

ALL OF THAT LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020214301 AND SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2012028306 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE, BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, THENCE WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, N89°14'13"E, A DISTANCE OF 155.47 FEET, THENCE N00°45'47"W, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 56TH AVENUE AND BEING THE SOUTHWEST CORNER OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020214301 AND BEING THE POINT OF BEGINNING:

THENCE N45°35'22"W, A DISTANCE OF 105.75 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH TOWER ROAD;

THENCE ALONG SAID EAST RIGHT OF WAY LINE OF NORTH TOWER ROAD, N00°24'53"W, A DISTANCE OF 505.22 FEET TO THE NORTHWEST CORNER OF SAID SPECIAL WARRANTY DEED AT RECEPTION NO. 2020214301 AND ALSO BEING THE SOUTHWEST CORNER OF SPECIAL WARRANTY DEED AT RECEPTION NO. 2012028306;

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE OF NORTH TOWER ROAD, N00°24'53"W, A DISTANCE OF 9.79 FEET;

THENCE S89°14'05"W, A DISTANCE OF 10.00 FEET;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N00°24'53"W, A DISTANCE OF 370.20 FEET TO THE NORTHWEST CORNER OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2012028306 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, WILDHORSE RIDGE FILING NO. 1, RECORDED AT RECEPTION NO. 2004091029;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, WILDHORSE RIDGE FILING NO. 1, N89°00'24"E, A DISTANCE OF 728.36 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH ARGONNE STREET;

THENCE ALONG SAID WEST RIGHT OF WAY LINE OF NORTH ARGONNE STREET, S00°24'53"E, A DISTANCE OF 382.92 FEET TO THE SOUTHEAST CORNER OF SPECIAL WARRANTY DEED AT RECEPTION NO. 2012028306 AND ALSO BEING THE NORTHEAST CORNER OF SPECIAL WARRANTY DEED AT RECEPTION NO. 2020214301;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID SPECIAL WARRANTY DEED AT RECEPTION NO. 2020214301, S00°24'53"E, A DISTANCE OF 84.02 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 308.00 FEET, A CENTRAL ANGLE OF 42°04'01", A DISTANCE OF 226.14 FEET, A CHORD BEARING OF S20°37'07"W WITH A CHORD DISTANCE OF 221.09 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 392.00 FEET, A CENTRAL ANGLE OF 42°03'58", A DISTANCE OF 287.80 FEET, A CHORD BEARING OF S20°37'09"W WITH A CHORD DISTANCE OF 281.38 FEET;

THENCE S00°24'46"E, A DISTANCE OF 28.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 56TH AVENUE AND BEING THE SOUTHEAST CORNER OF SPECIAL WARRANTY DEED AT RECEPTION NO. 2020214301;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S89°14'13"W, A DISTANCE OF 462.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 642,511 SQUARE FEET OR 14.75 ACRES OF LAND MORE OR LESS.