

PARCEL 2
4871 Pearl Street

DESCRIPTION

A parcel of land in the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, said parcel being more particularly described as follows:

Basis of Bearings: Bearings are based upon the East line of the Southeast One-Quarter of Section 15, said to bear North 00°08'33" West a distance of 2,663.19 Feet between the monuments listed below:

Southeast Corner of Section 15 - monumented by a 3.25-inch aluminum cap, 0.1 Foot below grade, stamped "LAND CORNER, #164 1, 15 14, 68W 1994, HMARK, EYING LTD 6TH PM" (Note: partially unreadable due to concrete on monument).

East One-Quarter Corner of Section 15 - monumented by a 3-inch brass cap, 0.1 Foot down in a range box, no lid, stamped "D.M.W.W., SEC.15 SEC.14, 1/4 COR. T.3S. R.69W., LS7104 1980".

Commencing (P.O.C.) at the Southeast Corner of Section 15; Thence North 00°08'33" West along the East line of the Southeast One-Quarter of Section 15, a distance of 1,320.80 Feet to the City and County of Denver Range Line for East 50th Avenue; Thence South 89°55'27" West along said Range Line, a distance of 516.00 Feet to the intersection with the City and County of Denver Range Line for Pearl Street, said intersection being monumented by a #4 rebar 0.3 Foot below asphalt grade; Thence continue westerly along said Range Line for East 50th Avenue, a distance of 20.00 Feet to the West Right-of-Way Line of Pearl Street; Thence North 00°08'33" West along said West Right-of-Way Line of Pearl Street, a distance of 37.58 Feet to the North Right-of-Way line of East 50th Avenue; Thence South 00°08'33" East along said West Right-of-Way of Pearl Street, a distance of 160.68 Feet to the North Line of a parcel of land recorded at Reception No. 2009104173; Thence South 89°55'27" West along said North Line, a distance of 218.00 Feet to the West Line of Plot 11-W.H. Clark's Second Subdivision; Thence South 00°08'33" East along said West Line of Plot 11 and continuing along the West Lines of Plot 12, Plot 13 and Plot 14, a distance of 660.00 Feet to the North Line of a parcel of land recorded at Reception No. 2008139423 and to the **POINT OF BEGINNING (P.O.B.)**;

Thence continuing South 00°08'33" East along said West Line of Plot 14 and continuing along the West Line of Plot 15, a distance of 109.56 Feet to the Eastern Right-of-Way Line of Colorado and Southern Railway Company's Main Spur Track, also being the point of curve of a non-tangent curve to the right, of which the radius point lies North 43°54'43" East, a radial distance of 1,382.39 Feet;

Thence northwesterly along the arc of the eastern Right-of-Way line of Colorado and Southern Railway Company's Main Spur Track, through a central angle of 06°12'11", a distance of 149.66 Feet to the extended North line of the South Half of Plot 14-W.H. Clark's Second Subdivision;

Thence North 89°55'27" East along said extended North Line, a distance of 101.73 Feet to the said West Line of Plot 14 – W.H. Clark's Second Subdivision and the **POINT OF BEGINNING (P.O.B.)**.

The above described parcel description contains 5,774 Square Feet or 0.133 Acre, more or less.

I hereby certify that the above parcel description was prepared under my direct supervision.

Eric D. Carson, PLS

Prepared For and on Behalf of
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4871 Pearl Street
North: 711743.7087' East: 145677.9465'

Segment #1 : Line

Course: S00°08'33"E Length: 109.56'
North: 711634.1490' East: 145678.2190'

Segment #2 : Curve

Length: 149.66' Radius: 1382.39'
Delta: 6°12'11" Tangent: 74.90'
Chord: 149.59' Course: N42°59'21"W
Course In: N43°54'34"E Course Out: S50°06'45"W
RP North: 712630.0737' East: 146636.9349'
End North: 711743.5715' East: 145576.2201'

Segment #3 : Line

Course: N89°55'27"E Length: 101.73'
North: 711743.7061' East: 145677.9500'

Perimeter: 360.95' Area: 5774.43 Sq. Ft.
Error Closure: 0.0043 Course: S53°38'51"E
Error North: -0.00255 East: 0.00346

Precision 1: 83941.86