

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST ONE- QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 20699" AT THE CENTER ONE-QUARTER CORNER AND A 3" BRASS CAP STAMPED "LS 15244" IN A RANGE BOX AT THE EAST ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°52'28"E A DISTANCE OF 2640.35 FEET.

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9, S89°52'28"E A DISTANCE OF 564.03 FEET;

THENCE DEPARTING SAID SOUTH LINE N00°07'32"E A DISTANCE OF 39.00 FEET, TO THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING SIX (6) COURSES:

1. N00°07'32"E A DISTANCE OF 592.50 FEET;
2. S89°52'28"E A DISTANCE OF 626.69 FEET;
3. S11°28'31"E A DISTANCE OF 131.55 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS S84°49'19"W, HAVING A RADIUS OF 1918.50 FEET, A CENTRAL ANGLE OF 10°49'38" AND AN ARC LENGTH OF 362.54 FEET, TO A POINT OF NON-TANGENT;
5. S12°39'46"W A DISTANCE OF 104.13 FEET;
6. ON A LINE BEING 39.00 FEET NORTHERLY AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9, N89°52'28"W A DISTANCE OF 629.85 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 386,005 SQUARE FEET OR 8.8615 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

