

TWO PARCELS OF LAND LOCATED IN FIRST CREEK VILLAGE FILING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2017111922 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 5 THROUGH 20, INCLUSIVE, BLOCK 2, AND A PORTION OF TRACT A, FIRST CREEK VILLAGE FILING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2017111922 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, BEING ASSUMED TO BEAR SOUTH 00°04'06" EAST, FROM THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 27278", IN A RANGEBOX, TO THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 20699", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16, THENCE SOUTH 09°33'44" EAST, A DISTANCE OF 733.28 FEET TO NORTHWEST CORNER OF LOT 6, BLOCK 2, SAID FIRST CREEK VILLAGE FILING NO. 3 PLAT AND THE POINT OF BEGINNING;

THENCE N 89°41'59" E, ALONG THE NORTH LINE OF SAID BLOCK 2, ALSO BEING THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 479.06 FEET TO THE NORTHEAST CORNER OF LOT 19, SAID BLOCK 2;

THENCE S 00°04'06" E, ALONG THE EAST LINE OF LOTS 19 AND 20, SAID BLOCK 2, A DISTANCE OF 204.30 FEET TO A POINT ON THE NORTH LINE OF THE 54TH AVE. RIGHT-OF-WAY, AS SHOWN ON SAID FIRST CREEK VILLAGE FILING NO. 3 PLAT;

THENCE ALONG THE NORTH LINE OF SAID 54TH AVE. RIGHT-OF-WAY, THE FOLLOWING SIX (6) COURSES:

1. N 63°22'26" W, A DISTANCE OF 87.56 FEET TO A POINT OF CURVATURE,
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 26°41'41" AND AN ARC LENGTH OF 107.16 FEET;
3. S 89°55'54" W, A DISTANCE OF 272.50 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET;
5. N 00°04'07" W, A DISTANCE OF 5.96 FEET;
6. S 89°55'54" W, A DISTANCE OF 30.94 FEET;

THENCE N 00°04'06" W, A DISTANCE OF 92.04 FEET;

THENCE N 89°55'54" E, A DISTANCE OF 20.94 TO A POINT ON THE WEST LINE OF SAID BLOCK 2;

THENCE N 00°04'06" W, ALONG THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 25.51 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 72,768 SQUARE FEET OR 1.670 ACRES, MORE OR LESS.

PARCEL 2:

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 3, AND TRACT E,
FIRST CREEK VILLAGE FILING NO. 3,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING AN AREA OF 32,134 SQUARE FEET OR 0.738 ACRES, MORE OR LESS

PARCELS 1 AND 2 CONTAIN A TOTAL NET AREA OF 104,902 SQ. FT. OR 2.408 ACRES, MORE OR LESS.