

LEGAL DESCRIPTION
2535 E. 40th Avenue, Denver, CO

Parcel 1:

That part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Three (3) South, Range Sixty-eight (68) West of the Sixth (6th) Principal Meridian, described as follows, to-wit:

Beginning at the intersection of the east line of Columbine Street, as described in warranty deed from The Walter S. Cheesman Realty Company to the City and County of Denver, recorded on the 5th day of June, A.D. 1914, in Book 2418 at page 3 of the records in the office of the County Clerk and Recorder, in and for said City and County of Denver, with the north line of Fortieth (40th) Avenue (also known as County Road numbered 34); thence east along the north line of said Fortieth (40th) Avenue, six hundred sixty-seven and twenty-seven hundredths (667.27) feet to the east line of the northwest quarter (NW1/4) of the southwest quarter (SW1/4) of said Section Twenty-four (24); thence northerly at an angle to last described course of eighty-nine degrees, fifty-eight and one-half minutes ($89^{\circ} 58' 1/2''$) and along the east line of said northwest quarter (NW 1/4) of the southwest quarter (SW1/4) of said Section Twenty-four (24) , eight hundred sixty-five and thirty-six hundredths (865.36) feet to the southerly boundary line of the right of way of Union Pacific Railroad Company, formerly Kansas Pacific Railway Company; thence westerly along said right of way line at an angle of eighty-five degrees, fifty-nine minutes ($85^{\circ} 59'$) to the last described course, six hundred sixty-eight and fifty-six hundredths (668.56) feet to the east line of Columbine Street, as described in the deed recorded in book 2418 at page 3 of said City and County of Denver records hereinbefore referred to thence south at an angle of ninety degrees, two and one-half minutes ($90^{\circ} 2' 1/2''$) to the course last hereinbefore described and along the east line of said Columbine Street, eight hundred eighteen and twenty-three hundredths (818.23) feet to the point of beginning, the tract of land hereby conveyed containing twelve and eighty-nine fourteen ten-thousandths (12.8914) acres, together with all right, title and interest, reversionary or otherwise of the parties of the first part in and to the east half of Columbine Street and the north half (N1/2) of Fortieth (40th) Avenue abutting upon the premises hereby conveyed; but subject to that certain right of way granted to the City and County of Denver by an instrument duly recorded in book 1847 at page 320 of the records in the office of the County Clerk and Recorder of the City and County of Denver, being a right of way ten (10) feet in width, for the purpose of constructing a sanitary sewer, the center line of which right of way is described as follows: Commencing at a point sixty (60) feet north and ten (10) feet west of the southeast corner of said northwest quarter (NW1/4) of the southwest quarter (SW1/4) of said Section Twenty-four (24) and running thence north parallel with and ten (10) feet west of the east line of said Quarter (1/4 1/4), seven hundred seventy (770) feet, more or less, to a point ten (10) Feet west of said east line, where the center line of Forty-second Avenue produced west would intersect the same.

BEING the same property conveyed by deed dated August 8, 1946 from Joseph B. Fleming and Aaron Colnon, Trustees of the Estate of the Chicago, Rock Island and Pacific Railway,

to Western Electric Company, Incorporated, and recorded on September 25, 1946 in the City and County of Denver, Colorado. Recorders Office in Book 6118, Page 256.

Excepting therefrom that portion conveyed to Regional Transportation District in Deed recorded November 18, 2014 at Reception No. 2014140862, and those portions as condemned in Rule and Order of the District Court of the City and County of Denver as Recorded March 20, 2013 at Reception No. 2013039606.

City and County of Denver, State of Colorado

Parcel 2:

Lots 17 through 20 inclusive Block 61, First Addition to Swansea, Except those portions as conveyed in deeds recorded in Book 3749 at Pages 129 and 132, City and County of Denver, State of Colorado

Parcel 3:

Lots 17 through 32 inclusive Block 62, First Addition to Swansea, City and County of Denver, State of Colorado

Parcel 4:

Lots 16 through 26 inclusive Block 63 , First Addition to Swansea, City and County of Denver, State of Colorado

Parcel 5:

Those portions of 41st Avenue and. 42nd Avenue from. the West line of Clayton Street to the West line of First Addition to Swansea and an alley consisting of the East fifteen feet of the Northwest one-quarter of the Southwest one-quarter of Section 4, Township Three South, Range 68 West of the Sixth Principal Meridian, from the North line of 40th Avenue to the Southerly line of the right of way of the Union Pacific Railroad Company; as vacated by Ordinance No. 168, series of 1968 Recorded May 31, 1968 in Book 9885 Page 590, City and County of Denver, State of Colorado.