

I-70 / Kipling Corridors

Urban Renewal Plan

Wheat Ridge, Colorado

May 2009

Prepared for:

Wheat Ridge Urban Renewal Authority
Wheat Ridge, Colorado City Council

Prepared by:

Leland Consulting Group (LCG)

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Wheat Ridge, Colorado

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Appendix C:	City of Wheat Ridge Comprehensive Plan, Updated 2000 References

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Attachment 2:	I-70 / Kipling Corridors Jefferson County Impact Report

I-70 / Kipling Corridors

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1.1 Preface and Background

1.2 Preface

This *I-70 / Kipling Corridors Urban Renewal Plan* (the “**Plan**” or the “**Urban Renewal Plan**”) has been prepared by the Wheat Ridge Urban Renewal Authority (the “**Authority**”) for the City of Wheat Ridge (“**City**”). It will be carried out by the Authority, pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (the “**Act**”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

1.3 Blight Findings

Under the Act, an urban renewal area is a blighted area, which has been designated as appropriate for an urban renewal project. In each urban renewal area, conditions of blight, as defined by the Act, must be present, and in order for the Authority to exercise its powers, the City Council must find that the presence of those conditions of blight, “substantially impairs or arrests the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare.”

The *I-70 / Kipling Corridors Conditions Survey*, prepared by Matrix Design Group, submitted June 2009, which is attached hereto as Attachment 1 (the “**Blight Study**”), demonstrates that the I-70 / Kipling Corridors Area (“**Study Area**”), as defined in the Blight Study, is a blighted area under the Act.

1.4 Other Findings

The Area is appropriate for one or more urban renewal projects and other undertakings authorized by the Act to be advanced by the Authority. Projects could require the demolition and clearance of certain public and private improvements within the Area as provided in this Plan. If this is the case, such actions will be determined to be necessary in order to eliminate unsafe conditions, obsolete and other uses detrimental to the public welfare, and otherwise remove and prevent the spread of deterioration.

The Authority has the discretion to create a single or several tax increment areas within a single urban renewal planning area. In addition, it is at the Authority’s discretion whether or not to initiate creation of one or several tax increment areas at the time the Plan is adopted by City Council. Factors that could support creation of a tax increment district include announcement of a specific project or prevailing or impending market and / or economic conditions.

Further, the Authority is entitled to all powers authorized in the Act. It is the intent of the City Council in adopting this Plan that the Authority exercise all powers which are necessary, convenient or appropriate to accomplish the objectives of the Plan. In addition, it is the intent of the Plan that the Authority exercise all such powers as may now be possessed or hereafter granted for the elimination of qualifying conditions in the Area.

The powers conferred by the Act are for public uses and purposes for which public money may be expended and police powers exercised; and, this Plan is in the public interest and necessity – such finding being a matter of legislative determination by the City Council.

1.5 Urban Renewal Area Boundaries

The proposed I-70 / Kipling Corridors Urban Renewal Area (referred to herein as “**the Urban Renewal Area**” or “**the Area**”) is located within the City of Wheat Ridge and Jefferson County, Colorado as delineated in Figure No. 1 and described in the legal description presented in the Appendix. The boundaries of the Area generally include properties roughly following a U-shaped corridor that runs north along Interstate 70 beginning at 32nd Avenue, then east along the Interstate until Kipling Street, and finally south along Kipling Street until 26th Avenue. The survey area contains 649 real property parcels. In terms of land area, the Area consists of approximately 1,189 total acres (including any streets or rights-of-way) of which approximately 812 acres lie within real property parcels.

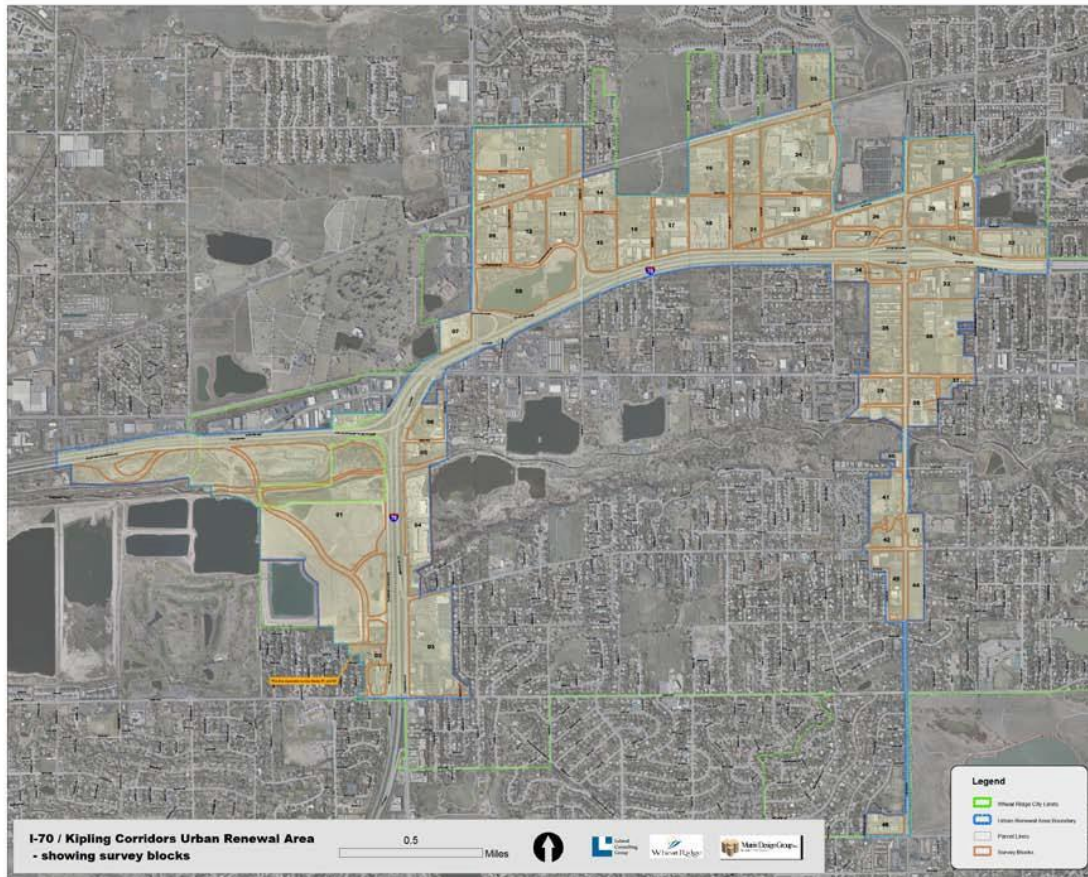
1.4.1 Figure 1, I-70/ Kipling Corridors Area

The Plan Concept Map is presented in Appendix B.

2.0 Definitions

In addition to terms previously defined in the text, the following terms are used in this Plan:

Figure No. 1



Act – means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended.

Area or Urban Renewal Area – means the I-70 / Kipling Corridors Urban Renewal Area as depicted in **Figure 1** and legally described in the **Appendix**.

Authority – means the Wheat Ridge Urban Renewal Authority.

Blight Study – means the *I-70 / Kipling Corridors Conditions Survey*, prepared by Matrix Design Group, submitted June 2009, incorporated herein by this reference.

City – means the City of Wheat Ridge, a home-rule municipal corporation of the State of Colorado.

City Council – means the City Council of the City of Wheat Ridge.

City Tax or City Taxes – means, collectively, taxes imposed by the City on certain transactions.

Comprehensive Plan – the *City of Wheat Ridge Area Comprehensive Plan, Updated 2000* (the “**Comprehensive Plan**”).

Cooperation Agreement – means any agreement between the Authority and City, one or more Metropolitan Districts, or any public body (the term “public body” being used in this Plan as defined by the Act) respecting action to be taken pursuant to any of the powers set forth in the Act or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the Authority under this Plan.

C.R.S. – means the Colorado Revised Statutes, as amended from time to time.

Impact Report – means the *I-70 / Kipling Corridors, Jefferson County Impact Report* prepared by Leland Consulting Group, dated July, 2009, attached hereto as **Attachment 2** and incorporated herein by this reference.

Improvement District – means a special district created to make improvements, typically to public space infrastructure, in a given area.

Wheat Ridge Comprehensive Plan – means *City of Wheat Ridge Area Comprehensive Plan, Updated 2000*, as such plan has been or may be amended from time to time.

Plan or Urban Renewal Plan – means this *I-70 / Kipling Corridors Urban Renewal Plan*.

Property Tax Increment Area – means that portion of the Area designated as a property tax increment area

Redevelopment / Development Agreement – means one or more agreements between the Authority and developer(s) and / or property owners or such other individuals or entities as may be determined by the Authority to be necessary or desirable to carry out the purposes of this Plan.

Sales Tax – means the municipal sales tax imposed by the City on certain transactions.

Sales Tax Increment Area – means any portion of the Area designated as a sales tax increment area.

Tax Increment Area – means a portion of the Area designated as a Property Tax and/or Sales Tax Increment Area.

3.1 Purpose of the Plan

The purpose of the *I-70 / Kipling Corridors Urban Renewal Plan* is to reduce, eliminate and prevent the spread of blight within the Area and to stimulate growth and investment within the Area boundaries. To accomplish this purpose, the Plan promotes local objectives with respect to appropriate land uses, private investment and public improvements, provided that the delineation of such objectives shall not be construed to require that any particular project necessarily promote all such objectives. Specifically, the Plan promotes an environment which allows for a range of uses and product types, as supported by the *City of Wheat Ridge Area Comprehensive Plan, Updated 2000* and any subsequent updates, as well as any other relevant policy documents which leverage the community's investment in public improvement projects in the Area.

While the principal goal of this urban renewal effort, as required by the Act, is to afford maximum opportunity consistent with the sound needs of the City of Wheat Ridge as a whole, and to develop and rehabilitate the Area by private enterprise; it is not intended to replace the efforts of area business development entities.

3.2 Public Participation

The Plan has been made available to business and property owners located within and adjacent to the Plan boundaries, as well as Wheat Ridge residents at-large. All stakeholders and residents were also invited to participate in several

venues: workshops held between April and May 2009 designed to solicit input on the vision for the Area. In all, more than 100 individuals participated. In addition, City staff received written comments via e-mail and phone calls.

Notification of the public hearing was provided to property owners and owners of business concerns at their last known address of record within the Area as required by the Act. Notice of the public hearing to consider the Plan was published in the Wheat Ridge Transcript. Presentations were also made at public meetings of the City Council and Planning Commission during the summer of 2009 to receive comments and input on the process and Plan documents. As required by the Act, a report outlining the potential impact of the Plan on Jefferson County was prepared and submitted along with the Plan document to the County Commissioners of Jefferson County not less than 30 days before consideration of its approval.

