

**LEGAL DESCRIPTION
(PARCEL 1)**

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

BEGIN AT THE NORTH END OF SAID EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10;

THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2,654.84 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 10;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 222.47 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 2,255.33 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE NORTHEASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 86°26'16" AN ARC DISTANCE OF 301.73 FEET;

THENCE NORTH 03°00'35" EAST A DISTANCE OF 1,196.89 FEET TO A 1,500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°33'43" AN ARC DISTANCE OF 93.25 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 108.37 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'57" AN ARC DISTANCE OF 66.20 FEET;

THENCE NORTH 19°31'05" WEST A DISTANCE OF 211.15 FEET TO A 400.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 37°55'53" AN ARC DISTANCE OF 264.81 FEET;

THENCE NORTH 18°24'48" EAST A DISTANCE OF 211.16 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'56" AN ARC DISTANCE OF 66.20 FEET;

SECTION 10 LEGAL DESCRIPTION CONTINUED – PARCEL 1

THENCE NORTH 00°33'09" WEST A DISTANCE OF 837.30 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 1,220.27 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 137.00 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 708.90 FEET TO A 500.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 86°00'05" WEST;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°26'47" AN ARC DISTANCE OF 30.07 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 106.94 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 39.69 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 27°26'32" AN ARC DISTANCE OF 239.48 FEET;

THENCE SOUTH 62°00'20" WEST A DISTANCE OF 393.43 FEET;

THENCE NORTH 27°13'07" WEST A DISTANCE OF 175.67 FEET;

THENCE NORTH 58°04'30" EAST A DISTANCE OF 196.45 FEET TO A 1,800.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°48'25" AN ARC DISTANCE OF 1,219.16 FEET;

THENCE SOUTH 83°07'05" EAST A DISTANCE OF 1,299.60 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 1,306.14 FEET TO A 350.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE NORTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 549.78 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 885.08 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41" AN ARC DISTANCE OF 173.03 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;

THENCE WESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 39°39'22" AN ARC DISTANCE OF 346.07 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;

THENCE WESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41" AN ARC DISTANCE OF 173.03 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 200.47 FEET TO A 750.00 FOOT RADIUS TANGENT CURVE, WHOSE CENTER BEARS SOUTHERLY;

SECTION 10 LEGAL DESCRIPTION CONTINUED – PARCEL 1

THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°13'34" AN ARC DISTANCE OF 186.22 FEET TO A 750.00 FOOT RADIUS REVERSE CURVE;

THENCE WESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 14°13'34" AN ARC DISTANCE OF 186.22 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 545.67 FEET;

THENCE NORTH 00°30'47" WEST A DISTANCE OF 164.69 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 10;

THENCE NORTH 89°29'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 546.00 FEET TO THE NORTH ONE QUARTER CORNER OF SAID SECTION 10;

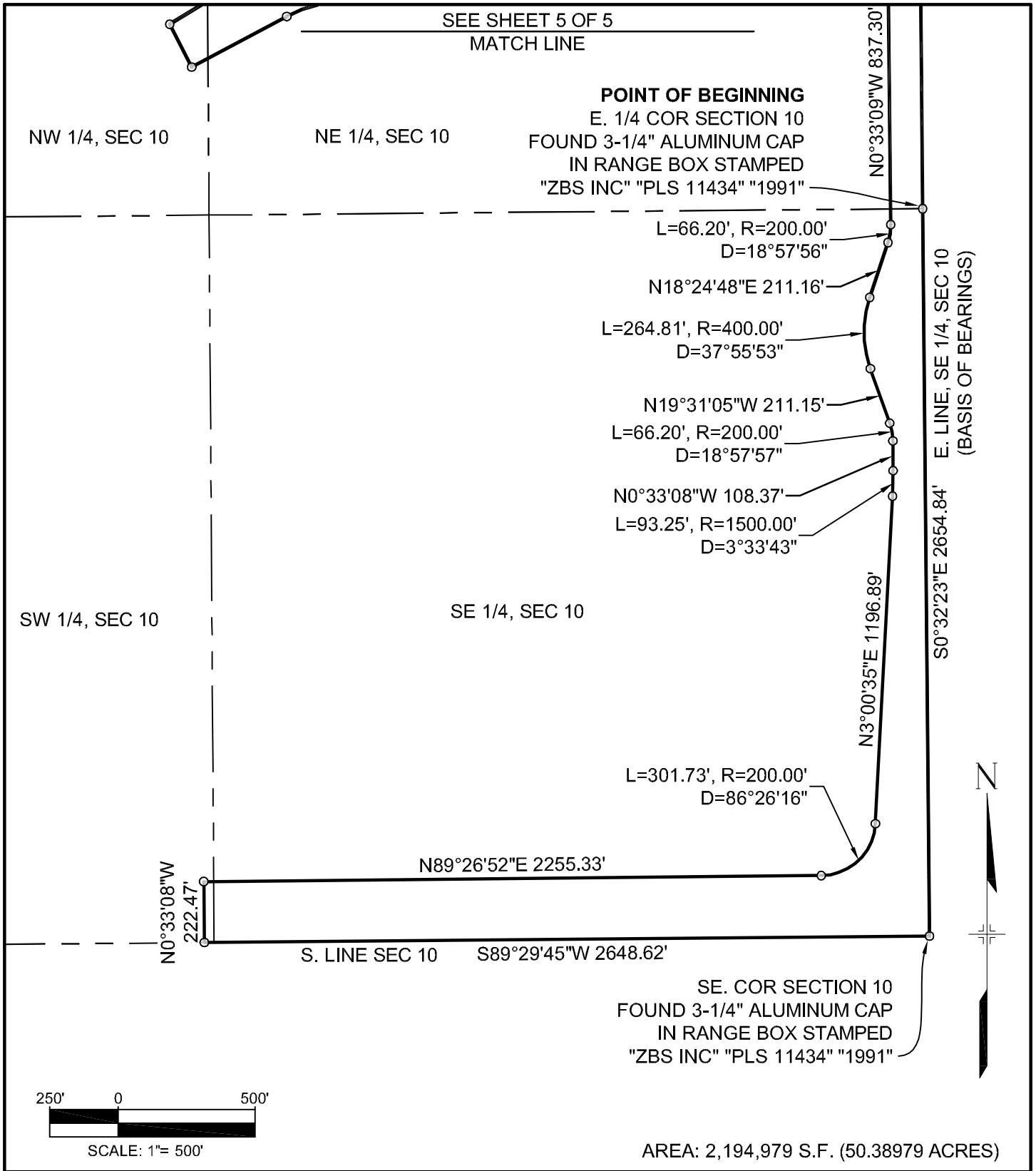
THENCE NORTH 89°28'41" EAST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 10, A DISTANCE OF 2,599.14 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00°33'08" EAST, ALONG THE EAST LINE OF SAID NORTHEAST ONE QUARTER, A DISTANCE OF 2,654.89 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 2,194,979 SQUARE FEET, OR 50.38979 ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

