

Parcel 2 Description

A part of Lot 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 $87^{\circ}45'09''$ West a distance of 1069.87 feet to a point on the westerly line of said Lot 2 that is 6.00 feet south of the northwest corner of said Lot 2 and the **POINT OF BEGINNING**;

thence South $89^{\circ}59'52''$ East, parallel with and 6.00 feet southerly of the northerly line of said Lot 2, a distance of 4.00 feet to a line that is parallel with and 4.00 feet easterly of the westerly line of said Lot 2;

thence parallel with and 4.00 feet easterly of said westerly line of Lot 2 the following four (4) courses:

- 1.) South $00^{\circ}00'08''$ West a distance of 228.38 feet to a point of curve;
- 2.) along the arc of a curve to the left having a radius of 81.50 feet, a central angle of $25^{\circ}55'15''$, an arc length of 36.87 feet and whose chord bears South $12^{\circ}57'30''$ East a distance of 36.56 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 1148.50 feet, a central angle of $7^{\circ}49'31''$, an arc length of 156.86 feet and whose chord bears South $22^{\circ}00'22''$ East a distance of 156.74 feet to a line that is 4.00 feet southerly of an east-west line of said Lot 2;

thence South $70^{\circ}42'33''$ West, parallel with and 4.00 feet southerly of an east-west line of said Lot 2, a distance of 113.05 feet to a line that is parallel with and 6.00 feet easterly of the westerly line of Lot 2;

thence North $17^{\circ}43'16''$ West, parallel with and 6.00 feet easterly of said westerly line of Lot 2, a distance of 4.00 feet to an east-west line of said Lot 2;

thence North $70^{\circ}42'33''$ East, along said east-west line of Lot 2, a distance of 109.02 feet to a corner of said Lot 2 and a point of non-tangent curve;

thence along said westerly line of said Lot 2 the following four (4) courses:

- 1.) along the arc of a curve to the left having a radius of 1144.50 feet, a central angle of $7^{\circ}37'45''$, an arc length of 152.40 feet and whose chord bears North $22^{\circ}06'15''$ West a distance of 152.28 feet;

- 2.) North 25°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 85.50 feet, a central angle of 25°55'15", an arc length of 38.68 feet and whose chord bears North 12°57'30" West a distance of 38.35 feet;
- 4.) North 00°00'08" East a distance of 228.38 feet to the **POINT OF BEGINNING**.

Containing 2,698 square feet or 0.062 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°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.