4.1 Qualifying Conditions

Before an urban renewal plan can be adopted by the City, the area must be determined to be a “blighted area” as defined in Section 31-25-103(2) of the Act, which provides that, in its present condition and use, the presence of at least four of the following factors in the Area, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) *Slum, deteriorated, or deteriorating structures;*
- (b) *Predominance of defective or inadequate street layout;*
- (c) *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- (d) *Unsanitary or unsafe conditions;*

- (e) *Deterioration of site or other improvements;*
- (f) *Unusual topography or inadequate public improvements or utilities;*
- (g) *Defective or unusual conditions of title rendering the title nonmarketable;*
- (h) *The existence of conditions that endanger life or property by fire or other causes;*
- (i) *Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) *Environmental contamination of buildings or property;*
- (k.5) *The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or*
- (l) *If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present conditions and use and, by reason of the presences of any one of the factors specified in paragraphs (a) to (k.5) of Section 31-25-103(2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.*

The Act also provides that, if private property is to be acquired by the Authority by eminent domain, at least five of the factors specified in Section 31-25-103(2)(a) to (2)(l) must be present.

The general methodology for conducting the Blight Study is to: (i) define the Study Area; (ii) gather information about the Study Area, such as right-of-way and parcel boundaries, aerial photography, etc.; (iii) evaluate evidence of blight through field reconnaissance of the Study Area to document observed physical conditions of blight; and, (iv) collect data about blight factors that are not visually observable.

Among the 11 qualifying factors identified in the Act, the Blight Study identified the presence of the following ten blight factors in the Study Area:

- (a) *Slum, Deteriorated and Deteriorating Structures*
- (b) *Predominance of Defective or Inadequate Street Layout*
- (c) *Faulty Lot Layout in Relation to Size, Adequacy, or Usefulness*
- (d) *Unsanitary or Unsafe Conditions*
- (e) *Deterioration of Site or Other Improvements*
- (f) *Unusual Topography or Inadequate Public Improvements or Utilities*
- (h) *Existence of conditions that endanger life or property by fire and other causes*
- (i) *Buildings that are Unsafe or Unhealthy for Persons to Live or Work*
- (j) *Environmental Contamination of Buildings or Property*
- (k.5) *High Levels of Municipal Services or Underutilization or Vacancy of Sites, Buildings, or Other Improvements*

The condition, (g) of Section 31-25-103(2), defective or unusual conditions of title rendering the title non-marketable, was not investigated.

5.0 Relationship to Comprehensive Plan

A general plan for the City, known as the *City of Wheat Ridge Area Comprehensive Plan*, was updated in 2000. The Authority, with the cooperation of the City, private enterprise and other public bodies, will undertake projects and activities described in this Plan in order to eliminate the conditions of blight identified herein while implementing the goals and objectives of the *City of Wheat Ridge Area Comprehensive Plan, Updated 2000* and all subsequent updates. Specific elements of the *City of Wheat Ridge Area Comprehensive Plan, Updated 2000* which this Plan advances, are presented in Appendix C of this Plan (and taken verbatim). References from other adopted and accepted documents

(Repositioning Wheat Ridge, Neighborhood Revitalization Strategy; and Wheat Ridge Northwest Sub-Area Plan) that speak to issues within the Urban Renewal Area are also provided.

Pursuant to State Statutes, the *I-70 / Kipling Corridors Urban Renewal Plan* was reviewed by the Planning and Zoning Commission on August 6, 2009 and a Resolution was passed indicating that the Plan was consistent with certain Goals, Policies and Strategies contained in the *Wheat Ridge Area Comprehensive Plan, Updated 2000* and other City adopted and accepted plans.

6.1 Plan Objectives

6.2 General Description

The vision for the Area as defined by stakeholders involved in the process is:

Redevelopment of the Urban Renewal Area represents a unique opportunity to create a series of destinations that are both region-serving and locally supportive. This Urban Renewal Plan, while not a regulating document, envisions quality materials; notable architecture; strong internal and external connections; and, host environments for public events and cultural venues. New uses and redevelopment of existing uses may be developed in mixed-use and multi-use formats where feasible, and in an architectural style that is regionally-relevant.

Whereas existing neighborhoods will be stabilized, new neighborhoods will be co-located with commercial, employment and institutional uses. Improvements in the physical realm will be consistent and communicate a unified identity and brand. Connections for vehicles, pedestrians, bicycles and other modes of transportation will be improved and strengthened in a manner that is regionally-relevant and in accordance with the Architectural and Site Design Manual.

6.3 Development and Design Objectives

All development in the Plan Area shall conform to the zoning and development codes of the Wheat Ridge Municipal Code, as well as any site-specific zoning regulations or policies which might impact properties in the Area, all as in effect and as may be amended from time to time. Codes and regulations present at the time of any project application and development will apply. No project within the Urban Renewal Area is vested to previous codes or regulations.

While the Act authorizes the Authority to undertake zoning and planning activities to regulate land use, maximum densities, and building requirements in the Area, the City will regulate land use and building requirements.

The primary development objective of this Urban Renewal Plan is strategic investment in the public realm that will leverage private sector projects. Potential land uses within the Urban Renewal Area include a range of commercial, employment (industrial and office), residential, institutional, lodging, civic, cultural and parking. Other, more general development objectives include flexibility given changing market conditions; adaptability to a range of uses and product types; and, consistency in building material and development quality. Specific project goals and objectives identified by the stakeholders, in collaboration with impacted property owners, that investment within the Urban Renewal Area should aspire to, include the following:

1. Eliminate and prevent blight
2. Implement elements of the *City of Wheat Ridge Comprehensive Plan, Update 2000* related to urban renewal and the vision of this Plan
3. Ensure orderly growth throughout the community
4. Stimulate development of under-utilized land in the Urban Renewal Area

5. Increase property values and strengthen the City's economic base
6. Participate in the long-term economic vitality of the City through quality (re) development
7. Enhance Wheat Ridge's identity
8. Preserve existing neighborhoods
9. Expand the City's commercial activities
10. Maintain a fiscally-prudent base of industrial uses
11. Encourage growth in primary jobs
12. Promote Wheat Ridge's cultural heritage
13. Reduce sub-standard uses
14. Support stronger code enforcement

Land Use

15. Improve relationships between uses in the Urban Renewal Area and surrounding areas
16. Provide uses supportive of and complementary to planned improvements
17. Promote a variety of housing product types to address multiple segments of the populous
18. Advance cultural art programs and capital investments
19. Unify uses and plan components (signage, street furniture, landscaping)
20. Support preservation of historic structures
21. Expand service facilities (police, fire, library, recreation and / or senior)

Economic Development

22. Encourage the continued presence of existing viable businesses
23. Attract regional and national businesses

Financial

- 24. Provide a range of financing mechanisms for private property (re) investment
- 25. Encourage public-private partnerships
- 26. Promote economic incentives in order to attract (re) investment

Political

- 27. Facilitate cooperation among government agencies (taxing entities)

Architecture

- 28. Promote “green” development (environmentally sensitive)
- 29. Raise the quality of building standards in the Urban Renewal Area
- 30. Encourage higher design standards

Physical

- 31. Improve the public realm
- 32. Increase the capacity and quality of infrastructure in the Urban Renewal Area
- 33. Develop and enhance community gateways
- 34. Maintain / develop public gathering spaces (soft and hard)
- 35. Preserve the area’s natural (and man-made) resources
- 36. Grow the City’s multi-modal options (bike routes, trails, pedestrian access, transit)

6.4 Public Investment Objectives

Existing conditions present within the Area will be remedied by the proposed Plan, but will first need to be identified as a priority public investment item by the Authority, in consultation with the stakeholders. As it is the intent of this Plan that improvements will only be partially funded by tax increment revenues, creation of special districts and/or other financing districts to serve as supplemental funding sources will not only be considered, but encouraged. Experience has proven that a critical component to the success of any urban renewal effort is participation by both the public and private sectors. This said, leveraging of resources will be key as no one entity, either public or private, has sufficient resources alone to sustain a long-term improvement effort.

7.1 Authorized Urban Renewal Undertakings and Activities

The Act allows for a wide range of activities to be used in the implementation of an urban renewal plan. In the case of this Plan, it is the Authority's intent to provide incentives to stimulate private investment in cooperation with property owners and other affected parties in order to accomplish its objectives. Public-private partnerships and other forms of cooperative development will be key to the Authority's strategy for preventing the spread of blight and eliminating existing blight conditions. Reliance on powers such as eminent domain will only be considered as a final option, as determined by the City Council, to achieve the objectives of this Plan.

7.2 Public Improvements and Facilities

The Authority may undertake certain actions to make the Area more attractive for private investment. The Authority may, or cause others to, install, construct, and reconstruct any public improvements. Additionally, the Authority may, or

cause others to, demolish and clear buildings and existing improvements for the purpose of promoting the objectives of the Plan and the Act. Finally, the Authority may, or may cause others to, install, construct and reconstruct any other authorized improvements in the Area, including, without limitation, other authorized undertakings or improvements for the purpose of promoting the objectives of this Plan and the Act.

Public projects are intended to stimulate (directly and indirectly) private sector investment in and around the Area. The combination of public and private investment will assist in the investment and reinvestment of the Area with a greater intensity and quality of viable commercial, employment, residential and mixed-use sub-areas supported by multiple forms of transportation and public spaces contributing to the overall economic well-being of the community.

As described in **Section 4.0** of this Plan, ten qualifying conditions of blight, as defined in Section 31-25-103(2) of the Act, are evident in the Area. This Plan proposes addressing each of these conditions through potential completion of the following public improvements and facilities:

- (a) Slum, Deteriorated and Deteriorating Structures: building improvements including facades, fencing, roof repairs; and, graffiti clean-up;
- (b) Predominance of Defective or Inadequate Street Layout: completion of incomplete streets and sidewalks; increased road and intersection capacity; roadway repairs; and, stronger connections;
- (c) Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness: (see Predominance of Defective or Inadequate Street Layout); and, assemblage of small, narrow and awkwardly shaped parcels;
- (d) Unsanitary or Unsafe Conditions: pedestrian improvements; ADA improvements; lighting; bike paths; deferred maintenance items

including cracked and buckled sidewalks; and, roadway improvements designed to arrest congestion;

- (e) Deterioration of Site or Other Improvements: improvements to parking surfaces; curbs and gutters; and, signs and advertisements;
- (f) Unusual Topography or Inadequate Public Improvements or Utilities: undergrounding of overhead utilities; increasing infrastructure capacity where necessary; and, completion of curbs, gutters and sidewalks;
- (h) Existence of Conditions that Endanger Life or Property by Fire and Other Causes: sprinklering of commercial buildings; and, improved access for emergency vehicles;
- (i) Buildings That Are Unsafe or Unhealthy for Persons to Live or Work: demolition of substandard structures;
- (j) Environmental Contamination of Buildings or Property: assistance with site and building environmental clean-up;
- (k.5) Existence of Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings or Other Improvements: stronger code enforcement; site assemblage; site prep; and, assistance with post-development leasing strategies.