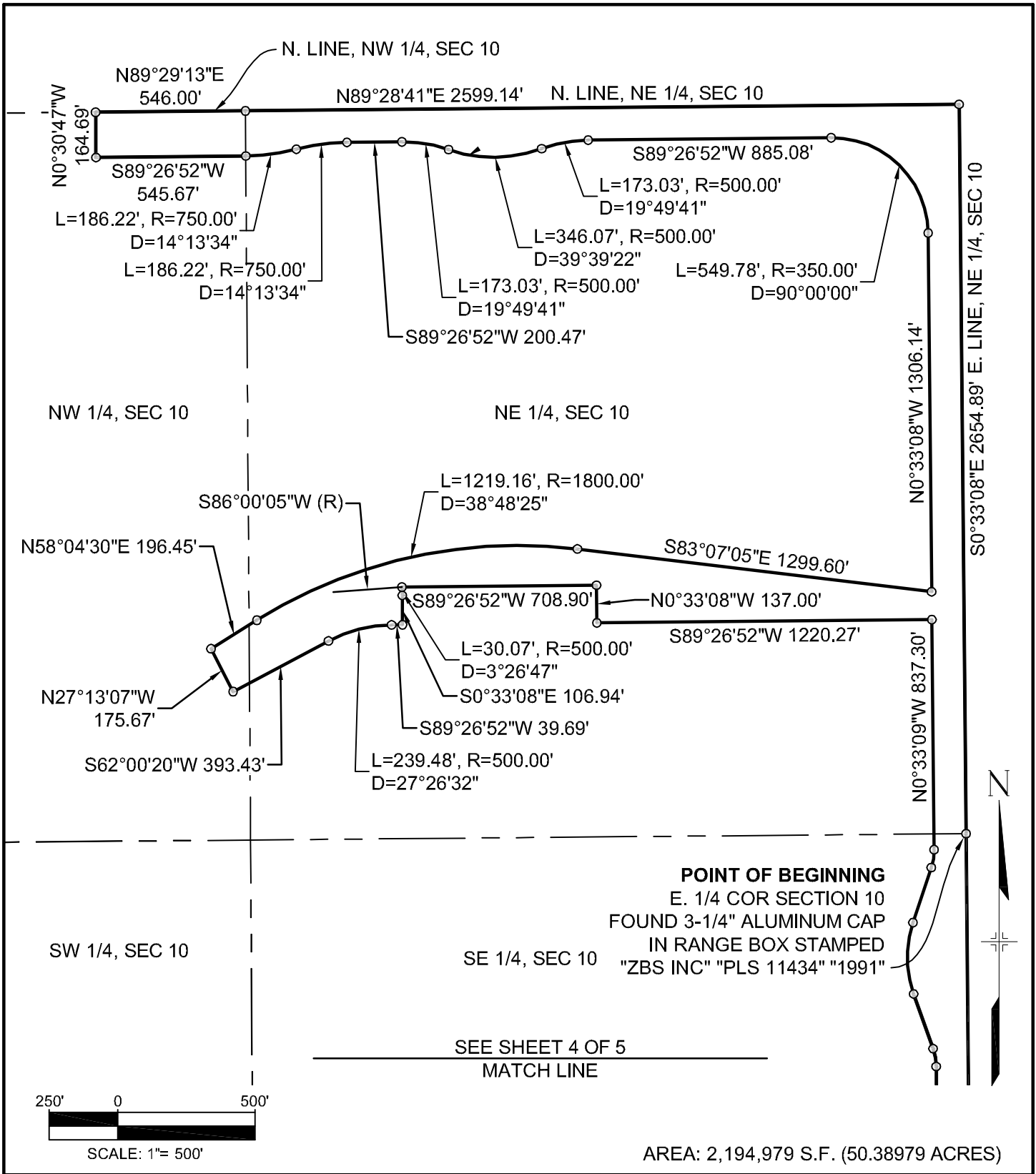


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LEGAL DESCRIPTION		
PARCEL 1		
EXHIBIT A		
CHECKED BY: JAM	DATE: SEPT. 11, 2017 JN: 16.006.235	4 OF 5



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LEGAL DESCRIPTION
PARCEL 1
EXHIBIT A

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**LEGAL DESCRIPTION
(PARCEL 2)**

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 00°32'23" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 2,654.84 FEET, TO A THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 586.12 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 11°56'03" AN ARC DISTANCE OF 208.29 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTHERLY, ALONG THE PREVIOUSLY DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 08°53'42" AN ARC DISTANCE OF 155.24 FEET TO A 2,900.00 FOOT RADIUS REVERSE CURVE;

THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 13°56'18" AN ARC DISTANCE OF 705.48 FEET;

THENCE SOUTH 83°39'42" EAST A DISTANCE OF 34.00 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 1,688.29 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 1,005.66 FEET TO A 500.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 09°23'19" EAST;

THENCE NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 26°40'29" AN ARC DISTANCE OF 232.78 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;

THENCE WESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 71°22'55" AN ARC DISTANCE OF 622.92 FEET TO A 600.00 FOOT RADIUS REVERSE CURVE;

THENCE SOUTHWESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 49°05'18" AN ARC DISTANCE OF 514.05 FEET;

