

LAND DESCRIPTION, 4552 S. Ulster St.

Parcel 1:

That tract of land described in Book 1672, at Pages 312-314 and located in the NW $\frac{1}{4}$ of Section 9, Township 5 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

COMMENCING at the South $\frac{1}{4}$ corner of said Section 9; Thence North along the centerline of said Section 9, a distance of 1296.94 feet to a point of curvature; Thence along a curve to the left having a radius of 1273.24 feet and a central angle of $25^{\circ}29'43''$ an arc distance of 566.56 feet to a point of tangency; Thence along the tangent to the aforesaid curve 313.16 feet to a point of curvature; Thence along a curve to the left having a radius of 1637.02 feet and a central angle of $36^{\circ}00'51''$ an arc distance of 1028.98 feet to a point of tangency; Thence along the tangent to the aforesaid curve 668.90 feet; Thence on an angle to the right of 90° a distance of 60.00 feet to the Westerly corner of said tract of land described in Book 1672, at Pages 312-314, being the TRUE POINT OF BEGINNING;

Thence continuing along the last mentioned course an additional distance of 250.00 feet; Thence on an angle to the right of 90° a distance of 240.00 feet; Thence on an angle to the right of 90° a distance of 250.00 feet; Thence on an angle to the right of 90° a distance of 240.00 feet to the TRUE POINT OF BEGINNING.

EXCEPT a tract of land in the West $\frac{1}{2}$ of Section 9, Township 5 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 9; Thence North $89^{\circ}59'06''$ East along the Southerly line of the North $\frac{1}{2}$ of said Section 9, a distance of 2656.05 feet to the center of said Section 9; Thence North $70^{\circ}38'43''$ West a distance of 776.10 feet to a point on the Northerly right-of-way line of East Stanford Avenue; Thence leaving said Northerly right-of-way line of East Stanford Avenue along a non-tangent curve to the right having a chord bearing South $80^{\circ}33'18''$ West a distance of 132.29 feet, a radius of 101.50 feet and a central angle of $81^{\circ}20'22''$, a distance of 144.09 feet to a point on the Northerly right-of-way line of South Quebec Street being a point of reverse curvature; Thence along said Northerly right-of-way line of South Quebec Street the following two (2) courses:

1. Along the arc of a curve to the left having a radius of 1697.02 feet and a central angle of $02^{\circ}26'42''$ a distance of 72.42 feet to a point of tangency;

2. Thence North $61^{\circ}13'14''$ West a distance of 429.00 feet to the Southerly corner of a tract of land as described in Book 1672, at Pages 312-314;

Thence North $28^{\circ}46'46''$ East a distance of 100.00 feet along the Easterly boundary line of said tract of land as described in Book 1672, at Pages 312-314, to the TRUE POINT OF BEGINNING;

Thence North $16^{\circ}13'14''$ West a distance of 212.13 feet to a point on the Northerly boundary line of said tract of land as described in Book 1672, at Pages 312-314; Thence along the boundary

line of said tract of land as described in Book 1672, at Pages 312-314 the following two (2) courses:

1. South 61°13'14" East a distance of 150.00 feet;
2. Thence South 28°46'46" West a distance of 150.00 feet to the TRUE POINT OF BEGINNING.

Parcel 2:

A tract of land in the West ½ of Section 9, Township 5 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the West ¼ corner of said Section 9; Thence North 89°59'06" East along the Southerly line of the North ½ of said Section 9, a distance of 2656.05 feet to the center of said Section 9; Thence North 70°38'43" West a distance of 776.10 feet to a point on the Northerly right-of-way line of East Stanford Avenue; Thence leaving said Northerly right-of-way line of East Stanford Avenue along a non-tangent curve to the right having a chord bearing South 80°33'18" West a distance of 132.29 feet, a radius of 101.50 feet and a central angle of 81°20'22" a distance of 144.09 feet to a point on the Northerly right-of-way line of South Quebec Street, being a point of reverse curvature; Thence along said Northerly right-of-way line of South Quebec Street the following two (2) courses:

1. Along the arc of a curve to the left having a radius of 1697.02 feet and a central angle of 02°26'42" a distance of 72.42 feet to a point of tangency;
2. Thence North 61°13'14" West a distance of 669.00 feet to the Westerly corner of a tract of land as described in Book 1672, at Pages 312-314, being the TRUE POINT OF BEGINNING;

Thence continuing along said Northerly right-of-way line of South Quebec Street along the arc of a curve to the right having a radius of 698.00 feet and a central angle of 04°56'24", a distance of 60.18 feet; Thence North 35°41'49" East leaving said Northerly right-of-way line of South Quebec Street a distance of 249.22 feet; Thence South 61°13'14" East a distance of 30.09 feet to the Northerly corner of said tract of land as described in Book 1672, at Pages 312-314; Thence South 28°46'46" West a distance of 250.00 feet along the Westerly line of said tract of land as described in Book 1672, at Pages 312-314 to the TRUE POINT OF BEGINNING.

Parcel 3:

The beneficial easement for detention of storm water run-off, together with rights of ingress and egress for construction, improvement, maintenance, repair and restoration of Detention Pond Site, created by Detention Pond Easement Agreement recorded July 2, 1981, in Book 2404, at Page 432, as modified by Amendment recorded February 3, 1988, at Reception Number 00232730,

City and County of Denver
State of Colorado.

Parcel 4:

The beneficial easement for parking of motor vehicles and related activities, created by Parking Easement and Maintenance Agreement, recorded October 7, 1983, in Book 2926, at Page 383, as modified by Amendment recorded January 30, 1986, at Reception Number 022556,

City and County of Denver,
State of Colorado.

Parcel 5:

The beneficial easement for motor vehicle and pedestrian ingress and egress, created by Reciprocal Easement Agreement, recorded August 6, 1985, at Reception Number 048353,

City and County of Denver
State of Colorado.

Parcel 6:

The beneficial easement for the construction, operation, maintenance and replacement of a sanitary sewer line and related facilities, created by Sanitary Sewer Easement Agreement recorded January 30, 1986, at Reception Number 022555,

City and County of Denver
State of Colorado.