

A PORTION OF LOT 3, BLOCK 2, TOWER 160 SUBDIVISION FILING NO. 2 RECORDED ON JUNE 18TH, 2015 AT RECEPTION NO. 2015080690, LYING IN THE SOUTHEAST 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;

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 3 WHENCE THE EAST QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 23°39'58" EAST, A DISTANCE OF 1714.71 FEET AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 BEARS SOUTH 00°15'23" EAST, A DISTANCE OF 2658.39 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY OF SAID LOT 3 THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°52'55" WEST, A DISTANCE OF 313.97 FEET;
2. NORTH 00°07'05" WEST, A DISTANCE OF 993.88 FEET;
3. SOUTH 89°59'55" EAST, A DISTANCE OF 289.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°52'50", AN ARC LENGTH OF 39.22 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 3;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 00°07'05" EAST, A DISTANCE OF 968.28 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7.158 ACRES, (311,812 SQUARE FEET), MORE OR LESS.