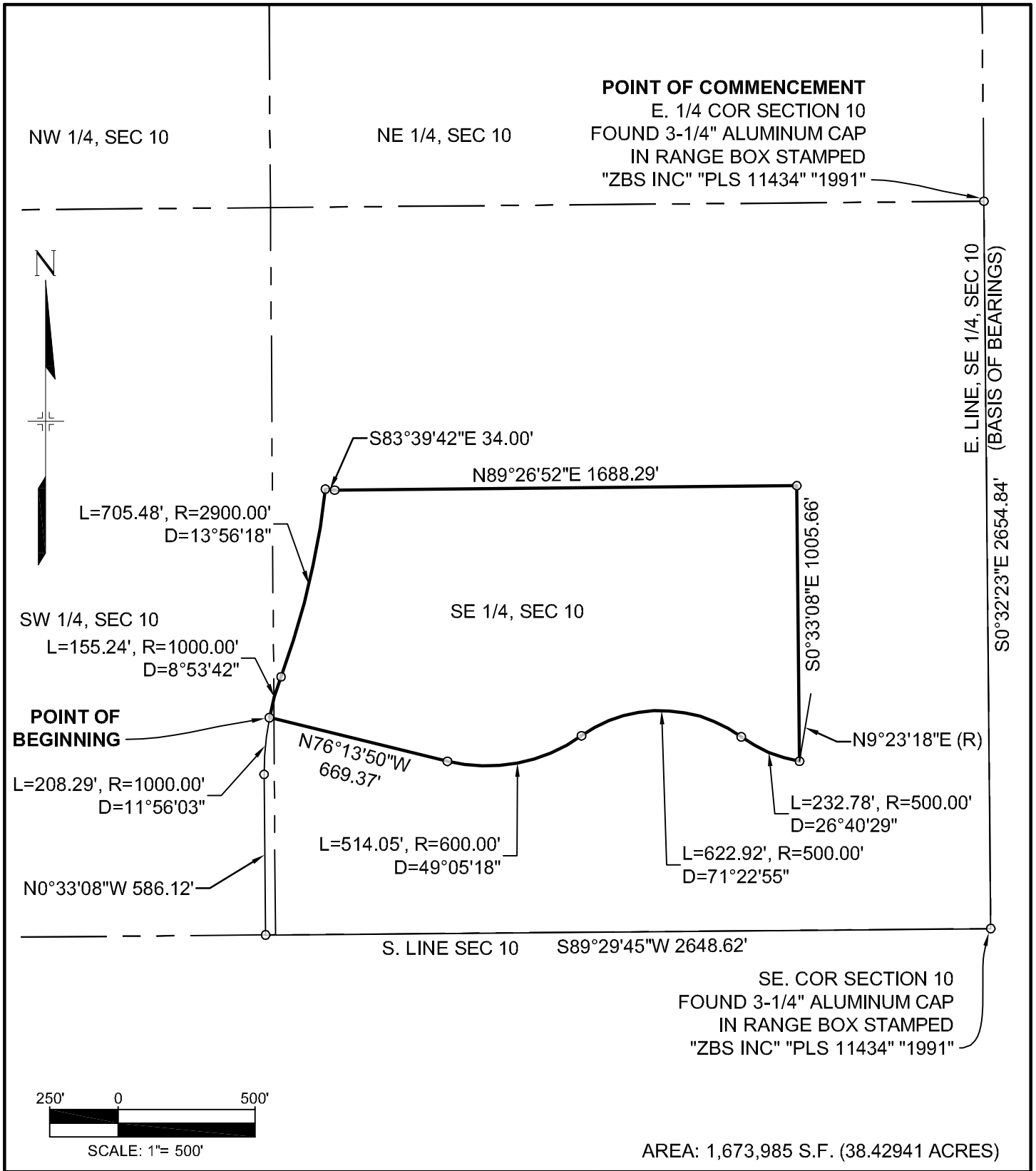
SECTION 10 LEGAL DESCRIPTION CONTINUED – PARCEL 2

THENCE NORTH 76°13'50" WEST A DISTANCE OF 669.37 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 1,673,985 SQUARE FEET, OR 38.42941 ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.



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LEGAL DESCRIPTION
PARCEL 2
EXHIBIT A

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**LEGAL DESCRIPTION
(PARCEL 3A)**

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

COMMENCE AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE A DISTANCE OF 2,654.84 FEET, TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 222.47 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°33'08" WEST A DISTANCE OF 363.65 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 11°56'03" AN ARC DISTANCE OF 208.29 FEET;

THENCE SOUTH 76°13'50" EAST A DISTANCE OF 669.37 FEET TO A 600.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 30°55'20" AN ARC DISTANCE OF 323.82 FEET;

THENCE SOUTH 13°09'10" EAST A DISTANCE OF 107.89 FEET TO A 600.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE SOUTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 12°36'01" AN ARC DISTANCE OF 131.95 FEET;

