

TWO (2) PARCELS OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 (along Josephine Street):

A PARCEL OF LAND BEING A PORTION OF THE PARCELS DESCRIBED IN THOSE SPECIAL WARRANTY DEEDS RECORDED AT RECEPTION Nos. 2010026948, 2014036152 AND 2011000071 OF THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF DENVER AND BEING A PART OF BLOCK 18, STATE ADDITION BLOCKS 16 TO 19 INCLUSIVE AND A PART OF VACATED JOSEPHINE STREET AS VACATED BY ORDINANCE NO. 115 SERIES OF 1925, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION Nos. 2010026948 AND 2014036152, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF 16th AVENUE, 50 FEET EAST OF THE EAST LINE OF THE NORTH-SOUTH ALLEY IN SAID BLOCK 18;

THENCE NORTH 90°00'00" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 12.22 FEET;  
THENCE SOUTH 00°11'23" EAST, A DISTANCE OF 63.79 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 110.69 FEET, SAID CURVE HAVING A RADIUS OF 357.90 FEET, A CENTRAL ANGLE OF 17°43'15", AND A CHORD WHICH BEARS SOUTH 09°03'01" EAST A CHORD DISTANCE OF 110.25 FEET;

THENCE SOUTH 17°54'38" EAST, A DISTANCE OF 9.88 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 50.72 FEET, SAID CURVE HAVING A RADIUS OF 327.90 FEET, A CENTRAL ANGLE OF 08°51'44", AND A CHORD WHICH BEARS SOUTH 22°20'30" EAST A CHORD DISTANCE OF 50.67 FEET;

THENCE SOUTH 26°46'22" EAST, A DISTANCE OF 42.66 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 70.92 FEET, SAID CURVE HAVING A RADIUS OF 417.10 FEET, A CENTRAL ANGLE OF 09°44'34", AND A CHORD WHICH BEARS SOUTH 21°54'05" EAST A CHORD DISTANCE OF 70.84 FEET;

THENCE SOUTH 28°28'05" WEST, A DISTANCE OF 9.99 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL RECORDED AT RECEPTION Nos. 2011000071 AND 2014036152;

THENCE ALONG SAID WEST LINE AND THE WEST LINE OF SAID PARCEL RECORDED AT RECEPTION Nos. 2010026948 AND 2014036152 THE FOLLOWING FOUR (4) COURSES:

1. NORTH 20°16'43" WEST, A DISTANCE OF 13.41 FEET;
2. NORTH 20°15'37" WEST, A DISTANCE OF 62.92 FEET;
3. NORTH 21°33'22" WEST, A DISTANCE OF 150.30 FEET;
4. NORTH 04°57'38" WEST, A DISTANCE OF 130.62 FEET TO THE POINT OF BEGINNING.

PARCEL 1 CONTAINS 1,948 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

PARCEL 2 (along Colfax Avenue):

A PARCEL OF LAND BEING A PORTION OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION No. 2011000071 OF THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF DENVER AND BEING A PART OF BLOCK 19, STATE ADDITION BLOCKS 16 TO 19 INCLUSIVE AND A PART OF VACATED JOSEPHINE STREET AS VACATED BY ORDINANCE NO. 115 SERIES OF 1925, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2011000071, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE;  
THENCE NORTH 00°08'36" WEST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 5.43 FEET TO A POINT OF NON-TANGENT CURVATURE;  
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 7.23 FEET, SAID CURVE HAVING A RADIUS OF 8.50 FEET, A CENTRAL ANGLE OF 48°42'32", AND A CHORD WHICH BEARS SOUTH 73°47'36" EAST A CHORD DISTANCE OF 7.01 FEET;  
THENCE NORTH 81°51'08" EAST, A DISTANCE OF 13.69 FEET;  
THENCE NORTH 80°40'19" EAST, A DISTANCE OF 28.40 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE;  
THENCE SOUTH 78°16'54" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 49.32 FEET TO THE POINT OF BEGINNING.

PARCEL 2 CONTAINS 61 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20 FOOT RANGE LINE IN 16th Ave., BETWEEN CITY PARK ESPLANADE AND YORK St. TO BEAR N90°00'00"E (ASSUMED). THE WEST END OF THE 20 FOOT RANGE LINE IS MONUMENTED BY A 3-1/4" ALUMINUM CAP IN RANGE BOX, "MERRICK CO. PLS 33200" AND THE EAST END OF THE 20 FOOT RANGE LINE IS MONUMENTED BY A 3-1/4" ALUMINUM CAP IN RANGE BOX, "DEA INC PLS 26600".