

**PARCEL 1**  
**480 East 51<sup>st</sup> Avenue**

**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 2663.19 feet from 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 and East 50th Avenue (vacated), a distance of 648.26 feet to the eastern right-of-way line of Colorado and Southern Railway Company's Main Spur Track and to the point of curve of a non-tangent curve to the right, of which the radius point lies North 84°56'03" East, a radial distance of 1,849.18 feet;

Thence northerly along the eastern right-of-way line of Colorado and Southern Railway Company's Main Spur Track along the arc, through a central angle of 06°44'07", a distance of 217.38 feet to the **POINT OF BEGINNING (P.O.B.)**, said point also being the beginning of a curve to the right, of which the radius point lies South 88°19'50" East, a radial distance of 1,849.18 feet;

Thence continuing northerly 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 02°01'25", a distance of 65.31 feet;

Thence North 03°44'31" East along said eastern right-of-way line of Colorado and Southern Railway Company's Main Spur Track, a distance of 358.76 feet to the south right-of-way line of East 51st Avenue;

Thence North 89°38'57" East along said south right-of-way line of East 51st Avenue, a distance of 327.65 feet to the eastern right-of-way line of Colorado and Southern Railway Company's Spur Track No.45;

Thence South 64°53'18" West along said eastern right-of-way line of Colorado and Southern Railway Company's Spur Track No.45, a distance of 76.14 feet to the point of curve of a non-tangent curve to the left, of which the radius point lies South 30°08'57" East, a radial distance of 599.65 feet;

Thence southwesterly along the arc of the eastern right-of-way line of Colorado and Southern Railway Company's Spur Track No.45, through a central angle of 47°45'35", a distance of 499.85 feet to the **POINT OF BEGINNING (P.O.B.)**.

The above described parcel description contains 43,838 square feet or 1.006 acres, 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  
CWC Consulting Group Inc.  
210 Front Street  
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480 E 51st Avenue

End North: 712743.4231' East: 146259.3011'

Segment #1 : Curve

Length: 65.31' Radius: 1849.19'  
Delta: 2°01'25" Tangent: 32.66'  
Chord: 65.30' Course: N02°40'52"E  
Course In: S88°19'50"E Course Out: N86°18'25"W  
RP North: 712689.5503' East: 148107.7062'  
End North: 712808.6592' East: 146262.3562'

Segment #2 : Line

Course: N03°44'31"E Length: 358.76'  
North: 713166.6543' East: 146285.7699'

Segment #3 : Line

Course: N89°38'57"E Length: 327.65'  
North: 713168.6606' East: 146613.4137'

Segment #4 : Line

Course: S64°53'18"W Length: 76.14'  
North: 713136.3480' East: 146544.4703'

Segment #5 : Curve

Length: 499.85' Radius: 599.65'  
Delta: 47°45'35" Tangent: 265.48'  
Chord: 485.50' Course: S35°58'15"W  
Course In: S30°08'57"E Course Out: N77°54'32"W  
RP North: 712617.8182' East: 146845.6463'  
End North: 712743.4250' East: 146259.2991'

Perimeter: 1327.71' Area: 43838.37 Sq. Ft.  
Error Closure: 0.0028 Course: N47°10'05"W  
Error North: 0.00190 East: -0.00205

Precision 1: 474182.14