

Description

A part of Tract A (Future R.O.W. for 51st Ave.) Stapleton Filing No. 13, as recorded at Reception Number 2004204799 in the Clerk and Recorder's Office of the City and County of Denver; together with a part of the West Half of Section 15, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 15;
thence South 00°41'59" East, along the easterly line of the Northwest Quarter of said Section 15, a distance of 1170.27 feet to a point that is 66.97 feet southerly of the southwest corner of Tract B of Stapleton Business Center North Filing No. 1 recorded at Reception Number 2009084385 in said Clerk and Recorder's Office and the **POINT OF BEGINNING**;

thence South 00°41'59" East, along said easterly line of the Northwest Quarter of Section 15, a distance of 1483.91 feet to the Center of said Section 15;
thence South 00°41'59" East, along the easterly line of the Southwest Quarter of said Section 15, a distance of 263.11 feet to the northeast corner of said Stapleton Filing No. 13;

thence along the northerly lines of said Stapleton Filing No. 13 the following two (2) courses:

- 1.) South 89°28'34" West a distance of 55.92 feet to a point of curve;
- 2.) along the arc of a curve to the right having a radius of 370.00 feet, a central angle of 10°45'48", an arc length of 69.51 feet and whose chord bears North 85°08'32" West a distance of 69.40 feet to the northeast corner of Tract A (Future R.O.W. for 51st Ave.), said Stapleton Filing No. 13;

thence South 00°41'59" East, along the easterly line of said Tract A (Future R.O.W. for 51st Ave.), a distance of 76.67 feet to the southeast corner of said Tract A (Future R.O.W. for 51st Ave.) and a point on the westerly line of Stapleton Business Center Filing No. 1 recorded at Reception Number 2004027120 in said Clerk and Recorder's Office;

thence South 00°41'59" East, along said westerly line of Stapleton Business Center Filing No. 1 a distance of 19.84 feet to the southwest corner of said 51st Ave. as dedicated by said Stapleton Business Center Filing No. 1;

thence South 89°28'34" West, along the westerly extension of the southerly line of said 51st Ave. as dedicated by Stapleton Business Center Filing No. 1, a distance of 26.83 feet;

thence South 20°50'12" West a distance of 195.40 feet to a point of curve;

thence along the arc of a curve to the left having a radius of 379.00 feet, a central angle of 21°32'11", an arc length of 142.46 feet and whose chord bears South 10°04'06" West

a distance of 141.62 feet to the easterly line of Tract E (R.O.W. for Dallas St.), said Stapleton Filing No. 13;

thence along said easterly line of Tract E (R.O.W. for Dallas St.) the following four (4) courses:

- 1.) North $00^{\circ}41'59''$ West a distance of 183.47 feet to a point of curve;
- 2.) along the arc of a curve to the right having a radius of 379.00 feet, a central angle of $16^{\circ}16'08''$, an arc length of 107.62 feet and whose chord bears North $07^{\circ}26'04''$ East a distance of 107.25 feet;
- 3.) North $15^{\circ}34'08''$ East a distance of 59.73 feet to a point of curve;
- 4.) along the arc of a curve to the right having a radius of 20.00 feet, a central angle of $90^{\circ}00'00''$, an arc length of 31.42 feet and whose chord bears North $60^{\circ}34'08''$ East a distance of 28.28 feet to the northeast corner of said Tract E (R.O.W. for Dallas St.) and also being a point on the southerly line of said Tract A (Future R.O.W. for 51st Ave.);

thence along said southerly line of Tract A (Future R.O.W. for 51st Ave.) the following three (3) courses:

- 1.) North $74^{\circ}25'52''$ West a distance of 291.79 feet to a point of curve;
- 2.) along the arc of a curve to the left having a radius of 564.00 feet, a central angle of $15^{\circ}34'08''$, an arc length of 153.26 feet and whose chord bears North $82^{\circ}12'56''$ West a distance of 152.78 feet;
- 3.) North $90^{\circ}00'00''$ West a distance of 971.46 feet to the northeast corner of Tract B (R.O.W. for Beeler St.), said Stapleton Filing No. 13;

thence North $00^{\circ}00'00''$ East a distance of 72.00 feet to the northerly line of said Tract A (Future R.O.W. for 51st Ave.);

thence along said northerly line of Tract A (Future R.O.W. for 51st Ave.) the following two (2) courses:

- 1.) North $90^{\circ}00'00''$ West a distance of 373.01 feet to a point of curve;
- 2.) along the arc of a curve to the right having a radius of 20.00 feet, a central angle of $71^{\circ}40'19''$, an arc length of 25.02 feet and whose chord bears North $54^{\circ}09'50''$ West a distance of 23.42 feet to the easterly line of Tract A (Future R.O.W. for Central Park Blvd.), Stapleton Filing No. 41 as recorded at Reception Number 2014008209 in said Clerk and Recorder's Office;

thence along said easterly line of Tract A (Future R.O.W. for Central Park Blvd.) the following three (3) courses:

- 1.) North $00^{\circ}00'00''$ East a distance of 244.47 feet to a point of curve;

