

## DESCRIPTION

All of Tract H and a part of Lots 1 and 2, Block 6, Boulevard One Filing No. 1 recorded at Reception Number 2014105351 in the Clerk and Recorder's Office of the City and County of Denver, located in a part of the Southeast Quarter of Section 8, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows;

**COMMENCING** at the East Quarter Corner of said Section 8;

thence South  $88^{\circ}04'12''$  West a distance of 1067.65 feet to the intersection of the northerly line of said Block 6 and a line that is parallel with and 2.00 feet easterly of the easterly line of said Tract H and the **POINT OF BEGINNING**;

thence parallel with and 2.00 feet easterly of said easterly line of Tract H the following four (4) courses:

- 1.) South  $00^{\circ}00'08''$  West a distance of 234.38 feet to a point of curve;
- 2.) along the arc of a curve to the left having a radius of 83.50 feet, a central angle of  $25^{\circ}55'15''$ , an arc length of 37.78 feet and whose chord bears South  $12^{\circ}57'30''$  East a distance of 37.45 feet;
- 3.) South  $25^{\circ}55'07''$  East a distance of 142.69 feet to a point of curve;
- 4.) along the arc of a curve to the right having a radius of 1146.50 feet, a central angle of  $7^{\circ}43'39''$ , and arc length of 154.63 feet and whose chord bears South  $22^{\circ}03'18''$  East a distance of 154.51 feet to a line that is parallel with and 2.00 feet southerly of the southeasterly line of said Tract H;

thence South  $70^{\circ}42'33''$  West, parallel with and 2.00 feet southerly of said southeasterly line of said Tract H, a distance of 117.02 feet to the westerly line of said Block 6;

thence along said westerly line of Block 6 the following two (2) courses:

- 1.) North  $18^{\circ}14'39''$  West a distance of 3.20 feet to a point of curve;
- 2.) Along the arc of a curve to the left having a radius of 1029.50 feet, a central angle of  $1^{\circ}09'29''$ , an arc length of 20.81 feet and whose chord bears North  $18^{\circ}49'23''$  West a distance of 20.81 feet to a line that is parallel with and 2.00 feet northerly of the northwesterly line of said Tract H;

thence along a line that is parallel with and 2.00 feet northerly of said northwesterly line of Tract H the following two (2) courses:

- 1.) North  $70^{\circ}42'33''$  East a distance of 72.78 feet to a point of curve;
- 2.) along the arc of a curve to the left having a radius of 20.00 feet, a central angle of  $91^{\circ}08'36''$ , an arc length of 31.82 feet and whose chord bears North  $25^{\circ}08'15''$  East a distance of 28.57 feet to a point of compound curve;

thence parallel with and 2.00 feet westerly of the westerly line of said Tract H the following four (4) courses:

- 1.) along the arc of a curve to the left having a radius of 1122.50 feet, a central angle of  $5^{\circ}29'04''$ , an arc length of 107.45 feet and whose chord bears North  $23^{\circ}10'35''$  West a distance of 107.41 feet;
- 2.) North  $25^{\circ}55'07''$  West a distance of 142.69 feet to a point of curve;
- 3.) along the arc of a curve to the right having a radius of 107.50 feet, a central angle of  $25^{\circ}55'15''$ , an arc length of 48.63 feet and whose chord bears North  $12^{\circ}57'30''$  West a distance of 48.22 feet;
- 4.) North  $00^{\circ}00'08''$  East a distance of 234.38 feet to said northerly line of Block 6;

thence South  $89^{\circ}59'52''$  East, along said northerly line of Block 6, a distance of 24.00 feet to the **POINT OF BEGINNING.**

Containing 16,085 square feet or 0.369 acres, more or less.

**BASIS OF BEARINGS:** Bearings are based on the north line of the Southeast Quarter of Section 8, Township 4 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado as being North  $89^{\circ}59'52''$  West. The East Quarter Corner of said Section 8 is a 3 1/4" aluminum cap in a range box stamped BRW INC, PLS 20683. The Center of said Section 8 is a 3 1/4" aluminum cap Witness Corner stamped URS CORP, PLS 20683.