

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED UNDER RECEPTION NUMBER 2012179295 IN THE OFFICES OF THE DENVER COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED: LS 20699 AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED: LS 13239 AT THE CENTER NORTH ONE-SIXTEENTH CORNER, BEING ASSUMED TO BEAR S00°21'23"E A DISTANCE OF 1324.86 FEET.

**COMMENCING** AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9, S00°21'23"E, A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 64<sup>TH</sup> AVENUE, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ON SAID EAST LINE, S00°21'23"E A DISTANCE OF 651.44 FEET;

THENCE N89°52'28"W A DISTANCE OF 636.03 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PROPERTY DESCRIBED UNDER RECEPTION NO. 2012179295;

THENCE ON SAID WESTERLY LINE, N00°16'33"E A DISTANCE OF 651.66 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 64<sup>TH</sup> AVENUE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°51'09"E A DISTANCE OF 628.84 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 412,053 SQUARE FEET OR 9.4594 ACRES.