

A part the land conveyed to the City and County of Denver by Quit Claim Deed recorded July 26, 2017 at Reception No. 2017097314, located in the Southeast Quarter of Section 23 and the Southwest Quarter of Section 24, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado being that portion of Parcel No. RTD-CCD-10 described as follows:

COMMENCING at the South Sixteenth Corner of said Sections 23 and 24, (a 3-1/4" aluminum cap stamped "PLS 24942"); WHENCE the Center-South Sixteenth Corner of said Section 24, (a 3-1/4" aluminum cap stamped "PLS 24942), bears S89°51'35"E (Basis of Bearings-assumed) a distance of 2653.52 feet;

THENCE S63°03'15"E a distance of 44.35 feet to the intersection of the easterly line of the York Street right-of-way described in Book 2290 at Page 121 recorded June 8, 1912 in the City and County of Denver Clerk and Recorder's Office, and the southerly line of the East 40th Avenue right-of-way described in Ordinance No. 264-1955, and to the POINT OF BEGINNING;

THENCE S89°51'35"E coincident with said southerly right-of-way line a distance of 54.81 feet;

THENCE S15°36'08"W a distance of 249.34 feet;

THENCE S21°18'46"W a distance of 209.54 feet;

THENCE the following two (2) courses coincident with the easterly line of the York Street right-of-way described in Book 2310 at Page 99, recorded October 11, 1912 in the City and County of Denver Clerk and Recorder's Office:

- 1) N00°02'18"W tangent with the following described curve a distance of 111.00 feet;
- 2) Along the arc of a curve to the right, having a central angle of 28°33'43", a radius of 320.00 feet, a chord bearing of N14°14'34"E a distance of 157.87 feet, and an arc distance of 159.52 feet;

THENCE along the arc of a curve to the left, coincident with said easterly right-of-way line described at Book 2290, Page 12, non-tangent with the last described curve, having a central angle of 25°47'17", a radius of 400.00 feet, a chord bearing of N16°08'47"E a distance of 178.52 feet, and an arc distance of 180.03 feet to the POINT OF BEGINNING.