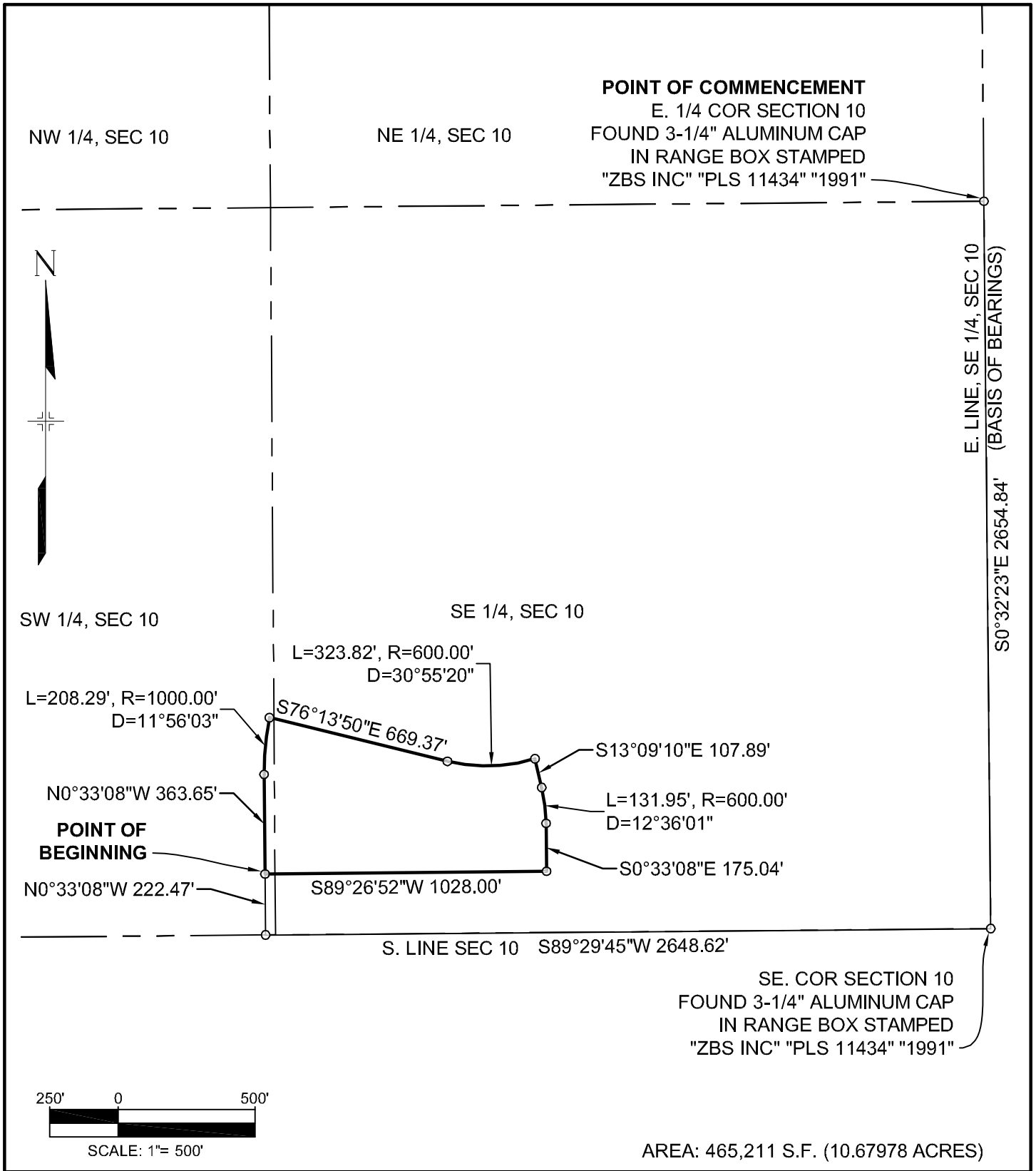
THENCE SOUTH 00°33'08" EAST A DISTANCE OF 175.04 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 1,028.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 465,211 SQUARE FEET, OR 10.67978 ACRES AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

JEFFREY A MILLER, PLS 38467
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POINT OF COMMENCEMENT
 E. 1/4 COR SECTION 10
 FOUND 3-1/4" ALUMINUM CAP
 IN RANGE BOX STAMPED
 "ZBS INC" "PLS 11434" "1991"

E. LINE, SE 1/4, SEC 10
 (BASIS OF BEARINGS)
 S0°32'23"E 2654.84'

SE. COR SECTION 10
 FOUND 3-1/4" ALUMINUM CAP
 IN RANGE BOX STAMPED
 "ZBS INC" "PLS 11434" "1991"

AREA: 465,211 S.F. (10.67978 ACRES)



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LEGAL DESCRIPTION		
PARCEL 3A		
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**LEGAL DESCRIPTION
(PARCEL 3B)**

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

COMMENCE AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE A DISTANCE OF 2,654.84 FEET, TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 222.47 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 1,954.33 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°18'44" WEST A DISTANCE OF 392.74 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 1,285.66 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 998.05 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 300.00 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 712.03 FEET TO A 2,900.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 84°56'19" WEST;

THENCE NORTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 20°25'18" AN ARC DISTANCE OF 1,033.63 FEET;

THENCE NORTH 62°00'20" EAST A DISTANCE OF 393.43 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 27°26'32" AN ARC DISTANCE OF 239.48 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 39.69 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 106.94 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°26'47" AN ARC DISTANCE OF 30.07 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 708.90 FEET;

SECTION 10 LEGAL DESCRIPTION CONTINUED – PARCEL 3B

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 137.00 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 1,220.27 FEET;

THENCE SOUTH 00°33'09" EAST A DISTANCE OF 837.30 FEET TO A 200.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 89°26'52" WEST;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'56" AN ARC DISTANCE OF 66.20 FEET;

THENCE SOUTH 18°24'48" WEST A DISTANCE OF 211.16 FEET TO A 400.00 FOOT TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE SOUTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 37°55'53" AN ARC DISTANCE OF 264.81 FEET;

THENCE SOUTH 19°31'05" EAST A DISTANCE OF 211.15 FEET TO A 251.82 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 72°26'46" WEST;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 15°02'15" AN ARC DISTANCE OF 66.09 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 108.37 FEET TO A 1,500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

THENCE SOUTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°33'43" AN ARC DISTANCE OF 93.25 FEET;

THENCE SOUTH 03°00'35" WEST A DISTANCE OF 1,196.89 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;

