

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 1, HILLTOP COMMUNICATIONS SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. C0687153 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND PART OF WEST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 TO BEAR SOUTH 89°39'00" WEST, A DISTANCE OF 2,634.89 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, NORTH 00°20'22" WEST, A DISTANCE OF 110.00 FEET THE NORTHERLY RIGHT-OF-WAY OF EAST 56TH AVENUE AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°39'00" WEST, A DISTANCE OF 2604.68 FEET TO THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 00°13'38" WEST, A DISTANCE OF 2548.18 FEET;
- 2) NORTH 00°39'10" WEST, A DISTANCE OF 2558.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 64TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°53'34" EAST, A DISTANCE OF 1109.43 FEET TO THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED WITHIN WARRANTY DEED RECORDED IN BOOK 3650 AT PAGE 86, IN SAID RECORDS;

THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARY OF SAID WARRANTY DEED THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 00°06'32" EAST, A DISTANCE OF 892.98 FEET;
- 2) NORTH 89°53'54" EAST, A DISTANCE OF 954.88 FEET;
- 3) NORTH 00°05'59" WEST, A DISTANCE OF 935.07 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 64TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°53'34" EAST, A DISTANCE OF 548.71 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE ALONG SAID EAST LINE, SOUTH 00°20'49" EAST, A DISTANCE OF 2630.77 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 12;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, SOUTH 00°20'22" EAST, A DISTANCE OF 2506.31 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 285.903 ACRES, (12,453,935 SQUARE FEET), MORE OR LESS.



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