

(Description per Warranty Deed - Rec. No. 2004039127)

That part of the McPhee and McGinnity Block, and that part of the Northeast one-quarter of the Southwest one-quarter and the Northwest one-quarter of the Southeast one-quarter of Section 27, Township 3 South, Range 68 West of the 6th Principal Meridian, more particularly described as follows:

Beginning at a point on the Northwestern line of Blake Street, which is 425.0 feet Northeasterly from the Northeasterly line of 24th Street; thence North 44°34'03" East along the Northwestern line of Blake Street, a distance of 247.34 feet to the most Southerly corner of Parcel No. 218 of the City and County of Denver Broadway Viaduct Replacement Project; thence along the Westerly line of said Parcel No. 218 the following three (3) courses:

- 1) North 45°21'01" West a distance of 5.22 feet;
- 2) Thence along a curve to the left, having a central angle of 00°32'03", a radius of 4870.89 feet, an arc length of 45.41 feet, the chord of which bears North 08°56'42" West a distance of 45.41 feet;
- 3) Thence North 09°12'44" West a distance of 141.43 feet to the Centerline of a Union Pacific Spur Track;

Thence Southwesterly along the Centerline of said Spur Track, along a curve to the right, having a central angle of 13°15'15", a radius of 675.00 feet, an arc length of 155.75 feet, the chord of which bears South 41°17'06" West a distance of 155.41 feet; thence South 44°33'55" West along the Centerline of said Spur Track, a distance of 202.70 feet to a point 425.0 feet Northeasterly from and measured at right angles to the Northeasterly line of 24th Street, said line being parallel with and 146.92 feet Northwesterly from the Northwestern line of Blake Street; thence South 45°24'37" East parallel with the Northeasterly line of 24th Street, a distance of 146.92 feet, more or less, to the POINT OF BEGINNING, City and County of Denver, State of Colorado.