

## Legal Description

### **Parcel 1:**

That part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 3 South, Range 68 West of the Sixth Principal Meridian, more particularly described as follows:

Beginning on the East line of Fox Street in the City and County of Denver at a point 843.2 feet Southerly of the North line of the said Northwest Quarter Northwest Quarter of Section as measured along said East line of Fox Street;

Thence Easterly along the South line of parcel of land designated as R-3 in Warranty Deed of May 13, 1948 from the Chicago, Burlington & Quincy Railroad Company to the City and County of Denver, a distance of 330 feet;

Thence Southerly along a line parallel with the East line of said Fox Street, a distance of 277.60 feet to a point;

Thence Westerly along a line parallel with the South line of said parcel of land designated as R-3, a distance of 330 feet, more or less, to the said East line of Fox Street;

Thence Northerly along the said East line of Fox Street, a distance of 277.60 feet, more or less, to the Point of Beginning,

Excepting therefrom that portion as conveyed to the Department of Transportation, State of Colorado, in Deed recorded June 21, 1995 at Reception No. 9500071989,

City and County of Denver, State of Colorado.

### **Parcel 2:**

That part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 3 South, Range 68 West of the Sixth Principal Meridian, in the City and County of Denver, Colorado, being more particularly described as follows:

Commencing at the North one sixteenth corner of the West line of said Section;

Thence North 89°59'57" East along the South line of the Northwest Quarter of the Northwest Quarter of said Section a distance of 978.90 feet;

Thence North 00°00'02" West a distance of 200.00 feet; to a point on the South line of that certain parcel as described in instrument recorded in Book 1276 at Page 198 records of said City and County, point also being the True Point of Beginning:

1. Thence South 89°59'57" West along said South line a distance of 83.08 feet to the East line of that certain parcel described in instrument recorded in Book 2795 at Page 594 of said City and County;

2. Thence South 00°04'38" West a distance of 128.90 feet along said East line;

3. Thence along the arc of a curve to the left having a radius of 178.00 feet, a distance of 158.65 feet (the chord of said arc bears North 32°51'24" East a distance of 153.45 feet), more or less, to the True Point of Beginning,

City and County of Denver, State of Colorado.