

A portion of Parcel No. RTD-CCD-18 Rev1 conveyed to the City and County of Denver by Quit Claim Deed recorded at Reception No. 2018082023 on July 3, 2018 in the City and County of Denver Clerk and Recorder's Office, located in the Southwest Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the South Sixteenth Corner common to said Section 19 and to Section 24, Township 3 South, Range 68 West, (being a found 3-1/4 inch aluminum cap in range box, stamped: "COLO DEPT OF HIGHWAYS S1/16 S24 S19 R68W R67W T3S 1990 PLS 11434"); WHENCE the Southwest Corner of said Section 19, (being a found 3-1/4 inch aluminum cap in range box, stamped: "COLO DEPT OF HIGHWAYS T3S S24 S19 S25 S30 1990 PLS 11434") bears S00°03'52"W (Basis of Bearing-Assumed), a distance of 1322.58 feet;

THENCE S39°20'04"E a distance of 94.53 feet to a point on the southerly Right of Way line of East 40th Avenue as shown on Albion Street Subdivision Filing No. 1 at Reception No. 2003197552, recorded September 19, 2003, in the City and County of Denver Clerk and Recorder's Office, and the POINT OF BEGINNING;

THENCE N53°22'44"W, a distance of 24.94 feet;

THENCE S00°03'52"W a distance of 205.51 feet;

THENCE S03°52'42"W a distance of 195.49 feet;

THENCE S00°03'52"W a distance of 142.92 feet;

THENCE N89°56'08"W a distance of 7.00 feet;

THENCE S01°19'57"W a distance of 361.50 feet;

THENCE N89°56'08"W a distance of 2.00 feet to the easterly Right of Way line of Colorado Boulevard;

THENCE coincident with said easterly line the following three (3) courses:

1) N00°03'52"E a distance of 550.00 feet;

2) N03°52'42"E a distance of 150.33 feet;

3) N00°03'56"E a distance of 190.00 feet to the southerly Right of Way line of East 40th Avenue and the POINT OF BEGINNING.