

EXHIBIT "B"**EASEMENT DESCRIPTION**

A PORTION OF THAT EASEMENT DESCRIBED AT RECEPTION NO. 9900154402 IN THE CITY AND COUNTY OF DENVER RECORDS OVER AND ACROSS A PORTION OF THAT PROPERTY SHOWN ON AND DESCRIBED IN THAT ALTA / ACSM LAND TITLE SURVEY DEPOSITED IN THE COUNTY SURVEYOR'S LAND SURVEY / RIGHT-OF-WAY SURVEYS ON JUNE 9, 2000, IN BOOK 37 AT PAGES 106-114, RECEPTION NUMBER L004692; LOCATED IN THE NORTH HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 12TH STREET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHOPPER CIRCLE AS MONUMENTED BY A 3/4 INCH BRASS TAG STAMPED PLS 24949 AND CONSIDERING THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF SAID CHOPPER CIRCLE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AS MONUMENTED BY A 3/4 INCH BRASS TAG STAMPED PLS 24949 TO BEAR NORTH 44°53'56" EAST, A DISTANCE OF 226.75 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE NORTH 69°20'56" WEST A DISTANCE OF 300.93 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 12TH STREET AND THE POINT OF BEGINNING.

THENCE ALONG THE EASTERLY LINES OF SAID EASEMENT THE FOLLOWING THREE (3) COURSES:

1. SOUTH 60°03'11" WEST, A DISTANCE OF 11.53 FEET;
2. SOUTHERLY ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°11'57", AN ARC DISTANCE OF 55.10 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 14°57'12" WEST, A DISTANCE OF 49.58 FEET);
3. SOUTH 30°08'46" EAST, A DISTANCE OF 155.79 FEET;

THENCE SOUTH 43°07'30" WEST, A DISTANCE OF 66.20 FEET TO THE WESTERLY LINE OF SAID EASEMENT;

THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID EASEMENT THE FOLLOWING FOUR (4) COURSES:

1. NORTH 29°56'29" WEST, A DISTANCE OF 165.19 FEET;
2. NORTHERLY ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 33°16'05", AN ARC DISTANCE OF 55.16 FEET (THE CHORD OF SAID CURVE BEARS NORTH 13°18'26" WEST, A DISTANCE OF 54.39 FEET);
3. NORTH 59°55'00" EAST, A DISTANCE OF 60.53 FEET;
4. EASTERLY ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 78.62 FEET AND A CENTRAL ANGLE OF 24°57'40", AN ARC DISTANCE OF 34.25 FEET (THE CHORD OF SAID CURVE BEARS NORTH 72°23'50" EAST, A DISTANCE OF 33.98 FEET) TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 13,348 SQUARE FEET OR 0.306 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THE ATTACHED EASEMENT DESCRIPTION WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.