

PARCEL A

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCK A, MONTROSE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32, THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 32, S00°07'45"W A DISTANCE OF 60.10 FEET; THENCE N89°52'15"W A DISTANCE OF 40.70 FEET TO THE NORTHEAST CORNER OF SAID BLOCK A, MONTROSE SAID POINT OF BEING THE POINT OF BEGINNING:

THENCE ALONG THE EASTERLY LINE OF SAID BLOCK A ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF QUEBEC STREET, S00°02'12"W A DISTANCE OF 1217.75 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK A;

THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK A ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 17TH AVENUE, S89°59'35"W A DISTANCE OF 261.79 FEET;

THENCE N00°02'12"E A DISTANCE OF 156.11 FEET;

THENCE S89°57'48"E A DISTANCE OF 3.70 FEET;

THENCE N00°02'12"E A DISTANCE OF 163.72 FEET;

THENCE N89°57'48"W A DISTANCE OF 5.90 FEET;

THENCE N00°02'12"E A DISTANCE OF 105.21 FEET;

THENCE S89°33'27"W A DISTANCE OF 336.09 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK A ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF PONTIAC STREET;

THENCE ALONG SAID WESTERLY LINE OF BLOCK A, N00°01'30"E A DISTANCE OF 794.96 FEET TO THE NORTHWEST CORNER OF BLOCK A;

THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK A ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTVIEW BOULEVARD, N89°57'53"E A DISTANCE OF 600.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 586,970 SQUARE FEET (13.475 ACRES) MORE OR LESS.

ALL LINEAL DIMENSION ARE IN U.S. SURVEY FEET

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO ASSUMED TO BEAR N00°07'45"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX AT THE EAST QUARTER CORNER IN THE INTERSECTION OF QUEBEC STREET AND MONTVIEW BOULEVARD AND A 3-1/4" ALUMINUM CAP IN A RANGE BOX AT THE SOUTHEAST CORNER IN THE INTERSECTION OF QUEBEC STREET AND COLFAX AVENUE

PARCEL B

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCK A, MONTROSE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32, THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 32, S00°07'45"W A DISTANCE OF 1277.85 FEET; THENCE N89°52'15"W A DISTANCE OF 38.73 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK A, MONTROSE; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK A ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 17TH AVENUE, S89°59'35"W A DISTANCE OF 261.79 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID BLOCK A ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 17TH AVENUE, S89°59'35"W A DISTANCE OF 338.19 FEET TO THE SOUTHWEST CORNER OF BLOCK A;

THENCE ALONG THE WESTERLY LINE OF SAID BLOCK A ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF PONTIAC STREET, N00°01'30"E A DISTANCE OF 422.49 FEET;

THENCE N89°33'27"E A DISTANCE OF 336.09 FEET;

THENCE S00°02'12"W A DISTANCE OF 105.21 FEET;

THENCE S89°57'48"E A DISTANCE OF 5.90 FEET;

THENCE S00°02'12"W A DISTANCE OF 163.72 FEET;

THENCE N89°57'48"W A DISTANCE OF 3.70 FEET;

THENCE S00°02'12"W A DISTANCE OF 156.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 143,708 SQUARE FEET (3.299 ACRES) MORE OR LESS.

ALL LINEAL DIMENSION ARE IN U.S. SURVEY FEET

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO ASSUMED TO BEAR N00°07'45"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX AT THE EAST QUARTER CORNER IN THE INTERSECTION OF QUEBEC STREET AND MONTVIEW BOULEVARD AND A 3-1/4" ALUMINUM CAP IN A RANGE BOX AT THE SOUTHEAST CORNER IN THE INTERSECTION OF QUEBEC STREET AND COLFAX AVENUE