

**LAND DESCRIPTION
(BROADWAY STATION FILING NO. 3)**

A PARCEL OF LAND SITUATED WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 15, BEING MONUMENTED ON THE NORTH END BY A FOUND ORIGINAL NOTCHED STONE 18" DEEP IN A RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP ON A NO. 6 REBAR 6" DEEP IN RANGE BOX STAMPED "JF SATO & ASSOC., 1/4, S15/S22, T4N R68W, PLS 37056, 2017" AND IS ASSUMED TO BEAR NORTH 00°44'36" WEST, 2647.74 FEET.

COMMENCE AT THE SOUTH END OF SAID EAST LINE; THENCE NORTH 84°44'31" WEST, A DISTANCE OF 717.63 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEST MISSISSIPPI AVENUE, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES:

1. THENCE NORTH 89°55'51" WEST, A DISTANCE OF 165.78 FEET;
2. THENCE NORTH 87°24'11" WEST, A DISTANCE OF 201.90 FEET TO A 111.90 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 02°28'16" EAST;
3. THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°12'31", AN ARC DISTANCE OF 137.12 FEET TO A 1,943.49 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 82°14'11" WEST, BEING ALSO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 31°28'34", AN ARC DISTANCE OF 1,067.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CHEROKEE STREET, RECORDED IN VANDERBILT PARK AT ENGINEERING BOOK 19 AT PAGE 36, RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO;

THENCE NORTH 00°37'46" WEST, ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 36.19 FEET;

THENCE NORTH 61°41'14" EAST, A DISTANCE OF 242.82 FEET TO A 148.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°28'04", AN ARC DISTANCE OF 37.37 FEET;

THENCE NORTH 46°39'35" EAST, A DISTANCE OF 42.00 FEET;

THENCE SOUTH 35°05'03" EAST, A DISTANCE OF 80.11 FEET TO A 229.65 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 50°43'30" WEST;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°57'03", AN ARC DISTANCE OF 196.20 FEET;

THENCE NORTH 80°32'52" EAST, A DISTANCE OF 5.00 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE SOUTH 09°27'08" EAST, ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,473.02 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE PARCEL DESCRIPTION CONTAINS AN AREA OF 502,614 SQUARE FEET OR (11.53842 ACRES), MORE OR LESS.

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