

PROPERTY DESCRIPTION

January 21, 2016

Page 1 of 2

A tract of land lying in the West 1/2 of Section 15, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, being a portion of Parcel No's. TK 5152-00-005 REV.4, TK 5155-00-041 REV.1, and TK 5155-00-006 REV.3 described in Reception No. 9400092231, recorded on June 3, 1994 in the City and County of Denver Clerk and Recorder's Office, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 15 (a found Stone with Cross in Range Box), **WHENCE** the West Quarter Corner of said Section 15 (a found 3 1/4" Aluminum Cap Stamped "CHICHESTER LAND CORNER T4S R67W S16 S15 1987 RLS 7735") bears $S00^{\circ}38'52''E$, a distance of 2641.10 feet (Basis of Bearing - assumed); **THENCE** $S45^{\circ}10'41''E$ a distance of 1866.17 feet to the Northwest Sixteenth Corner of said Section 15 (a found 3/4" Rebar with 3 1/4" Aluminum Cap Stamped "PLS 13155"); **THENCE** $N89^{\circ}43'37''E$, coincident with the southerly Right-of-Way line of vacated W. Virginia Avenue, a distance of 42.58 feet to the **POINT OF BEGINNING**;

THENCE $N89^{\circ}43'37''E$, coincident with said southerly Right-of-Way line, a distance of 55.72 feet to the westerly line of a parcel of land described in Reception No. 2006172936, recorded on October 27, 2006 in said Clerk and Recorder's Office;

THENCE coincident with the westerly and easterly lines of said parcel of land the following three courses:

1. $S20^{\circ}26'09''E$ a distance of 538.88;
2. $S28^{\circ}44'57''E$ a distance of 801.88 feet to a point on the easterly line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 15, **WHENCE** the Southeast Corner of said West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 15 bears $S00^{\circ}49'32''E$, a distance of 112.50 feet;
3. $N00^{\circ}49'32''W$, coincident with said easterly line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 15, a distance of 33.67 feet to the most northerly corner of said parcel TK 5155-00-041 REV.1 ;

THENCE $S30^{\circ}03'10''E$, coincident with the northeasterly line of said parcel TK 5155-00-041 REV.1, a distance of 430.05 feet;

THENCE $S12^{\circ}52'28''E$, coincident with the westerly line of a parcel of land described at Book 2060, Page 89, recorded on November 28, 1979, a distance of 74.95 feet;

THENCE $S53^{\circ}37'16''E$, coincident with the southwesterly line of said Book 2060, Page 89, a distance of 55.36 feet;

THENCE $S30^{\circ}03'10''E$, coincident with said northeasterly line of parcel TK 5155-00-041 REV.1 and non-tangent with the following described curve, a distance of 367.15 feet;

THENCE along the arc of a curve to the left, having a central angle of $18^{\circ}00'16''$, a radius of 1735.06 feet, a chord bearing of $N50^{\circ}01'36''W$ a distance of 542.98 feet, and an arc distance of 545.22 feet to the northeasterly line of a parcel of land described in Book 8011, Page 551, recorded March 15, 1957 in said Clerk and Recorder's Office;

THENCE $N28^{\circ}45'41''W$, coincident with said northeasterly line and non-tangent with the last described curve, a distance of 81.52 feet to the westerly line of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 15, **WHENCE** the Northwesterly Corner of said East 1/2 bears $N00^{\circ}45'55''W$, a distance of 229.50 feet;

PROPERTY DESCRIPTION (CONTINUED)

January 21, 2016

Page 2 of 2

THENCE S00°45'55"E, coincident with said westerly line and non-tangent with the following described curve, a distance of 48.99 feet;

THENCE along the arc of a curve to the left, having a central angle of 04°10'54", a radius of 1735.06 feet, a chord bearing of N62°35'38"W a distance of 126.60 feet, and an arc distance of 126.63 feet;

THENCE N06°25'20"W, non-tangent with the last described curve and tangent with the following described curve, a distance of 129.75 feet;

THENCE along the arc of a curve to the left, having a central angle of 14°11'30", a radius of 1883.65 feet, a chord bearing of N13°31'06"W a distance of 465.38 feet, and an arc distance of 466.57 feet;

THENCE N20°36'51"W, tangent with the last and following described curves, a distance of 695.58 feet;

THENCE along the arc of a curve to the left, having a central angle of 12°00'11", a radius of 1647.14 feet, a chord bearing of N26°36'57"W a distance of 344.44 feet, and an arc distance of 345.07 feet to the **POINT OF BEGINNING**.

Containing 197,194 square feet, (4.527 Acres), more or less.

For and on the behalf of
Jacobs Engineering Group Inc.
Marla M. McOmber, PLS 24961
707 17th Street, Suite 2400
Denver, CO 80202