

PROPERTY DESCRIPTION
PARCEL NUMBER: ROW-2
DATE: October 30, 2015
DESCRIPTION

A tract or parcel of land No. ROW-2 of the City and County of Denver, State of Colorado, containing 27,516 sq. ft. (0.632 acres) of land, more or less, being a portion of that parcel of land described in Reception Number 2012166159 and all of that parcel of land described in Reception Number 2013103590, all recorded in the City and County of Denver Clerk and Recorder's Office, lying in the SW 1/4 of Section 24, Township 3 South, Range 67 West, of the 6th Principal Meridian, in said City and County of Denver, said tract or parcel of land being more particularly described as follows:

COMMENCING at the SW corner of said Section 24, (Whence the W 1/4 corner of Section 25, Township 3 South, Range 67 West, of the 6th Principal Meridian bears S 00°35'37" E, a distance of 2,649.21 feet); Thence N 06°59'18" E, a distance of 404.42 feet, to the most southerly corner of said Reception Number 2013103590, being the **POINT OF BEGINNING**;

1. Thence along the west lines of said Reception Numbers 2012166159 and 2013103590, N 00°06'49" W, a distance of 226.15 feet, to the northwest corner of said Reception Number 2012166159;
2. Thence along the north line of said Reception Number 2012166159, S 89°31'18" E, a distance of 193.53 feet;
3. Thence S 00°19'17" W, a distance of 8.44 feet;
4. Thence S 70°23'03" W, a distance of 20.36 feet;
5. Thence on a non-tangent curve to the right having a radius of 182.69 feet, a delta angle of 45°19'51", an arc length of 144.54 feet, with a chord bearing of S 30°29'22" W, a distance of 140.80 feet;
6. Thence S 35°11'10" E, a distance of 11.17 feet;
7. Thence S 57°27'55" W, a distance of 17.52 feet;
8. Thence on a non-tangent curve to the right having a radius of 48.00 feet, a delta angle of 23°58'02", an arc length of 20.08 feet, with a chord bearing of S 11°55'57" E, a distance of 19.93 feet;
9. Thence S 00°03'04" W, a distance of 9.52 feet;
10. Thence on a non-tangent curve to the left having a radius of 10.50 feet, a delta angle of 90°04'10", an arc length of 16.51 feet, with a chord bearing of S 44°34'30" E, a distance of 14.86 feet;
11. Thence S 89°36'35" E, a distance of 1.98 feet;
12. Thence S 00°28'50" W, a distance of 4.19 feet, to a point on the south line of said Reception Number 2012166159;

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13. Thence along the south line of said Reception Number 2012166159, N 89°41'55" W, a distance of 102.15 feet, to the northeast corner of Reception Number 2013103590;
14. Thence along the east line of said Reception Number 2013103590, S 24°35'45" W, a distance of 3.75 feet;
15. Thence along the east line of said Reception Number 2013103590, on a non-tangent curve to the left having a radius of 107.80 feet, a delta angle of 12°37'30", an arc length of 23.75 feet, with a chord bearing of S 16°47'27" W, a distance of 23.70 feet, more or less, to the **POINT OF BEGINNING**.

The above described tract or parcel of land contains 27,516 sq. ft. (0.632 acres) of land, more or less.

Basis of Bearings: All bearings are based on the line connecting the W 1/4 corner of Section 25 and the N.W. corner of Section 25, T.3 S., R. 67 W., 6th P.M. being a grid bearing of N. 00°35'37" W, (2649.21') as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD83 (1992) Universal Transverse Mercator (Zone 13 North). The W 1/4 corner of Section 25 being monumented with a found 3" dia. City of Aurora brass cap in range box marked in part "LS 16419, 1989" and the N.W. corner of Section 25 being monumented with a found 3.25" dia. aluminum cap in range box marked in part "ZBS INC., PLS 11434, 1992."

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For and on Behalf of
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