

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND CONVEYED BY A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF JUNE 2014 AT RECEPTION NUMBER 2014069140 IN CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT RANGE POINT AT INTERSECTION OF 5TH STREET AND WEST COLFAX AVENUE; THENCE N86°02'00"W A DISTANCE OF 302.70 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIO COURT ALSO BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID RIGHT-OF-WAY LINE N89°47'09"E, A DISTANCE OF 5.79 FEET TO THE WESTERLY LINE OF RIO COURT RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; 1) S30°25'02"E A DISTANCE OF 193.09 FEET; 2) THENCE 125.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 237.04 FEET, A CENTRAL ANGLE OF 30°14'00" AND A CHORD WHICH BEARS S15°18'02"E A DISTANCE OF 123.63 FEET; 3) THENCE S00°11'02"E, A DISTANCE OF 581.02 FEET TO A POINT ON THE NORTHERLY LINE OF RTD PARCEL 401-B REV3 PER RULE & ORDER RECEPTION 2011021623; THENCE ALONG SAID PARCEL 5.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 586.44, A CENTRAL ANGLE OF 00°34'57" AND A CHORD WHICH BEARS N57°10'04"W, A DISTANCE OF 5.96 FEET; THENCE N00°11'02"W, A DISTANCE OF 557.77 FEET; THENCE 122.44 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 232.04 FEET, CENTRAL ANGLE OF 30°14'00" AND A CHORD WHICH BEARS N15°18'02"W, A DISTANCE OF 121.03 FEET; THENCE N30°25'02"W, A DISTANCE OF 196.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.101 ACRES (4,388 SQ. FT.), MORE OR LESS.