

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST 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:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR S 89°47'39" W, FROM THE NORTHEAST CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP, IN A RANGEBOX, STAMPED "PLS 19003" TO THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP, IN A RANGEBOX, STAMPED "PLS 27278" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16, THENCE S38°07'32" W, A DISTANCE OF 128.86 FEET TO A POINT ON THE SOUTH LINE OF THE 56TH AVENUE RIGHT-OF-WAY, AS DESCRIBED IN RESOLUTION NO. 64, SERIES 2009, RECORDED JUNE 3, 2009 AT RECEPTION NO. 2009068395, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, ALSO BEING THE NORTHWEST CORNER OF THE TOWER ROAD RIGHT-OF-WAY, AS DESCRIBED IN RESOLUTION NO. 63, SERIES 2012, RECORDED APRIL 11, 2012 AT RECEPTION NO. 2012048651, SAID CITY AND COUNTY OF DENVER RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID TOWER ROAD RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:

1. S 00°15'08" E, A DISTANCE OF 568.92 FEET;
2. N 89°47'39" E, A DISTANCE OF 10.00 FEET;
3. S 00°15'08" E, A DISTANCE OF 288.18 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT QUITCLAIM RECORDED OCTOBER 7, 2016 AT RECEPTION NO. 2016139217, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE NORTH LINE OF SAID DEED THE FOLLOWING SEVEN (7) COURSES:

1. N 77°01'52"W, A DISTANCE OF 291.31 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 26°11'06" AND AN ARC LENGTH OF 297.06 FEET;
3. S 76°47'03" W, A DISTANCE OF 124.10 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 70°19'48" AND AN ARC LENGTH OF 368.25 FEET;
5. N 32°53'09" W, A DISTANCE OF 447.11 FEET;
6. N 31°00'04" W, A DISTANCE OF 196.99 FEET;
7. N 18°48'04" W, A DISTANCE OF 212.18 FEET TO A POINT ON THE SOUTH LINE OF SAID 56TH AVENUE RIGHT-OF-WAY;

THENCE ALONG THE SOUTH LINE OF SAID 56TH AVENUE RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. N 87°45'22" E, A DISTANCE OF 166.66 FEET;
2. N 89°47'39" E, A DISTANCE OF 661.33 FEET;
3. S 00°12'21" E, A DISTANCE OF 10.00 FEET;
4. N 89°47'39" E, A DISTANCE OF 539.06 FEET;
5. S 43°25'16" E, A DISTANCE OF 75.03 FEET TO THE POINT OF BEGINNING.