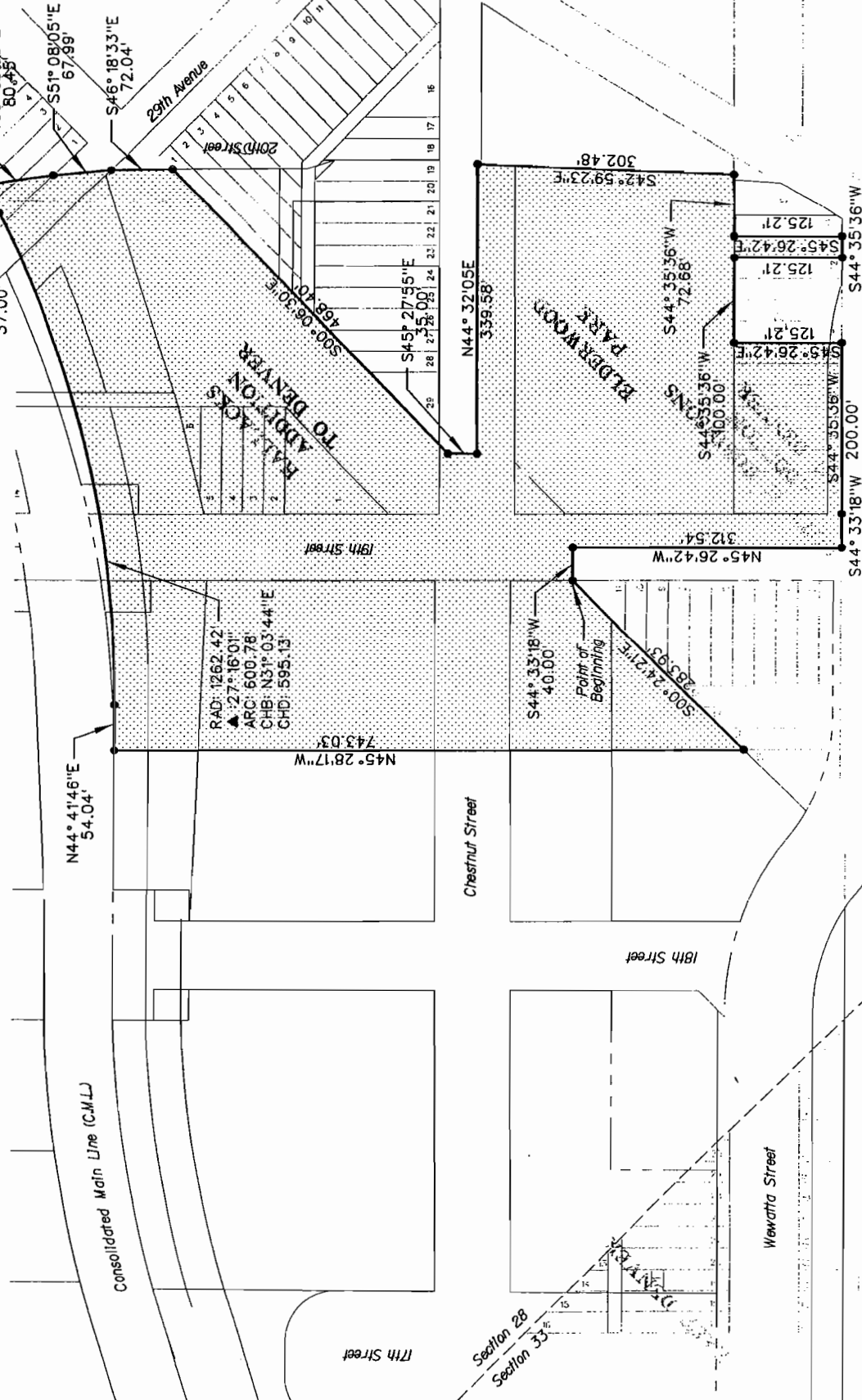
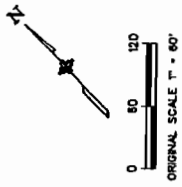


Washington Infrastructure Services, Inc.
16822 West Toller Drive
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303-948-4001

EXHIBIT SUBAREA 5

Section 28 Township 3 South, Range 68 West, 6th Principal Meridian
City and County of Denver, Colorado

