

A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING A PORTION OF THE PNEE DESCRIBED IN RECEPTION NO. 2009167987, AND ALL OF PARCEL 5A, AS RECORDED DECEMBER 18, 2009 AT RECEPTION NO. 2009163554, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY MOST CORNER OF LOT 1, BLOCK 2, PARK AVENUE SOUTH FILING NO. 1, AS RECORDED OCTOBER 15, 2007 AT RECEPTION NO. 2007161040;

THENCE N45°00'31"E, 181.07 FEET;

THENCE S44°59'43"E, 201.96 FEET;

THENCE S44°59'23"W, 70.87 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 58.00 FEET, AND A LONG CHORD OF S22°31'21"W, 44.33 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, 45.49 FEET THROUGH A CENTRAL ANGLE OF 44°56'04";

THENCE S00°03'19"W, 78.39 FEET;

THENCE N89°51'05"W, 113.70 FEET;

THENCE N09°47'35"W, 55.65 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 154.91 FEET, AND A LONG CHORD OF N27°24'51"W, 93.66 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, 95.15 FEET THROUGH A CENTRAL ANGLE OF 35°11'32";

THENCE N45°01'48"W, 43.07 FEET;

THENCE N45°49'32"E, 6.13 FEET;

THENCE N45°08'58"W, 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 46,287 SQUARE FEET OR 1.063 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE NORTHWEST LOT LINE OF LOT 1 BLOCK 2 PARK AVENUE SOUTH FILING NO. 1 REC. NO. 2007161040. BEING S44°59'43"E AS MEASURED USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE NORTHWESTERLY LOT CORNER BY FOUND NO.5 REBAR WITH PLASTIC CAP PLS 36062 AND AT THE NORTHEASTERLY LOT CORNER OF BY A FOUND NAIL AN WASHER PLS 36062.