7.3 Other Improvements and Facilities

There could be other non-public improvements in the Area that may be required to accommodate development and redevelopment. The Authority may assist in the financing or construction of these improvements.

7.4 Development Opportunities – Catalyst Projects

A key concept associated with implementation of the Plan is targeted investment that will serve to catalyze development throughout the Area and fund future

public improvements. The aggregate impact of potential investment within the Area is reflected in the Impact Report in **Attachment 2**.

7.5 Development Standards

All development in the Area shall conform to applicable rules, regulations, policies and other requirements and standards of the City and any other governmental entity which has jurisdiction over all or any portion of the Area.

In conformance with the Act and the Plan, the Authority may adopt design standards and other requirements applicable to projects undertaken by the Authority in the Area. Unless otherwise approved by City Council, any such standards and requirements adopted by the Authority shall be consistent with all other City zoning and development policies and regulations.

7.6 Variations in the Plan

The Authority may propose, and the City Council may make, such modifications to this Urban Renewal Plan as may be necessary provided they are consistent with the *City of Wheat Ridge Comprehensive Plan, Updated 2000* and any subsequent updates, as well as the Act, or such amendments made in accordance with this Plan and as otherwise contemplated by this Plan.

The Authority may, in specific cases, allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

7.7 Urban Renewal Plan Review Process

The review process for the Plan is intended to provide a mechanism to allow those parties responsible for implementing key projects to periodically evaluate its effectiveness and make adjustments to ensure efficiency in implementing the recommended activities.

The following steps are intended to serve as a guide for future Plan review:

- (a) The Authority may propose modifications (including expansion of the Plan boundaries), and the City Council may make such modifications as may be necessary provided they are consistent with the *City of Wheat Ridge Comprehensive Plan, Updated 2000* and any subsequent updates, as well as the Act.
- (b) Modifications may be developed from suggestions by the Authority, property and business owners, and City staff operating in support of the Authority and advancement of this Plan.
- (c) A series of joint workshops may be held by and between the Authority and property and business owners to direct and review the development of Plan modifications.

7.8 Project Financing and Creation of Tax Increment Areas

While projects within the Area are planned to be primarily privately financed, it is the intent of the City Council in approving this Urban Renewal Plan to authorize the use of tax increment financing by the Authority to assist with the development of these projects. Urban renewal authorities in Colorado are authorized by statute (C.R.S 31-25-105) to borrow money and accept advances,

loans, grants and contributions from public or private sources, and to issue bonds to finance their activities or operations. In practice, an accepted method for financing urban renewal projects is to utilize incremental property tax and / or municipal sales tax revenues attributable to redevelopment in the project area to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by the Authority.

The boundaries of the Urban Renewal Area shall be as set forth in **Appendix A**. As more fully set forth herein this **Section 7.7**, it is the intent of City Council in approving this Plan to authorize the use of tax increment financing by the Authority as part of its efforts to undertake and advance the Plan.

7.9 Property Acquisition and Land Assemblage

The Authority may acquire property by negotiation or any other method authorized by the Act, except that any proposal to acquire property under the power of eminent domain must be approved by the City Council in accordance with the Act. The Authority may temporarily operate, manage and maintain property in the Area with the consent of the owner of the property. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

7.10 Relocation Assistance

It is not anticipated that acquisition of real property by the Authority will result in the relocation of any individuals, families, or business concerns. However, if such relocation becomes necessary, the Authority will adopt a relocation plan in conformance with the Act.

7.11 Demolition, Clearance, Environmental Remediation, and Site Prep

In carrying out this Plan, it is anticipated that the Authority may, on a case-by-case basis, elect to demolish and clear buildings, structures and other improvements. Additionally, development activities consistent with this Plan, including but not limited to Development or Cooperation Agreements, may require such demolition and clearance to eliminate unhealthy, unsanitary, and unsafe conditions, eliminate obsolete and other uses detrimental to the public welfare, and otherwise remove and prevent the spread of deterioration.

With respect to property acquired by the Authority, it may demolish and clear, or contract to demolish and clear, those buildings, structures and other improvements pursuant to this Plan, if in the judgment of the Authority, such buildings, structures and other improvements cannot be rehabilitated in accordance with this Plan. The Authority may also undertake such additional site preparation activities as it deems necessary to facilitate the disposition and development of such property.

7.12 Property Disposition

The Authority may acquire, sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements, as it deems necessary to develop such property. Real property or interests in real property may be sold, leased or otherwise transferred for use in accordance with the Act and this Plan. All property and interest in real estate acquired by the Authority in the Area that is not dedicated or transferred to public entities, shall be sold or otherwise disposed of for redevelopment in accordance with the provision of this Plan and the Act.

7.13 Redevelopment and Rehabilitation Actions

Redevelopment and rehabilitation actions within the Area may include such undertakings and activities as are in accordance with this Plan and the Act, including without limitation: demolition and removal of buildings and improvements as set forth herein; installation, construction and reconstruction of public improvements; elimination of unhealthful, unsanitary or unsafe conditions; elimination of obsolete or other uses detrimental to the public welfare; prevention of the spread of deterioration; and, provision of land for needed public facilities. The Authority may enter into Cooperation Agreements and Redevelopment/Development Agreements to provide assistance or undertake all other actions authorized by the Act or other applicable law to redevelop and rehabilitate the Area.

7.14 Redevelopment/Development Agreements

The Authority is authorized to enter into Redevelopment/Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities as are determined by the Authority to be necessary or desirable to carry out the purposes of this Plan. Such Redevelopment/Development Agreements, or other contracts, may contain terms and provisions as shall be deemed necessary or appropriate by the Authority for the purpose of undertaking the activities contemplated by this Plan and the Act, and may further provide for such undertakings by the Authority, including financial assistance, as may be necessary for the achievement of the objectives of this Plan or as may otherwise be authorized by the Act. These Agreements will be separate from this Plan, yet in support of its goals and objectives. Existing agreements between the City and private parties that are consistent with this Plan are intended to remain in full force and effect.

7.15 Cooperation Agreements

For the purpose of this Plan, the Authority may enter into one or more Cooperation Agreements pursuant to the Act. The City and the Authority recognize the need to cooperate in the implementation of this Plan and, as such, Cooperation Agreements may include, without limitation, agreements regarding the planning or implementation of this Plan and its projects, as well as programs, public works operations, or activities which the Authority, the City or such other public body is otherwise empowered to undertake and including without limitation, agreements respecting the financing, installation, construction and reconstruction of public improvements, utility line relocation, storm water detention, environmental remediation, landscaping and/or other eligible improvements. This paragraph shall not be construed to require any particular form of cooperation.

8.1 Project Financing

8.2 Public Investment Objective

It is the intent of the Plan that the public sector will play a significant role in urban renewal efforts as a strategic partner. Typical infrastructure investments the public would anticipate making include, but are not limited to: unifying streetscape elements (but for specific modifications made on private property); improving access and circulation; improving streets and parks; providing for infrastructure improvements; completing utilities; and, creating special districts or other financing mechanisms.

8.3 Authorization

The Authority may finance undertakings pursuant to this Plan by any method authorized under the Act or any other applicable law, including without limitation: issuance of notes, bonds and other obligations in an amount sufficient to finance all or part of this Plan; borrowing of funds and creation of indebtedness; advancement of reimbursement agreements; and / or utilization of the following: federal or state loans or grants; interest income; annual appropriation agreements; agreements with public or private entities; and loans, advances and grants from any other available sources. The principal, interest, costs and fees on any indebtedness are to be paid for with any lawfully available funds of the Authority.

Debt may include bonds, refunding bonds, notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, or any other obligation lawfully created.

8.4 Project Revenues

8.4.1 Tax Increment Financing

The Plan contemplates that a primary method of financing projects within the Area will be through the use of property tax and City Sales Tax increments. The Authority shall be authorized to pledge all or any portion of such property tax and City Sales Tax increment revenues for financing public infrastructure that benefits the Area pursuant to one or more Cooperation Agreements.

8.4.2 Distribution of Tax Revenues

As specified in any amendment to this Plan which creates a new Tax Increment Area as set forth herein, property taxes and/or City Taxes levied after the effective date of the approval of such amendment shall be divided for a period commencing on the date of City Council approval of such amendment and continuing for a period not-to-exceed twenty-five years in accordance with Section 31-25-107(9) of the Act and the terms of any applicable Cooperation Agreement.

8.5 Other Financing Mechanisms/Structures

The Plan is designed to provide for the use of tax increment financing as one tool to facilitate investment and reinvestment within the Area. However, in addition to tax increment financing, the Authority shall be authorized to finance implementation of the Plan by any method authorized by the Act. The Authority is committed to making a variety of strategies and mechanisms available which are financial, physical, market and organizational in nature. It is the intent of this Plan to use the tools either independently or in various combinations. Given the obstacles associated with development, the Authority recognizes that it is imperative that solutions and resources be put in place which are comprehensive, flexible and creative.

9.0 Severability

If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.

I-70 / Kipling Corridors

Urban Renewal Plan

Wheat Ridge, Colorado

Appendix A

Urban Renewal Area Legal Description

INTERSTATE 70 / KIPLING STUDY AREA BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 15, 16, 17, 19, 20, 21, 22, 28, AND 30, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: ALL PARCEL NUMBERS CITED IN THIS DESCRIPTION ARE JEFFERSON COUNTY ASSESSOR PARCEL NUMBERS.

