

TOWER COMMONS LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PARCELS 6, 7 & 9, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2018115082, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, 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 NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°32'01" E, FROM THE NORTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 36053", IN A RANGE BOX, TO THE NORTH QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 14592", IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE S 49°59'38" E, A DISTANCE OF 430.82 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 6 AND THE POINT OF BEGINNING;

THENCE S 89°59'55" E, ALONG THE NORTH LINES OF SAID PARCELS 6 AND 7, A DISTANCE OF 796.06 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2016015242, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE EAST LINE OF SAID DEED THE FOLLOWING THREE (3) COURSES:

1. N 49°52'27" E, A DISTANCE OF 240.69 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 49°52'11", AND AN ARC LENGTH OF 39.17 FEET;
3. N 00°00'16" E, A DISTANCE OF 38.23 FEET TO A POINT ON THE SOUTH LINE OF THE GREEN VALLEY RANCH BOULEVARD RIGHT-OF-WAY;

THENCE N 89°32'01" E, ALONG THE SOUTH LINE OF SAID GREEN VALLEY RANCH BOULEVARD, A DISTANCE OF 197.82 FEET TO THE NORTHWEST CORNER OF THAT DEED RECORDED AT RECEPTION NO. 2014017750, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE S 49°52'27" W, ALONG THE NORTHWEST LINES OF THOSE DEEDS RECORDED AT RECEPTION NO. 2014017750 AND RECEPTION NO. 2014017746, AND THE NORTHWEST LINE OF GREEN VALLEY RANCH FILING NO. 58, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2006046195, SAID CITY AND COUNTY OF DENVER RECORDS, A DISTANCE OF 1461.23 FEET TO THE SOUTH CORNER OF SAID PARCEL 9, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2018115082, SAID CITY AND COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID PARCEL 9, THE FOLLOWING FOUR (4) COURSES:

1. N 40°15'20" W, A DISTANCE OF 73.06 FEET;
2. N 04°44'04" W, A DISTANCE OF 175.39 FEET;
3. N 00°01'36" W, A DISTANCE OF 57.19 FEET;
4. N 89°59'55" W, A DISTANCE OF 14.91 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 9;

THENCE N 00°00'05" E, ALONG THE WEST LINE OF SAID PARCELS 6 AND 9, A DISTANCE OF 424.63 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED IN BOOK 2462 AT PAGE 696, SAID CITY AND COUNTY OF DENVER RECORDS, LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE S 87°37'13" E, A DISTANCE OF 1409.74 FEET TO A POINT BEING 10.00 FEET SOUTH OF THE SOUTH LINE OF THE GREEN VALLEY RANCH BOULEVARD RIGHT-OF-WAY, ALSO BEING THE NORTHWEST CORNER OF SAID DEED RECORDED IN BOOK 2462 AT PAGE 696, AND THE POINT OF BEGINNING;

THENCE ALONG THE PERIMETER OF SAID DEED, THE FOLLOWING FOUR (4) COURSES:

1. N 89°32'01" E, ALONG A LINE BEING 10.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID GREEN VALLEY RANCH RIGHT-OF-WAY, A DISTANCE OF 83.04 TO THE NORTHEAST CORNER OF SAID DEED;
2. S 49°52'27" W, A DISTANCE OF 163.93 FEET TO THE SOUTHEAST CORNER OF SAID DEED;
3. N 40°07'33" W, A DISTANCE OF 53.00 FEET TO THE SOUTHWEST CORNER OF SAID DEED;
4. N 49°52'27" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL CONTAINING AN NET AREA OF 371,858 SQUARE FEET OR 8.537 ACRES, MORE OR LESS.