

A part the land conveyed to the City and County of Denver by Quit Claim Deed recorded July 26, 2017 at Reception No. 2017097314, located in the Southeast Quarter of Section 23, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being all of Parcel No. RTD-CCD-9 described therein as follows:

COMMENCING at the South 1/16th Corner of said Section 23 and Section 24 of said township and range, (a 3 1/4" aluminum cap stamped "PLS 24942"); WHENCE the Center-South 1/16th Corner of said Section 23, (a found stone with chiseled "X"), bears N89°54'47"W a distance of 2645.42 feet (Basis of Bearings-assumed);

THENCE S54°10'50"W a distance of 51.15 feet to the intersection of the southerly line of the East 40th Avenue right-of-way, (Quit Claim Deed described at Book 3050, Page 395, recorded April 28, 1937), with the westerly line of the York Street right-of-way, (Warranty Deed described at Book 2310, Page 99, recorded October 11, 1912), and to the POINT OF BEGINNING;

THENCE along the arc of a curve to the right, coincident with said westerly right-of-way line, having a central angle of 19°57'08", a radius of 320.00 feet, a chord bearing of S15°48'41"W a distance of 110.87 feet, and an arc distance of 111.43 feet;

THENCE the following four (4) courses coincident with the southerly line of said tract of land:

- 1) N27°19'38"W non-tangent with the last described curve a distance of 75.14 feet;
- 2) N89°51'23"W tangent with the following described curve a distance of 129.41 feet;
- 3) Along the arc of a curve to the right, having a central angle of 13°07'01", a radius of 790.00 feet, a chord bearing of N83°17'53"W a distance of 180.46 feet, and an arc distance of 180.86 feet;
- 4) Along the arc of a curve to the left, tangent with the last described curve, having a central angle of 11°21'18", a radius of 740.00 feet, a chord bearing of N82°25'01"W a distance of 146.41 feet, and an arc distance of 146.65 feet;

THENCE S89°54'47"E coincident with said southerly right-of-way line and non-tangent with the last described curve a distance of 518.48 feet to the POINT OF BEGINNING.