BEGINNING AT THE NORTHEAST CORNER OF FOOTHILLS ACADEMY SUBDIVISION, BEING THE SOUTHWEST CORNER OF THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70 AND THE WESTERLY RIGHT OF WAY LINE OF MILLER STREET;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF MILLER STREET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF PARCEL ID NO. 39-211-00-005;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND ITS WESTERLY EXTENSION TO THE SOUTHWESTERLY LINE OF INTERSTATE 70 FRONTAGE ROAD DESCRIBED IN RECEPTION NO. 84016260;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF PARCEL ID NO. 39-211-00-009;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL ID NO. 39-211-00-009 AND PARCELS ID NO. 39-211-01-001, 39-211-01-002, 39-211-00-013 AND 39-211-00-015 TO THE SOUTHWEST CORNER OF SAID PARCEL ID 39-211-00-015;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL ID 39-211-00-015 TO THE NORTHWEST CORNER OF BANDIMERE MINOR SUBDIVISION;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID BANDIMERE SUBDIVISION TO THE MOST SOUTHERLY POINT OF BANDIMERE MINOR SUBDIVISION ON THE NORTHERLY LINE OF PARCEL ID NO. 39-211-00-017;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF PARCEL ID NO. 39-211-00-017 TO THE EASTERLY RIGHT OF WAY LINE OF LEE STREET;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF LEE STREET TO THE NORTHERLY RIGHT OF WAY LINE OF WEST 44TH AVENUE;

THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF WEST 44TH AVENUE TO THE POINT OF INTERSECTION OF THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF NEWGATE IN WHEAT RIDGE SUBDIVISION;

THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE EASTERLY AND SOUTHEASTERLY LINE OF SAID NEWGATE IN WHEAT RIDGE SUBDIVISION TO A POINT OF INTERSECTION WITH THE MOST WESTERLY CORNER OF PARCEL ID NO. 39-214-00-001;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL ID NO. 39-214-00-001 TO THE SOUTHEAST CORNER THEREOF ON THE WESTERLY LINE OF KIPLING VENTURES SUBDIVISION;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER OF SAID KIPLING VENTURES SUBDIVISION;

THENCE EASTERLY AND SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID KIPLING VENTURES SUBDIVISION TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF KIPLING STREET AS DESCRIBED IN BOOK 2148 AT PAGE 663;

THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINE OF SAID PARCEL IN BOOK 2148 AT PAGE 663 TO THE WESTERLY RIGHT OF WAY LINE OF KIPLING STREET;

THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF KIPLING STREET TO THE NORTHEAST CORNER OF PARCEL ID NO. 39-214-00-014;

THENCE WESTERLY AND SOUTHERLY ALONG THE NORTHERLY AND WESTERLY LINE OF SAID PARCEL ID NO. 39-214-00-014 TO THE SOUTHWEST CORNER THEREOF, BEING A POINT ON THE NORTHERLY LINE OF GREEN VALLEY SUBDIVISION;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID GREEN VALLEY SUBDIVISION TO THE NORTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF ON THE NORTHERLY RIGHT OF WAY LINE OF WEST 41ST AVENUE;

THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF 41ST AVENUE TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF THE WEST 15 FEET OF LOT 23, GREEN VALLEY SUBDIVISION;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND ITS NORTHERLY EXTENSION TO A POINT ON THE SOUTHERLY LINE OF SAID GREEN VALLEY SUBDIVISION;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF GREEN VALLEY SUBDIVISION TO THE NORTHWEST CORNER OF PARCEL ID 39-214-99-001, BEING ALSO THE NORTHEAST CORNER OF CAMBRIDGE PARK & AMENDED;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL ID NO. 39-214-99-001 AND THE EASTERLY LINE OF CAMBRIDGE PARK & AMENDED TO THE MOST NORTHERLY CORNER OF PARCEL ID NO. 39-214-00-044;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE NORTHWESTERLY AND WESTERLY LINE AND THE SOUTHERLY EXTENSION OF SAID WESTERLY LINE OF PARCEL ID NO. 39-214-00-044 TO THE SOUTHERLY RIGHT OF WAY LINE WEST 38TH AVENUE AND THE NORTHERLY LINE OF ORTON HEIGHTS SUBDIVISION;

THENCE EASTERLY AND SOUTHERLY ALONG THE NORTHERLY AND EASTERLY LINE OF ORTON HEIGHTS SUBDIVISION TO THE SOUTHWEST CORNER OF KING STREET DESCRIBED IN BOOK 1579 AT PAGE 296;

THENCE EASTERLY AND SOUTHERLY ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF KING STREET TO THE NORTHERLY RIGHT OF WAY LINE OF WEST 35TH AVENUE;

THENCE EASTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY LINE TO THE WESTERLY RIGHT OF WAY LINE OF KIPLING STREET;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF KIPLING STREET TO THE NORTHEAST CORNER OF PARAMOUNT HEIGHTS PART FIVE, BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF WEST 27TH AVENUE AND THE WESTERLY RIGHT OF WAY LINE OF KIPLING STREET;

THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEST 27TH AVENUE TO THE NORTH LINE OF BLOCK 5, PARAMOUNT HEIGHTS PART FIVE, BEING THE NORTHEAST CORNER OF PARCEL ID NO. 39-284-21-001;

THENCE WESTERLY ALONG SAID NORTHERLY LINE OF PARCEL ID NO. 39-284-21-001 TO THE
EASTERLY RIGHT OF WAY LINE OF PARAMOUNT PARKWAY;

THENCE SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PARAMOUNT PARKWAY TO
WHEAT RIDGE CITY LIMITS IN WEST 26TH AVENUE;

THENCE EASTERLY ALONG SAID WHEAT RIDGE CITY LIMITS TO THE CITY LIMITS ALONG THE
EASTERLY RIGHT OF WAY LINE OF KIPLING STREET;

THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF KIPLING STREET TO THE
INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF KIPLING STREET AND THE
NORTHERLY RIGHT OF WAY LINE OF WEST 35TH AVENUE, SAID POINT ALSO BEING THE
SOUTHWEST CORNER OF
PARCEL ID NO. 39-272-99-003;

THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF WEST 35TH AVENUE AND
THE SOUTHERLY LINE OF SAID PARCEL ID NO. 39-272-99-003 TO THE WESTERLY RIGHT OF WAY
LINE OF JOHNSON STREET;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF JOHNSON STREET TO THE
SOUTHERLY RIGHT OF WAY LINE OF WEST 38TH AVENUE;

THENCE NORTHERLY TO THE SOUTHEAST CORNER OF PARCEL ID NO. 39-223-00-025 ON THE
NORTHERLY RIGHT OF WAY LINE OF WEST 38TH AVENUE;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF PARCELS ID NO. 39-223-00-026 AND 39-
223-99-002 TO THE NORTHWEST CORNER OF SAID LAST PARCEL ON THE NORTHERLY RIGHT OF
WAY LINE OF WEST 39TH AVENUE;

THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF WEST 39TH AVENUE TO THE
EASTERLY RIGHT OF WAY LINE OF KIPLING STREET AND BEING THE SOUTHWEST CORNER OF
PARCEL ID NO. 39-223-00-021;

THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF KIPLING STREET TO THE
SOUTHWEST CORNER OF JANET D. MINOR SUBDIVISION FILING NO. 2;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID JANET D. SUBDIVISION FILING NO. 2
TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID JANET D. SUBDIVISION FILING NO. 2
TO THE SOUTHWEST CORNER OF PARCEL ID NO. 39-223-00-008;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL ID NO. 39-223-00-008 AND ITS
EASTERLY EXTENSION TO THE EASTERLY RIGHT OF WAY LINE OF JELLISON STREET;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF JELLISON STREET TO THE
SOUTHWEST CORNER OF PARCEL ID NO. 39-222-00-026;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF PARCELS ID NO. 39-223-00-026 AND 39-223-
00-025 TO THE SOUTHEAST CORNER OF LAST SAID PARCEL;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL ID NO. 39-222-00-025 TO THE
SOUTHWEST CORNER OF PARCEL ID NO. 39-222-00-024;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL ID NO. 39-222-00-024 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL ID NO. 39-222-00-024 TO THE SOUTHWEST CORNER OF PARCEL ID NO. 39-222-11-001;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL ID NO. 39-222-11-001 AND ALONG THE SOUTHERLY LINE OF PARCEL ID NO. 39-222-11-002 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF IRIS STREET;

THENCE EASTERLY TO SOUTHWEST CORNER OF PARCEL ID NO. 39-222-00-023 ON THE EASTERLY RIGHT OF WAY LINE OF IRIS STREET;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF PARCELS ID NO. 39-222-00-023 AND 39-222-00-044 TO THE SOUTHEAST CORNER OF LAST SAID PARCEL;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL ID NO. 39-222-00-044 AND ITS NORTHERLY EXTENSION TO THE NORTHERLY RIGHT OF WAY LINE OF WEST 44TH AVENUE;

THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF WEST 44TH AVENUE TO THE WESTERLY RIGHT OF WAY LINE OF INDEPENDENCE STREET;

THENCE NORTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF INDEPENDENCE STREET TO THE SOUTHEAST CORNER OF PARCEL ID NO. 39-222-09-008;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL ID NO. 39-222-09-008 TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCELS ID NO. 39-222-09-008, 39-222-09-024 AND 39-222-09-009 TO THE NORTHWEST CORNER OF LAST SAID PARCEL;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF PARCEL ID NO. 39-222-09-009 TO THE SOUTHWEST CORNER OF PARCEL ID NO. 39-222-09-010;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF PARCELS IN NO. 39-222-09-010, 39-222-09-011, AND 39-222-09-012 TO THE NORTHWEST CORNER OF SAID LAST PARCEL, BEING A POINT ON THE SOUTHERLY LINE OF PARCEL ID NO. 39-222-00-012;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL ID NO. 39-222-00-012 TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY AND EASTERLY ALONG THE WESTERLY AND NORTHERLY LINE OF SAID PARCEL ID NO. 39-222-00-012 TO THE NORTHWEST CORNER THEREOF ON THE WESTERLY RIGHT OF WAY LINE OF INDEPENDENCE STREET;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF INDEPENDENCE STREET TO A POINT ON THE SOUTHERLY LINE OF PARCEL ID NO. 39-222-00-011;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF PARCELS 39-222-00-011, 39-222-00-010 AND 39-222-00-009 TO THE SOUTHWEST CORNER OF SAID LAST PARCEL;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL ID NO. 39-222-00-009 TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCELS ID NO. 39-222-00-009, 39-222-00-010 AND 39-222-00-011 TO THE WESTERLY RIGHT OF WAY LINE OF INDEPENDENCE STREET;

THENCE NORTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF INDEPENDENCE STREET TO THE SOUTHEAST CORNER OF DAVIS MINOR SUBDIVISION;

THENCE EASTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID DAVIS MINOR SUBDIVISION TO THE EASTERLY RIGHT OF WAY LINE OF INDEPENDENCE STREET;

THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF INDEPENDENCE STREET TO THE MOST NORTHERLY CORNER OF ADP SUBDIVISION ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70;

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70 TO THE EASTERLY RIGHT OF WAY LINE OF HOLLAND STREET;

THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70 TO THE EASTERLY RIGHT OF WAY LINE OF GARRISON STREET;

THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF GARRISON STREET EXTENDED NORTHERLY TO THE NORTHERLY RIGHT OF WAY LINE OF WEST 49TH AVENUE;

THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF WEST 49TH AVENUE TO THE EASTERLY RIGHT OF WAY LINE OF INDEPENDENCE STREET;

THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF INDEPENDENCE STREET TO THE SOUTHERLY RIGHT OF WAY LINE OF WEST 50TH AVENUE, BEING THE SOUTHERLY LINE OF PARCEL ID NO. 39-153-00-014;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL ID NO. 39-153-00-014 TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL ID NO. 39-153-00-014 TO THE NORTHWEST CORNER THEREOF;

THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL ID NO. 39-153-00-014 TO A POINT ON WHEAT RIDGE CITY LIMITS ON THE EASTERLY RIGHT OF WAY LINE OF INDEPENDENCE STREET;

THENCE NORTHERLY ALONG SAID WHEAT RIDGE CITY LIMITS ON THE EASTERLY RIGHT OF WAY LINE OF INDEPENDENCE STREET TO THE WHEAT RIDGE CITY LIMITS IN WEST 51ST PLACE;

THENCE WESTERLY ALONG SAID WHEAT RIDGE CITY LIMITS IN WEST 51ST PLACE TO THE WESTERLY RIGHT OF WAY LINE OF KIPLING STREET;

THENCE SOUTHERLY ALONG SAID WHEAT RIDGE CITY LIMITS AND THE WESTERLY RIGHT OF WAY LINE OF KIPLING STREET TO THE NORTHERLY RIGHT OF WAY LINE OF WEST 50TH AVENUE;

THENCE SOUTHWESTERLY ALONG SAID WHEAT RIDGE CITY LIMITS AND THE NORTHERLY RIGHT OF WAY LINE OF WEST 50TH AVENUE TO THE EASTERLY RIGHT OF WAY LINE OF MILLER STREET;

THENCE NORTHERLY ALONG SAID WHEAT RIDGE CITY LIMITS AND THE EASTERLY RIGHT OF WAY LINE OF MILLER STREET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID RAILROAD RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF PARCEL ID NO. 39-164-00-002;

THENCE NORTHERLY TO THE SOUTHEAST CORNER OF PARCEL ID NO. 39-164-00-003 ON THE NORTHERLY RIGHT OF WAY LINE OF RIDGE ROAD;

THENCE SOUTHWESTERLY, DEPARTING SAID WHEAT RIDGE CITY LIMITS, ALONG THE NORTHERLY RIGHT OF WAY LINE OF RIDGE ROAD AND THE SOUTHERLY LINE OF PARCEL ID NO. 39-161-00-003 TO THE SOUTHEAST CORNER OF PARCEL ID NO. 39-161-00-007;

THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID PARCEL 39-164-00-007 TO THE SOUTHWEST CORNER THEREOF ON THE NORTHERLY RIGHT OF WAY LINE OF RIDGE ROAD;

THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF RIDGE ROAD TO THE EASTERLY LINE OF PARCEL ID NO. 39-163-00-002;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF PARCEL ID NO. 39-163-00-002 TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF RIDGE ROAD;

THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF RIDGE ROAD TO WHEAT RIDGE CITY LIMITS AND THE WESTERLY RIGHT OF WAY LINE OF QUAIL STREET;

THENCE SOUTHERLY ALONG WHEAT RIDGE CITY LIMITS TO THE NORTHEAST CORNER OF PARCEL ID NO. 39-163-00-025;

THENCE CONTINUE SOUTHERLY ALONG WHEAT RIDGE CITY LIMITS AND THE EASTERLY LINE OF SAID PARCEL ID NO. 39-163-00-025 TO THE SOUTHEAST CORNER THEREOF ON THE NORTHERLY RIGHT OF WAY LINE OF WEST 50TH AVENUE;

THENCE WESTERLY ALONG WHEAT RIDGE CITY LIMITS AND THE SOUTHERLY LINE OF SAID PARCEL ID NO. 39-163-00-025 TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE NORTHERLY ALONG WHEAT RIDGE CITY LIMITS AND THE WESTERLY LINE OF SAID PARCEL ID NO. 39-163-00-025 TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE CONTINUE NORTHERLY ALONG SAID WHEAT RIDGE CITY LIMITS TO THE NORTHERLY RIGHT OF WAY LINE OF WEST 51ST PLACE, BEING THE SOUTHEAST CORNER OF PARCEL ID NO. 39-174-01-006;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY OF WEST 51ST AVENUE TO THE SOUTHEAST CORNER OF LOT 8, HANCE'S SUBDIVISION AND THE WESTERLY RIGHT OF WAY LINE OF TABOR STREET;

THENCE NORTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF TABOR STREET AND ITS NORTHERLY EXTENSION TO WHEAT RIDGE CITY LIMITS WITHIN WEST 52ND AVENUE;

THENCE WESTERLY ALONG WHEAT RIDGE CITY LIMITS IN WEST 52ND AVENUE TO AN ANGLE POINT IN WHEAT RIDGE CITY LIMITS IN THE INTERSECTION OF WEST 52ND AVENUE AND WARD ROAD;

THENCE SOUTHERLY ALONG WHEAT RIDGE CITY LIMITS AND ITS SOUTHERLY EXTENSION IN WARD ROAD TO THE NORTHEASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 2, KAISER PERMANENTE SUBDIVISION FILING NO. 3 – CORRECTION PLAT;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND IT'S NORTHEASTERLY EXTENSION TO A POINT ON WHEAT RIDGE CITY LIMITS AND THE NORTHWEST CORNER OF PARCEL ID NO. 39-202-00-004;

THENCE SOUTHERLY ALONG WHEAT RIDGE CITY LIMITS AND THE WESTERLY LINE OF PARCELS ID NO. 39-202-00-004, 39-202-00-003 AND 39-202-00-007 TO THE SOUTHWEST CORNER OF LAST SAID PARCEL ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 70;

THENCE SOUTHWESTERLY ALONG WHEAT RIDGE CITY LIMITS AND THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 70 AND THE SOUTHERLY LINE OF PARCELS ID NO. 39-202-00-001 AND 39-202-00-036 TO THE SOUTHWEST CORNER OF LAST SAID PARCEL, ALSO BEING THE NORTHWEST CORNER OF THE STATE HIGHWAY PARCEL DESCRIBED IN BOOK 1876 AT PAGE 165;

THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 70 THE FOLLOWING FOUR (4) COURSES:

1. THENCE SOUTHERLY ALONG THE WESTERLY LINE OF STATE HIGHWAY PARCELS DESCRIBED IN BOOK 1876 AT PAGE 165 AND BOOK 900 AT PAGE 478 TO THE NORTHEAST CORNER OF THAT STATE HIGHWAY PARCEL DESCRIBED IN BOOK 720 AT PAGE 231;
2. THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE NORTHERLY AND WESTERLY LINE OF SAID PARCEL IN BOOK 720 AT PAGE 231 TO A POINT ON THE NORTHERLY LINE OF THAT STATE HIGHWAY PARCEL DESCRIBED IN BOOK 1859 AT PAGE 72;
3. THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL IN BOOK 1859 AT PAGE 72 TO THE MOST WESTERLY CORNER THEREOF;
4. THENCE WESTERLY ALONG THE NORTHERLY LINE OF THAT STATE HIGHWAY DEPARTMENT PARCEL DESCRIBED IN BOOK 2163 AT PAGE 160 TO THE NORTHEAST CORNER OF THAT STATE HIGHWAY PARCEL FOR STATE HIGHWAY NO. 58 DESCRIBED IN BOOK 1895 AT PAGE 55;

THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 58 AS DESCRIBED IN BOOK 1895 AT PAGE 55 AND BOOK 2177 AT PAGE 367 AND BOOK 2116 AT PAGE 106 TO THE PROPOSED MOST WESTERLY LINE OF WHEAT RIDGE CITY LIMITS AS SHOWN ON THE ANNEXATION MAP #3 – COORS CLEAR CREEK;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID ANNEXATION MAP #3 TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 58 AS DESCRIBED IN BOOK 2227 AT PAGE 527;

THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 58 TO THE NORTHWEST CORNER OF THAT STATE HIGHWAY PARCEL DESCRIBED IN RECEPTION NO. 2008011087;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL IN RECEPTION NO. 2008011087 AND PARCEL ID NO. 39-193-00-009 TO THE SOUTHWESTERLY CORNER OF LAST SAID PARCEL;

THENCE EASTERLY ALONG EXISTING WHEAT RIDGE CITY LIMITS AND THE SOUTHERLY LINE OF SAID PARCEL ID NO. 39-193-00-009 TO THE SOUTHEAST CORNER THEREOF ON THE WESTERLY LINE OF LOT 9, CABELA'S / COORS SUBDIVISION FILING NO. 2;

THENCE SOUTHERLY ALONG WHEAT RIDGE CITY LIMITS AND THE WESTERLY LINE OF SAID LOT 9 TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY ALONG WHEAT RIDGE CITY LIMITS AND THE SOUTHERLY LINE OF SAID LOT 9 TO THE NORTHWEST CORNER OF LOT 9A, CABELA'S / COORS SUBDIVISION FILING NO. 2;

THENCE SOUTHERLY ALONG WHEAT RIDGE CITY LIMITS AND THE WESTERLY LINE OF SAID LOT 9A TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY ALONG WHEAT RIDGE CITY LIMITS AND THE SOUTHERLY LINE OF SAID LOT 9A TO THE SOUTHEAST CORNER THEREOF ON THE WESTERLY LINE OF LOT 8, CABELA'S / COORS SUBDIVISION FILING NO. 1, AMENDED;

THENCE SOUTHERLY ALONG WHEAT RIDGE CITY LIMITS AND THE WESTERLY LINE OF SAID LOT 8 TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY, DEPARTING SAID WHEAT RIDGE CITY LIMITS, ALONG THE SOUTHERLY LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER THEREOF ON THE WESTERLY LINE OF LOT 6, CABELA'S / COORS SUBDIVISION FILING NO. 1, AMENDED;

THENCE SOUTHEASTERLY ALONG A CURVE ON SAID LOT 6 TO THE END OF SAID CURVE;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF ON WHEAT RIDGE CITY LIMITS;

THENCE EASTERLY ALONG WHEAT RIDGE CITY LIMITS AND THE SOUTHERLY LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF LOT 5 OF SAID CABELA'S / COORS SUBDIVISION FILING NO. 1, AMENDED;

THENCE SOUTHERLY ALONG WHEAT RIDGE CITY LIMITS AND THE WESTERLY LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY ALONG WHEAT RIDGE CITY LIMITS AND THE SOUTHERLY LINE OF SAID LOT 5 TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2, 70 WEST BUSINESS CENTER SUBDIVISION FILING NO. 3;

THENCE SOUTHERLY ALONG WHEAT RIDGE CITY LIMITS AND THE WESTERLY LINE OF SAID LOT 1, BLOCK 2, 70 WEST BUSINESS CENTER SUBDIVISION FILING NO. 3 TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY ALONG WHEAT RIDGE CITY LIMITS AND THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 2, 70 WEST BUSINESS CENTER SUBDIVISION FILING NO. 3 TO THE NORTHWEST CORNER OF LOT 5, 70 WEST BUSINESS CENTER;

