

ZONE AREA C-MS-12

A parcel of land situated in the Southwest Quarter of Section 15, Township 4 South, Range 68 West of the 6th Principle Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

BASIS OF BEARINGS: Bearings are based upon the East line of the Southwest quarter of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, as monumented by a 3.25-inch brass cap stamped "Griener Eng, quarter, 15/22, LS 19611, 1986" in a monument box at the South quarter corner; a recovered and accepted stone with notch set 1 foot deep in a range box at the center quarter corner; and is assumed to bear North 00°44'35" West.

COMMENCING at the South quarter corner of said Section 15;

THENCE North 51 °35' 20" West a distance of 64.48 feet to the intersection of the Westerly Right-of-Way line of South Broadway as recorded in Ordinance 97, series of 1898 and the Northerly Right-of-Way line of West Mississippi Avenue, being the **POINT OF BEGINNING**;

THENCE along said Northerly Right-of-Way of West Mississippi avenue the following twelve (12) courses:

1. North 89° 55' 51" West a distance of 57.01 feet;
2. North 73° 36' 26" West a distance of 71.15 feet;
3. South 80° 45' 15" West a distance of 15.21 feet;
4. North 89° 55' 51" West a distance of 91.10 feet;
5. South 00° 04' 09" West a distance of 1.10 feet;
6. North 89° 55' 51" West a distance of 27.90 feet;
7. North 00° 04' 09" East a distance of 1.10 feet;
8. North 89° 55' 51" West a distance of 78.30 feet;
9. South 00° 04' 09" West a distance of 1.20 feet;
10. North 89° 55' 51" West a distance of 2.00 feet;
11. North 00° 04' 09" East a distance of 1.20 feet;
12. North 89°55' 51" West a distance of 114.60 feet to the Easterly Right-of-Way line of the Regional Transportation District (RTD) Southwest light rail corridor;

THENCE along said RTD Easterly Right-of-Way, the following eight (8) courses;

1. North 00° 43' 15" West a distance of 46.66 feet plus or minus;
2. North 09° 23' 47" West a distance of 353.19 feet;
3. North 88° 55' 23" West a distance of 5.80 feet;
4. North 08° 40' 40" West a distance of 395.70 feet;
5. South 89° 56' 47" East a distance of 0.75 feet;
6. North 09° 23' 47" West a distance of 204.97 feet to the Southerly line of a parcel of land described in Quit Claim Deed, Exhibit "C", at Reception Number 9400000231;
7. South 83° 22' 08" West a distance of 41.55 feet;
8. North 06° 37' 52" West a distance of 57.25 feet;

THENCE departing said RTD Easterly Right-of-Way North 67° 48' 02" East a distance of 595.45 feet;

THENCE South 89° 58' 26" East a distance of 90.58 feet to the Westerly Right-of-Way of said South Broadway;

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THENCE South 00° 44' 35" East a distance of 1,283.81 feet along said Westerly Right-of-Way, and also along the East line extended and the East line of Lot 1, Block 1, First Addition to the Edgerton Place, recorded April 12, 1890 in Book 9 at Page 42 of the Arapahoe County Records, the East line and the East line extended of Block 1 of Edgerton Place, recorded May 24, 1888 in Book 5 at Page 41 of the Arapahoe County Records, and the East line of Block 1, Lawrence's Broadway Addition, recorded February 16, 1888 in Book 5 at Page 10 of the Arapahoe County Records, to the Southeast corner of said Block 1, Lawrence's Broadway Addition to the **POINT OF BEGINNING**.

Said parcel contains 635,613 square feet, or 14.592 acres more or less.

I, Eric R. White, a duly registered Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Eric R. White
Colorado Professional Land Surveyor, License Number 38278
January 26, 2016

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