

**PW Legal Description 2017-DEDICATION-0000092-001**

A parcel of land conveyed to the City & County of Denver, described as Parcel 2 (Grant St.) in that Special Warranty Deed, recorded on the 7th of August 2014 by Reception Number 2014095292, in the City and County of Denver, Clerk & Recorder's Office.

A parcel of land being part of Block 2, East Broadway Terrace Second Filing, situated in the Northeast Quarter of Section 10, Township 4 South, Range 68 West, of the 6th Principal Meridian, City & County of Denver, State of Colorado and more particularly described as follows:

Beginning at the Southeasterly corner of that parcel of land as described in that document recorded at Reception No. R930072776 (exhibit A-2) of the City and County of Denver Clerk and Recorders Office, said point lying on the East line of said Block 2 and the West right-of-way line of Grant St; thence South 00°00'00" East, along West right-of-way line , a distance of 413.84 feet to the North corner of a parcel of land described at Reception No. R93007276 (Exhibit A-1); thence South 48°29'18" West, along the Northwesterly line of said parcel, a distance of 3.72 feet to the Southwesterly line of said Block 2, said point lying on the Northeasterly right-of-way line of Speer Blvd, and a point of non-tangent curve; thence along said Northeasterly right-of-way line and along said non-tangent curve to the right , having a central angle of 00°10'13", a radius of 2747.27 feet and an arc length of 8.43 feet (chord bears North 38°09'43" West, a distance of 8.43 feet); thence North 00°00'00" West parallel with and 8.00 feet west of, when measured perpendicular to said West right-of-way line, a distance of 419.23 feet; thence North 89°58'33" East, parallel with and 2.45 feet south of , when measured perpendicular to, the South right-of-way line of 6<sup>th</sup> Avenue, a distance of 2.43 feet to the Southwesterly line of said parcel of land as described in the document recorded at Reception No. R930072776 (Exhibit A-2); thence South 30°15'45" East, along said Southwesterly line a distance of 11.06 feet to the Point of Beginning. Parcel 2 contains 3359 sq. ft. (0.077 Ac.) more or less.