

A PART OF LOT 10, GREEN TREE ACRES, THIRD FILING AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING THE SAME PARCEL OF LAND DESCRIBED IN THE DEED RECORDED JANUARY 19, 2007 AT BOOK 700 PAGE 9151 IN THE RECORDS OF ARAPAHOE COUNTY; SAID PARCEL ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2, AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 TO HAVE AN ASSUMED BEARING OF SOUTH 89°36'44" WEST, (THE EAST END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3 1/4" ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION CAP STAMPED LS 11434 IN A RANGE BOX AND THE WEST END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3" BRASS CITY OF AURORA CAP STAMPED LS 12021 IN A RANGE BOX), WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE, SOUTH 89°36'44" WEST, A DISTANCE OF 1,102.73 FEET;

THENCE SOUTH 00°23'16" EAST, A DISTANCE OF 50.00 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF AV-MAY-KEN SUBDIVISION, A PLAT RECORDED DECEMBER 28, IN BOOK 1955, PAGE 55 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID AV-MAY-KEN SUBDIVISION THE FOLLOWING TWO (2) COURSES:

1. SOUTH 04°51'44" WEST, A DISTANCE OF 49.00 FEET;
2. SOUTH 11°00'44" WEST, A DISTANCE OF 186.85 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID AV-MAY-KEN SUBDIVISION;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, SOUTH 86°59'16" EAST, A DISTANCE OF 16.71 FEET TO THE NORTHWEST CORNER OF LOT 10, GREEN TREE ACRES SUBDIVISION, THIRD FILING RECORDED NOVEMBER 20, 1958 IN BOOK 14, PAGE 17 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, AV-MAY-KEN SUBDIVISION AND THE NORTHERLY LINE OF SAID LOT 10, GREEN TREE ACRES SUBDIVISION, THIRD FILING, SOUTH 86°59'16" EAST, A DISTANCE OF 117.18 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOT 2, AV-MAY-KEN SUBDIVISION AND THE EASTERLY LINE OF SAID LOT 10, GREEN TREE ACRES SUBDIVISION, THIRD FILING, SOUTH 00°23'44" WEST, DISTANCE OF 15.02 FEET; THENCE NORTH 86°59'16" WEST, A DISTANCE OF 136.92 FEET;

THENCE NORTH 79°28'16" WEST, A DISTANCE OF 87.39 FEET TO A POINT LYING ON THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED DECEMBER 12, 2014 IN BOOK D411, PAGE 8082 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 10°54'14" EAST, A DISTANCE OF 15.00 FEET;
2. NORTH 09°54'14" EAST, A DISTANCE OF 219.06 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE;
3. THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°36'44" EAST, A DISTANCE OF 88.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,693 SQUARE FEET (0.54 ACRES), MORE OR LESS.