

Parcel D1

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH 00°20'34" EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE S16° 59' 32"W, A DISTANCE OF 3,340.63 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD, BEING THE POINT OF BEGINNING:

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES;

- 1) S38° 16' 24"W, A DISTANCE OF 36.28 FEET;
- 2) S45° 29' 01"W, A DISTANCE OF 534.04 FEET;
- 3) S45° 27' 12"W, 494.60 FEET TO THE NORTHERLY RIGHT OF WAY OF 46TH AVE.

THENCE N89° 56' 11"W A DISTANCE OF 55.54 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;

THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 640.66 FEET, A CENTRAL ANGLE OF 28° 19' 36", AN ARC LENGTH OF 316.74 FEET, THE CHORD OF WHICH BEARS N03°44' 55"E, A DISTANCE OF 313.25 FEET;

THENCE N47° 19' 35"E, A DISTANCE OF 213.25 FEET;

THENCE N03° 55' 53"W, A DISTANCE OF 251.29 FEET;

THENCE N29° 52' 06"W, A DISTANCE OF 36.22 FEET;

THENCE N04° 19' 17"W, A DISTANCE OF 113.62 FEET;

THENCE N29° 51' 49"W, A DISTANCE OF 349.40 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, PER ORDINANCE NO. 33, SERIES 1926;

THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 955.37 FEET, A CENTRAL ANGLE OF 01° 54' 01", AN ARC LENGTH OF 31.69 FEET, THE CHORD OF WHICH BEARS N15° 12' 19"E, A DISTANCE OF 31.69 FEET

THENCE S61° 30' 43"E, A DISTANCE OF 257.88 FEET;

THENCE S04° 15' 07"E, A DISTANCE OF 203.84 FEET;

THENCE N89° 44' 59"E, A DISTANCE OF 120.32 FEET;

THENCE S62° 05' 55"E, A DISTANCE OF 64.92 FEET;

THENCE S63° 14' 01"E, A DISTANCE OF 105.88 FEET;

THENCE N26° 40' 09"E, A DISTANCE OF 165.06 FEET;

THENCE S54° 47' 25"E, A DISTANCE OF 312.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 359,293 SQUARE FEET OF 8.248 ACRES, MORE OR LESS.