

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32; THENCE ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, S89°33'49"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTHERLY LINE, S89°33' 49"W A DISTANCE OF 5.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°05'27"W A DISTANCE OF 12.08 FEET TO A POINT ON THE SOUTHERLY LINE OF THE ACCESS EASEMENT RECORDED AT RECEPTION NUMBER 1987119025; THENCE ALONG SAID SOUTHERLY LINE OF THE ACCESS EASEMENT RECORDED AT RECEPTION NUMBER 1987119025 THE FOLLOWING NINE (9) COURSES:

- 1) S87°59'04"W A DISTANCE OF 134.14 FEET TO A POINT OF CURVATURE;
- 2) THENCE 143.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 136.75 FEET, A CENTRAL ANGLE OF 60°17'44" AND A CHORD WHICH BEARS S57°50'12"W A DISTANCE OF 137.36 FEET;
- 3) THENCE S27°41'20"W A DISTANCE OF 253.09 FEET TO A POINT OF CURVATURE;
- 4) THENCE 350.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 323.00 FEET, A CENTRAL ANGLE OF 62°12'53" AND A CHORD WHICH BEARS S58°47'46"W A DISTANCE OF 333.75 FEET;
- 5) THENCE S89°54'13"W A DISTANCE OF 525.55 FEET;
- 6) THENCE 11.55 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 44°07'32" AND A CHORD WHICH BEARS N68°51'04"E A DISTANCE OF 11.27 FEET TO A POINT OF CUSP;
- 7) THENCE 180.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 31°48'10" AND A CHORD WHICH BEARS N73°12'20"W A DISTANCE OF 178.09 FEET;
- 8) THENCE N57°18'15"W A DISTANCE OF 171.21 FEET;
- 9) THENCE N32°41'45"E A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE VILLAGE AT LORETTO HEIGHTS AS RECORDED AT RECEPTION NUMBER 1987146151;

THENCE ALONG SAID NORTHERLY AND WESTERLY LINE OF THE VILLAGE AT LORETTO HEIGHTS THE FOLLOWING EIGHT (8) COURSES:

- 1) N57°18'15"W A DISTANCE OF 123.00 FEET;
- 2) THENCE S32°41'45"W A DISTANCE OF 416.23 FEET;
- 3) THENCE S58°04'44"W A DISTANCE OF 150.00 FEET;
- 4) THENCE N00°06'48"E A DISTANCE OF 150.00 FEET;
- 5) THENCE N89°53'12"W A DISTANCE OF 50.00 FEET;
- 6) THENCE S00°06'48"W A DISTANCE OF 275.00 FEET;
- 7) THENCE S58°04'44"W A DISTANCE OF 250.00 FEET;
- 8) THENCE N67°42'28"W A DISTANCE OF 0.96 FEET TO A POINT ON THE EASTERLY BOUNDARY OF DARTMOUTH HEIGHTS SUBDIVISION AS RECORDED AT RECEPTION NUMBER 018241;

THENCE ALONG SAID EASTERLY LINE OF DARTMOUTH HEIGHTS THE FOLLOWING TEN (10) COURSES:

- 1) 154.60 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 22°08'42" AND A CHORD WHICH BEARS N11°11'13"E A DISTANCE OF 153.64 FEET;
- 2) THENCE N00°06'52"E A DISTANCE OF 395.59 FEET TO A POINT OF CURVATURE;

- 3) THENCE 441.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 68°22'12" AND A CHORD WHICH BEARS N34°17'58"E A DISTANCE OF 415.78 FEET;
- 4) THENCE N68°29'04"E A DISTANCE OF 173.81 FEET;
- 5) THENCE 242.79 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 46°22'11" AND A CHORD WHICH BEARS N04°04'12"W A DISTANCE OF 236.22 FEET;
- 6) THENCE N19°06'52"E A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE;
- 7) THENCE 116.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 19°00'00" AND A CHORD WHICH BEARS N09°36'52"E A DISTANCE OF 115.53 FEET;
- 8) THENCE N00°06'52"E A DISTANCE OF 379.80 FEET TO A POINT OF CURVATURE;
- 9) THENCE 70.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 12°52'16" AND A CHORD WHICH BEARS N06°33'00"E A DISTANCE OF 70.61 FEET;
- 10) THENCE N12°59'09"E A DISTANCE OF 17.02 FEET TO A POINT ON THE EASTERLY LINE OF SOUTH IRVING STREET AS RECORDED IN ORDINANCE 626 SERIES 1986;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) N12°58'52"E A DISTANCE OF 26.19 FEET;
- 2) THENCE 222.97 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 35°00'00" AND A CHORD WHICH BEARS N30°28'52"E A DISTANCE OF 219.52 FEET;
- 3) THENCE N47°58'00"E A DISTANCE OF 330.00 FEET TO A POINT OF CURVATURE;
- 4) THENCE 192.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 334.36 FEET, A CENTRAL ANGLE OF 33°00'27" AND A CHORD WHICH BEARS N31°28'43"E A DISTANCE OF 189.97 FEET TO A POINT ON THE SOUTHERLY LINE OF SHARON PARK SUBDIVISION RECORDED AT RECEPTION NUMBER 52537;

THENCE ALONG SAID SOUTHERLY LINE OF SHARON PARK, N89°16'41"E A DISTANCE OF 1271.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S00°01'10"W A DISTANCE OF 1496.06 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 3,359,251 SQUARE FEET OR 77.12 ACRES, MORE OR LESS.