

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000nnn-001:

LAND DESCRIPTION – NORTH FEDERAL BOULEVARD PARCEL NO 1

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED APRIL 22, 2016 AT RECEPTION NUMBER 2016052838 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, ALSO BEING A PORTION OF “WESTSIDE” – PARCEL C OF THE BARGAIN AND SALE DEED RECORDED DECEMBER 31, 1996 AT RECEPTION NO. 1996176519 OF THE CITY AND COUNTY OF DENVER RECORDS, AND ALSO BEING A PORTION OF LOTS 1, 2, 31 AND 32, BLOCK 4, WEST FAIRVIEW, TOGETHER WITH THE NORTH ½ OF VACATED WEST 11TH AVENUE LYING TO THE SOUTH OF SAID LOTS 31 AND 32 AND THE SOUTH HALF OF VACATED WEST 12TH AVENUE LYING TO THE NORTH OF SAID LOTS 1 AND 2, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER-NORTH 1/16 CORNER OF SAID SECTION 5, (WHENCE THE S ¼ CORNER OF SECTION 5 BEARS S 00°32'51" E, A DISTANCE OF 3960.79 FEET);
THENCE S 06°25'24" E, A DISTANCE OF 656.90 FEET TO THE NORTH LINE OF SAID “WESTSIDE” – PARCEL C AND THE TRUE POINT OF BEGINNING;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°50'23", A RADIUS OF 3399.50 FEET, AN ARC LENGTH OF 109.16 FEET, THE CHORD OF WHICH BEARS S 01°28'03 E, A DISTANCE OF 109.16;

THENCE S 00°32'51" E, 14 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF “WESTSIDE” – PARCEL C, SAID WEST LINE OF “WESTSIDE” – PARCEL C ALSO BEING THE EXISTING EAST RIGHT OF WAY LINE OF FEDERAL BOULEVARD (DECEMBER, 2011), A DISTANCE OF 177.47 FEET;

THENCE S 45°32'51" E, A DISTANCE OF 14.12 FEET, TO A POINT IN THE SOUTH LINE OF SAID LOT 31, BLOCK 4 WEST FAIRVIEW;

THENCE ALONG SAID SOUTH LINE OF LOT 31, N 89°44'05" E, A DISTANCE OF 6.01 FEET;

THENCE S 00°32'51" E, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF VACATED WEST 11TH AVENUE AS ESTABLISHED BY ORDINANCE NO. 1015, SERIES OF 2001 OF THE CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE CENTERLINE OF VACATED WEST 11TH AVENUE, S 89°44'05" W, A DISTANCE OF 30.00 FEET TO SAID EXISTING EAST RIGHT OF WAY LINE OF FEDERAL BOULEVARD (DECEMBER, 2011);

THENCE ALONG SAID EAST RIGHT OF WAY LINE OF FEDERAL BOULEVARD (DECEMBER, 2011), N 00°32'51" W, A DISTANCE OF 326.55 FEET TO THE CENTERLINE OF VACATED WEST 12TH AVENUE AS ESTABLISHED BY ORDINANCE 31, SERIES OF 1941 OF THE CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE CENTERLINE OF VACATED WEST 12TH AVENUE, N 89°46'29" E, A
DISTANCE OF 12.25 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 5,038 SQ. FT. (0.116 ACRES) OF LAND, MORE
OR LESS.