

A Parcel No. RTD-CCD-19 conveyed to the City and County of Denver by Quit Claim Deed recorded at Reception No. 2018082023 on July 3, 2018 in the City and County of Denver Clerk and Recorder's Office, located in the Southwest Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the South Sixteenth Corner common to said Section 19 and Section 24, Township 3 South, Range 68 West of the Sixth Principal Meridian, (a found 3-1/4" aluminum cap in range box stamped "COLO DEPT OF HIGHWAYS S1/16 S24 S19 R68W R67W T3S 1990 PLS 11434"); WHENCE the Southwest Corner of said Section 19, (a found 3-1/4" aluminum cap in range box stamped "COLO DEPT OF HIGHWAYS T3S S24 S19 S25 S30 1990 PLS 11434") bears S00°03'52"W (Basis of Bearing-Assumed) a distance of 1322.58 feet; THENCE N34°27'29"E a distance of 114.18 feet to the northerly line of the 40th Avenue right-of-way, as shown on the plat of ALBION STREET SUBDIVISION FILING NO. 1, Reception Number 2003197552, recorded on September 19, 2003 in the City and County of Denver Clerk and Recorder's Office, and to the POINT OF BEGINNING;

THENCE coincident with said northerly right-of-way line, along the arc of a curve to the right, non-tangent to the last described course, having a central angle of 24°29'41" a radius of 50.00 feet a chord bearing of N12°10'58"W a distance of 21.21 feet and an arc distance of 21.38 feet to the easterly line of the Colorado Boulevard right-of-way;

THENCE the following two (2) courses coincident with said easterly right-of-way line:

- 1) N00°03'52"E tangent with the last described curve a distance of 196.18 feet;
- 2) N12°03'50"E a distance of 52.91 feet;

THENCE S00°03'52"W coincident with a line 11.00 feet easterly of and parallel with said easterly right-of-way line, a distance of 162.56 feet;

THENCE S07°55'19"W a distance of 47.55 feet;

THENCE S00°03'52"W coincident with a line 4.50 feet easterly of and parallel with said easterly right-of-way line a distance of 59.00 feet to the POINT OF BEGINNING.