



## Air Rights (Broadway) Easement Exhibit

### **LOCATED:**

Northwest 1/4, Section 3, Township 4 South, Range 68 West of the 6<sup>th</sup> P.M., City and County of Denver, State of Colorado.

### **LAND DESCRIPTION:**

A parcel of land located in Block 43, Subdivision of Blocks 43, 44, 45, 46, 57, 58, 59, and 60 in Evans Addition to Denver, said plat originally recorded in Plat Book 1 at Page 4 in the Records of Arapahoe County, and located in the Northwest 1/4 of Section 3, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at an elevation of 5260.85' and extending therefrom vertically parallel to the face of building to an elevation of 5264.85' and extending therefrom vertically 114.00 feet to an elevation of 5378.85';

The horizontal alignment of which commences at the northeast corner of Tract B, Broadway Parcel;

Thence, N00° 00' 11"E and along the west R.O.W. Line of Broadway a distance of 15.69 feet;

Thence, S73° 00' 00"E a distance of 8.37 feet;

Thence, S00° 00' 11"W a distance of 337.62 feet;

Thence, N89° 59' 49"W a distance of 8.00 feet to point along the west R.O.W. Line of Broadway;

Thence, N00° 00' 11"E and along the west R.O.W. Line of Broadway a distance of 324.38 feet to the Point of Beginning;

Basis of Bearing is the east line of Tract A Broadway Parcel, Tract B Broadway Parcel, and the west R.O.W. Line of Broadway. Said bearing is N00° 00' 11"E.

Elevations described hereon are based upon NAVD88 vertical datum.

Benchmark: City and County of Denver Benchmark 26-A, CCD Brass Cap, SE Cor, Top of Curb, 12" South of SPC @ Inlet, ELEV: 5246.65'

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