

A PORTION OF AN EASEMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER ON JUNE 6, 2017 AT RECEPTION NO. 2017074118, BEING ALL OF TRACT F OF BROADWAY STATION FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF SOUTHWEST QUARTER OF SECTION 15 TO BEAR SOUTH 00°44'36" EAST, A DISTANCE OF 2647.73 FEET BETWEEN A FOUND STONE WITH DIVOT IN RANGE BOX AT THE CENTER QUARTER CORNER OF SECTION 15 AND A FOUND 3.25" BRASS CAP STAMPED "JF SATO & ASSOC. T4S R68W 1/4 S15 S22 2017 PLS 37056 2017" IN RANGE BOX AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH QUARTER CORNER OF SECTION 15; THENCE NORTH 49°50'34" WEST, A DISTANCE OF 225.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°57'10" WEST, A DISTANCE OF 122.89 FEET; THENCE NORTH 00°02'50" WEST, A DISTANCE OF 187.67 FEET TO A POINT ON THE NORTHERLY LINE OF BLOCK 6, BROADWAY STATION FILING NO. 1 RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER AT RECEPTION NO. 2017068642; THENCE ALONG SAID NORTHERLY LINE, NORTH 89°57'10" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°02'50" EAST, A DISTANCE OF 65.07 FEET; THENCE NORTH 89°55'21" EAST, A DISTANCE OF 62.89 FEET; THENCE SOUTH 00°02'50" EAST, A DISTANCE OF 122.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 18,971 SQ. FT. OR 0.44 ACRES, MORE OR LESS.