

A parcel of land located in the Southwest Quarter of Section 16, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

A parcel of land conveyed by Special Warranty Deed to the City & County of Denver, recorded on the 13th of November 2013, at Reception Number 2013163913 in the City and County of Denver Clerk & Recorder's Office, State of Colorado, being more particularly described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, WHENCE THE WEST QUARTER CORNER THEREOF BEARS N00°30'57"W, A DISTANCE OF 2657.08 FEET;

THENCE N00°30'57"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 830.92 FEET;

THENCE N89°29'03"E, PERPENDICULAR TO THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 758.71 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND AS RECORDED JUNE 10, 1964 IN BOOK 1156 AT PAGE 16, BEING THE POINT OF BEGINNING;

THENCE N89°38'49"E, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 415.56 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 10°55'49", A RADIUS OF 718.00 FEET, AN ARC LENGTH OF 136.97 FEET AND A CHORD BEARING S66°03'08"E, A DISTANCE OF 136.77 FEET TO A POINT OF NON-TANGENT;

THENCE S81°24'32"E, ALONG SAID NON-TANGENT, A DISTANCE OF 92.48 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 11°05'22", A RADIUS OF 708.00 FEET, AN ARC LENGTH OF 137.03 FEET AND A CHORD BEARING S84°27'19"E, A DISTANCE OF 136.82 FEET TO A POINT OF TANGENT;

THENCE N90°00'00"E, ALONG SAID TANGENT, A DISTANCE OF 81.09 FEET;

THENCE S00°00'00"E, A DISTANCE OF 235.00 FEET;

THENCE N90°00'00"W, A DISTANCE OF 76.50 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 79°30'02", A RADIUS OF 307.00 FEET AND AN ARC LENGTH OF 425.98 FEET TO A POINT OF NON-TANGENT;

THENCE S10°18'07"W, ALONG SAID NON-TANGENT, A DISTANCE OF 161.93 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 12°36'01", A RADIUS OF 915.00 FEET, AN ARC LENGTH OF 201.23 FEET AND A CHORD BEARING S26°59'35"W, A DISTANCE OF 200.82 FEET TO A POINT OF TANGENT;

THENCE S33°17'35"W, ALONG SAID TANGENT, A DISTANCE OF 259.41 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 270 AS RECORDED JUNE 10, 1964 IN BOOK 1156 AT PAGE 16;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. N28°09'38"W, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 57.67 FEET TO A POINT ON A NON-TANGENT CURVE;
2. ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 18°13'54", A RADIUS OF 816.30 FEET, AN ARC LENGTH OF 259.75 FEET AND A CHORD BEARING N22°57'07"E, A DISTANCE OF 258.65 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16;
3. CONTINUING ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A DELTA OF 65°07'07", A RADIUS OF 816.30 FEET, AN ARC LENGTH OF 927.75 FEET AND A CHORD BEARING N18°43'23"W, A DISTANCE OF 878.62 FEET TO THE POINT OF BEGINNING.