

## 1900 13<sup>th</sup> Street – APLAZA LLC

### PARCEL A:

A tract of land situated in Lots 7 and 8, Block 68, Boulder, County of Boulder, State of Colorado, described as follows:

Beginning at the Southwest corner of said Lot 7; thence Northerly along the West line of said Lot 7 a distance of 69.60 feet; thence Easterly at a right angle to the West line of said Lot 7 a distance of 22.95 feet; thence Southerly parallel with the West line of said Lot 7 a distance of 9.90 feet; thence Easterly parallel with the South line of said Lots 7 and 8 to the East line of the West half of said Lot 8; thence Southerly on and along the line between the East half of said Lot 8 and the West half of said Lot 8 to the South line of said Lot 8; thence Westerly along the South line of said Lots 8 and 7 to the Southwest corner of said Lot 7, the place of beginning.

### PARCEL B:

All of that part of Lots 7 and 8, Block 68, Original Town of Boulder, a subdivision in the County of Boulder, State of Colorado, according to the recorded plat thereof, described as follows:

Commencing at the Southwest corner of said Lot 7; thence North 15° 02'06" West, 69.60 feet along the Westerly line of said Lot 7 to the Northwest corner of that tract of land conveyed to University Building Partnership as described in Warranty Deed recorded on Film 809 as Reception No. 57282 of the records of Boulder County, Colorado, and the true point of beginning;

Thence North 74° 57'54" East, 22.95 feet along the Northerly line of that tract of land as described on said Film 809 as Reception No. 57282;

Thence South 15° 02'06" East, 9.90 feet along the Northerly line of that tract of land as described on said Film 809 as Reception No. 57282;

Thence North 74° 55'30" East, 52.10 feet along the Northerly line of that tract of land as described on said Film 809 as Reception No. 57282 to the Northeast corner thereof, a point on the Easterly line of the West 1/2 of said Lot 8;

Thence North 15° 02'03" West, 10.38 feet along the Easterly line of the West 1/2 of said Lot 8 to the Southeast corner of the North 1/2 of the West 1/2 of said Lot 8;

Thence North 74° 55'58" East, 25.02 feet along the Southerly line of the North 1/2 of said Lot 8 to the Southeast corner thereof;

Thence North 15° 02'02" West, 70.06 feet along the Easterly line of said Lot 8 to the Northeast corner thereof;

Thence South 74° 56'25" West, 15.88 feet along the Northerly line of said Lot 8 to the Northeast corner of that tract of land conveyed to T.J. Peyton and Clyde R. Reedy as described in Warranty Deed recorded in Book 886 at Page 556 of the records of Boulder County, Colorado;

Thence South  $15^{\circ} 17'06''$  East, 64.71 feet along the Easterly line of that tract of land as described in said Book 886 at Page 556 to the Southeast corner thereof;

Thence South  $74^{\circ} 46'54''$  West, 14.05 feet along the Southerly line of that tract of land as described in said Book 886 at Page 556;

Thence South  $15^{\circ} 07'06''$  East, 5.00 feet along the Southerly line of that tract of land as described in said Book 886 at Page 556;

Thence South  $74^{\circ} 46'54''$  West, 70.43 feet along the Southerly line of that tract of land as described in said Book 886 at Page 556 to the Westerly line of said Lot 7;

Thence South  $15^{\circ} 02'06''$  East, 0.60 feet along the Westerly line of said Lot 7 to the true point of beginning, except that portion described as follows:

A strip of land located in the East 1/2 of Lot 8, Block 68, Original Town of Boulder, a subdivision in the County of Boulder, State of Colorado, according to the recorded plat thereof, described as follows:

Commencing at the Southwest corner of said Block 68; thence North  $15^{\circ} 02'06''$  West, 69.60 feet along the Westerly line of said Block 68 to the Northwest corner of that tract of land conveyed to University Building Partnership as described in Warranty Deed recorded on Film 809 as Reception No. 57282 of the records of Boulder County, Colorado; thence North  $74^{\circ} 57'54''$  East, 22.95 feet along the Northerly line of that tract of land as described on said Film 809 as Reception No. 57282; thence South  $15^{\circ} 02'06''$  East, 9.90 feet along the Northerly line of that tract of land as described on said Film 809 as Reception No. 57282; thence North  $74^{\circ} 55'30''$  East, 52.10 feet along the Northerly line of that tract of land as described on said Film 809 as Reception No. 57282 to the Northeast corner thereof, a point on the Westerly line of the East 1/2 of said Lot 8; thence North  $15^{\circ} 02'03''$  West, 10.38 feet along the Westerly line of the East 1/2 of said Lot 8 to the Southerly line of the North 1/2 of said Lot 8; thence North  $74^{\circ} 55'58''$  East, 9.44 feet along the Southerly line of the North 1/2 of said Lot 8 to the Easterly line extended Southerly of that tract of land conveyed to T.J. Peyton and Clyde R. Reedy as described in Warranty Deed recorded in Book 886 at Page 556 of the records of Boulder County, Colorado and the true point of beginning;

Thence continuing North  $74^{\circ} 55'58''$  East, 15.58 feet along the Southerly line of the North 1/2 of said Lot 8 to the Easterly line of said Lot 8;

Thence North  $15^{\circ} 02'02''$  West, 70.06 feet along the Easterly line of said Lot 8 to the Northeast corner thereof;

Thence South  $74^{\circ} 56'25''$  West, 15.88 feet along the Northerly line of said Lot 8 to the Northeast corner of that tract of land as described in said Book 886 at Page 556; Thence South  $15^{\circ} 17'06''$  East, 70.06 feet along the Easterly line and Easterly line extended Southerly of that tract of land as described in said Book 886 at Page 556 to the true point of beginning.

