

## Parcel 1 Description

A part of Lot 1, Block 6, Boulevard One Filing No. 1 recorded at Reception Number 2014105351 in the Clerk and Recorder's Office of the City and County of Denver, located in a part of the Southeast Quarter of Section 8, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows;

**COMMENCING** at the East Quarter Corner of said Section 8; thence South  $87^{\circ}47'37''$  West a distance of 1089.85 feet to a point on the easterly line of said Lot 1 that is 6.00 feet south of the northeast corner of said Lot 1 and the **POINT OF BEGINNING**;

thence along the easterly lines of said Lot 1 the following four (4) courses:

- 1) South  $00^{\circ}00'08''$  West a distance of 228.38 feet to a point of curve;
- 2) along the arc of a curve to the left having a radius of 105.50 feet, a central angle of  $25^{\circ}55'15''$ , an arc length of 47.73 feet and whose chord bears South  $12^{\circ}57'30''$  East a distance of 47.32 feet;
- 3) South  $25^{\circ}55'07''$  East a distance of 142.69 feet to a point of curve;
- 4) along the arc of a curve to the right having a radius of 1124.50 feet, a central angle of  $5^{\circ}29'04''$ , an arc length of 107.64 feet and whose chord bears South  $23^{\circ}10'35''$  East a distance of 107.60 feet to a point of compound curve;

thence along the southeasterly lines of said Lot 1 the following two (2) courses:

- 1) along the arc of a curve to the right having a radius of 22.00 feet, a central angle of  $91^{\circ}08'36''$ , an arc length of 35.00 feet and whose chord bears South  $25^{\circ}08'15''$  West a distance of 31.42 feet;
- 2) South  $70^{\circ}42'33''$  West a distance of 66.78 feet to an arc of a curve to the left that is 6.00 feet easterly of the westerly line of said Lot 1 and a point of non-tangent curve;

thence along said arc of a curve to the left that is parallel with and 6.00 feet easterly of the westerly line of Lot 1 having a radius of 1035.50 feet, a central angle of  $0^{\circ}03'17''$ , an arc length of 4.00 feet and whose chord bears North  $19^{\circ}24'05''$  West a distance of 4.00 feet to a line that is 4.00 feet northwesterly of said southeasterly line of Lot 1;

thence along said line that is parallel with and 4.00 feet northwesterly of the southeasterly line of Lot 1 the following two (2) courses:

- 1) North  $70^{\circ}42'33''$  East a distance of 66.79 feet to a point of curve;
- 2) along the arc of a curve to the left having a radius of 18.00 feet, a central angle of  $91^{\circ}08'36''$ , an arc length of 28.63 feet and whose chord bears North  $25^{\circ}08'15''$  East a distance of 25.71 feet to a point of compound curve;

thence along a line parallel with and 4.00 feet westerly of said easterly line of Lot 1 the following four (4) courses:

- 1) along the arc of a curve to the left having a radius of 1120.50 feet, a central angle of  $5^{\circ}29'04''$ , an arc length of 107.26 feet and whose chord bears North  $23^{\circ}10'35''$  West a distance of 107.22 feet;
- 2) North  $25^{\circ}55'07''$  West a distance of 142.69 feet to a point of curve;

- 3) along the arc of a curve to the right having a radius of 109.50 feet, a central angle of  $25^{\circ}55'15''$ , an arc length of 49.54 feet and whose chord bears North  $12^{\circ}57'30''$  West a distance of 49.12 feet;
- 4) North  $00^{\circ}00'08''$  East a distance of 228.38 feet to a line that is 6.00 feet southerly of the northerly line of said Lot 1;

thence South  $89^{\circ}59'52''$  East, parallel with and 6.00 feet southerly of said northerly line of Lot 1, a distance of 4.00 feet to the **POINT OF BEGINNING**.

Containing 2,503 square feet or 0.057 acres, more or less.

**BASIS OF BEARINGS:** Bearings are based on the north line of the Southeast Quarter of Section 8, Township 4 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado as being North  $89^{\circ}59'52''$  West. The East Quarter Corner of said Section 8 is a 3 1/4" aluminum cap in a range box stamped BRW INC, PLS 20683. The Center of said Section 8 is a 3 1/4" aluminum cap Witness Corner stamped URS CORP PLS 20683.