

A PARCEL OF LAND BEING A PORTION OF EAST UNION AVENUE AND SOUTH NEWPORT STREET, ESTABLISHED BY ORDINANCE NO. 560, SERIES OF 1992 AND RESOLUTION NO. 76, SERIES OF 2009, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF "NORTH 73°04'21" EAST, 328.17 FEET" ALONG THE NORTH BOUNDARY OF LOT 1, BLOCK 1 AS SHOWN ON BELLEVIEW STATION FILING NO. 2, RECORDED AT RECEPTION NO. 2009095677 IN THE RECORDS OF THE DENVER COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 1, ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 85.50 FEET, THROUGH A CENTRAL ANGLE OF 15°13'22", AN ARC LENGTH OF 22.72 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTH BOUNDARY, NON-TANGENT TO SAID CURVE, NORTH 73°04'21" EAST, A DISTANCE OF 44.56 FEET;

THENCE SOUTH 80°39'29" EAST, A DISTANCE OF 8.09 FEET;

THENCE NORTH 74°35'57" EAST, A DISTANCE OF 7.61 FEET;

THENCE SOUTH 15°38'10" EAST, A DISTANCE OF 4.06 FEET;

THENCE SOUTH 35°01'24" EAST, A DISTANCE OF 12.13 FEET;

THENCE SOUTH 16°34'45" EAST, A DISTANCE OF 54.36 FEET TO THE NORTHEAST BOUNDARY OF SAID LOT 1 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 64°41'12" WEST;

THENCE ALONG THE NORTHEAST BOUNDARY OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°19'01", AN ARC LENGTH OF 2.30 FEET.
2. NORTH 26°37'49" WEST, A DISTANCE OF 3.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 85.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 63°21'44" WEST;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°04'01", AN ARC LENGTH OF 97.10 FEET TO THE POINT OF **BEGINNING**;

CONTAINING AN AREA OF 0.029 ACRES, (1,258 SQUARE FEET), MORE OR LESS.