

A Parcel No. RTD-CCD-16 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 Southeast Quarter of Section 24, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of said Section 24, (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"); WHENCE the South 1/4 Corner of said Section 24 (being a found 3-1/4 inch aluminum cap, 7 inches below surface, stamped: "MOLLENHAUER 2008 T3S R68W ¼ S24 S25 LS 38033") bears N89°51'23"W (Basis of Bearing-Assumed), a distance of 2654.03 feet; THENCE N02°30'09"W a distance of 1384.23 feet to the intersection of the north right of way line of East 40th Avenue, as established by Ordinance Number 264-1955, with the west right of way line of Colorado Boulevard, as described at Ordinance Number 529-2000 at the City and County of Denver Clerk and Recorder's Office, and to the POINT OF BEGINNING;

THENCE N89°51'37"W coincident with said north right of way line a distance of 566.62 feet to the east right of way line of Jackson Street, also being the west line of said Block 11; THENCE N00°04'26"W coincident with said east right of way line a distance of 12.00 feet; THENCE S51°10'43"E a distance of 8.00 feet; THENCE S89°51'37"E coincident with a line 7.00 feet northerly of and parallel with said north right of way line of East 40th Avenue a distance of 547.86 feet; THENCE N25°10'35"E a distance of 15.44 feet; THENCE S89°56'08"E a distance of 6.00 feet to said west right of way line of Colorado Boulevard; THENCE S00°03'52"W coincident with said west right of way line a distance of 21.00 feet to the POINT OF BEGINNING.