

Parcel 1 (RW-119)

All of that parcel of land conveyed to the City and County of Denver by Special Warranty Deed recorded on March 2, 2015 in the Office of the Clerk and Recorder at Reception No. 2015025477, being described as follows:

A parcel of land No. RW-119 of the City and County of Denver, State of Colorado, Project Number CE-93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No. STU M320-074, containing 467 square feet or 0.011 acre, more or less, within a parcel of land as described by Deed at Reception No. 2010120483, records of the City and County of Denver, State of Colorado, also being a portion of Lot 1 of Block 1 of Lionstone Development Filing No. 1 at Reception No. 2008078936, in the Southeast Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

Bearings are based upon the east line of said Southwest Quarter of Section 15, as monumented by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to bear North $00^{\circ}44'35''$ West;

Commencing at the northwest corner of said parcel of land described by Deed, also being the northwest corner of said Lot 1, also being the intersection of the southerly right-of-way line of Kentucky Avenue (80.00 feet wide) and the easterly right-of-way line of South Broadway (100.00 feet wide), whence said stone with a notch bears North $02^{\circ}49'37''$ West a distance of 1375.04 feet;

Thence South $00^{\circ}44'35''$ East along the west line of said parcel of land described by Deed, also being the west line of said Lot 1, also being said easterly right-of-way line, a distance of 485.51 feet to the **Point of Beginning**;

Thence departing said west line North $89^{\circ}15'25''$ East a distance of 0.47 foot to the south face of a concrete wall;

Thence the following three (3) courses along said south face of a concrete wall:

- 1) South $33^{\circ}52'53''$ East a distance of 6.54 feet to a point of non-tangency;
- 2) 54.28 feet along the arc of a curve to the left, having a radius of 60.00 feet, through a central angle of $51^{\circ}49'59''$, whence the initial radial line bears North $52^{\circ}57'18''$ East, to a point of non-tangency;
- 3) North $89^{\circ}12'04''$ East a distance of 47.38 feet;

Thence departing said south face of a concrete wall South $00^{\circ}44'32''$ East a distance of 2.10 feet to the northerly right-of-way line of Tennessee Avenue (89.00 feet wide), also being the southerly line of said Lot 1 of Block 1;

Thence the following three (3) courses along said northerly right-of-way line of Tennessee Avenue and said easterly right-of-way line of South Broadway:

- 1) South $89^{\circ}15'28''$ West a distance of 77.82 feet;
- 2) North $45^{\circ}44'32''$ West a distance of 28.30 feet;
- 3) North $00^{\circ}44'35''$ West a distance of 11.97 feet to the **Point of Beginning**;