

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, 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 SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°15'08" E, FROM THE NORTHWEST CORNER OF SAID SECTION 15, BEING MONUMENTED BY A #8 REBAR WITH A 3-1/4" ALUMINUM CAP, "STAMPED PLS 19003" TO THE WEST QUARTER CORNER OF SAID SECTION 15, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4" ALUMINUM CAP, "STAMPED PLS 36053", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15, THENCE S 63°11'11" E, A DISTANCE OF 174.03 FEET TO A POINT ON THE SOUTH RIGHT-OF WAY LINE OF EAST 56TH AVENUE AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N 89°26'46" E, A DISTANCE OF 507.46 FEET TO A POINT ON THE WEST LINE OF GREEN VALLEY RANCH FILING NO. 62, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2016017790 IN THE RECORDS OF THE CLERK AND RECORDER OF SAID CITY AND COUNTY OF DENVER;

THENCE ALONG THE WEST BOUNDARY OF SAID GREEN VALLEY RANCH FILING NO. 62, S 00°13'52" E, A DISTANCE OF 584.88 FEET TO THE NORTHWEST-NORTHWEST 1/64 CORNER OF SAID SECTION 15;

THENCE CONTINUING ALONG SAID WEST BOUNDARY LINE OF GREEN VALLEY RANCH FILING NO. 62, S 00° 13'52" E, A DISTANCE OF 169.14 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL RECORDED AT RECEPTION NO. 2015117545 IN THE RECORDS OF SAID CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG THE NORTH LINES OF SAID PARCEL RECORDED AT RECEPTION NO. 2015117545 THE FOLLOWING THREE (3) COURSES;

1. S 72°57'54" W, A DISTANCE OF 145.86 FEET;
2. S 75°47'48" W, A DISTANCE OF 267.74 FEET;
3. S 84°56'47" W, A DISTANCE OF 203.38 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TOWER ROAD;

THENCE ALONG THE EAST RIGHT-OF-WAY LINES OF SAID TOWER ROAD THE FOLLOWING FOUR (4) COURSES;

1. N 00°15'08" W, A DISTANCE OF 289.77 FEET;
2. N 89°27'25" E, A DISTANCE OF 20.00 FEET;
3. N 00°15'08" W, A DISTANCE OF 509.54 FEET;
4. N 44°29'49" E, A DISTANCE OF 106.49 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 484,274 SQUARE FEET OR 11.117 ACRES, MORE OR LESS.