THENCE SOUTHERLY ALONG WHEAT RIDGE CITY LIMITS AND THE WESTERLY LINE OF SAID LOT 5, 70 WEST BUSINESS CENTER TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY ALONG WHEAT RIDGE CITY LIMITS AND THE SOUTHERLY LINE OF SAID LOT 5, 70 WEST BUSINESS CENTER TO THE SOUTHEAST CORNER THEREOF AND THE WESTERLY LINE OF SAID LOT 1, BLOCK 2, 70 WEST BUSINESS CENTER SUBDIVISION FILING NO. 3;

THENCE SOUTHERLY ALONG WHEAT RIDGE CITY LIMITS AND THE WESTERLY LINE OF LOTS 1 AND 2, BLOCK 2 AND TRACT A, 70 WEST BUSINESS CENTER SUBDIVISION FILING NO. 3 TO THE NORTHEAST CORNER OF LOT 3, BLOCK 2, 70 WEST BUSINESS CENTER SUBDIVISION FILING NO. 3;

THENCE WESTERLY ALONG WHEAT RIDGE CITY LIMITS AND THE NORTHERLY LINE OF SAID LOT 3, BLOCK 2, 70 WEST BUSINESS CENTER SUBDIVISION FILING NO. 3 TO THE NORTHWEST CORNER THEREOF ON THE EASTERLY RIGHT OF WAY LINE OF ZINNIA COURT;

THENCE SOUTHERLY ALONG WHEAT RIDGE CITY LIMITS AND THE EASTERLY RIGHT OF WAY LINE OF ZINNIA COURT AND ITS SOUTHERLY EXTENSION TO THE SOUTH LINE OF THE NORTHWEST

ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN WITHIN THE RIGHT OF WAY FOR WEST 32ND AVENUE;

THENCE EASTERLY ALONG SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER WITHIN THE RIGHT OF WAY OF WEST 32ND AVENUE TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF PARCEL ID NO. 39-292-00-014;

THENCE NORTHERLY, DEPARTING SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER, ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID PARCEL ID NO. 39-292-00-014 TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL ID NO. 39-292-00-014 TO THE MOST EASTERLY CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL ID NO. 39-292-00-014 TO THE MOST NORTHERLY CORNER THEREOF ON THE WESTERLY LINE OF PARCEL ID NO. 39-292-11-016;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF PARCEL ID NO. 39-292-11-016 TO THE NORTHWEST CORNER THEREOF ON THE SOUTHERLY LINE OF LOT 15, BLOCK 1, APPLEWOOD VILLAGE;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 15, BLOCK 1, APPLEWOOD VILLAGE TO THE SOUTHWEST CORNER THEREOF ON THE SOUTHEASTERLY LINE OF LOT 14, BLOCK 1, APPLEWOOD VILLAGE;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 14, BLOCK 1, APPLEWOOD VILLAGE TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 11 THROUGH 14, BLOCK 1, APPLEWOOD VILLAGE, TO THE SOUTHWEST CORNER OF SAID LOT 11 ON THE EASTERLY LINE OF LOT 2, APPLEWOOD VILLAGE SHOPPING CENTER SUBDIVISION;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOTS 1 AND 2, APPLEWOOD VILLAGE SHOPPING CENTER SUBDIVISION TO THE MOST NORTHERLY CORNER OF SAID LOT 1 ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST 38TH AVENUE;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEST 38TH AVENUE AND THE NORTHERLY LINE OF LOT 1, APPLEWOOD VILLAGE SHOPPING CENTER SUBDIVISION TO THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF WEST 38TH DRIVE;

THENCE NORTHERLY AND NORTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF WEST 38TH DRIVE AND ITS SOUTHERLY EXTENSION TO THE MOST EASTERLY CORNER OF TRACT C, RIDGE SUBDIVISION;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT C TO THE MOST NORTHERLY CORNER OF SAID TRACT C ON THE SOUTHERLY LINE OF LOT 1, YOUNGFIELD PLAZA;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, YOUNGFIELD PLAZA TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF YOUNGFIELD PLAZA TO THE NORTHEAST CORNER THEREOF;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID YOUNGFIELD PLAZA TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF ROCK SUBDIVISION FILING NO. 1;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF ROCK SUBDIVISION FILING NO.1 AND ITS SOUTHERLY EXTENSION TO THE NORTHEAST CORNER THEREOF, BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF WEST 42ND AVENUE AND THE EASTERLY RIGHT OF WAY LINE OF XENON STREET;

THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF XENON STREET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF PARCEL ID NO. 39-202-00-025;

THENCE WESTERLY ALONG SAID NORTHERLY LINE OF PARCEL ID NO. 39-202-00-025 AND ITS EASTERLY EXTENSION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF PARCELS ID NO. 39-202-00-025 AND 39-202-00-026 TO THE SOUTHWEST CORNER OF SAID LAST PARCEL;

THENCE SOUTHERLY TO THE NORTHWEST CORNER OF PARCEL ID NO. 39-202-00-028;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF PARCEL ID NO. 39-202-00-028 TO THE SOUTHWEST CORNER THEREOF;

THENCE WESTERLY ON THE SOUTHERLY LINE OF PARCEL ID NO. 39-202-00-027 TO THE SOUTHWEST CORNER THEREOF ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 70/ YOUNGFIELD STREET AS DESCRIBED IN BOOK 1895 AT PAGE 44;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 70 / YOUNGFIELD STREET TWO COURSES TO THE SOUTHEAST CORNER OF THE STATE HIGHWAY PARCEL DESCRIBED IN RECEPTION NO. 86104746 ON THE WESTERLY RIGHT OF WAY LINE OF XENON STREET;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL IN RECEPTION NO. 86104746 TO THE NORTHEAST CORNER THEREOF;

THENCE NORTHEASTERLY TO THE SOUTHEAST CORNER OF THE STATE HIGHWAY PARCEL DESCRIBED IN BOOK 1989 AT PAGE 207;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL IN BOOK 1989 AT PAGE 207 TO A POINT ON THE SOUTHERLY LINE OF PARCEL ID NO. 39-202-00-009;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 39-202-00-009 TO THE MOST WESTERLY CORNER OF SAID PARCEL ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70 AND ALONG THE NORTHWESTERLY LINE OF PARCELS ID NO. 39-202-00-009 AND 39-202-00-008 TO THE MOST NORTHERLY CORNER OF SAID LAST PARCEL;

THENCE NORTHEASTERLY TO THE NORTHWEST CORNER OF PUBLIC STORAGE AMENDED 1 SUBDIVISION;

THENCE NORTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF LINE OF INTERSTATE 70 ALONG THE NORTHWESTERLY LINE OF SAID PUBLIC STORAGE AMENDED 1 TO THE MOST NORTHERLY CORNER OF SAID PUBLIC STORAGE AMENDED 1;

THENCE NORTHEASTERLY TO THE NORTHWESTERLY CORNER OF PARCEL ID NO. 39-201-05-009 ON THE SOUTHERLY RIGHT OF WAY LINE INTERSTATE 70;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70 AND THE NORTHWESTERLY LINE OF SAID PARCEL ID NO. 39-201-05-009 TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL ID NO. 39-201-05-009 TO THE NORTHWEST CORNER OF PARCEL ID NO. 39-201-05-014 ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 70;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 70 ALONG THE NORTHWESTERLY LINE OF PARCEL ID NO. 39-201-05-014 TO THE NORTHEAST CORNER THEREOF ON THE WESTERLY RIGHT OF WAY LINE OF TABOR STREET;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 70 TO THE NORTHWEST CORNER OF PARCEL ID NO. 39-201-03-001 ON THE EASTERLY RIGHT OF WAY LINE OF TABOR STREET;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 70 ALONG THE NORTHWESTERLY LINE OF PARCEL ID NO. 39-201-03-001 TO THE NORTHEAST CORNER THEREOF ON THE WESTERLY RIGHT OF WAY LINE OF SWADLEY STREET;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 70 TO THE NORTHWEST CORNER OF PARCEL ID NO. 39-201-02-017 ON THE EASTERLY RIGHT OF WAY LINE OF SWADLEY STREET;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 70 ALONG THE NORTHWESTERLY LINE OF PARCELS ID NO. 39-201-02-017 AND 39-201-02-001 TO THE NORTHEAST CORNER OF LAST SAID PARCEL ON THE WESTERLY RIGHT OF WAY LINE OF SIMMS STREET;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 70 TO THE NORTHWEST CORNER OF PARCEL ID NO. 39-212-05-025 ON THE EASTERLY RIGHT OF WAY LINE OF SIMMS STREET;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 70 ALONG THE NORTHWESTERLY LINE OF PARCELS ID NO. 39-212-05-025 AND 39-212-05-024 TO THE NORTHEAST CORNER OF LAST SAID PARCEL ON THE WESTERLY RIGHT OF WAY LINE OF ROUTT STREET;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 70 TO THE NORTHWEST CORNER OF PARCEL ID NO. 39-212-05-009 ON THE EASTERLY RIGHT OF WAY LINE OF ROUTT STREET;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 70 ALONG THE NORTHWESTERLY LINE OF PARCELS ID NO. 39-212-05-009 AND 39-212-05-008 TO THE NORTHEAST CORNER OF LAST SAID PARCEL ON THE WESTERLY RIGHT OF WAY LINE OF ROBB STREET;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 70 TO THE NORTHWEST CORNER OF PARCEL ID NO. 39-212-00-004 ON THE EASTERLY RIGHT OF WAY LINE OF ROBB STREET;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 70 ALONG THE NORTHWESTERLY LINE OF PARCELS ID NO. 39-212-00-004 AND 39-212-00-003 TO THE NORTHEAST CORNER OF LAST SAID PARCEL ON THE WESTERLY RIGHT OF WAY LINE OF PARFET STREET;

THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70 TO THE NORTHWEST CORNER OF PARCEL ID NO. 39-212-00-002 ON THE EASTERLY RIGHT OF WAY LINE OF PARFET STREET;

THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70 ALONG THE NORTHERLY LINE OF PARCELS ID NO. 39-212-00-002, 39-212-00-001, 39-211-03-006, 39-211-03-005, 39-211-03-004, 39-211-03-003, 39-211-03-002, 39-211-03-001, 39-211-99-001, AND 39-211-02-002 TO THE NORTHEAST CORNER OF LAST SAID PARCEL ON THE WESTERLY RIGHT OF WAY LINE OF MILLER STREET AND THE **POINT OF BEGINNING**.

