

Legal Description of Parcel 1B

A PART OF INTERSTATE 25, UNIT 5 DESCRIBED IN ORDANCE 3 OF SERIES 1962 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, MARKED BY A 3-1/4" ALUMINUM CAP ON A 3/4" REBAR IN A RANGE BOX, STAMPED "JF SATO & ASSOC., 1/4. S15/S22, T4N R68W, PLS 37056, 2017", FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 15, MARKED BY A FOUND STONE WITH DIVOT IN A MONUMENT BOX, IS ASSUMED TO BEAR NORTH 00°44'36" WEST, A DISTANCE OF 2647.74 FEET;

THENCE NORTH 42°17'52" WEST, A DISTANCE OF 2,693.81 FEET TO THE SOUTHWEST CORNER OF TRACT C, BROADWAY STATION FILING NO. 4, RECORDED AT RECEPTION NUMBER 2024026313 ON APRIL 01, 2024 OF SAID RECORDS AND ALSO BEING A POINT ON THE EASTERLY LINE OF S. SANTA FE DR. RECORDED IN BOOK 3501 AT PAGE 520 ON OCTOBER 12, 1922 OF SAID RECORDS; THENCE NORTH 32°45'00" WEST, COINCIDENT WITH SAID WESTERLY LINE OF TRACT C AND SAID EASTERLY LINE OF S. SANTA FE DR., A DISTANCE OF 26.01 FEET TO A WESTERLY CORNER OF SAID TRACT C AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 32°45'00" WEST, ALONG SAID EASTERLY LINE OF S. SANTA FE DR., A DISTANCE OF 19.31 FEET;

THENCE NORTH 26°07'32" WEST, A DISTANCE OF 521.89 FEET;

THENCE NORTH 37°44'04" EAST, A DISTANCE OF 152.39 FEET;

THENCE SOUTH 74°35'10" EAST, A DISTANCE OF 672.88 FEET;

THENCE SOUTH 00°36'02" EAST, A DISTANCE OF 24.88 FEET TO THE NORTHERLY LINE OF TRACT CC OF SAID BROADWAY STATION FILING NO. 4;

THENCE NORTH 78°08'57" WEST, COINCIDENT WITH SAID NORTHERLY LINE OF TRACT CC, A DISTANCE OF 19.17 FEET TO THE NORTHWEST CORNER OF SAID TRACT CC;

THENCE SOUTH 84°21'13" WEST, A DISTANCE OF 29.21 FEET TO THE NORTHEAST CORNER OF TRACT EE OF SAID BROADWAY STATION FILING NO. 4;

THENCE, COINCIDENT WITH THE NORTHERLY AND WESTERLY LINES OF SAID BROADWAY STATION FILING NO. 4, THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTH 89°06'51" WEST, A DISTANCE OF 125.00 FEET;
2. NORTH 00°32'56" WEST, A DISTANCE OF 25.00 FEET;
3. SOUTH 89°06'51" WEST, A DISTANCE OF 170.00 FEET;
4. NORTH 00°32'56" WEST, A DISTANCE OF 50.00 FEET;
5. NORTH 79°44'49" WEST, A DISTANCE OF 174.83 FEET;
6. SOUTH 71°38'51" WEST, A DISTANCE OF 81.77 FEET;
7. SOUTH 37°59'28" WEST, A DISTANCE OF 31.96 FEET;
8. SOUTH 06°51'15" WEST, A DISTANCE OF 75.63 FEET;
9. SOUTH 21°29'09" EAST, A DISTANCE OF 294.78 FEET;
10. NORTH 89°49'48" EAST, A DISTANCE OF 10.81 FEET;
11. SOUTH 00°37'16" EAST, A DISTANCE OF 103.94 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY:

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