

THREE (3) PARCELS OF LAND BEING TRACTS A, B, C, D & E, PORTIONS OF LOTS 2 & 3, BLOCK 1, PORTIONS OF LOT 3, BLOCK 2, AND A PORTION OF LOT 1, BLOCK 3, ALL IN TOWER 160 SUBDIVISION FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2015080690 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LYING WITHIN 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:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., AS SHOWN ON THE TOWER 160 FILING NO. 2 PLAT TO BEAR N 89°41'25" E, FROM THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 20699", TO THE EAST QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 36053", IN A RANGEBOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL A

A PARCEL OF LAND BEING TRACTS A, B & C, AND A PORTION OF LOT 2, BLOCK 1, ALL OF SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ALSO BEING THE NORTHWEST CORNER OF TRACT A, SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT, THENCE S 89°59'55" E, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 834.29 FEET TO THE NORTHWEST CORNER OF SAID TRACT B, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1;

THENCE N 00°03'23" W, ALONG THE WEST LINE OF SAID LOT 2, BLOCK 1, A DISTANCE OF 499.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1;

THENCE N 89°41'25" E, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 1105.52 FEET TO A POINT ON THE WEST LINE OF THE YAMPA STREET RIGHT-OF-WAY, AS DEDICATED BY RESOLUTION NO. 20170050, RECORDED AT RECEPTION NO. 2017017676, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE WEST LINE OF THE YAMPA ST. RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. S 00°12'22" E, A DISTANCE OF 128.46 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2038.00 FEET, A CENTRAL ANGLE OF 01°13'49" AND AN ARC LENGTH OF 43.76 FEET;
3. S 01°26'11" E, A DISTANCE OF 195.28 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1962.00 FEET, A CENTRAL ANGLE OF 01°19'06" AND AN ARC LENGTH OF 45.15 FEET;
5. S 00°07'05" E, A DISTANCE OF 92.91 FEET TO A POINT ON THE NORTH LINE OF THE 51ST AVE. RIGHT-OF-WAY, AS DEDICATED BY SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT;

THENCE N 89°59'55" W, ALONG THE NORTH LINE OF SAID 51ST AVE. RIGHT-OF-WAY, A DISTANCE OF 446.02 FEET TO THE NORTHEAST CORNER OF SAID TRACT B;

THENCE ALONG THE EAST AND SOUTH LINES OF SAID TRACT B, THE FOLLOWING TWO (2) COURSES:

1. THENCE S 00°07'05" E, A DISTANCE OF 34.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B;
2. THENCE N 89°59'55" W, A DISTANCE OF 665.82 FEET TO THE NORTHEAST CORNER OF TRACT C;

THENCE ALONG THE EAST AND SOUTH LINES OF SAID TRACT C, THE FOLLOWING TWO (2) COURSES:

1. THENCE S 00°03'23" E, A DISTANCE OF 34.00 FEET TO THE SOUTHEAST CORNER OF TRACT C;
2. THENCE N 89°59'55" W, A DISTANCE OF 834.27 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2, SAID TOWER 160 SUBDIVISION FILING NO. 2, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT C AND A POINT ON THE WEST LINE OF SAID TOWER 160 SUBDIVISION FILING NO. 2;

THENCE N 00°04'35" W, ALONG THE WEST LINE OF SAID TOWER 160 SUBDIVISION FILING NO. 2, A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING;

PARCEL B

A PARCEL OF LAND BEING A PORTION OF LOT 3, BLOCK 1, TOWER 160 SUBDIVISION FILING NO. 2 PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE YAMPA ST. RIGHT-OF-WAY, AS DEDICATED BY RESOLUTION NO. 20170050, RECORDED AT RECEPTION NO. 2017017676, SAID CITY AND COUNTY OF DENVER RECORDS, ALSO BEING A POINT ON THE NORTH LINE OF THE 51ST AVE. RIGHT-OF-WAY, AS DEDICATED BY SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT;

THENCE N 00°07'05" W, ALONG THE EAST LINE OF SAID YAMPA ST. RIGHT-OF-WAY, A DISTANCE OF 24.95 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°52'50" AND AN ARC LENGTH OF 39.22 FEET, THE CHORD OF WHICH BEARS S 45°03'30" E, A DISTANCE OF 35.32 FEET TO A POINT ON THE NORTH LINE OF SAID 51ST AVE. RIGHT-OF-WAY;

THENCE N 89°59'55" W, ALONG SAID NORTH LINE, A DISTANCE OF 24.95 FEET TO THE POINT OF BEGINNING.

PARCEL B CONTAINS AN AREA OF 133 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

PARCEL C

A PARCEL OF LAND BEING TRACTS D & E, A PORTION OF LOT 3, BLOCK 2 AND A PORTION OF LOT 1, BLOCK 3, ALL IN TOWER 160 SUBDIVISION FILING NO. 2 PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT D, SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT;

THENCE N 00°07'05" W, ALONG THE WEST LINE OF SAID TRACT D, A DISTANCE OF 968.28 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°52'50" AND AN ARC LENGTH OF 39.22 FEET TO A POINT ON THE SOUTH LINE OF THE 51ST AVENUE RIGHT-OF-WAY, AS DEDICATED BY SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT;

THENCE S 89°59'55" E, ALONG SAID SOUTH LINE, A DISTANCE OF 126.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°07'10" AND AN ARC LENGTH OF 39.32 FEET, THE CHORD OF WHICH BEARS S 44°56'30" W, A DISTANCE OF 35.39 FEET TO A POINT ON THE EAST LINE OF SAID TRACT E;

THENCE S 00°07'05" E, ALONG THE EAST LINE OF SAID TRACT E, A DISTANCE OF 968.02 FEET TO A POINT ON THE NORTH LINE OF THE YAMPA STREET RIGHT-OF-WAY, AS DEDICATED BY SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT;

THENCE S 89°52'55" W, ALONG SAID NORTH LINE, A DISTANCE OF 76.00 FEET TO THE POINT OF BEGINNING.

ALL THREE PARCELS CONTAIN A NET AREA OF 712,275 SQUARE FEET OR 16.352 ACRES, MORE OR LESS.