

That parcel as described in Exhibit B (the Easement Area) of a Permanent Non-Exclusive Easement to the City and County of Denver, recorded on the 13<sup>th</sup> of January, 2014, at Reception Number 2014003336 in the City and County of Denver Clerk and Recorder's Office, State of Colorado:

A part of PLOTS 11 and 13, HUGHES MOUNTAIN VIEW SUBDIVISION, as recorded at Reception No. 357453 in the Arapahoe County, Colorado Clerk and Recorder's office and a part of Vacated Quince Street (Ord. 135, Series 1996) as recorded at Reception No. 9600021537 in the Denver County, Colorado Clerk and Recorder's Office and situated in the SW1/4 of Section 16, T.4S., R.67W., of the 6<sup>th</sup> P.M., City and County of Denver, State of Colorado, and being more particularly described as follows:

**Commencing** at Southwest Corner of Section 16, T.4S., R.67W., of the 6<sup>th</sup> P.M.;

Thence N40°17'59"E a distance of 696.81 feet to a point on the Northeasterly R.O.W. Line of South Parker Road - (Highway 83) to the **Point of Beginning**;

Thence N16°56'02"W along the centerline of Vacated Quince Street a distance of 135.68 feet;

Thence N26°13'36"E a distance of 44.94 feet;

Thence S89°21'07"E a distance of 205.89 feet;

Thence S00°38'01"W a distance of 23.18 feet

Thence S89°21'59"E a distance of 26.15 feet to a point on the North Line of PLOT 13 and the Easterly Line of a parcel of land described in Special Warranty Deed recorded at Reception No. 2011021487 in the Denver County Clerk and Recorder's Office;

Thence S06°03'04"W along said Easterly Line a distance of 234.36 feet to a point on the Northeasterly R.O.W. Line of South Parker Road - (Highway 83);

Thence N64°39'36"W along said Northeasterly R.O.W. Line a distance of 207.36 feet to the **Point of Beginning**.

Parcel Contains (46,561 Square Feet) 1.0689 Acres.

Bearings used in the above legal description are based on the West Line of the SW1/4 of the SW1/4 of Section 16, T.4S., R.67W., of the 6<sup>th</sup> P.M. bearing S00°05'23"E, bounded by a 3-1/4" Brass Cap stamped LS 16398 – 1995, found in a Range Box at the S1/16 Corner of said Section 16|17 and a 3" Brass Cap stamped LS 16398 – 1988, found in a Range Box at the SW Corner of said Section 16.