

## LEGAL DESCRIPTION

### 3900 Elati Street, Denver, CO 80216

A PARCEL OF LAND SITUATED IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPLE MERIDIAN, SAID PARCEL BEING THAT PART OF PARCELS A THROUGH H AS SHOWN ON THE SURVEY OF THE REGENCY INN PREPARED FEBRUARY 23, 1973 (SAID PARCELS A THROUGH H SET FORTH IN PUBLIC TRUSTIEES DEED RECORDED SEPTEMBER 18, 1992, AT RECEPTION NO. R-92-0111001) NOT PREVIOUSLY CONVEYED TO THE CITY AND COUNTY OF DENVER, THE REGIONAL TRANSPORTATION DISTRICT AND THE COLORADO DEPARTMENT OF HIGHWAYS, SAID PARCEL OF LAND IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF ELATI STREET AND THE SOUTH LINE OF 39<sup>TH</sup> AVENUE EXTENDED EASTWARD, AS CREATED IN VIADUCTS ADDITION TO THE RECORDS OF DENVER COUNTY;

THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF PARCEL A THE FOLLOWING FIVE (5) COURSES:

1. NORTH 00 DEGREES 06 MINUTES 14 SECONDS EAST (NORTH 00 DEGREES 07 MINUTES 07 SECONDS EAST, A.M.) ALONG SAID EASTERLY RIGHT-OF-WAY OF ELATI STREET, A DISTANCE OF 340.00 FEET;
2. THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST (SOUTH 89 DEGREES 50 MINUTES 05 SECONDS EAST, A.M.) ALONG A LINE SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 40<sup>TH</sup> AVENUE EXTENDED EASTERLY, A DISTANCE OF 94.08 FEET;
3. THENCE SOUTH 01 DEGREES 05 MINUTES 15 SECONDS EAST (SOUTH 01 DEGREES 04 MINUTES 22 SECONDS EAST, A.M.) A DISTANCE OF 83.68 FEET TO A POINT ON THE WESTERLY EASEMENT LINE OF THE FARMERS AND GARDENERS DITCH;
4. THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST (SOUTH 89 DEGREES 50 MINUTES 05 SECONDS EAST, A.M.) PARALLEL WITH THE SOUTHERLY EXTENSION OF 40<sup>TH</sup> AVENUE, A DISTANCE OF 16.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE FARMERS AND GARDENERS DITCH;
5. THENCE NORTH 01 DEGREES 45 MINUTES 45 SECONDS EAST (NORTH 01 DEGREES 46 MINUTES 38 SECONDS EAST, A.M.) ALONG A LINE COMMON TO PARCELS A AND B, A DISTANCE OF 183.72 FEET, TO A POINT ON THE EASTERLY EXTENTION OF THE SOUTHERLY RIGHT OF WAY OF 40<sup>TH</sup> AVENUE, BEING ALSO THE NORTHWESTERLY CORVER OF PARCEL B;

THENCE CONTINUING ALON THE NORTHERLY LINE OF PARCEL B THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST (SOUTH 89 DEGREES 50 MINUTES 05 SECONDS EAST, A.M.) ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF 40<sup>TH</sup> AVENUE, A DISTANCE OF 7.68 FEET;
2. THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS WEST (SOUTH 00 DEGREES 07 MINUTES 07 SECONDS WEST, A.M.) PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF ELATI STREET, A DISTANCE OF 2.50 FEET;
3. THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST (SOUTH 89 DEGREES 50 MINUTES 05 SECONDS EAST A.M.) ALONG A LINE SOUTHERLY OF AND PARALLEL WITH THE EASTERLY EXTENSION OF 40<sup>TH</sup> AVENUE, A DISTANCE OF 129.50 FEET;
4. THENCE NORTH 00 DEGREES 06 MINUTES 14 SECONDS EAST (NORTH 00 DEGREES 07 MINUTES 07 SECONDS EAST, A.M.) ALONG A LINE PARALLEL WITH THE EASTERLY RIGHT

OF WAY OF ELATI STREET, A DISTANCE OF 2.50 FEET TO THE EASTERLY ESTENSION OF THE SOUTHERLY RIGHT-OF-WAY OF 40TH AVENUE;

5. THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST (SOUTH 89 DEGREES 50 MINUTES 05 SECONDS EAST, A.M.) ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY OF 40TH AVENUE, A DISTANCE OF 81.82 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 22;

THENCE ALONG THE EXTERIOR BOUNDRY OF PARCEL C THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 00 DEGREES 06 MINUTES 46 SECONDS EAST (NORTH 00 DEGREES 09 MINUTES 57 SECONDS EAST, A.M.) ALONG SAID EAST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4, A DISTANCE OF 226.16 FEET (223.92 FEET, A.M.);
2. THENCE NORTH 45 DEGREES 05 MINUTES 14 SECONDS EAST (NORTH 45 DEGREES 27 MINUTES 51 SECONDS EAST, A.M.) A DISTANCE OF 217.72 FEET (219.02 FEET, A.M.) TO THE WESTERLY RIGHT OF WAY LINE OF 31ST STREET, AS ESTABLISHED IN ORDINANCE 9 OF SERIES 1878;
3. THENCE SOUTH 45 DEGREES 09 MINUTES 10 SECONDS EAST (SOUTH 45 DEGREES 04 MINUTES 36 SECONDS EAST, A.M.) ALONG THE WESTERLY RIGHT OF WAY LINE OF 31ST STREET, A DISTANCE OF 91.52 FEET (87.13 FEET, A.M.) TO A POINT OF CURVATURE OF VACATED 31<sup>ST</sup> STREET, AS DESCRIBED IN ORDINANCE 162, SERIES 1973;

