

Legal Description

PARCEL A:

The Southeast Quarter of Section 4, Township 3 South, Range 66 West of the Sixth Principal Meridian Lying South of Denver International Business Center Filing No. 5 recorded August 12, 2015 at Reception No. 2015112451 and West of Yampa Street as shown on the Plat for Denver International Business Center Filing No. 7 recorded February 1, 2018 at Reception No. 2018012488.

Except Tract A of Denver International Business Center Filing No. 7, recorded February 1, 2018 at Reception No. 2018012488.

Except the Right-of-Way for 64th Avenue.

City and County of Denver, State of Colorado.

SUBJECT PROPERTY PARCEL A: 3,319,933 SQ/FT OR 76.2152 ACRES, MORE OR LESS.

FOR INFORMATIONAL PURPOSES ONLY: Assessor Parcel No. 00041-00-207-000

PARCEL B:

A Parcel of land in the Southwest Quarter of Section 4, 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:

Beginning at the Northeast corner of said Southwest Quarter; Thence West along the North line of said Southwest Quarter a distance of 660 feet; Thence along a line parallel to the East line of said Southwest Quarter a distance of 2,640 feet to a point where said parallel line intersects the South line of said Southwest Quarter; thence East along the South Line of said Southwest Quarter a distance of 660 feet to the Southeast corner of said Southwest Quarter; thence North along the East line of said Southwest Quarter a distance of 2640 feet to the Point of Beginning, except that part described in rule and Order recorded May 15, 1992 under Reception No. R-92-0054138

SUBJECT PROPERTY PARCEL B: 1,633,105 SQ/FT OR 37.4909 ACRES, MORE OR LESS.

FOR INFORMATIONAL PURPOSES ONLY: Assessor Parcel No. 00041-00-231-000

PARCEL C:

A portion of Tract A, Denver International Business Center, Filing No. 7, described as follows:

Beginning at the Southeast corner of Tract A, Denver International Business Center Filing No. 7, recorded at Reception No. 2018012488, City and County of Denver records, also being a point on the west right-of-way line of Yampa St. (R.O.W. varies) and located in the Southeast one-quarter of Section 4, Township 3 South, Range 66 West, 6th P.M., whence the Southeast corner of said Section 4 bears S 27°55'56" E, a distance of 1,507.29 feet; said point also being the Point of Beginning;

Thence along the Southerly line of said Tract A, N 89°47'26" W, a distance of 306.65 feet;

Thence continuing along said Southerly line N 48°39'43" W, a distance of 38.00 feet;

Thence S 89°47'26" E, a distance of 180.39 feet to the Northerly line of said Tract A;

Thence along said Northerly line, S 89°47'26" E, a distance of 154.89 feet to the Northeast corner of said Tract A, also being said West line of Yampa St. (R.O.W. varies);

Thence along the East line of said Tract A, S 00°12'34" W, a distance of 25.00 feet to the Point of Beginning.

City and County of Denver, State of Colorado.

SUBJECT PROPERTY PARCEL C: 8,023 SQ/FT OR 0.184 ACRES, MORE OR LESS

TOTAL AREA: 4,961,061 SQ/FT OR 113.8901 ACRES, MORE OR LESS.