

PARCEL 1:

ALL OF PACKING HOUSE ROAD RIGHT-OF-WAY PER ORDINANCE 106, SERIES 1960, LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14 TO BEAR NORTH 00°20'34" EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE SOUTH 25°17'56" WEST, A DISTANCE OF 3,925.84 FEET TO THE NORTHERLY MOST CORNER OF PACKING HOUSE ROAD RIGHT-OF-WAY PER ORD. 106, SERIES 1960 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID PACKING HOUSE ROAD, SOUTH 42°45'00" EAST, A DISTANCE OF 40.00 FEET TO THE EASTERLY MOST CORNER OF SAID RIGHT-OF-WAY;

THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PACKING HOUSE ROAD THE FOLLOWING FOUR (4) COURSES:

1) SOUTH 47°19'36" WEST, A DISTANCE OF 295.83 FEET TO A POINT OF CURVATURE;

2) THENCE 113.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 223.37 FEET, AN INCLUDED ANGLE OF 29°01'26" AND SUBTENDE BY A CHORD BEARING SOUTH 32°49'25" WEST, A DISTANCE OF 111.95 FEET;

3) THENCE SOUTH 71°43'05" EAST, A DISTANCE OF 29.54 FEET TO A POINT OF NON-TANGENT CURVATURE;

4) THENCE 74.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN INCLUDED ANGLE OF 85°50'45" AND SUBTENDE BY A CHORD BEARING SOUTH 24°31'59" EAST, A DISTANCE OF 68.10 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 46TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 46TH AVENUE, NORTH 89°56'11" WEST, A DISTANCE OF 136.13 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PACKING HOUSE ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PACKING HOUSE ROAD THE FOLLOWING FOUR (4) COURSES:

1) NORTH 18°28'13" EAST, A DISTANCE OF 92.52 FEET;

2) THENCE SOUTH 71°43'05" EAST, A DISTANCE OF 13.18 FEET TO A POINT OF NON-TANGENT CURVATURE;

3) THENCE 133.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 263.37 FEET, AN INCLUDED ANGLE OF 29°02'05" AND SUBTENDE BY A CHORD BEARING NORTH 32°49'28" EAST, A DISTANCE OF 132.04 FEET;
4) THENCE NORTH 47°19'36" EAST, A DISTANCE OF 295.74 FEET TO THE POINT OF BEGINNING;

CONTAINING 24,175 SQ. FT. OR 0.55 ACRES, MORE OR LESS.

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PARCEL 2:

A PORTION OF FRANKLIN STREET RIGHT-OF-WAY, LOCATED IN THE SOUTH HALF OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14 TO BEAR NORTH 00°20'34" EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE SOUTH 05°06'33" EAST, A DISTANCE OF 315.76 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET AND THE POINT OF BEGINNING;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00°20'34" WEST, A DISTANCE OF 345.18 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 195.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 483.00 FEET, AN INCLUDED ANGLE OF 23°12'10" AND SUBTENDE BY A CHORD BEARING SOUTH 18°19'59" WEST, A DISTANCE OF 194.26 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 00°20'34" EAST, A DISTANCE OF 529.59 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 27,524 SQ. FT. OR 0.63 ACRES, MORE OR LESS.