

THE SOUTH 660 FEET OF THE WEST 660 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M., EXCEPTING THEREFROM THOSE PARCELS CONVEYED TO THE COUNTY OF JEFFERSON RECORDED JULY 22, 1994 AT RECEPTION NO. 94124936 AND RECEPTION NO. 94124937, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3" BRASS CAP STAMPED "LS 25636" AT THE WEST 1/4 CORNER AND A 3-1/4" ALUMINUM CAP ILLEGIBLE AT THE CENTER 1/4 CORNER, SAID LINE BEING ASSUMED TO BEAR N89°41'54"E;

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10, N89°41'54"E A DISTANCE OF 100.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF S. KIPLING STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°02'46"E A DISTANCE OF 660.08 FEET, TO A POINT ON THE SOUTHERLY LINE OF PARK WEST FILING NO. 2 RECORDED IN BOOK 27 AT PAGE 125 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. N89°39'35"E A DISTANCE OF 560.15 FEET;
2. S00°03'29"W A DISTANCE OF 660.46 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10;

THENCE ON SAID SOUTH LINE, S89°41'54"W A DISTANCE OF 560.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 369,799 SQUARE FEET OR 8.4894 ACRES.