

A PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. DESCRIBED AS A PORTION OF THE PROPERTY SET FORTH IN QUIT CLAIM DEED RECORDED FEBRUARY 8, 2017 UNDER RECEPTION NO. 2017017413 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 21, THENCE FOLLOWING THE NORTH LINE OF SAID NORTHEAST ¼ SOUTH 89° 40' 07" WEST A DISTANCE OF 850.11 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00° 12' 42" EAST A DISTANCE OF 68.06 FEET TO THE NORTHEAST CORNER OF THE CP BEDROCK FILING NO. 3 SUBDIVISION AS RECORDED AUGUST 25, 2011 UNDER RECEPTION NO. 2011094999; THENCE FOLLOWING THE EAST LINE OF SAID CP BEDROCK FILING NO. 3 SUBDIVISION SOUTH 00°12' 42" EAST A DISTANCE OF 663.14 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 47TH AVE. AS DESCRIBED IN CP BEDROCK FILING NO. 1 SUBDIVISION AS RECORDED AUGUST 15, 2008 UNDER RECEPTION NO. 2008113595 SAID POINT BEING THE TRUE POINT OF BEGINNING:

THENCE FOLLOWING THE SOUTH RIGHT OF WAY LINE OF EAST 47TH AVE. NORTH 89° 47' 34" EAST A DISTANCE OF 124.63 FEET TO A POINT OF CURVE, SAID POINT BEING AN ANGLE POINT ON THE RIGHT OF WAY OF YAMPA ST. AS DESCRIBED IN THE PLAT OF CP BEDROCK FILING NO. 2 SUBDIVISION AS RECORDED SEPTEMBER 12, 2008, UNDER RECEPTION NO. 2008126679; THENCE FOLLOWING THE WEST RIGHT OF WAY LINE OF YAMPA ST. THE FOLLOWING COURSES: ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AN ARC LENGTH OF 39.22 FEET AND A CENTRAL ANGLE OF 89° 53' 07"; THENCE SOUTH 00° 19' 35" EAST A DISTANCE OF 504.95 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.32 FEET AND A CENTRAL ANGLE OF 90° 06' 53" TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 46TH AVE: THENCE FOLLOWING SAID NORTH RIGHT OF WAY LINE OF EAST 46TH AVE. SOUTH 89° 47' 18" WEST A DISTANCE OF 125.63 FEET TO A POINT ON THE EAST LINE OF THE CP BEDROCK FILING NO. 3 SUBDIVISION: THENCE FOLLOWING SAID EAST LINE NORTH 00° 12' 42" WEST A DISTANCE OF 554.95 FEET TO THE TRUE POINT OF BEGINNING.

CITY AND COUNTY OF DENVER STATE OF COLORADO.

SAID PARCEL CONTAINS 83,074 SQUARE FEET OR 1.91 ACRES MORE OR LESS.