

LAND DESCRIPTION

A PORTION OF TRACT A, BROADWAY STATION FILING NO. 1, RECORDED ON MAY 25, 2017 AT RECEPTION NO. 2017068642, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 15 TO BEAR NORTH 00°44'36" WEST, A DISTANCE OF 2647.73 FEET BETWEEN A FOUND 3.25" BRASS CAP STAMPED "JF SATO & ASSOC. T4S R68W 1/4 S15 S22 2017 PLS 37056 2017" IN RANGE BOX AT THE SOUTH QUARTER CORNER OF SECTION 15 AND A FOUND STONE WITH DIVOT IN RANGE BOX AT THE CENTER QUARTER CORNER OF SECTION 15, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH QUARTER CORNER OF SECTION 15; THENCE NORTH 17°20'21" WEST, A DISTANCE OF 790.41 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2, BLOCK 2, BROADWAY STATION FILING NO. 1 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°41'57" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, BLOCK 3, BROADWAY STATION FILING NO. 1; THENCE ALONG SAID EASTERLY LINE, NORTH 00°02'50" WEST, A DISTANCE OF 310.39 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 3; THENCE NORTH 89°57'10" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2, BLOCK 2; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°02'50" EAST, A DISTANCE OF 310.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 18,615 SQ. FT. OR 0.43 ACRES, MORE OR LESS.