THENCE ALONG SAID CURVE BEING CONVEX TO THE SOUTH, HAVING A RADIUS OF 50 FEET AND A CENTRAL ANGLE OF 233 DEGREES 07 MINUTES 48 SECONDS (233 DEGREES 07 MINUTES 53 SECONDS, A.M.) BEING ALSO THE NORTHERLY LINE OF PARCEL G, AND THE NORTHERLY LINE OF PARCEL H, A DISTANCE OF 203.44 FEET, TO A POINT OF TANGENCY WITH THE EASTERLY RIGHT OF WAY OF 31ST STREET;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF PARCEL H THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 45 DEGREES 09 MINUTES 10 SECONDS WEST (NORTH 45 DEGREES 05 MINUTES 43 SECONDS WEST, A.M.) ALONG THE EASTERLY RIGHT OF WAY OF 31ST STREET, A DISTANCE OF 1.47 FEET;
2. THENCE NORTH 69 DEGREES 57 MINUTES 42 SECONDS EAST (NORTH 71 DEGREES 40 MINUTES 12 SECONDS EAST, A.M.) A DISTANCE OF 46.32 FEET (47.49 FEET, A.M.);
3. THENCE NORTH 45 DEGREES 24 MINUTES 07 SECONDS EAST (NORTH 45 DEGREES 26 MINUTES 52 SECONDS EAST, A.M.) ALONG A LINE PARALLEL WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF GLOBEVILLE ROAD, AS ESTABLISHED IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, A DISTANCE OF 139.56 FEET (139.86 FEET, A.M.) TO THE NORTHWESTERLY LINE OF CDOT PARCEL 9A FOR PROJECT IR (CX) 025-2(230);

THENCE SOUTH 10 DEGREES 54 MINUTES 54 SECONDS WEST (SOUTH 10 DEGREES 57 MINUTES 39 SECONDS WEST, A.M.) A DISTANCE OF 276.44 FEET TO A POINT OF CURVATURE, CONVEX TO THE SOUTH;

THENCE CONTINUING ALONG SAID CURVE HAVING A RADIUS OF 1200.90 FEET AND A CENTRAL ANGLE OF 38 DEGREES 14 MINUTES 06 SECONDS, BEING ALSO THE NORTHERLY LINE OF SAID PARCEL 9A AND PARCEL 9 OF SAID PROJECT, A DISTANCE OF 801.39 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL 9, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 597.88 FEET, A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 03 SECONDS AND A CHORD BEARING OF SOUTH 50 DEGREES 18 MINUTES 23 SECONDS WEST, A

DISTANCE OF 24.18 FEET TO A POINT ALONG THE WESTERLY RIGHT OF WAY OF I-25 AS DESCRIBED IN ORDINANCE 3 SERIES OF 1962;

THENCE NORTH 81 DEGREES 47 MINUTES 22 SECONDS WEST (NORTH 81 DEGREES 44 MINUTES 37 SECONDS WEST, A.M.) ALONG SAID LINE, A DISTANCE OF 22.57 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS WEST (NORTH 89 DEGREES 50 MINUTES 05 SECONDS WEST, A.M.) A DISTANCE OF 86.47 FEET TO THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF GLOBEVILLE ROAD, BEING ALSO THE SOUTHWESTERLY MOST CORNER OF PARCEL E;

THENCE NORTH 45 DEGREES 24 MINUTES 07 SECONDS EAST (NORTH 45 DEGREES 26 MINUTES 52 SECONDS EAST, A.M.) ALONG THE NORTHWESTERLY LINE OF SAID PARCEL E, BEING ALSO THE NORTHWESTERLY RIGHT OF WAY OF GLOBEVILLE ROAD, A DISTANCE OF 13.96 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY OF 39TH AVENUE;

THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS WEST, ALONG SAID EASTERLY EXTENSION, BEING THE SOUTHERLY LINE OF SAID PARCEL A, 162.86 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION LYING SOUTH OF THE SOUTH LINE OF PARCEL E, AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 18, 1992, AT RECEPTION NO. R-92-0111001,

AND EXCEPT THAT PORTION LYING SOUTHEASTERLY OF THE SOUTH LINE OF PARCEL E AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 18, 1992, AT RECEPTION NO. R-92-0111001, CITY AND COUNTY OF DENVER, STATE OF COLORADO

TOGETHER WITH THAT PORTION OF VACATED 31ST STREET ADJACENT AS EVIDENCED BY ORDINANCE NO. 166 SERIES OF 2008 RECORDED APRIL 4, 2008 AT RECEPTION NO. 2008046151

### **3958 Elati Street, Denver, CO 80216**

THAT PART OF THE E1/2 SW ¼ SW ¼ OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF ELATI STREET 275 FEET NORTH OF THE INTERSECTION OF THE EAST LINE OF ELATI STREET WITH THE NORTH LINE OF WEST 39<sup>TH</sup> AVENUE, EXTENDING EAST FROM BLOCK 39 VIADUCT ADDITION TO DENVER; THENCE NORTH (NORTH 00 DEGREES 07 MINUTES 07 SECONDS EAST, A.M.) ALONG THE EAST LINE OF ELATI STREET 260 FEET; THENCE EAST (SOUTH 89 DEGREES 50 MINUTES 05 SECONDS EAST; A.M.) 80 FEET TO A POINT ON THE WEST LINE OF FARMERS AND GARDENERS DITCH;

THENCE SOUTHERNLY (SOUTH 02 DEGREES 58 MINUTES 53 SECONDS EAST, A.M.) ALONG SAID WEST LINE TO A POINT DIRECTLY EAST OF THE POINT OF BEGINNING; THENCE WEST (NORTH 89 DEGREES 50 MINUTES 05 SECONDS WEST, A.M.) 94.08 FEET PERPENDICULAR TO THE EAST LINE OF ELATI STREET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.