#### PARCEL C:

A strip of land located in the East half of Lot 8, Block 68, Original Town of Boulder, a subdivision in the County of Boulder, State of Colorado, according to the recorded plat thereof, described as follows:

Commencing at the Southwest corner of said Block 68; thence North 15° 02'06" West, 69.60 feet along the Westerly line of said Block 68 to the Northwest corner of that tract of land conveyed to University Building Partnership as described in Warranty Deed recorded on Film 809 as Reception No. 57282 of the records of Boulder County, Colorado; thence North 74° 57'54" East, 22.95 feet along the Northerly line of that tract of land as described on said Film 809 as Reception No. 57282; thence South 15° 02'06" East, 9.90 feet along the Northerly line of that tract of land as described on said Film 809 as Reception No. 57282; thence North 74° 55'30" East, 52.10 feet along the Northerly line of that tract of land as described on said Film 809 as Reception No. 57282 to the Northeast corner thereof, a point on the Westerly line of the East 1/2 of said Lot 8 and the true point of beginning;

Thence South 15° 02'03" East, 59.68 feet along the Westerly line of the East ½ of said Lot 8 to the Southerly line of said Lot 8;

Thence North 74° 55'30" East, 9.75 feet along the Southerly line of said Lot 8 to the Easterly line extended Southerly of that tract of land conveyed to T.J. Peyton and Clyde R. Reedy as described in Warranty Deed recorded in Book 886 at Page 556 of the records of Boulder County, Colorado;

Thence North 15° 17'06" West, 70.06 feet along the Easterly line extended Southerly of that tract of land as described in said Book 886 at Page 556 to the Southerly line of the North 1/2 of said Lot 8;

Thence South 74° 55'58" West, 9.44 feet along the Southerly line of the North 1/2 of said Lot 8 to the Westerly line of the East 1/2 of said Lot 8;

Thence South 15° 02'03" East, 10.38 feet along the Westerly line of the East 1/2 of said Lot 8 to the true point of beginning.

## 1916 13<sup>th</sup> Street – 1916 LLC

### Parcel 1:

That part of Lots 7 and 8, Block 68, Boulder, County of Boulder, State of Colorado, described as follows:

Commencing at the Southwest corner of said Lot 7; thence North  $14^{\circ} 53'$  West, 70.20 feet to the true point of beginning;

Thence North  $74^{\circ} 56'$  East, 70.43 feet; thence North  $14^{\circ} 58'$  West, 5.00 feet; thence North  $74^{\circ} 56'$  East, 14.05 feet; thence North  $15^{\circ} 08'$  West, 65.16 feet to the North line of said Lot 8; thence South  $74^{\circ} 58'$  West, 84.20 feet to the Northwest corner of said Lot 7; thence South  $14^{\circ} 53'$  East, 70.20 feet to the true point of beginning.

### Parcel 2:

Together with an easement for the use and maintenance of a bathroom as long as same may exist as granted to T.J. Peyton and Clyde R. Reedy by Joseph L. Morrato and Edna E. Morrato in Deed recorded April 30, 1951 in Book 886 at Page 556, County of Boulder, State of Colorado.

## 1355 Walnut Street – Lookout LLC

A tract of land located in Lots 8 through 12 inclusive, Block 68, Original Town of Boulder, a subdivision in the County of Boulder, State of Colorado, according to the recorded plat thereof, described as follows:

Beginning at the Southeast corner of said Lot 12, thence North  $15^{\circ} 01'54''$  West, 140.06 feet along the Easterly line of said Lot 12 to the Northeast corner thereof;

Thence South  $74^{\circ} 56'25''$  West, 216.03 feet along the Northerly lines of said Lots 12, 11, 10, 9 and 8 to the Northeast corner of that tract of land conveyed to T.J. Peyton and Clyde R. Reedy as described in Warranty Deed recorded in Book 886 at Page 556 of the records of Boulder County, Colorado;

Thence South  $15^{\circ} 17'06''$  East, 140.12 feet along the Easterly line and the Easterly line extended Southerly of that tract of land as described in said Book 886 at Page 556 to the Southerly line of said Lot 8;

Thence North  $74^{\circ} 55'30''$  East, 215.41 feet along the Southerly lines of said Lots 8, 9, 10, 11 and 12 to the point of beginning,

Excepting therefrom the Easterly 12 feet of Lot 10, and all of Lots 11 and 12, Block 68, Original Town of Boulder, County of Boulder, State of Colorado.

## 1919 14<sup>th</sup> Street – 1919 Street LLC

The easterly 12 feet of Lot 10, and all of Lots 11 and 12, Block 68, Boulder, Original Town of Boulder, County of Boulder, State of Colorado.