

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 3, WHENCE THE EAST ONE-SIXTEENTH CORNER BEARS NORTH 89°39'14" EAST A DISTANCE OF 1323.45 FEET, FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE SOUTH 43°56'09" EAST A DISTANCE OF 939.15 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF WEST JEFFERSON AVENUE, ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 89°40'57" EAST ALONG THE SOUTH R.O.W. OF WEST JEFFERSON AVENUE A DISTANCE OF 226.87 FEET; THENCE SOUTH 00°52'05" WEST A DISTANCE OF 360.07 FEET;

THENCE NORTH 89°40'57" EAST A DISTANCE OF 120.35 FEET;

THENCE SOUTH 01°04'28" WEST ALONG THE EAST LINE OF THE WEST HALF OF THE SE1/4 OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 3 A DISTANCE OF 280.58 FEET;

THENCE SOUTH 89°41'45" WEST ALONG THE SOUTH LINE OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 3 A DISTANCE OF 346.22 FEET;

THENCE NORTH 00°52'08" EAST ALONG THE WEST LINE OF THE W1/2 OF THE SE1/4 OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 3 A DISTANCE OF 640.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 178,913 SQ.FT. 4.107 ACRES, MORE OR LESS.