

LEGAL DESCRIPTION

Parcel One:

A parcel of land being a part of Lot 1, Block 2, the 165 Subdivision Filing No. 1, as recorded in plat [Book 29 at Page 86](#) in the City and County of Denver's Clerk and Recorder's Office, said parcel being located in the Southeast $\frac{1}{4}$ of Section 8, Township 5 South, Range 67 West of the 6th principal meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section 8, thence North 00 degrees 35 minutes 37 Seconds East along the West line of the Southeast $\frac{1}{4}$ of Section 8 a distance of 294.51 feet to the point of beginning; thence South 90 degrees 00 minutes 00 seconds East a distance of 50.68 feet to a point on a curve from whence the center of said curve bears South 90 degrees 00 minutes 00 seconds east a distance of 77.74 feet; thence along said curve to the right having a radius of 77.74 feet, a central angle of 84 degrees 00 minutes 00 seconds an arc distance of 113.97 feet to a point of compound curvature; thence along a curve to the right having a radius of 135.04 feet, a central angle of 33 degrees 00 minutes 00 seconds an arc length of 77.78 feet to a point of compound curvature; thence along a curve to the right having a radius of 290.42 feet, a central angle of 13 degrees 26 minutes 29 seconds an arc distance of 68.13 feet; thence north 40 degrees 26 minutes 29 seconds East a distance of 81.72 feet; thence north 90 degrees 00 minutes 00 seconds East a distance of 81.69 feet to a point on the West right-of-way line of South Monaco Street; thence North 00 degrees 00 minutes 00 seconds East along said right-of-way line, a distance of 25.00 feet to a point of curvature; thence continuing along said right-of-way line along a curve to the right having a radius of 941.47 feet, a central angle of 12 degrees 49 minutes 18 seconds an arc distance of 210.68 feet; thence North 77 degrees 10 minutes 42 seconds West radially, a distance of 27.67 feet; thence North 47 degrees 37 minutes 35 seconds West a distance of 121.73 feet to a point of curvature; thence along a curve to the left having a radius of 45.00 feet a central angle of 42 degrees 22 minutes 25 seconds an arc distance of 33.28 feet to a point of tangency; thence North 90 degrees 00 minutes 00 seconds West a distance of 14.94 feet; thence South 46 degrees 07 minutes 48 seconds west a distance of 37.57 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 217.06 feet to a point on the West line of the Southeast $\frac{1}{4}$ of section 8; thence South 00 degrees 35 minutes 37 seconds West a distance of 395.64 feet to the point of beginning, basis of bearing: the West line of the Southeast $\frac{1}{4}$ of Section 8, Township 5 South, Range 67 West being North 00 degrees 35 minutes 37 seconds East, City and County of Denver, State of Colorado.

Parcel two:

A non-exclusive easement for ingress and egress over a part of Lot 1, Block 2, the 165 Subdivision Filing No. 1, as more particularly described in that certain Reciprocal Easement Agreement recorded August 2, 1996 at [Reception No. 9600107432](#), City and County of Denver, State of Colorado.

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