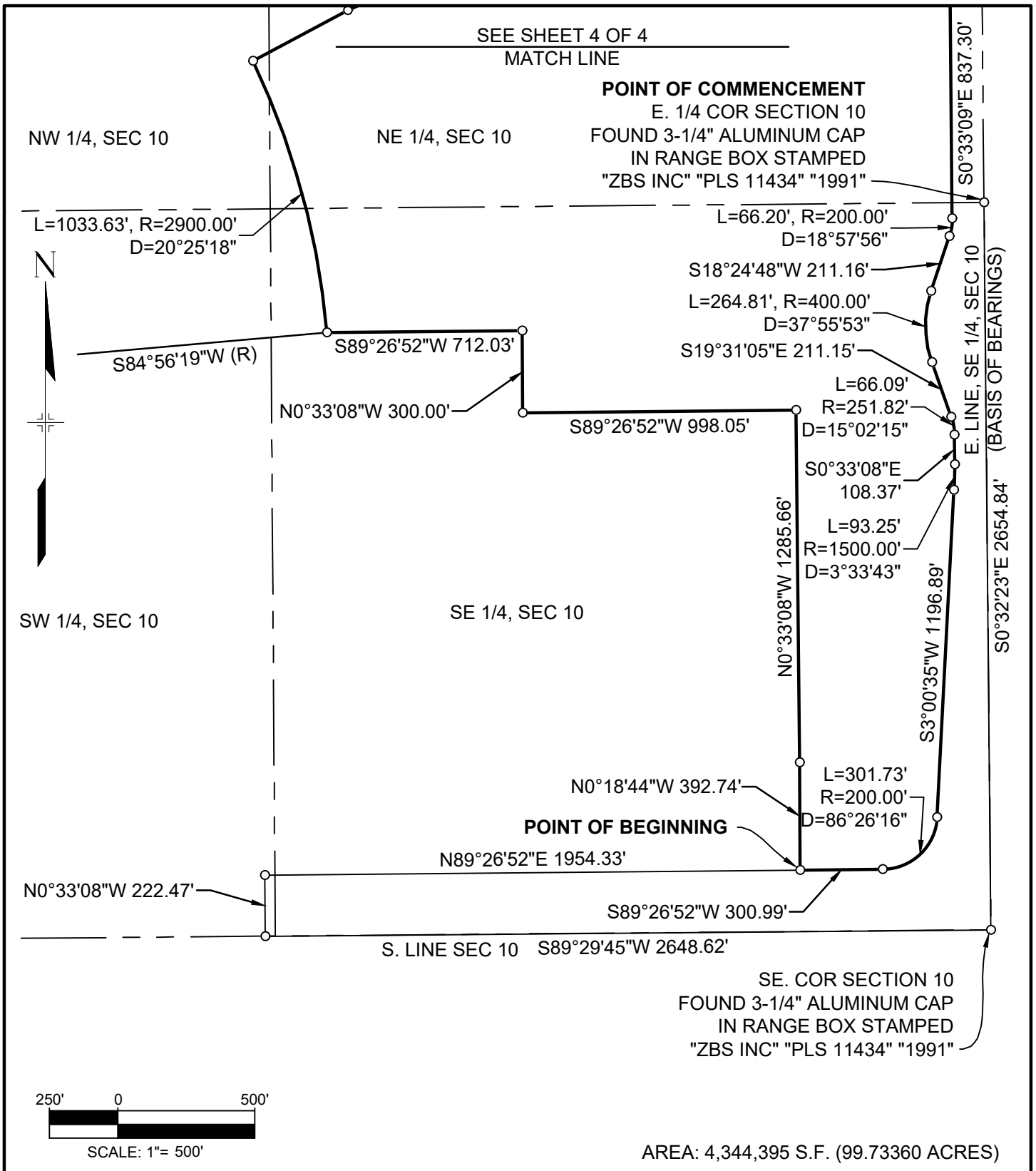
THENCE SOUTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 86°26'16" AN ARC DISTANCE OF 301.73 FEET;

THENCE SOUTH 89°26'52" WEST A DISTANCE OF 300.99 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 4,344,395 SQUARE FEET, OR 99.73360 ACRES AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

