

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE QUARTER OF SECTION 19 AND THE NORTHWEST ONE QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19;  
THENCE NORTH 89°39'56" EAST ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF COLORADO BLVD AND THE POINT OF BEGINNING;  
THENCE NORTH 00°04'04" WEST ALONG SAID EAST LINE, A DISTANCE OF 359.32 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2013029217; THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (12) COURSES:

- 1) NORTH 89°55'56" EAST, A DISTANCE OF 2.00 FEET;
- 2) NORTH 03°15'39" EAST, A DISTANCE OF 310.00 FEET;
- 3) NORTH 00°04'04" WEST, A DISTANCE OF 239.85 FEET;
- 4) NORTH 03°44'46" EAST, A DISTANCE OF 150.39 FEET;
- 5) NORTH 00°04'04" WEST, A DISTANCE OF 190.25 FEET;
- 6) NORTH 44°56'12" EAST, A DISTANCE OF 57.12 FEET;
- 7) NORTH 89°54'55" EAST, A DISTANCE OF 241.88 FEET;
- 8) SOUTH 00°04'02" EAST, A DISTANCE OF 13.50 FEET;
- 9) NORTH 88°43'12" EAST, A DISTANCE OF 100.00 FEET;
- 10) NORTH 63°47'45" EAST, A DISTANCE OF 91.35 FEET;
- 11) NORTH 52°59'52" EAST, A DISTANCE OF 77.66 FEET;
- 12) NORTH 34°16'55" EAST, A DISTANCE OF 59.92 FEET TO THE SOUTHWEST CORNER OF PARK HILL

TOWN CENTER SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2004129062;  
THENCE NORTH 89°55'56" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 800.00 FEET;  
THENCE NORTH 00°04'04" WEST ALONG THE EAST LINE OF SAID PARK HILL TOWN CENTER SUBDIVISION FILING NO. 1, A DISTANCE OF 1,114.42 FEET TO A POINT ON THE SOUTH LINE OF SMITH RD;  
THENCE ALONG SAID SOUTH LINE AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 219.71 FEET, SAID CURVE HAVING A RADIUS OF 5,607.93 FEET, A CENTRAL ANGLE OF 02°14'41" AND A CHORD WHICH BEARS SOUTH 87°47'25" EAST A CHORD DISTANCE OF 219.70 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2013029217;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING SEVEN (7) COURSES:

- 1) SOUTH 02°46'05" WEST, A DISTANCE OF 3.26 FEET;
- 2) SOUTH 82°05'50" EAST, A DISTANCE OF 369.97 FEET;
- 3) SOUTH 78°49'16" EAST, A DISTANCE OF 260.34 FEET;
- 4) SOUTH 67°50'21" EAST, A DISTANCE OF 49.23 FEET;
- 5) NORTH 89°08'19" EAST, A DISTANCE OF 81.19 FEET;
- 6) SOUTH 47°29'27" EAST, A DISTANCE OF 22.71 FEET;
- 7) SOUTH 15°18'46" EAST, A DISTANCE OF 45.07 FEET TO THE WEST LINE OF DAHLIA ST;

THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 00°08'45" EAST, A DISTANCE OF 1,002.52 FEET;
- 2) SOUTH 00°08'26" EAST, A DISTANCE OF 1,324.77 FEET;
- 3) SOUTH 00°08'24" EAST, A DISTANCE OF 3.47 FEET TO THE NORTHEAST CORNER OF THE OVERLOOK AT PARK HILL FILING NO. 1 RECORDED AT RECEPTION NO. 2001067475;

THENCE ALONG THE PERIMETER OF SAID OVERLOOK AT PARK HILL FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 82°06'53" WEST, A DISTANCE OF 24.24 FEET;
- 2) SOUTH 89°39'56" WEST, A DISTANCE OF 486.97 FEET;
- 3) SOUTH 00°38'08" EAST, A DISTANCE OF 1,263.16 FEET TO THE NORTH LINE OF 35TH AVE;

THENCE SOUTH 89°38'54" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1892.57 FEET TO THE EAST LINE OF COLORADO BLVD;

THENCE NORTH 00°00'18" WEST ALONG SAID EAST LINE, A DISTANCE OF 1263.74 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 6,713,466 SQUARE FEET OR 154.12 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°00'18" EAST.