

SUBAREA 2 PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCK 2 AND BLOCK 3, WEST FAIRVIEW, A PORTION OF BLOCK 12, SOUTH FAIRVIEW, A PORTION OF BLOCK 3, FAIRVIEW, A PORTION OF VACATED WEST 12<sup>TH</sup> AVENUE ABUTTING SAID BLOCKS 2 AND 3, A PORTION OF THE VACATED ALLEY IN SAID BLOCK 2 ALL SITUATED IN THE NE ¼ OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 5, WEST FAIRVIEW, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST HOLDEN PLACE; THENCE S 89° 58' 32" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 505.14 FEET TO THE POINT OF BEGINNING THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S 00° 17' 13" E, 333.60 FEET; THENCE S 89° 58' 43" E, 269.33 FEET; THENCE S 00° 17' 13" E, 259.20 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 11<sup>TH</sup> AVENUE; THENCE N 89° 59' 27" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 113.07 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 12, SOUTH FAIRVIEW BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF DECATUR STREET; THENCE N 00° 17' 10" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 592.72 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEST HOLDEN PLACE; THENCE N 89° 58' 32" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 382.41 FEET TO THE POINT OF THE BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 156,870 SQUARE FEET OR 3.60 ACRES MORE OR LESS.

THE BASIS OF BEARINGS BEING THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD BETWEEN WEST 11<sup>TH</sup> AVENUE AND WEST HOLDEN PLACE AS MONUMENTED ON THE SOUTHERLY END BY 1 – 1 ½" WASHER STAMPED WITH LS #28649 AND ON THE NORTHERLY END WITH ¾" BRASS TAG STAMPED WITH LS #18475, SAID LINE ASSUMED TO BEAR N 00° 17' 14" W.