

SEE ATTACHED



YES

















































CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 2 IN SAID SPECIAL WARRANTY DEED;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID PARCEL 2, THE FOLLOWING 3 COURSES:

1. SOUTH 00°01'41" EAST, A DISTANCE OF 77.02 FEET TO THE NORTHWESTERLY BOUNDARY OF A PARCEL OF LAND OWNED BY UNION PACIFIC RAILROAD COMPANY;
2. ALONG SAID NORTHWESTERLY BOUNDARY, SOUTH 48°04'18" WEST, A DISTANCE OF 10.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 564.03 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°21'22" AN ARC LENGTH OF 62.57 FEET TO THE MOST EASTERLY CORNER OF LOT 1, BLOCK 1, SAID DENARGO MARKET SUBDIVISION FILING NO. 2;

THENCE ALONG THE COMMON BOUNDARY OF SAID PARCEL 2 AND SAID LOT 1, BLOCK 1, THE FOLLOWING 3 COURSES:

1. NON-TANGENT TO SAID CURVE, NORTH 50°40'14" WEST, A DISTANCE OF 39.71 FEET;
2. SOUTH 89°58'19" WEST, A DISTANCE OF 217.56 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2;
3. NORTH 00°01'24" WEST, A DISTANCE OF 54.90 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2 AND THE SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE COMMON BOUNDARY BEING THE WEST BOUNDARY OF SAID PARCEL 1 AND THE EAST BOUNDARY OF SAID LOT 1, BLOCK 1, NORTH 00°01'41" WEST, A DISTANCE OF 148.63 FEET TO THE SOUTH BOUNDARY OF SAID TRACT B (WEWATTA WAY) AND THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE COMMON BOUNDARY BEING THE SOUTH BOUNDARY OF SAID TRACT B AND THE NORTH BOUNDARY OF SAID PARCEL 1, NORTH 89°58'19" EAST, A DISTANCE OF 222.17 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 1.444 ACRES (62,902 SQ. FT.), MORE OR LESS.

**Street Address:** 2901 Broadway, Denver, Colorado  
**APN:** 02274-00-093-000