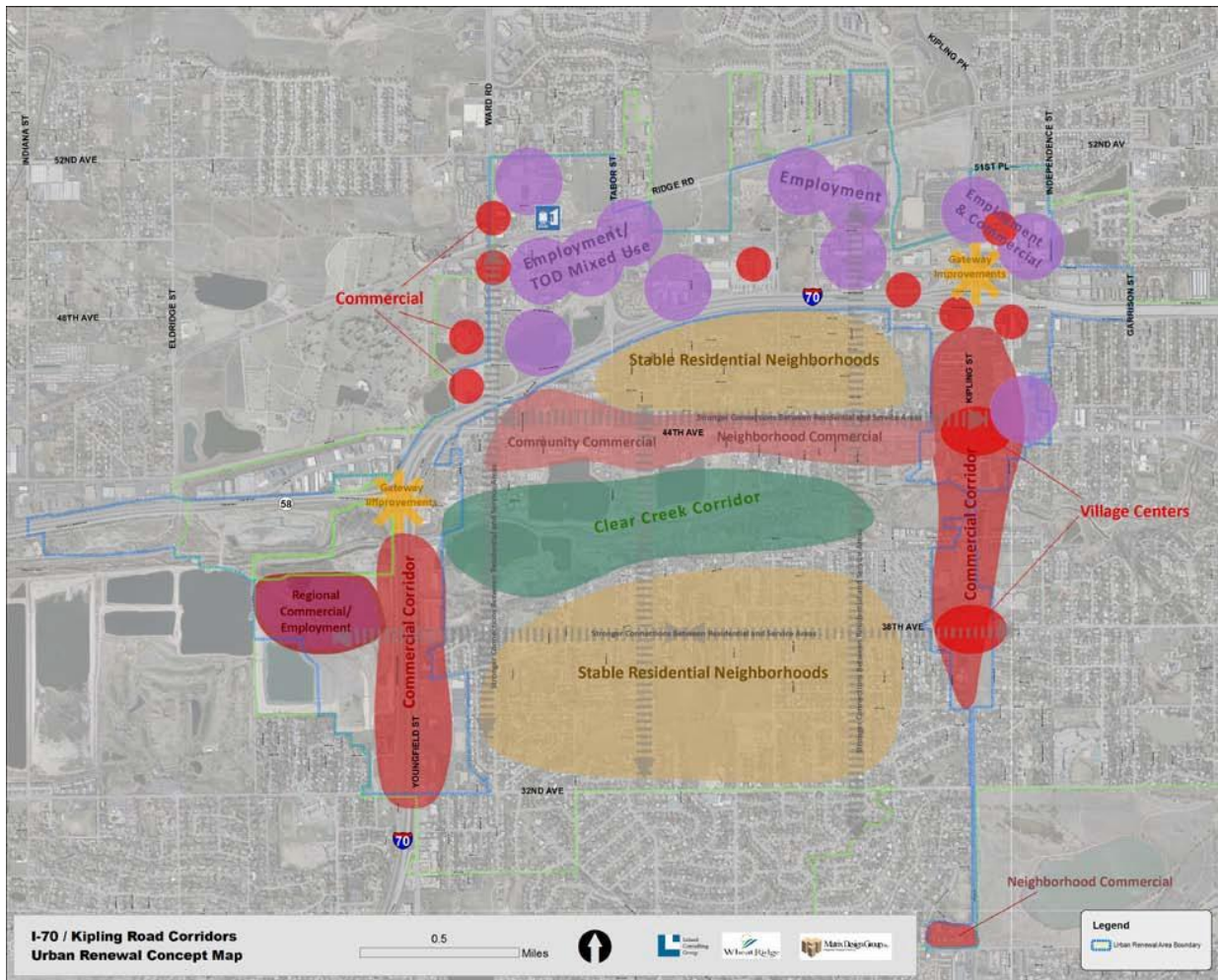
I-70/ Kipling Corridors

Urban Renewal Plan

Wheat Ridge, Colorado

Appendix B

Urban Renewal Plan Concept Map



I-70 / Kipling Corridors

Urban Renewal Plan

Wheat Ridge, Colorado

Appendix C

City of Wheat Ridge Comprehensive Plan, Updated 2000 – References

FIRST AMENDMENT TO THE I-70/KIPLING CORRIDORS URBAN RENEWAL PLAN

Section 8 of the I-70/Kipling Corridors Urban Renewal Plan (“Plan”) is hereby amended to read as follows:

8.0 Project Financing

8.1 Public Investment Objective

It is the intent of the Plan that the public sector will play a significant role in urban renewal efforts as a strategic partner. Typical infrastructure investments the public would anticipate making include, but are not limited to: unifying streetscape elements (but for specific modifications made on private property); improving access and circulation; improving streets and parks; providing for infrastructure improvements; completing utilities; and, creating special districts or other financing mechanisms.

8.2 Authorization

The Authority may finance undertakings pursuant to this Plan by any method authorized under the Act or any other applicable law, including without limitation: issuance of notes, bonds and other obligations in an amount sufficient to finance all or part of this Plan; borrowing of funds and creation of indebtedness; advancement of reimbursement agreements; and / or utilization of the following: federal or state loans or grants; interest income; annual appropriation agreements; agreements with public or private entities; and loans, advances and grants from any other available sources. The principal, interest, costs and fees on any indebtedness are to be paid for with any lawfully available funds of the Authority.

Debt may include bonds, refunding bonds, notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, or any other obligation lawfully created.

8.3 Project Revenues

LELAND CONSULTING GROUP (20 July 2009)

8.3.1 Tax Increment Financing

The Plan contemplates that a primary method of financing projects within the Area will be through the use of property tax and City Sales Tax increments. The Authority shall be authorized to pledge all or any portion of such property tax and City Sales Tax increment revenues for financing public infrastructure that benefits the Area pursuant to one or more Cooperation Agreements.

8.3.2 Distribution of Tax Revenues

As specified in any amendment to this Plan which creates a new Tax Increment Area as set forth herein, property taxes and/or City Taxes levied after the effective date of the approval of such amendment shall be divided for a period commencing on the date of City Council approval of such amendment and continuing for a period not-to-exceed twenty-five years in accordance with Section 31-25-107(9) of the Act and the terms of any applicable Cooperation Agreement.

8.4 Other Financing Mechanisms / Structures

The Plan is designed to provide for the use of tax increment financing as one tool to facilitate investment and reinvestment within the Area. However, in addition to tax increment financing, the Authority shall be authorized to finance implementation of the Plan by any method authorized by the Act. The Authority is committed to making a variety of strategies and mechanisms available which are financial, physical, market and organizational in nature. It is the intent of this Plan to use the tools either independently or in various combinations. Given the obstacles associated with development, the Authority recognizes that it is imperative that solutions and resources be put in place which are comprehensive,

flexible and creative.

8.5 Utilization of Property and Sales TIF

Consistent with the foregoing provisions of this Section 8.0 regarding TIF, there is hereby adopted the utilization of property and sales tax increment for the properties described in the attached **Appendix A**. The properties and projects, for which a tax increment shall be utilized, along with a legal description for the properties, the date upon which the utilization of the tax increment shall take effect, and the terms of the tax increment applicable to each property, shall be as set forth in **Appendix A**.

APPENDIX A

1. MVG Development Property

- a. Date TIF implemented: _____
- b. Council Resolution: No. 09, Series 2014 (January 27,2014)
- c. Legal Descriptions:

A PARCEL SITUATE IN THE NE 1/4, SECTION 28,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF WHEAT RIDGE, COUNTY OF ADAMS,
STATE OF COLORADO

[illegible]

DATE: 07-13	Page
2023-11	1
2023-11	2

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28;
THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SECTION, 230 FEET;
THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 200 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 109.99 FEET, MORE OR LESS, TO A POINT 20 FEET EAST OF THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 28;
THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION, 124.86 FEET, MORE OR LESS, TO A POINT 355 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28;
THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 40 FEET;
THENCE SOUTHERLY, PARALLEL WITH AND 20 FEET WEST OF THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, 75 FEET;
THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 290.19 FEET, MORE OR LESS, TO THE EAST LINE OF LEE STREET;
THENCE NORTHERLY ALONG SAID EAST LINE, PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, 400 FEET, MORE OR LESS, TO THE SOUTH LINE OF 38TH AVENUE;
THENCE EASTERLY ALONG SAID SOUTH LINE, PARALLEL WITH AND 30 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 440.53 FEET, MORE OR LESS, TO A POINT 200 FEET WEST OF THE EAST LINE OF SAID SECTION;
THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID SECTION, 200 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO,

EXCEPTING THEREFROM THE PORTIONS DESCRIBED IN BOOK 1579 AT PAGE 296 AND IN BOOK 1969 AT PAGE 800 AND IN BOOK 1970 AT PAGE 1 OF THE JEFFERSON COUNTY RECORDS.

10050 W. 37th Place

Our Order No: ABJ70383922

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28;
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 230 FEET;
THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 30 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 436.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;
THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 279.61 FEET TO A POINT ON THE EAST LINE OF KLINE STREET;
THENCE NORTHERLY ALONG SAID EAST LINE OF KLINE STREET AND AID LINE EXTENDED NORTH AND PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 435.52 FEET, MORE OR LESS, TO A POINT 230 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28;
THENCE EAST AND PARALLEL WITH THE NORTHEAST LINE OF SAID SECTION 28 A DISTANCE OF 109.99 FEET, MORE OR LESS, TO A POINT 200 FEET WEST OF THE EAST LINE OF SAID SECTION 28;
THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 200 FEET TO A POINT ON THE SOUTH LINE OF WEST 38TH AVENUE;
THENCE EASTERLY ALONG SAID SOUTH LINE, PARALLEL WITH AND 30 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 45 FEET TO A POINT 155 FEET WEST OF THE EAST LINE OF SAID SECTION 28;
THENCE SOUTHERLY PARALLEL WITH AND 155 FEET WEST OF THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 200 FEET TO A POINT 230 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28;
THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 125 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPTING THEREFROM THAT CERTAIN PARCEL CONVEYED TO THE DEPARTMENT OF HIGHWAYS AND DESCRIBED AS:

A TRACT OR PARCEL OF LAND NO. 146 OF THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO, PROJECT NO. U 044-1(3) SECTION 2, IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN JEFFERSON COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 230.0 FEET AND WEST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 45.0 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 69 WEST;
1. THENCE SOUTH, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28 A DISTANCE OF 436.09 FEET TO THE SOUTH PROPERTY LINE;
2. THENCE EAST, ALONG THE SOUTH PROPERTY LINE A DISTANCE OF 15.0 FEET TO THE SOUTHEAST PROPERTY CORNER;
3. THENCE NORTH, A THE EAST PROPERTY LINE A DISTANCE OF 436.09 FEET;
4. THENCE WEST, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION

Our Order No: ABJ70383922

LEGAL DESCRIPTION

28 A DISTANCE OF 15.0 FEET TO THE POINT OF BEGINNING;
COUNTY OF JEFFERSON, STATE OF COLORADO.

3785 Kipling

Our Order No: ABJ70397564

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 69 WEST, COUNTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 30 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 28;

THENCE SOUTH 100 FEET ALONG THE WEST LINE OF KIPLING STREET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH ALONG THE WEST LINE OF KIPLING STREET A DISTANCE OF 100 FEET;

THENCE WEST AND PARALLEL TO THE SOUTH LINE OF WEST 38TH AVENUE A DISTANCE OF 125 FEET;

THENCE NORTH AND PARALLEL TO THE WEST LINE OF KIPLING STREET A DISTANCE OF 100 FEET;

THENCE EAST AND PARALLEL TO THE SOUTH LINE OF OF WEST 38TH AVENUE, A DISTANCE OF 125 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS BY DEED RECORDED AUGUST 27, 1969 IN BOOK 2128 AT PAGE 357, COUNTY OF JEFFERSON, STATE OF COLORADO.

d. TIF terms:

SECOND AMENDMENT TO THE I-70/KIPLING CORRIDORS URBAN RENEWAL PLAN

Section 8 of the I-70/Kipling Corridors Urban Renewal Plan (“Plan”) is hereby amended to read as follows:

9.0 Project Financing

8.2 Public Investment Objective

It is the intent of the Plan that the public sector will play a significant role in urban renewal efforts as a strategic partner. Typical infrastructure investments the public would anticipate making include, but are not limited to: unifying streetscape elements (but for specific modifications made on private property); improving access and circulation; improving streets and parks; providing for infrastructure improvements; completing utilities; and, creating special districts or other financing mechanisms.