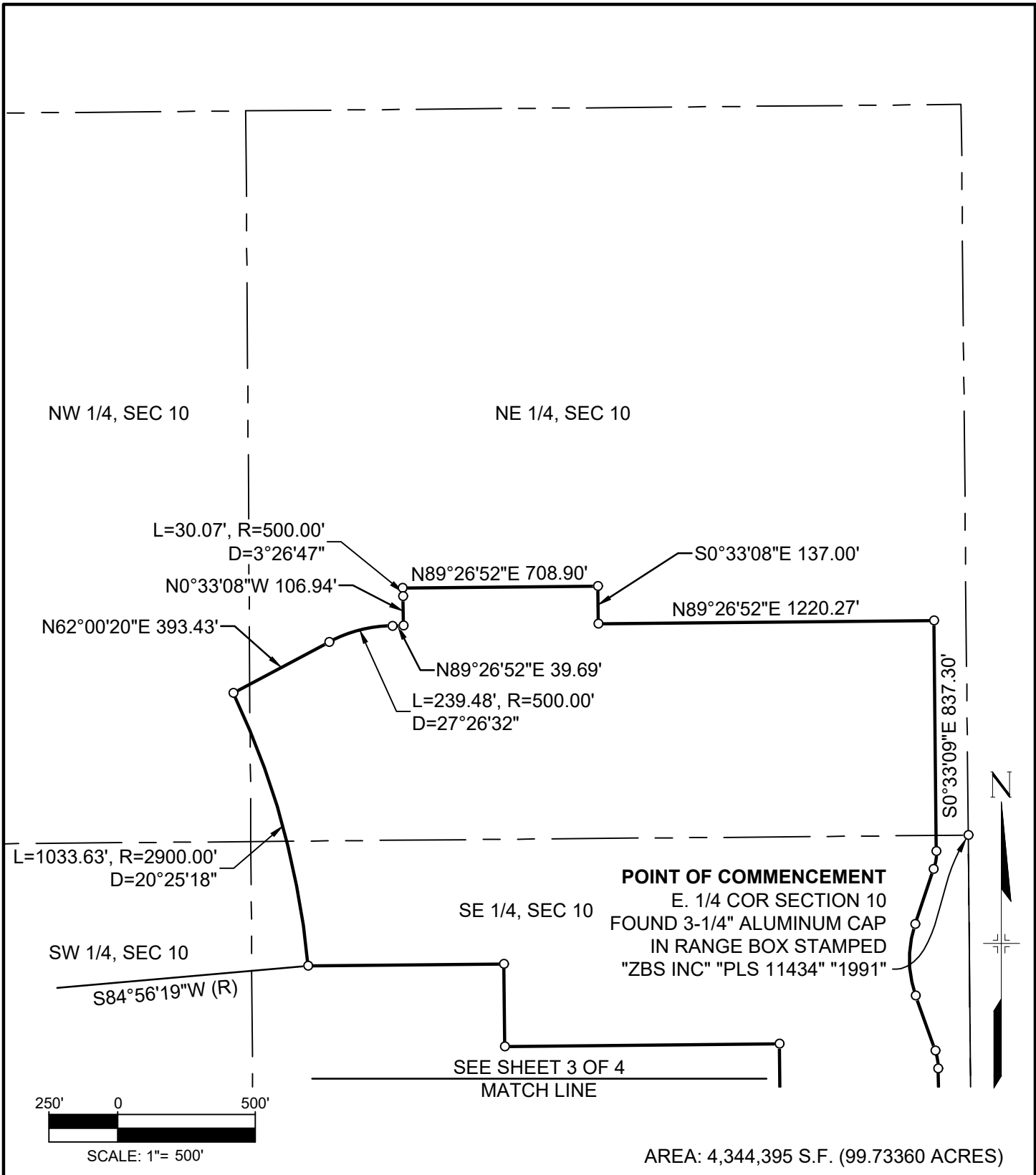


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LEGAL DESCRIPTION		
PARCEL 3B		
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LEGAL DESCRIPTION
 PARCEL 3B
 EXHIBIT A

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**LEGAL DESCRIPTION
(PARCEL 4)**

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

COMMENCE AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE A DISTANCE OF 2,654.84 FEET, TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 586.12 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 20°49'44" AN ARC DISTANCE OF 363.53 FEET TO A 2,900.00 FOOT RADIUS REVERSE CURVE;

THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 49°13'51" AN ARC DISTANCE OF 2,491.80 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTHWESTERLY, ALONG THE PREVIOUSLY DESCRIBED REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 15°21'28" AN ARC DISTANCE OF 777.32 FEET;

THENCE NORTH 44°18'43" WEST A DISTANCE OF 443.25 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 133°45'35" AN ARC DISTANCE OF 1,167.27 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 545.67 FEET TO A 750.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°13'34" AN ARC DISTANCE OF 186.22 FEET TO A 750.00 FOOT RADIUS REVERSE CURVE;

THENCE EASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 14°13'34" AN ARC DISTANCE OF 186.22 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 200.47 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41" AN ARC DISTANCE OF 173.03 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;

SECTION 10 LEGAL DESCRIPTION CONTINUED – PARCEL 4

THENCE EASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 39°39'22" AN ARC DISTANCE OF 346.07 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;

THENCE EASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41" AN ARC DISTANCE OF 173.03 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 885.08 FEET TO A 350.00 FOOT RADIUS TANGENT CURVE, WHOSE CENTER BEARS SOUTHERLY;

THENCE SOUTHEASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 549.78 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 1,306.14 FEET;

THENCE NORTH 83°07'05" WEST A DISTANCE OF 1,299.60 FEET TO A 1,800.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

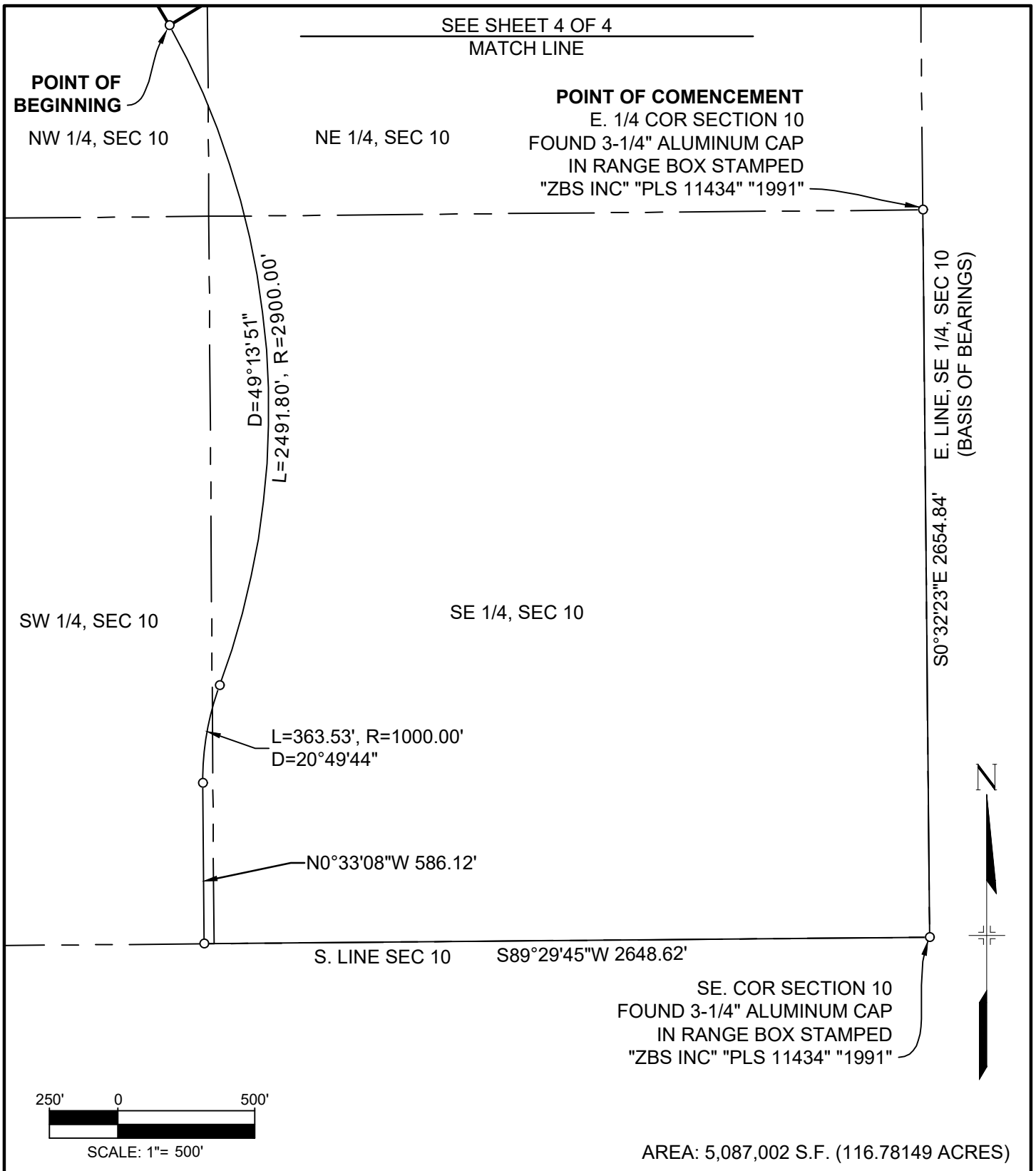
THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°48'25" AN ARC DISTANCE OF 1,219.16 FEET;

