

DESCRIPTION

A part of the Northwest Quarter and a part of the Southwest Quarter of Section 10, 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 Northwest Corner of said Section 10;
thence South $45^{\circ}23'00''$ East a distance of 70.55 feet to a point that is 50.00 feet southerly of the northerly line of said Northwest Quarter of Section 10 and 50.00 feet easterly of the westerly line of said Northwest Quarter of Section 10;
thence South $00^{\circ}15'13''$ East, parallel with and 50.00 feet easterly of said westerly line of the Northwest Quarter of Section 10, a distance of 2058.06 feet to the **POINT OF BEGINNING**;

thence North $60^{\circ}01'05''$ East a distance of 84.63 feet to a point of curve;
thence along the arc of a curve to the left having a radius of 283.00 feet, a central angle of $40^{\circ}11'41''$, an arc length of 198.53 feet and whose chord bears North $39^{\circ}55'15''$ East a distance of 194.49 feet;
thence North $19^{\circ}49'24''$ East a distance of 62.92 feet to a point of curve;
thence along the arc of a curve to the right having a radius of 692.00 feet, a central angle of $106^{\circ}45'53''$, an arc length of 1289.47 feet and whose chord bears North $73^{\circ}12'21''$ East a distance of 1110.85 feet to a point of compound curve;
thence along the arc of a curve to the right having a radius of 2117.00 feet, a central angle of $27^{\circ}08'23''$, an arc length of 1002.78 feet and whose chord bears South $39^{\circ}50'31''$ East a distance of 993.43 feet;
thence South $70^{\circ}48'20''$ East a distance of 1.75 feet;
thence North $64^{\circ}11'40''$ East a distance of 21.62 feet;
thence South $25^{\circ}48'20''$ East a distance of 32.00 feet;
thence South $64^{\circ}11'40''$ West a distance of 21.62 feet;
thence South $19^{\circ}11'40''$ West a distance of 3.18 feet to a point of non-tangent curve;
thence along the arc of a curve to the right having a radius of 2116.00 feet, a central angle of $20^{\circ}32'10''$, an arc length of 758.42 feet and whose chord bears South $15^{\circ}02'36''$ East a distance of 754.37 feet;
thence South $45^{\circ}15'25''$ East a distance of 9.75 feet;
thence North $89^{\circ}44'35''$ East a distance of 20.77 feet;
thence South $04^{\circ}02'14''$ East a distance of 38.08 feet;
thence South $89^{\circ}44'35''$ West a distance of 17.88 feet;
thence South $44^{\circ}44'35''$ West a distance of 12.37 feet to a point of non-tangent curve;
thence along the arc of a curve to the right having a radius of 2116.00 feet, a central angle of $32^{\circ}15'52''$, an arc length of 1191.56 feet and whose chord bears South $12^{\circ}48'46''$ West a distance of 1175.88 feet;

thence South $60^{\circ}46'26''$ East a distance of 27.03 feet;
thence South $29^{\circ}13'34''$ West a distance of 38.00 feet;
thence North $60^{\circ}46'26''$ West a distance of 22.00 feet;
thence South $29^{\circ}13'34''$ West a distance of 87.85 feet to a point of curve;
thence along the arc of a curve to the left having a radius of 761.00 feet, a central angle of $24^{\circ}13'34''$, an arc length of 321.77 feet and whose chord bears South $17^{\circ}06'47''$ West a distance of 319.38 feet;
thence South $05^{\circ}00'00''$ West a distance of 348.72 feet to a point of curve;

thence along the arc of a curve to the left having a radius of 479.00 feet, a central angle of 5°15'25", an arc length of 43.95 feet and whose chord bears South 02°22'18" West a distance of 43.93 feet;

thence South 00°15'25" East a distance of 142.52 feet to a point of curve;

thence along the arc of a curve to the left having a radius of 34.00 feet, a central angle of 11°13'38", an arc length of 6.66 feet and whose chord bears South 05°52'14" East a distance of 6.65 feet to the southerly line of TK-9A (LA-9A) described at Reception Number 2010075685 in the Clerk and Recorder's Office of said City and County of Denver;

thence South 89°29'45" West, along said southerly line of TK-9A (LA-9A) described at Reception Number 2010075685, a distance of 1676.89 feet to the southwest corner of said TK-9A (LA-9A) described at Reception Number 2010075685, said southwest corner also being a point 50.00 feet easterly of the westerly line of said Southwest Quarter of Section 10;

thence North 00°15'25" West, parallel with and 50.00 feet easterly of said westerly line of the Southwest Quarter of Section 10, a distance of 2578.58 feet to a point 50.00 feet easterly of said westerly line of the Northwest Quarter of Section 10;

thence North 00°15'13" West, parallel with and 50.00 feet easterly of said westerly line of the Northwest Quarter of Section 10, a distance of 546.44 feet to the **POINT OF BEGINNING**.

Containing 6,892,426 square feet or 158.228 acres, more or less.

BASIS OF BEARING: Bearings are based on the west line of the Southwest Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North 00°15'25" West based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The Southwest Corner of said Section 10 is a Found 3-1/4" Aluminum Cap in Monument Box Stamped PLS 27936. The West Quarter Corner of said Section 10 is a Found 3-1/4" Aluminum Cap in Monument Box Stamped: ZBS INC PLS 11434.

Preliminary

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