8.2 Authorization

The Authority may finance undertakings pursuant to this Plan by any method authorized under the Act or any other applicable law, including without limitation: issuance of notes, bonds and other obligations in an amount sufficient to finance all or part of this Plan; borrowing of funds and creation of indebtedness; advancement of reimbursement agreements; and / or utilization of the following: federal or state loans or grants; interest income; annual appropriation agreements; agreements with public or private entities; and loans, advances and grants from any other available sources. The principal, interest, costs and fees on any indebtedness are to be paid for with any lawfully available funds of the Authority.

Debt may include bonds, refunding bonds, notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, or any other obligation lawfully created.

8.5 Project Revenues

8.5.1 Tax Increment Financing

The Plan contemplates that a primary method of financing projects within the Area will be through the use of property tax and City Sales Tax increments. The Authority shall be authorized to pledge all or any portion of such property tax and City Sales Tax increment revenues for financing public infrastructure that benefits the Area pursuant to one or more Cooperation Agreements.

8.5.2 Distribution of Tax Revenues

As specified in any amendment to this Plan which creates a new Tax Increment Area as set forth herein, property taxes and/or City Taxes levied after the effective date of the approval of such amendment shall be divided for a period commencing on the date of City Council approval of such amendment and continuing for a period not-to-exceed twenty-five years in accordance with Section 31-25-107(9) of the Act and the terms of any applicable Cooperation Agreement.

8.6 Other Financing Mechanisms / Structures

The Plan is designed to provide for the use of tax increment financing as one tool to facilitate investment and reinvestment within the Area. However, in addition to tax increment financing, the Authority shall be authorized to finance implementation of the Plan by any method authorized by the Act. The Authority is committed to making a variety of strategies and mechanisms available which are financial, physical, market and organizational in nature. It is the intent of this Plan to use the tools either independently or in various combinations. Given the obstacles associated with development, the Authority recognizes that it is

imperative that solutions and resources be put in place which are comprehensive, flexible and creative.

8.5 Utilization of Property and Sales TIF

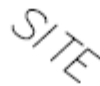
Consistent with the foregoing provisions of this Section 8.0 regarding TIF, there is hereby adopted the utilization of property and sales tax increment for the properties described in the attached **Appendix A**. The properties and projects, for which a tax increment shall be utilized, along with a legal description for the properties, the date upon which the utilization of the tax increment shall take effect, and the terms of the tax increment applicable to each property, shall be as set forth in **Appendix A**.

APPENDIX A

1. MVG Development Property

- a. Date TIF implemented: _____
- b. Council Resolution: No. __, Series 2014 (____ __,2014)
- c. Legal Descriptions:

A PARCEL SITUATE IN THE NE 1/4, SECTION 28,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF WHEAT RIDGE, COUNTY OF ADAMS,
STATE OF COLORADO

SECTION DETAIL
SCALE: 1" = 8'-0"

ALYSSA/ANNE LAND

CERTIFICATE OF ADOPTION OF RESOLUTION NO. 100-100-0000
 OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

THESE FACTS ARE RELEVANT TO THE QUESTION OF A VIOLATION OF THE FIRST AMENDMENT RIGHTS OF THE DEFENDENTS AND THE STATE'S INTEREST IN PROTECTING THE PUBLIC HEALTH AND SAFETY. THE DEFENDENTS' CONVICTIONS ARE BASED ON THE FACTS THAT THEY KNEWLY AND INTENTIONALLY VIOLATED THE PROHIBITION ON THE SALE OF CONTROLLED SUBSTANCES TO MINORS. THE DEFENDENTS' ACTIONS WERE NOT THE RESULT OF A MISTAKE OR A LACK OF KNOWLEDGE, BUT A DELIBERATE CHOICE TO VIOLATE THE LAW. THE DEFENDENTS' ACTIONS WERE ALSO IN VIOLATION OF THE PROHIBITION ON THE SALE OF CONTROLLED SUBSTANCES TO MINORS, WHICH IS A SEVERE VIOLATION OF THE LAW. THE DEFENDENTS' ACTIONS WERE NOT THE RESULT OF A MISTAKE OR A LACK OF KNOWLEDGE, BUT A DELIBERATE CHOICE TO VIOLATE THE LAW. THE DEFENDENTS' ACTIONS WERE ALSO IN VIOLATION OF THE PROHIBITION ON THE SALE OF CONTROLLED SUBSTANCES TO MINORS, WHICH IS A SEVERE VIOLATION OF THE LAW.

[illegible]

LEGAL DESCRIPTION:

[illegible]

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28;
THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SECTION, 230 FEET;
THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 200 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 109.99 FEET, MORE OR LESS, TO A POINT 20 FEET EAST OF THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 28;
THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION, 124.86 FEET, MORE OR LESS, TO A POINT 355 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28;
THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 40 FEET;
THENCE SOUTHERLY, PARALLEL WITH AND 20 FEET WEST OF THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, 75 FEET;
THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 290.19 FEET, MORE OR LESS, TO THE EAST LINE OF LEE STREET;
THENCE NORTHERLY ALONG SAID EAST LINE, PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, 400 FEET, MORE OR LESS, TO THE SOUTH LINE OF 38TH AVENUE;
THENCE EASTERLY ALONG SAID SOUTH LINE, PARALLEL WITH AND 30 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 440.53 FEET, MORE OR LESS, TO A POINT 200 FEET WEST OF THE EAST LINE OF SAID SECTION;
THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID SECTION, 200 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO,

EXCEPTING THEREFROM THE PORTIONS DESCRIBED IN BOOK 1579 AT PAGE 296 AND IN BOOK 1969 AT PAGE 800 AND IN BOOK 1970 AT PAGE 1 OF THE JEFFERSON COUNTY RECORDS.

10050 W. 37th Place

Our Order No: ABJ70383922

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28;
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 230 FEET;
THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 30 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 436.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;
THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 279.61 FEET TO A POINT ON THE EAST LINE OF KLINE STREET;
THENCE NORTHERLY ALONG SAID EAST LINE OF KLINE STREET AND AID LINE EXTENDED NORTH AND PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 435.52 FEET, MORE OR LESS, TO A POINT 230 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28;
THENCE EAST AND PARALLEL WITH THE NORTHEAST LINE OF SAID SECTION 28 A DISTANCE OF 109.99 FEET, MORE OR LESS, TO A POINT 200 FEET WEST OF THE EAST LINE OF SAID SECTION 28;
THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 200 FEET TO A POINT ON THE SOUTH LINE OF WEST 38TH AVENUE;
THENCE EASTERLY ALONG SAID SOUTH LINE, PARALLEL WITH AND 30 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 45 FEET TO A POINT 155 FEET WEST OF THE EAST LINE OF SAID SECTION 28;
THENCE SOUTHERLY PARALLEL WITH AND 155 FEET WEST OF THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 200 FEET TO A POINT 230 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28;
THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 125 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPTING THEREFROM THAT CERTAIN PARCEL CONVEYED TO THE DEPARTMENT OF HIGHWAYS AND DESCRIBED AS:

A TRACT OR PARCEL OF LAND NO. 146 OF THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO, PROJECT NO. U 044-1(3) SECTION 2, IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN JEFFERSON COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 230.0 FEET AND WEST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 45.0 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 69 WEST;
1. THENCE SOUTH, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28 A DISTANCE OF 436.09 FEET TO THE SOUTH PROPERTY LINE;
2. THENCE EAST, ALONG THE SOUTH PROPERTY LINE A DISTANCE OF 15.0 FEET TO THE SOUTHEAST PROPERTY CORNER;
3. THENCE NORTH, ALONG THE EAST PROPERTY LINE A DISTANCE OF 436.09 FEET;
4. THENCE WEST, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION

Our Order No: ABJ70383922

LEGAL DESCRIPTION

28 A DISTANCE OF 15.0 FEET TO THE POINT OF BEGINNING;

COUNTY OF JEFFERSON, STATE OF COLORADO.

3785 Kipling

Our Order No: ABJ70397564

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 69 WEST, COUNTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 30 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 28;

THENCE SOUTH 100 FEET ALONG THE WEST LINE OF KIPLING STREET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH ALONG THE WEST LINE OF KIPLING STREET A DISTANCE OF 100 FEET;

THENCE WEST AND PARALLEL TO THE SOUTH LINE OF WEST 38TH AVENUE A DISTANCE OF 125 FEET;

THENCE NORTH AND PARALLEL TO THE WEST LINE OF KIPLING STREET A DISTANCE OF 100 FEET;

THENCE EAST AND PARALLEL TO THE SOUTH LINE OF OF WEST 38TH AVENUE, A DISTANCE OF 125 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS BY DEED RECORDED AUGUST 27, 1969 IN BOOK 2128 AT PAGE 357, COUNTY OF JEFFERSON, STATE OF COLORADO.

3795 Kipling

The South 100 feet of the North 130 feet of the West 115 feet of the East 155 feet of the East half of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 28, Township 3 South, Range 69 West of the 6th Principal Meridian,

EXCEPT that portion thereof conveyed to The City of Wheat Ridge, Colorado by Deeds recorded November 10, 1972 in Book 2444 at Pages 376 and 377,