

PROPERTY DESCRIPTION
PARCEL NUMBER: ROW-4
DATE: October 30, 2015
DESCRIPTION

A tract or parcel of land No. ROW-4 of the City and County of Denver, State of Colorado, containing 20,068 sq. ft. (0.461 acres) of land, more or less, being a portion of that parcel of land described in Reception Number 2012155087, as recorded on November 13, 2012 in the City and County of Denver Clerk and Recorder's Office, lying in the SE 1/4 of the SE 1/4 of Section 23, Township 3 South, Range 67 West, of the 6th Principal Meridian, in said City and County of Denver, said tract or parcel of land being more particularly described as follows:

COMMENCING at the SE corner of said Section 23, (Whence the W 1/4 corner of Section 25, Township 3 South, Range 67 West, of the 6th Principal Meridian bears S 00°35'37" E, a distance of 2,649.21 feet); Thence N 12°13'58" W, a distance of 713.94 feet, to a point on the west right-of-way line of Peoria Way (August 2015), being the **POINT OF BEGINNING**;

1. Thence along said west right-of-way line, S 00°07'34" E, a distance of 70.07 feet, to the southeast corner of said Reception Number 2012155087;
2. Thence along the south line of said Reception Number 2012155087, S 89°53'19" W, a distance of 262.26 feet, to the southwest corner of said Reception Number 2012155087;
3. Thence along the west line of said Reception Number 2012155087, N 00°07'46" W, a distance of 109.06 feet;
4. Thence N 89°53'11" E, a distance of 4.74 feet;
5. Thence on a non-tangent curve to the left having a radius of 18.50 feet, a central angle of 98°36'33", an arc length of 31.84 feet, with a chord bearing of S 21°26'58" E, a distance of 28.05 feet;
6. Thence S 89°40'43" E, a distance of 15.31 feet;
7. Thence S 87°48'10" E, a distance of 37.88 feet;
8. Thence on a curve to the right having a radius of 447.50 feet, a central angle of 03°45'02", an arc length of 29.29 feet, with a chord bearing of S 85°55'39" E, a distance of 29.29 feet;
9. Thence S 84°03'08" E, a distance of 67.84 feet;
10. Thence on a curve to the left having a radius of 244.50 feet, a central angle of 05°37'35", an arc length of 24.01 feet, with a chord bearing of S 86°51'56" E, a distance of 24.00 feet;
11. Thence S 89°40'43" E, a distance of 73.53 feet, more or less, to the **POINT OF BEGINNING**.

The above described tract or parcel of land contains 20,068 sq. ft. (0.461 acres) of land, more or less.

Basis of Bearings: All bearings are based on the line connecting the W 1/4 corner of Section 25 and the N.W. corner of Section 25, T.3 S., R. 67 W., 6th P.M. being a grid bearing of N. 00°35'37" W, (2649.21') as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD83 (1992) Universal Transverse Mercator (Zone 13 North). The W 1/4 corner of Section 25 being monumented with a found 3" dia. City of Aurora brass cap in range box marked in part "LS 16419, 1989" and the N.W. corner of Section 25 being monumented with a found 3.25" dia. aluminum cap in range box marked in part "ZBS INC., PLS 11434, 1992."

Prepared by: Geoffrey F. Stephenson, PLS 23521
For and on Behalf of
The Lund Partnership, Inc.
12265 West Bayaud Avenue, Suite 130
Lakewood, Colorado 80228