THENCE SOUTH 58°04'30" WEST A DISTANCE OF 196.45 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 5,087,002 SQUARE FEET, OR 116.78149 ACRES AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.



JEFFREY A MILLER, PLS 38467
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200 – DENVER, COLORADO 80202



SEE SHEET 4 OF 4
MATCH LINE

POINT OF BEGINNING
NW 1/4, SEC 10

NE 1/4, SEC 10

POINT OF COMENCEMENT
E. 1/4 COR SECTION 10
FOUND 3-1/4" ALUMINUM CAP
IN RANGE BOX STAMPED
"ZBS INC" "PLS 11434" "1991"

D=49°13'51"
L=2491.80', R=2900.00'

E. LINE, SE 1/4, SEC 10
(BASIS OF BEARINGS)

SW 1/4, SEC 10

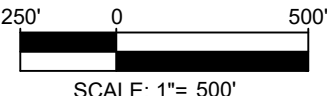
SE 1/4, SEC 10

L=363.53', R=1000.00'
D=20°49'44"

N0°33'08"W 586.12'

S. LINE SEC 10 S89°29'45"W 2648.62'

SE. COR SECTION 10
FOUND 3-1/4" ALUMINUM CAP
IN RANGE BOX STAMPED
"ZBS INC" "PLS 11434" "1991"



AREA: 5,087,002 S.F. (116.78149 ACRES)

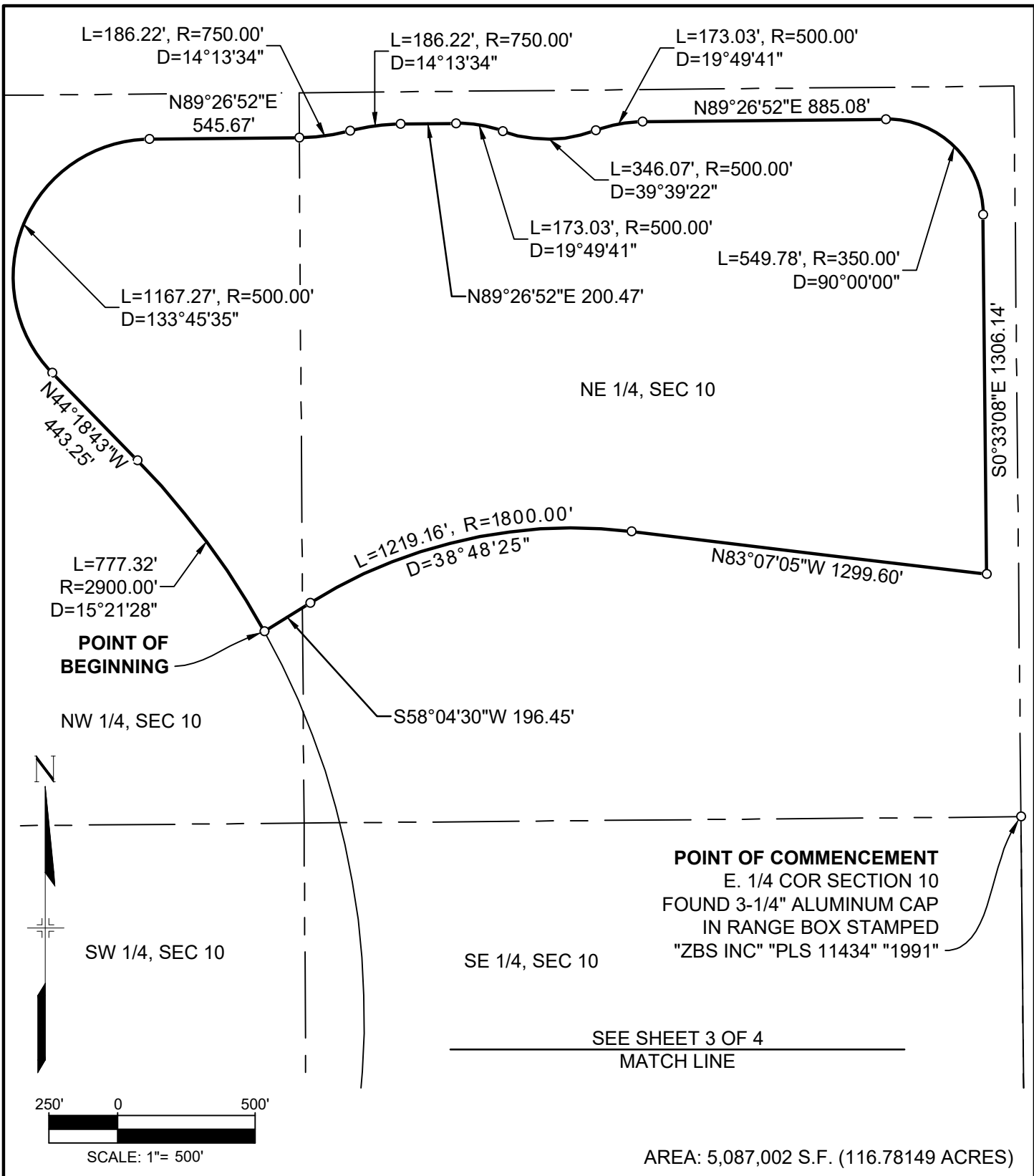


1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0202

LEGAL DESCRIPTION
PARCEL 4

EXHIBIT A

CHECKED BY: JAM	DATE: SEPT. 11, 2017 JN: 16.006.235	3 OF 4
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1601 Blake Street, Suite 200
 Denver, CO 80202
 Phone 303-572-0200
 Fax 303-572-0202

