

LOT 2, BLOCK 1, DENVER GATEWAY CENTER FILING NO. 5, RECORDED NOVEMBER 4, 2019 AT RECEPTION NO. 2019153485, SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;

THENCE ALONG THE PERIMETER OF SAID LOT 2 THE FOLLOWING ELEVEN (11) COURSES:

- 1) NORTH 89°51'52" EAST, A DISTANCE OF 792.11 FEET;
- 2) SOUTH 88°29'13" EAST, A DISTANCE OF 81.88 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 3) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 24.08 FEET, SAID CURVE HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 49°16'44", AND A CHORD WHICH BEARS SOUTH 63°53'09" EAST A CHORD DISTANCE OF 23.35 FEET TO A POINT OF REVERSE CURVATURE;
- 4) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 194.02 FEET, SAID CURVE HAVING A RADIUS OF 74.00 FEET, A CENTRAL ANGLE OF 150°13'17", AND A CHORD WHICH BEARS NORTH 65°38'34" EAST A CHORD DISTANCE OF 143.03 FEET;
- 5) SOUTH 78°52'26" EAST, A DISTANCE OF 722.93 FEET;
- 6) SOUTH 00°03'23" EAST, A DISTANCE OF 464.16 FEET;
- 7) SOUTH 26°23'03" WEST, A DISTANCE OF 11.40 FEET;
- 8) SOUTH 89°19'07" WEST, A DISTANCE OF 1,343.74 FEET;
- 9) NORTH 00°07'44" WEST, A DISTANCE OF 283.01 FEET;
- 10) SOUTH 89°19'07" WEST, A DISTANCE OF 385.02 FEET;
- 11) NORTH 00°07'44" WEST, A DISTANCE OF 303.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 871,604 SQUARE FEET OR 20.01 ACRES, MORE OR LESS;