

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 EAST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9, N00°11'13"W A DISTANCE OF 50.88 FEET;

THENCE DEPARTING SAID EAST LINE S89°48'47"W A DISTANCE OF 70.00 FEET, TO THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING SEVENTEEN (17) COURSES:

1. S66°14'49"W A DISTANCE OF 25.94 FEET;
2. ON A LINE BEING 40.00 FEET NORTHERLY AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9, N89°52'28"W A DISTANCE OF 217.67 FEET;
3. S89°35'11"W A DISTANCE OF 106.25 FEET;
4. ON A LINE BEING 39.00 FEET NORTHERLY AND PARALLEL WITH SAID SOUTH LINE, N89°52'28"W A DISTANCE OF 871.58 FEET;
5. N00°07'32"E A DISTANCE OF 88.65 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS N84°21'03"W, HAVING A RADIUS OF 2053.50 FEET, A CENTRAL ANGLE OF 10°49'38" AND AN ARC LENGTH OF 388.05 FEET, TO A POINT OF NON-TANGENT;
7. N00°07'32"E A DISTANCE OF 116.38 FEET;
8. N12°50'25"W A DISTANCE OF 71.83 FEET;
9. N89°52'28"W A DISTANCE OF 1303.28 FEET;
10. N00°07'32"E A DISTANCE OF 255.00 FEET;
11. S89°52'28"E A DISTANCE OF 531.83 FEET;
12. N00°07'32"E A DISTANCE OF 260.30 FEET;
13. S89°52'28"E A DISTANCE OF 580.22 FEET;
14. S30°13'47"E A DISTANCE OF 29.20 FEET, TO A POINT OF CURVE;

15. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 06°54'13" AND AN ARC LENGTH OF 124.10 FEET, TO A POINT OF NON-TANGENT;
16. S89°52'28"E A DISTANCE OF 1349.32 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;
17. ON SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING 70.00 FEET WESTERLY AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9, S00°11'13"E A DISTANCE OF 1030.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 1,782,657 SQUARE FEET OR 40.9242 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

