

EXHIBIT "B"

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 2, AND TRACT G OF BROADWAY STATION FILING NO. 1 RECORDED ON MAY 25, 2017 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER UNDER RECEPTION NUMBER 2017068642 LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE EAST LINE OF SAID BROADWAY STATION FILING NO. 1; MONUMENTED ON THE NORTH END BY A FOUND 1-1/2" ALUMINUM TAG STAMPED "MATRIX, PLS 38421", AND ON THE SOUTH END BY A FOUND 1-1/2" ALUMINUM CAP STAMPED "GRIENER ENG. LS 19611" AND IS SAID TO BEAR SOUTH 00°44'36" EAST, 1275.42 FEET.

BEGINNING AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°44'36" EAST, ALONG SAID EAST LINE, A DISTANCE OF 21.79 FEET TO THE SOUTH LINE OF AN ORDINANCE 273 SERIES OF 1988 RECORDED ON MAY 16, 1988 IN SAID RECORDS UNDER RECEPTION NUMBER R-88-0266740;

THENCE NORTH 89°58'12" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 55.74 FEET TO THE NORTH LINE OF THE PREVIOUSLY MENTIONED BROADWAY STATION FILING NO. 1;

THENCE ALONG THE NORTH LINE OF SAID BROADWAY STATION FILING NO. 1 THE FOLLOWING 2 COURSES:

1. THENCE NORTH 67°48'00" EAST, A DISTANCE OF 37.21 FEET TO A 316.35 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 22°08'39" EAST;
2. THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°03'14", AN ARC DISTANCE OF 22.38 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 625 SQUARE FEET OR (0.01435 ACRES), MORE OR LESS.

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