

A PARCEL OF LAND BEING A PORTION OF LOTS 1-49 OF BLOCK 37, BYERS' RE-SUBDIVISION OF BLOCKS 37 AND 39, BYERS; LOTS 1-44 OF BLOCK 38, LOTS 1-11 AND 38-48 OF BLOCK 43, AND LOTS 1-11 AND 38-48 OF BLOCK 44, BYERS SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15, THENCE ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, S89°51'01"W A DISTANCE OF 74.16 FEET, THENCE S00°08'59"E A DISTANCE OF 59.88 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST ALAMEDA AVENUE, AS DEDICATED BY INSTRUMENT RECORDED MAY 31, 1995 AT RECEPTION NO. 9500062201, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S43°10'18"E A DISTANCE OF 31.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH BROADWAY STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°10'40"W A DISTANCE OF 420.64 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 48, BLOCK 38, BYERS' SUBDIVISION;

THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF LOTS 45-48, BLOCK 38, BYERS SUBDIVISION, THE FOLLOWING TWO (2) COURSES:

- 1) N89°52'50"W A DISTANCE OF 122.91 FEET;
- 2) THENCE S00°16'13"W A DISTANCE OF 128.20 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST DAKOTA AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) N89°32'11"W A DISTANCE OF 50.95 FEET;
- 2) THENCE N00°09'53"E A DISTANCE OF 1.21 FEET;
- 3) THENCE N89°50'45"W A DISTANCE OF 801.14 FEET;

THENCE N00°09'08"E A DISTANCE OF 149.48 FEET;

THENCE N89°50'28"W A DISTANCE OF 285.86 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CHEROKEE STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°09'18"E A DISTANCE OF 30.00 FEET;

THENCE S89°50'28"E A DISTANCE OF 285.86 FEET;

THENCE N00°09'08"E A DISTANCE OF 391.43 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST ALAMEDA AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) S89°50'26"E A DISTANCE OF 940.73 FEET;
- 2) THENCE S88°33'17"E A DISTANCE OF 12.93 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART DESCRIBED IN DEED RECORDED AUGUST 3, 2018 UNDER RECEPTION NO. 2018096720.

SAID PARCEL CONTAINS 549,577 SQUARE FEET (12.617 ACRES) MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BEARINGS ARE BASED ON AN ASSUMED BEARING OF N00°45'32"W ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 15, BEING MONUMENTED BY A FOUND STONE IN RANGE BOX AT THE NORTH QUARTER CORNER AND A FOUND STONE IN RANGE BOX AT THE CENTER QUARTER CORNER.