

PW Legal Description No. 2016-Dedication-0000110-001

Two parcels of land conveyed by Special Warranty Deed to the City & County of Denver recorded April 3rd, 2000 at Reception No. 2000045799, in the City & County of Denver, Clerk & Recorder's Office, State of Colorado.

PARCEL 1 (TK-00102-00-142-000 A)

A parcel of land located in the NW 1/4 of Section 10, Township 3 South, Range 66 West of the 6th P.M., City and County of Denver, State of Colorado being more particularly described as follows:

Commencing at the northwest corner of said NW 1/4 Section 10; Thence S 00°02'26" E along the west line of the NW 1/4 a distance of 30.00 feet; Thence N 89°24'34" E along a line 30.00 feet south of and parallel with the north line of said NW 1/4 Section 10 a distance of 30 feet to the Point of Beginning;

Thence continuing N 89°24'34" E along a line 30.00 feet south of and parallel with the north line of said NW 1/4 a distance of 40.00 feet;

Thence S 00°02'26" E along a line 70.00 feet east of and parallel with the west line of said NW 1/4 Section 10 a distance of 110.64 feet to the northeast corner of Tract C, as dedicated for Tower Road right-of-way in plat of Denver Gateway Filing No. 1, recorded at Book 31, Page 12, City and County of Denver records;

Thence S 89°57'34" W along the north line of said Tract C a distance of 40.00 feet to the northwest corner of said Tract C, said point being the easterly right-of-way of Tower Road as shown on said Denver Gateway Center Filing No. 1 plat;

Thence N 00°02'26" W along said easterly right-of-way of Tower Road a distance of 110.26 feet to the Point of Beginning.

The area of said parcel contains 4,418 square feet or 0.101 acres, more or less.

PARCEL 2 (TK-00102-00-142-000 B)

A parcel of land located in the NW 1/4 of Section 10, Township 3 South, Range 66 West of the 6th P.M., City and County of Denver, State of Colorado being more particularly described as follows:

Commencing at the northwest corner of said NW 1/4 Section 10; Thence S 00°02'26" E along the west line of said NW 1/4 a distance of 1829.33 feet; Thence N 89°57'34" E a distance of 30 feet to the southwesterly corner of Tract D, Denver Gateway Center Filing No. 2 as recorded in Book 31, Pages 89 and 90 in the records of City and County of Denver, being also the Point of Beginning;

Thence N 89°24'34" E along the southerly line of said Tract D a distance of 40 feet;

Thence S 00°02'26" E along a line 70.00 feet east of and parallel with the west line of said NW 1/4 Section 10 a distance of 818.97 feet to the south line of said NW1/4 Section 10;

Thence S 89°28'11" W along the south line of said NW 1/4 Section 10 a distance of 40.00 feet;

Thence N 00°02'26" W along a line 30 feet easterly of a parallel with the west line of said NW 1/4 a distance of 819.31 feet to the Point of Beginning.

The area of said parcel contains 32,766 square feet or 0.752 acres, more or less.

The basis of bearing; for these descriptions is the west line of said NW 1/4 of Section 10 bearing S 00°02'26" E. The northwest corner of said NW 1/4 Section 10 is a 3 1/4 " diameter aluminum cap (PE/PLS number obscured) in a monument ox and the southwest corner f said corner of said NW 1/4 Section 10 is a 2" diameter aluminum cap-RLS 17488 in a monument box.