Area Parcels
10.89 Acres +/-



<p>Washington Infrastructure Services, Inc. 10022 W. 129th Ave. Denver, CO 80237 (303) 944-0011</p>	<p>Computer File Information Create: [blank] Last Modification Date: 01/11/22 Initial: DBH Full Path: \\S6905\crow\work\ [blank] Drawing File Name: 5.DGN ACAD Ver.: [blank] Scale: 1" = 60' Unit: Eng.</p>	<p>Index of Revisions</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									<p>CITY AND COUNTY OF DENVER</p>	<p>EXHIBIT SUBAREA 5</p>	<p>Project Numbers: 2552.001 Sheet 1 of 1</p>
<p>Section 28, Township 3 South, Range 68 West, 6th Principal Meridian</p>	<p>Structure Number: [blank]</p>	<p>Sheet Subject: [blank]</p>	<p>Subsect Sheets: [blank]</p>	<p>Section 28, Township 3 South, Range 68 West, 6th Principal Meridian</p>	<p>Project Numbers: 2552.001 Sheet 1 of 1</p>								

DESCRIPTION FOR SUBAREA 6

A parcel of land located within Hoyt and Robinson's Addition to Denver, Hallack's Addition to Denver, and East Denver, plats which are on file in the City and County of Denver Clerk and Recorders office, situated within the North half of Section 33 and within the Southeast quarter of Section 28, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

COMMING at the Most Northerly corner of Lot 11, Block 4, said Hoyt and Robinson's Addition to Denver;

Thence along the west line of said Hoyt and Robinson's Addition to Denver, South $00^{\circ} 24' 21''$ East, a distance of 491.49 feet to the **POINT OF BEGINNING**,

Thence continuing South $00^{\circ} 24' 21''$ East, along the west line of said Hoyt and Robinson's Addition to Denver and the prolongation thereof, a distance of 104.80 feet to a point on the southeast line of a parcel of land described as Parcel B-1, recorded in Reception No. R-93-0091072 on July 14, 1993, in the records of said City and County of Denver, said point also being on the southeast line of Wewatta Street as Dedicated by Ordinance 288, Series 1995;

Thence along said southeast line the following two (2) courses:

1. Thence South $44^{\circ} 34' 49''$ West a distance of 1020.77 feet to the southwesterly line of 16th Street;
2. Thence South $20^{\circ} 53' 48''$ West a distance of 190.30 feet to a point on a curve not tangent to this course;

Thence along the arc of said curve being concave Westerly, having a radius of 325.00 feet, an arc distance of 24.40 feet, through a central angle of $04^{\circ} 18' 05''$, the chord of which bears North $09^{\circ} 07' 35''$ West, a distance of 24.39 feet;

Thence North $11^{\circ} 21' 12''$ West a distance of 122.32 feet to a point of curvature;

Thence along the arc of said curve to the right, having a radius of 215.00 feet, an arc distance of 209.86 feet, through a central angle of $55^{\circ} 55' 36''$, the chord of which bears North $16^{\circ} 36' 35''$ East, a distance of 201.63 feet;

Thence North $44^{\circ} 34' 23''$ East a distance of 850.29 feet to a point of curvature;

Thence along the arc of said curve to the right, having a radius of 215.00 feet, an arc distance of 148.52 feet, through a central angle of $39^{\circ} 34' 44''$, the chord of which bears North $64^{\circ} 21' 50''$ East, a distance of 145.58 feet to a point of reverse curvature;

Thence along the arc of said curve being concave Northerly, having a radius of 325.00 feet, an arc distance of 26.21 feet, through a central angle of $04^{\circ} 37' 13''$, the chord of which bears North $81^{\circ} 50' 30''$ East, a distance of 26.20 feet to the **POINT OF BEGINNING**.

The above described Parcel Two contains (3.66 acres), more or less.

BASIS OF BEARINGS:

Bearings are based on the range line in Wynkoop Street between 18th and 19th Street being N 4°34'38" W 481.41 feet. Both monuments being a found No. 8 rebar in a range box as shown on the City and County of Denver Central Platte Valley Control Diagram Area "A". Provided by Merrick Engineering Job No. 103-5793 Dated 2/28/86.



Joseph E. Chumbley
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