

A parcel of land located in the Southwest Quarter of Section 16, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 20th of May 2009, at Reception Number 2009063143 in the City and County of Denver Clerk & Recorder's Office, State of Colorado, being more particularly described as follows:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, WHENCE THE WEST QUARTER CORNER THEREOF BEARS NORTH 00 DEGREES 30 MINUTES 57 SECONDS WEST, A DISTANCE OF 2657.08 FEET;
THENCE NORTH 00 DEGREES 30 MINUTES 57 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 830.91 FEET;
THENCE NORTH 89 DEGREES 29 MINUTES 03 SECONDS EAST, PERPENDICULAR TO THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 759.57 FEET TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND RECORDED JANUARY 5, 1987 AT RECEPTION NO. 00072725, BEING THE POINT OF BEGINNING;
THENCE ALONG THE BOUNDARY OF SAID TRACT THE FOLLOWING THREE (3) COURSES:
1. NORTH 51 DEGREES 18 MINUTES 04 SECONDS WEST, A DISTANCE OF 508.05 FEET TO A POINT OF CURVE;
2. ALONG A TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 50 DEGREES 39 MINUTES 19 SECONDS, A RADIUS OF 616.30 FEET, AN ARC LENGTH OF 544.87 FEET AND A CHORD BEARING NORTH 25 DEGREES 58 MINUTES 25 SECONDS WEST, A DISTANCE OF 527.30 FEET TO A POINT OF NON-TANGENT;
3. SOUTH 89 DEGREES 21 MINUTES 56 SECONDS WEST, ALONG SAID NON-TANGENT, A DISTANCE OF 65.66 FEET TO THE EAST RIGHT-OF-WAY LINE OF QUEBEC STREET;
THENCE NORTH 00 DEGREES 37 MINUTES 59 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 632.16 FEET;
THENCE SOUTH 18 DEGREES 17 MINUTES 26 SECONDS EAST, A DISTANCE OF 210.10 FEET;
THENCE SOUTH 00 DEGREES 29 MINUTES 04 SECONDS EAST, A DISTANCE OF 146.41 FEET TO A POINT OF CURVE;
THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A DELTA OF 59 DEGREES 14 MINUTES 11 SECONDS, A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 672.02 FEET AND A CHORD BEARING SOUTH 30 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 642.48 FEET TO A POINT OF TANGENT;
THENCE SOUTH 59 DEGREES 43 MINUTES 15 SECONDS EAST, ALONG SAID TANGENT, A DISTANCE OF 375.58 FEET TO A POINT OF CURVE;
THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 18 DEGREES 39 MINUTES 19 SECONDS, A RADIUS OF 850.00 FEET, AN ARC LENGTH OF 276.76 FEET AND A CHORD BEARING SOUTH 50 DEGREES 23 MINUTES 35 SECONDS EAST, A DISTANCE OF 275.54 FEET TO A POINT OF REVERSE CURVE;
THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 19 DEGREES 31 MINUTES 18 SECONDS, A RADIUS OF 718.00 FEET AND AN ARC LENGTH OF 244.64 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL OF LAND AS RECORDED AT RECEPTION NO. 00072725;
THENCE SOUTH 89 DEGREES 38 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 414.70 FEET TO THE POINT OF BEGINNING.