

LEGAL DESCRIPTIONS

PARCEL A (C-MX-8)

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, FROM WHENCE THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 BEARS NORTH 00°06'28" EAST, WITH ALL BEARINGS HEREON BEING REFERENCED TO THIS LINE; THENCE NORTH 08°06'49" EAST, A DISTANCE OF 622.76 FEET TO THE EASTERLY RIGHT-OF-WAY OF COLORADO BOULEVARD ALSO BEING THE NORTHWESTERLY CORNER OF THAT BOUNDARY DESCRIBED IN SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 2007021783 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF COLORADO BOULEVARD AND THE SOUTHERLY RIGHT-OF-WAY OF SMITH ROAD THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 00°53'01" WEST, A DISTANCE OF 313.27 FEET;
- 2) NORTH 11°06'59" EAST, A DISTANCE OF 85.00 FEET;
- 3) NORTH 38°06'59" EAST, A DISTANCE OF 105.00 FEET;
- 4) NORTH 55°38'31" EAST, A DISTANCE OF 62.82 FEET;
- 5) NORTH 81°37'25" EAST, A DISTANCE OF 138.44 FEET;
- 6) NORTH 86°08'59" EAST, A DISTANCE OF 290.04 FEET TO THE WESTERLY BOUNDARY OF TRACT B, PARK HILL TOWN CENTER SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2004129062, IN SAID RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°06'59" WEST, A DISTANCE OF 125.61 FEET TO THE WESTERLY RIGHT-OF-WAY OF ALBION STREET, AS SHOWN ON THE ALBION STREET SUBDIVISION FILING NO. 1 PLAT, RECORDED AT RECEPTION NO. 2003197552, IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 197.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 56°46'02" EAST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°06'59" AN ARC LENGTH OF 113.86 FEET;
- 2) TANGENT TO SAID CURVE, SOUTH 00°06'59" WEST, A DISTANCE OF 384.88 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 90°00'00" WEST, A DISTANCE OF 8.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 3.14 FEET; THENCE TANGENT TO SAID CURVE, NORTH 00°00'00" EAST, A DISTANCE OF 15.50 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 95.50 FEET;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 15.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 3.14 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 90°00'00" WEST, A DISTANCE OF 70.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 3.14 FEET; THENCE TANGENT TO SAID CURVE, NORTH 00°00'00" EAST, A DISTANCE OF 15.50 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 78.00 FEET;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 15.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 3.14 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 90°00'00" WEST, A DISTANCE OF 4.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 24.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°48'25" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°39'56", AN ARC LENGTH OF 19.97 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 81.59 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°55'21", AN ARC LENGTH OF 25.52 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 2007021783, IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY AND THE NORTHERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED THE FOLLOWING TWO (2) COURSES:

- 1) NON-TANGENT TO SAID CURVE, NORTH 00°06'59" EAST, A DISTANCE OF 39.00 FEET TO THE NORTHEASTERLY CORNER OF SAID DEED BOUNDARY;
- 2) NORTH 89°52'53" WEST, A DISTANCE OF 219.44 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED IN RESOLUTION NO. CR18-0997, SERIES OF 2018 RECORDED OCTOBER 2, 2018 AT RECEPTION NO. 2018125157.

PARCEL B (C-MX-5)

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER AND CONSIDERING THE WEST LINE OF THE PARK HILL NORTH PARCEL ZONE LOT AS RECORDED AT RECEPTION NO. 2013107015 IN THE RECORDS OF DENVER COUNTY CLERK AND RECORDER TO BEAR NORTH 00°53'01" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 08°06'30" EAST A DISTANCE OF 622.73 FEET TO THE EASTERLY RIGHT-OF-WAY OF COLORADO BOULEVARD, THE SOUTHWESTERLY CORNER OF SAID NORTH PARCEL, AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID NORTH PARCEL THE FOLLOWING SEVENTEEN (17) COURSES:

- 1) SOUTH 89°52'53" EAST A DISTANCE OF 219.44 FEET;
- 2) SOUTH 00°06'59" WEST A DISTANCE OF 39.00 FEET TO A POINT OF CURVATURE;
 - a. ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°55'21", A RADIUS OF 81.59 FEET, AN ARC LENGTH OF 25.52 FEET AND A CHORD THAT BEARS SOUTH 50°29'19" EAST A DISTANCE OF 25.42 FEET TO A POINT OF REVERSE CURVATURE;
- 3) ALONG A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 47°39'56", A RADIUS OF 24.00 FEET, AN ARC LENGTH OF 19.97 FEET AND A CHORD THAT BEARS SOUTH 65°21'37" EAST A DISTANCE OF 19.40 FEET;
- 4) NORTH 90°00'00" EAST A DISTANCE OF 4.05 FEET TO A POINT OF CURVATURE;
 - a. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 2.00 FEET, AN ARC LENGTH OF 3.14 FEET AND A CHORD THAT BEARS NORTH 45°00'00" EAST A DISTANCE OF 2.83 FEET;
- 5) NORTH 00°00'00" EAST A DISTANCE OF 15.50 FEET;
- 6) NORTH 90°00'00" EAST A DISTANCE OF 78.00 FEET;
- 7) SOUTH 00°00'00" EAST A DISTANCE OF 15.50 FEET TO A POINT OF CURVATURE;
 - a. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 2.00 FEET, AN ARC LENGTH OF 3.14 FEET AND A CHORD THAT BEARS SOUTH 45°00'00" EAST A DISTANCE OF 2.83 FEET;
- 8) NORTH 90°00'00" EAST A DISTANCE OF 70.98 FEET TO A POINT OF CURVATURE;
 - a. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 2.00 FEET, AN ARC LENGTH OF 3.14 FEET AND A CHORD THAT BEARS NORTH 45°00'00" EAST A DISTANCE OF 2.83 FEET;
- 9) NORTH 00°00'00" EAST A DISTANCE OF 15.50 FEET;
- 10) NORTH 90°00'00" EAST A DISTANCE OF 95.50 FEET;
- 11) SOUTH 00°00'00" EAST A DISTANCE OF 15.50 FEET TO A POINT OF CURVATURE;
 - a. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 2.00 FEET, AN ARC LENGTH OF 3.14 FEET AND A CHORD THAT

- BEARS SOUTH 45°00'00" EAST A DISTANCE OF 2.83 FEET;
- 12) NORTH 90°00'00" EAST A DISTANCE OF 8.19 FEET TO THE WESTERLY RIGHT-OF-WAY OF ALBION STREET AS SHOWN ON ALBION STREET SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2003197552 IN SAID RECORDS;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°06'59" WEST A DISTANCE OF 275.52 FEET TO A POINT OF CURVATURE;
 - a. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 113.50 FEET, AN ARC LENGTH OF 178.29 FEET AND A CHORD THAT BEARS SOUTH 45°06'59" WEST A DISTANCE OF 160.51 FEET TO THE NORTHERLY RIGHT-OF-WAY OF 40TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 89°53'01" WEST A DISTANCE OF 69.69 FEET TO A POINT OF CURVATURE;
- 2) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 51°51'35", A RADIUS OF 212.00 FEET, AN ARC LENGTH OF 191.89 FEET AND A CHORD THAT BEARS SOUTH 64°11'11" WEST A DISTANCE OF
 - a. 185.40 FEET TO A POINT OF REVERSE CURVATURE;
- 3) ALONG A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 51°51'35", A RADIUS OF 49.50 FEET, AN ARC LENGTH OF 44.80 FEET AND A CHORD THAT BEARS SOUTH 64°11'11" WEST A DISTANCE OF 43.29 FEET;
- 4) NORTH 89°53'01" WEST A DISTANCE OF 109.17 FEET TO A POINT OF CURVATURE;
- 5) ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.54 FEET AND A CHORD THAT BEARS NORTH 44°53'01" WEST A DISTANCE OF 70.71 FEET TO SAID EASTERLY RIGHT-OF-WAY OF COLORADO BOULEVARD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 00°06'59" EAST A DISTANCE OF 197.01 FEET;
- 2) NORTH 12°07'22" EAST A DISTANCE OF 65.00 FEET;
- 3) NORTH 05°07'22" EAST A DISTANCE OF 165.00 FEET;
- 4) NORTH 00°53'01" WEST A DISTANCE OF 76.73 FEET TO THE POINT OF BEGINNING;