- 2.) along the arc of a curve to the left having a radius of 1666.50 feet, a central angle of $21^{\circ}28'40''$, an arc length of 624.70 feet and whose chord bears North $10^{\circ}44'20''$ West a distance of 621.05 feet;
- 3.) North $21^{\circ}28'40''$ West a distance of 582.17 feet;

thence North $70^{\circ}42'25''$ East a distance of 74.98 feet to a point of curve;
thence along the arc of a curve to the right having a radius of 517.00 feet, a central angle of $19^{\circ}17'35''$, an arc length of 174.09 feet and whose chord bears North $80^{\circ}21'13''$ East a distance of 173.27 feet;
thence North $90^{\circ}00'00''$ East a distance of 169.76 feet to a point of curve;
thence along the arc of a curve to the right having a radius of 717.00 feet, a central angle of $24^{\circ}04'55''$, an arc length of 301.36 feet and whose chord bears South $77^{\circ}57'32''$ East a distance of 299.15 feet;
thence South $65^{\circ}55'05''$ East a distance of 110.00 feet to a point of curve;
thence along the arc of a curve to the left having a radius of 983.00 feet, a central angle of $11^{\circ}56'37''$, an arc length of 204.91 feet and whose chord bears South $71^{\circ}53'23''$ East a distance of 204.54 feet;
thence South $77^{\circ}51'42''$ East a distance of 445.26 feet to a point of curve;
thence along the arc of a curve to the right having a radius of 367.00 feet, a central angle of $74^{\circ}16'03''$, an arc length of 475.71 feet and whose chord bears South $40^{\circ}43'40''$ East a distance of 443.10 feet;
thence South $03^{\circ}35'39''$ East a distance of 252.22 feet to a point of curve;
thence along the arc of a curve to the right having a radius of 517.00 feet, a central angle of $20^{\circ}39'28''$, an arc length of 186.40 feet and whose chord bears South $06^{\circ}44'05''$ West a distance of 185.40 feet;
thence South $17^{\circ}03'49''$ West a distance of 311.26 feet to a point of curve;
thence along the arc of a curve to the left having a radius of 24.00 feet, a central angle of $28^{\circ}07'27''$, an arc length of 11.78 feet and whose chord bears South $03^{\circ}00'06''$ West a distance of 11.66 feet to a point of non-tangent curve;
thence along the arc of a curve to the right having a radius of 2030.50 feet, a central angle of $3^{\circ}55'33''$, an arc length of 139.12 feet and whose chord bears South $67^{\circ}59'53''$ East a distance of 139.10 feet;
thence South $66^{\circ}02'07''$ East a distance of 283.95 feet to a point of curve;
thence along the arc of a curve to the left having a radius of 969.50 feet, a central angle of $2^{\circ}41'38''$, an arc length of 45.59 feet and whose chord bears South $67^{\circ}22'56''$ East a distance of 45.58 feet to said northerly line of Tract A (Future R.O.W. for 51st Ave.) and a point of non-tangent curve;

thence along said northerly line of Tract A (Future R.O.W. for 51st Ave.) the following three (3) courses:

- 1.) along the arc of a curve to the left having a radius of 20.00 feet, a central angle of $29^{\circ}10'05''$, an arc length of 10.18 feet and whose chord bears North $30^{\circ}09'11''$ East a distance of 10.07 feet;
- 2.) South $74^{\circ}25'52''$ East a distance of 72.00 feet to a point of non-tangent curve;

3.) along the arc of a curve to the left having a radius of 20.00 feet, a central angle of $46^{\circ}07'40''$, an arc length of 16.10 feet and whose chord bears South $07^{\circ}29'42''$ East a distance of 15.67 feet to a point of non-tangent curve;

thence along the arc of a curve to the left having a radius of 969.50 feet, a central angle of $0^{\circ}10'23''$, an arc length of 2.93 feet and whose chord bears South $73^{\circ}35'34''$ East a distance of 2.93 feet to a point of non-tangent curve;

thence along the arc of a curve to the left having a radius of 24.00 feet, a central angle of $52^{\circ}06'31''$, an arc length of 21.83 feet and whose chord bears North $41^{\circ}09'15''$ East a distance of 21.08 feet;

thence North $15^{\circ}06'00''$ East a distance of 346.00 feet to a point of curve;

thence along the arc of a curve to the left having a radius of 392.00 feet, a central angle of $15^{\circ}47'59''$, an arc length of 108.10 feet and whose chord bears North $07^{\circ}12'01''$ East a distance of 107.75 feet to a point that is 59.00 feet west of said easterly line of the Northwest Quarter of Section 15;

thence North $00^{\circ}41'59''$ West, parallel with and 59.00 feet west of said easterly line of the Northwest Quarter of Section 15, a distance of 1264.00 feet to a point that is South $89^{\circ}18'01''$ West from the Point of Beginning;

thence North $89^{\circ}18'01''$ East a distance of 59.00 feet to the **POINT OF BEGINNING**.

Containing 2,208,464 square feet or 50.699 acres, more or less.

BASIS OF BEARING: Bearings are based on the east line of the Northwest Quarter of Section 15, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North $00^{\circ}41'59''$ West based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The North Quarter Corner of said Section 15 is a 3-1/4" aluminum cap stamped PLS 27936 in a range box. The Center of said Section 15 is a 3-1/4" aluminum cap stamped ZBS INC PLS 11434.

A. David Johnson, P.L.S. 20683
For and on behalf of URS Corporation
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