

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF 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:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A REBAR WITH BROKEN CAP AND AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED "JR ENG LS 38252", BEING ASSUMED TO BEAR S00°43'33"W.

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, N00°43'33"E A DISTANCE OF 1,308.81 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PENA BOULEVARD;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N56°21'08"E A DISTANCE OF 1,426.72 FEET, TO A POINT ON THE WESTERLY LINE OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 8 RECORDED UNDER RECEPTION NO. 2000036321 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY LINE AND THE WESTERLY LINE OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 9 RECORDED UNDER RECEPTION NO. 2001043013, S18°50'05"E A DISTANCE OF 624.34 FEET;

THENCE DEPARTING SAID WESTERLY LINE, THE FOLLOWING SEVENTEEN (17) COURSES:

1. S55°52'15"W A DISTANCE OF 889.91 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 33°38'26" AND AN ARC LENGTH OF 733.92 FEET, TO A POINT OF TANGENT;
3. S22°13'50"W A DISTANCE OF 122.72 FEET;
4. S67°46'10"E A DISTANCE OF 409.26 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 13°04'11" AND AN ARC LENGTH OF 136.87 FEET, TO A POINT OF TANGENT;
6. S54°41'59"E A DISTANCE OF 54.57 FEET;
7. S35°18'01"W A DISTANCE OF 40.00 FEET;
8. S54°41'59"E A DISTANCE OF 11.00 FEET, TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 47.12 FEET, TO A POINT OF TANGENT;

10. S35°18'01"W A DISTANCE OF 5.00 FEET;
11. S54°41'59"E A DISTANCE OF 68.00 FEET;
12. N35°18'01"E A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 47.12 FEET, TO A POINT OF TANGENT;
14. S54°41'59"E A DISTANCE OF 51.35 FEET, TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 14°46'08" AND AN ARC LENGTH OF 118.57 FEET, TO A POINT OF TANGENT;
16. S39°55'52"E A DISTANCE OF 220.99 FEET;
17. S37°22'42"E A DISTANCE OF 88.06 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 67TH AVENUE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. S44°55'52"E A DISTANCE OF 217.97 FEET, TO A POINT OF CURVE;
2. THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 592.00 FEET, A CENTRAL ANGLE OF 15°43'26" AND AN ARC LENGTH OF 162.47 FEET, TO THE NORTHEASTERLY CORNER OF TRACT A, DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5 RECORDED UNDER RECEPTION NO. 2015112451, AND A POINT OF NON-TANGENT;

THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT A, THE FOLLOWING FIVE (5) COURSES:

1. S35°59'27"W A DISTANCE OF 110.07 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S42°22'21"W, HAVING A RADIUS OF 1,321.94 FEET, A CENTRAL ANGLE OF 12°02'19" AND AN ARC LENGTH OF 277.76 FEET, TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE, TO THE LEFT, HAVING A RADIUS OF 565.99 FEET, A CENTRAL ANGLE OF 16°55'53" AND AN ARC LENGTH OF 167.25 FEET, TO A POINT OF COMPOUND CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 460.63 FEET, A CENTRAL ANGLE OF 04°24'04" AND AN ARC LENGTH OF 35.38 FEET, TO A POINT OF NON-TANGENT;
5. S89°19'02"E A DISTANCE OF 259.65 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH YAMPA STREET;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°40'58"W A DISTANCE OF 222.57 FEET, TO THE SOUTHEASTERLY CORNER OF SAID TRACT A;

THENCE ON THE SOUTHERLY BOUNDARY LINE OF SAID TRACT A, THE FOLLOWING TEN (10) COURSES:

1. N89°51'30"W A DISTANCE OF 176.44 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 53°30'04" AND AN ARC LENGTH OF 233.44 FEET, TO A POINT OF TANGENT;

3. N36°21'26"W A DISTANCE OF 365.65 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 37°08'36" AND AN ARC LENGTH OF 236.62 FEET, TO A POINT OF TANGENT;
5. N73°30'02"W A DISTANCE OF 247.02 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 548.00 FEET, A CENTRAL ANGLE OF 29°11'47" AND AN ARC LENGTH OF 279.25 FEET, TO A POINT OF TANGENT;
7. S77°18'11"W A DISTANCE OF 256.32 FEET;
8. S81°24'23"W A DISTANCE OF 150.71 FEET;
9. S84°57'42"W A DISTANCE OF 94.06 FEET, TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 95°46'05" AND AN ARC LENGTH OF 225.65 FEET, TO A POINT OF TANGENT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE ON SAID WEST LINE, N00°43'47"E A DISTANCE OF 636.51 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,169,992 SQUARE FEET OR 49.8162 ACRES.