



**VR SLICEROO LLC  
PARCEL A**

A parcel of land lying in the Southeast Quarter of Section 29, Township 6 South, Range 66 West, of the 6th Principal Meridian, County of Douglas, State of Colorado, said parcel also being a part of Lot 10 as shown on Douglas 234 Filing No. 6 as described under Reception Number 2021049799, Douglas County Records, said parcel being more particularly described as follows:

Commencing at the northeast corner of said Lot 10;  
Thence S79°36'31"W, along the north line of said Lot 10, 50.67 feet to a point on the west line of a 25-foot drainage easement as shown on said Douglas 234 Filing No. 6, said point also being the Point of Beginning;

Thence S01°02'54"E, along said west line, 4.82 feet;  
Thence S76°07'17"W, 179.23 feet;  
Thence S76°01'04"W, 46.25 feet to a point on the north boundary line of said Lot 10;

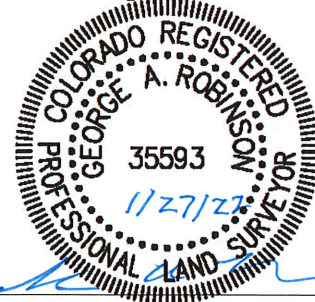
Thence along the said north boundary the following two (2) courses:

1. N10°23'29"W, 18.56 feet;
2. N79°36'31"E, 225.84 feet to the Point of Beginning.

Containing 2,618 square feet (0.060 acres), more or less.

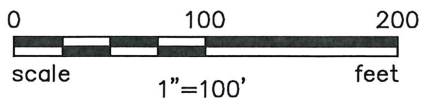
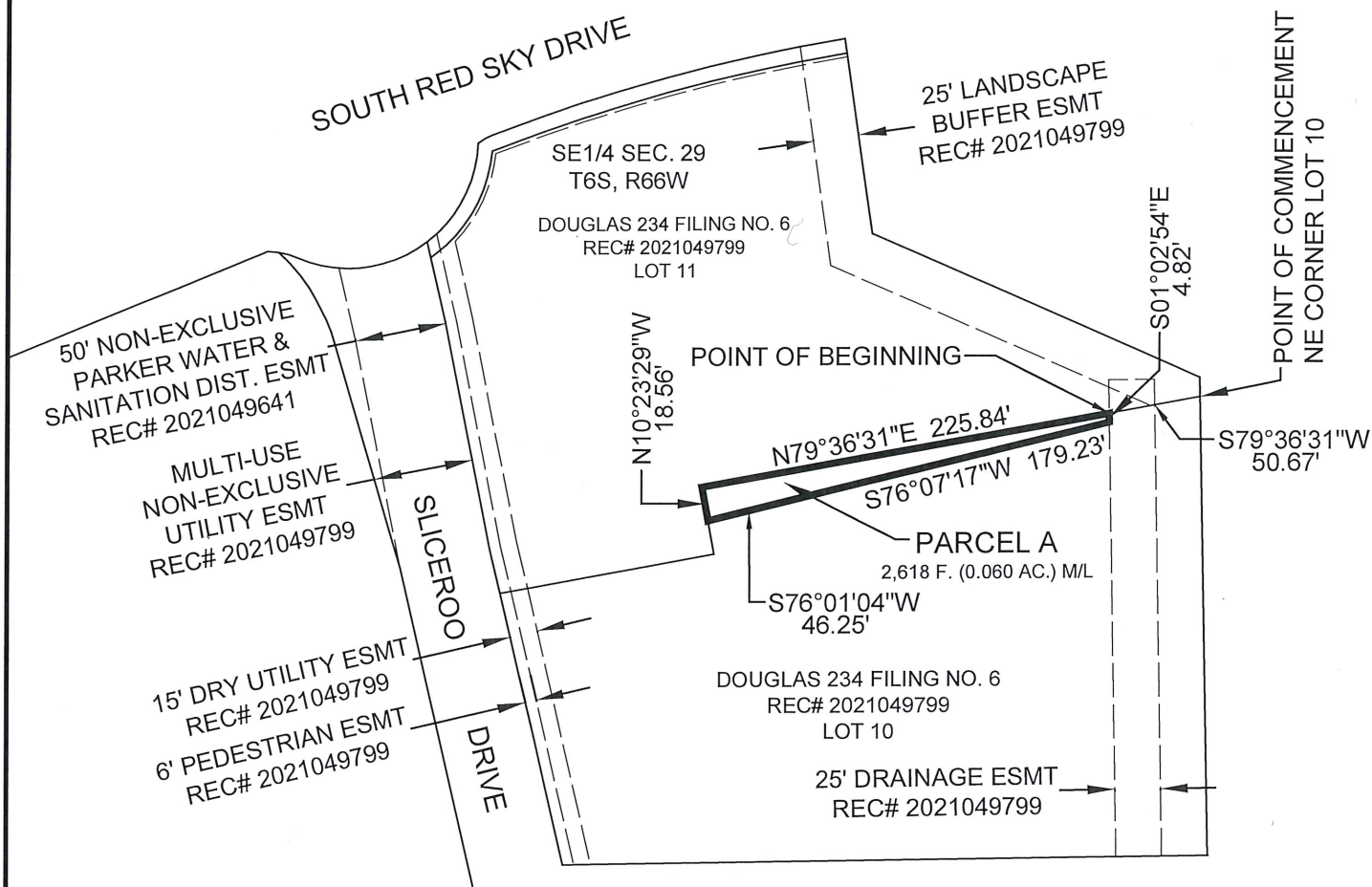
For the purpose of this description, bearings are based on said Douglas 234 Filing No. 6.

The author of this description is George A. Robinson, PLS 35593, prepared on behalf of SEH Inc., 2000 South Colorado Boulevard, Suite 6000, Denver, CO 80222, on January 27, 2022 under Job No. NHOAC 156217-1.0, for New Horizon Real Estate Development 6 LLP, and is not to be construed as representing a monumented land survey.



George A. Robinson, PLS 35593

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