

PROPERTY DESCRIPTION
PARCEL NUMBER: ROW-5
DATE: October 30, 2015
DESCRIPTION

A tract or parcel of land No. ROW-5 of the City and County of Denver, State of Colorado, containing 2,496 sq. ft. (0.057 acres) of land, more or less, being all of the parcels of land described in Exhibits A and B of Reception Number 2013141587, as recorded on September 26, 2013 in the City and County of Denver Clerk and Recorder's Office, lying in the SE 1/4 of the SE 1/4 of Section 23, 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 N 09°56'16" W, a distance of 459.48 feet, to the southwest corner of said Exhibit A, Reception Number 2013141587, being the **POINT OF BEGINNING**;

1. Thence along the westerly line of said Exhibit A, on a non-tangent curve to the left having a radius of 949.00 feet, a central angle of 08°15'16", an arc length of 136.72 feet, with a chord bearing of N 09°48'43" E, a distance of 136.60 feet;
2. Thence continuing along said westerly line of Exhibit A, on a compound curve to the left having a radius of 37.50 feet, a central angle of 44°32'14", an arc length of 29.15 feet, with a chord bearing of N 16°35'01" W, a distance of 28.42 feet, to the most easterly corner of said Exhibit B, Reception Number 2013141587;
3. Thence along the southeasterly line of said Exhibit B, S 47°19'30" W, a distance of 2.50 feet, to the most southerly corner of said Exhibit B;
4. Thence along the southwesterly line of said Exhibit B, N 42°40'30" W, a distance of 5.00 feet, to the most westerly corner of said Exhibit B;
5. Thence along the northwesterly line of said Exhibit B, N 47°19'30" E, a distance of 2.50 feet, to the most northerly corner of said Exhibit B;
6. Thence along said westerly line of Exhibit A, Reception Number 2013141587, on a non-tangent curve to the left having a radius of 37.50 feet, a central angle of 33°02'47", an arc length of 21.63 feet, with a chord bearing of N 63°01'14" W, a distance of 21.33 feet, to the northwest corner of said Exhibit A;
7. Thence along the north line of said Exhibit A, N 89°53'19" E, a distance of 35.28 feet, to the northeast corner of said Exhibit A;
8. Thence along the east line of said Exhibit A, S 00°06'49" E, a distance of 175.22 feet, to the southeast corner of said Exhibit A;
9. Thence along the south line of said Exhibit A, S 89°54'30" W, a distance of 28.40 feet, more or less, to the **POINT OF BEGINNING**.

The above described tract or parcel of land contains 2,496 sq. ft. (0.057 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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