

**PROPERTY DESCRIPTION**  
**PARCEL NUMBER: ROW-7**  
**DATE: October 30, 2015**  
**DESCRIPTION**

A tract or parcel of land No. ROW-7 of the City and County of Denver, State of Colorado, containing 59,052 sq. ft. (1.356 acres) of land, more or less, being portions of those parcels of land described in Reception Numbers 2012180810, 2013051673, 2013053925 and 2013119766, all recorded in the City and County of Denver Clerk and Recorder's Office, and lying in the SE 1/4 of the SE 1/4 of Section 23 and in the NE 1/4 of Section 26, all in 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 S 24°36'23" W, a distance of 458.89 feet, to the southwest corner of said Reception Number 2013119766, being the **POINT OF BEGINNING**;

1. Thence along the west line of said Reception Number 2013119766, N 00°24'30" W, a distance of 48.10 feet;
2. Thence N 89°24'23" E, a distance of 30.23 feet;
3. Thence N 00°35'37" W, a distance of 132.92 feet;
4. Thence N 89°24'23" E, a distance of 10.00 feet;
5. Thence N 00°35'37" W, a distance of 235.31 feet;
6. Thence N 00°06'49" W, a distance of 75.20 feet;
7. Thence N 81°26'17" W, a distance of 17.20 feet;
8. Thence N 12°31'00" W, a distance of 18.62 feet;
9. Thence on a non-tangent curve to the left having a radius of 37.50 feet, a central angle of 21°56'15", an arc length of 14.36 feet, with a chord bearing of N 73°03'29" W, a distance of 14.27 feet, to a point on the north line of said Reception Number 2012180810;
10. Thence along said north line, N 89°53'11" E, a distance of 139.64 feet, to the northeast corner of said Reception Number 2012180810;
11. Thence along the east line of said Reception Number 2012180810, S 00°06'49" E, a distance of 100.05 feet, to the northeast corner of said Reception Number 2013051673;
12. Thence along the east lines of said Reception Numbers 2013051673, 2013053925 and 2013119766, S 00°35'37" E, a distance of 430.98 feet, to the southeast corner of said Reception Number 2013119766;
13. Thence along the south line of said Reception Number 2013119766, N 84°32'34" W, a distance of 146.20 feet, more or less, to the **POINT OF BEGINNING**.

The above described tract or parcel of land contains 59,052 sq. ft. (1.356 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."

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For and on Behalf of  
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