LEGAL DESCRIPTION
PARCEL 4

EXHIBIT A

CHECKED BY: JAM	DATE: SEPT. 11, 2017	4 OF 4
	JN: 16.006.235	

**LEGAL DESCRIPTION
(PARCEL 5)**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

COMMENCE AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE A DISTANCE OF 2,654.84 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

THENCE NORTH 00°33'08" WEST A DISTANCE OF 586.12 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 20°49'44" AN ARC DISTANCE OF 363.53 FEET TO A 2,900.00 FOOT RADIUS REVERSE CURVE;

THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 13°56'18" AN ARC DISTANCE OF 705.48 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTHERLY, ALONG THE PREVIOUSLY DESCRIBED REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 11°23'59" AN ARC DISTANCE OF 577.00 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 712.03 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 300.00 FEET;

THENCE NORTH 89°26'52" EAST A DISTANCE OF 998.05 FEET;

THENCE SOUTH 00°33'08" EAST A DISTANCE OF 280.00 FEET;

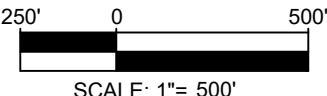
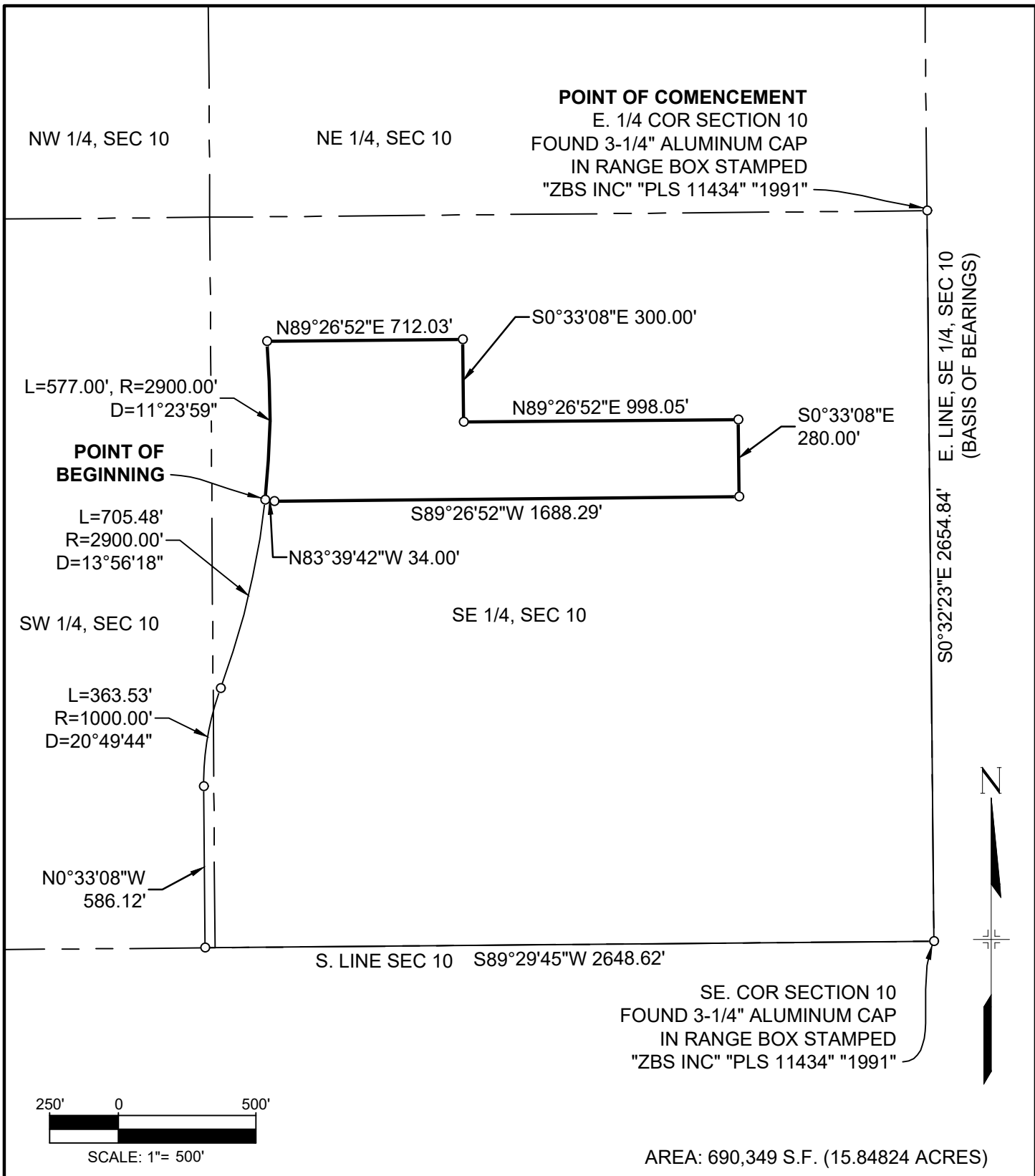
THENCE SOUTH 89°26'52" WEST A DISTANCE OF 1,688.29 FEET;

THENCE NORTH 83°39'42" WEST A DISTANCE OF 34.00 FEET TO THE **POINT OF BEGINNING**.


THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 690,349 SQUARE FEET, OR 15.84824 ACRES AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

JEFFREY A MILLER, PLS 38467
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200 – DENVER, COLORADO 80202





AREA: 690,349 S.F. (15.84824 ACRES)

 <p>1601 Blake Street, Suite 200 Denver, CO 80202 Phone 303-572-0200 Fax 303-572-0202</p>	LEGAL DESCRIPTION PARCEL 5		
	EXHIBIT A		
	CHECKED BY: JAM	DATE: SEPT. 11, 2017 JN: 16.006.235	2 OF 2