# Exhibit B-1

**PROJECT NUMBER: IM 0252-394 UNIT 2**
**PARCEL NUMBER: RW-208**
**PROJECT CODE: 16311**
**DATE: March 29, 2013**
**DESCRIPTION**

A parcel of land No. RW-208 of the Department of Transportation, State of Colorado Project No. IM 0252-394 Unit 2 containing 1,345 sq. ft. (0.031 acres), more or less, lying in the northwest quarter of the southwest quarter of Section 15, Township 4 South, Range 68 West, of the 6th Principal Meridian, being a portion of a parcel of land described in a Warranty Deed recorded March 15, 1939 in Book 5288, Page 180 in the records of Denver County, in the City and County of Denver, Colorado, said parcel being more particularly described as follows:

Commencing at the west quarter corner of said Section 15 (monumented with a found 3 ¼" aluminum cap Chichester P.L.S.#7735), thence S47°56'44"E a distance of 238.79 feet to a point on the westerly line of the official channel of the South Platte River as described in Ordinance No. 107, Series 1955, said point also being the southeast corner of vacated South Platte River Drive as described in Ordinance No. 592, Series 1977, and the POINT OF BEGINNING;

1. Thence S89°58'58"W, along the south line of said vacated South Platte River Drive, a distance of 29.91 feet;
2. Thence on the arc of a curve to the right, non-tangent with the previous course, a radius of 4,079.50 feet, a central angle of 01°21'44", a distance of 97.00 feet, (a chord bearing N23°54'26"W, a distance of 96.99 feet) to a point on the westerly line of said official channel of the South Platte River;
3. Thence S37°58'38"E, along the westerly line of said official channel of the South Platte River, a distance of 112.48 feet, more or less, to the POINT OF BEGINNING.

The above described parcel contains 1,345 sq. ft. (0.031 acres), more or less.

Land Survey Control Diagram Project No. IM 0252-394.
Basis of Bearings: A bearing of N43°45'07"W between Colorado High Accuracy Reference Network (HARN) stations "Transportation" & "McDonnell was utilized as the basis of bearings for this survey. Said bearing is the project grid bearing between said stations based on NAD 83/92 modified Colorado State Plane Coordinate System (Central Zone).

Authored For and on Behalf of the
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