

LOTS 10 THROUGH 14 INCLUSIVE AND THE EASTERLY 212.90 FEET OF LOT 21, BLOCK 1, VALLEY PLAZA, CITY AND COUNTY OF DENVER, STATE COLORADO.

CONTAINING A CALCULATED AREA OF 3.056 ACRES OR 133,110 SQUARE FEET.

LEGAL DESCRIPTION PER THIS SURVEY:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N19°19'56"E, A DISTANCE OF 1790.57 FEET TO THE SOUTHEAST BOUNDARY CORNER OF LOT 15, BLOCK 1 OF VALLEY PLAZA SUBDIVISION RECORDED AT RECEPTION NO. 041066, IN BOOK 27 AT PAGE 25, ON APRIL 16, 1973, AND THE POINT OF BEGINNING;

THENCE N00°06'36"E ALONG THE EAST BOUNDARY LINE OF SAID LOT 15, A DISTANCE OF 252.21 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JEFFERSON AVENUE RECORDED AT RECEPTION NO. 041066;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE:

- 1) S89°52'32"E, A DISTANCE OF 352.21 FEET TO A POINT ON A NON-TANGENT CURVE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S44°42'31"E A DISTANCE OF 142.02 FEET, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 90°29'04", AND A CURVE LENGTH OF 157.93 FEET TO A POINT OF NON-TANGENCY AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH BEELER STREET RECORDED AT RECEPTION NO. 041066;

THENCE S00°30'08"W ALONG THE SAID WESTERLY RIGHT-OF WAY LINE, A DISTANCE OF 251.66 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK 1 OF SAID VALLEY PLAZA SUBDIVISION;

THENCE N89°50'49"W ALONG THE NORTH LINE OF LOT 8 AND SAID LOT 9, BLOCK 1 OF SAID VALLEY PLAZA SUBDIVISION, A DISTANCE OF 213.00 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID LOT 8;

THENCE N00°33'24"E, A DISTANCE OF 99.94 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF LOT 21, BLOCK 1 OF SAID VALLEY PLAZA SUBDIVISION;

THENCE N89°50'53"W ALONG THE SAID NORTH BOUNDARY LINE OF LOT 21, A DISTANCE OF 238.37 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 133,187 SQUARE FEET OR 3.058 ACRES.