

**2101 31<sup>st</sup> Street #B**

PARCEL DESCRIPTION

THAT PORTION OF WESTON ADDITION AND A PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF SECTION 22, THENCE NORTH 00°06'45" EAST, A DISTANCE OF 35.60 FEET TO A POINT LYING 200.00 FEET SOUTHEASTERLY AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF THE BURLINGTON AND NORTHERN INC. RAILROAD RIGHT-OF-WAY; THENCE NORTH 45°22'00" EAST, PARALLEL WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 106.11 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 31ST STREET AND THE POINT OF BEGINNING; THENCE NORTH 45°04'17" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 200.01 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN INC. RAILROAD; THENCE NORTH 45°22'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1918.89 FEET TO THE MOST NORTHERLY CORNER OF WESTON ADDITION; THENCE RUNNING ALONG THE BOUNDARY OF SAID WESTON ADDITION THE NEXT TWO (2) COURSES:

- 1) SOUTH 66°53'38" EAST, A DISTANCE OF 27.12 FEET;
- 2) SOUTH 00°05'04" EAST, A DISTANCE OF 747.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID WESTON ADDITION;

THENCE NORTH 44°38'00" WEST, A DISTANCE OF 300.44 FEET; THENCE SOUTH 45°22'00" WEST, A DISTANCE OF 1153.01 FEET; THENCE NORTH 44°38'00" WEST, A DISTANCE OF 16.67 FEET; THENCE SOUTH 45°22'00" WEST, A DISTANCE OF 250.28 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 31ST STREET; THENCE NORTH 45°04'17" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.33 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED JULY 3, 2001 AT RECEPTION NO. 2001108980,

EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED JULY 6, 2007 AT RECEPTION NO. 2007105376,

EXCEPT THAT PORTION CONVEYED IN BARGAIN AND SALE DEED RECORDED JULY 31, 2014 AT RECEPTION NO. 2014091398,

EXCEPT THAT PORTION CONVEYED IN BARGAIN AND SALE DEED RECORDED APRIL 13, 2015 AT RECEPTION NO. 2015046921,

EXCEPT THAT PORTION CONVEYED IN BARGAIN AND SALE DEED RECORDED DECEMBER 11, 2015 AT RECEPTION NO. 2015172030,

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 137,245 SQUARE FEET OR 3.151 ACRES MORE OR LESS.