

EXHIBIT "B"
LAND DESCRIPTION

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A portion of a tract of land described at Reception No. 2013167548 recorded November 20, 2013 and Reception No. 2013029217 recorded March 4, 2013, in the City and County of Denver Clerk and Recorder's Office, located in the Southwest Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

COMMENCING at the South Sixteenth Corner common to said Section 19 and to Section 24, Township 3 South, Range 68 West, (being a found 3-1/4 inch aluminum cap in range box, stamped: "COLO DEPT OF HIGHWAYS S1/16 S24 S19 R68W R67W T3S 1990 PLS 11434"); WHENCE the Southwest Corner of said Section 19, (being a found 3-1/4 inch aluminum cap in range box, stamped: "COLO DEPT OF HIGHWAYS T3S S24 S19 S25 S30 1990 PLS 11434") bears S00°03'52"W (Basis of Bearing-Assumed), a distance of 1322.58 feet; THENCE S83°02'05"E, a distance of 191.82 feet to the POINT OF BEGINNING;

THENCE N87°01'13"E, a distance of 75.30 feet;
THENCE S89°56'06"E, a distance of 102.54 feet;
THENCE S00°03'54"W, a distance of 13.00 feet;
THENCE N89°56'06"W, a distance of 241.47 feet, tangent with the following described curve;
THENCE along the arc of a curve to the left, having a central angle of 16°08'37", a radius of 82.32 feet, a chord bearing of S81°59'34"W, a distance of 23.12 feet, and an arc distance of 23.19 feet;
THENCE S46°14'21"W, non-tangent with the last described curve a distance of 33.00 feet;
THENCE S00°03'52"W, a distance of 205.51 feet;
THENCE S03°52'42"W, a distance of 195.49 feet;
THENCE S00°03'52"W, a distance of 142.92 feet;
THENCE N89°56'08"W, a distance of 10.00 feet;
THENCE N00°03'52"E, a distance of 128.22 feet;
THENCE N03°52'42"E, a distance of 233.07 feet;
THENCE N00°03'52"E, a distance of 185.22 feet;
THENCE N46°14'21"E, a distance of 42.66 feet, non-tangent with the following described curve;
THENCE along the arc of a curve to the right, having a central angle of 14°51'39", a radius of 91.32 feet, a chord bearing of N82°38'02"E a distance of 23.62 feet, and an arc distance of 23.69 feet to the southerly line of the East 40th Avenue Right of Way as shown on Albion Street Subdivision Filing No.1 recorded at Reception No. 2003197552, on September 19, 2003, in said office;
THENCE S89°56'06"E tangent with the last described curve, in part coincident with said southerly Right of Way line, a distance of 63.74 feet to the POINT OF BEGINNING.

Containing 7,959 square feet, (0.183 Acres), more or less.

