

ALL OF THAT LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2019066078, AND SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 20190066079, AND SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2019066080 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE, BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10; THENCE S89°14'03"W, A DISTANCE OF 122.83 FEET, THENCE N00°45'57"W, A DISTANCE OF 63.50 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 56TH AVENUE FOR THE SOUTHWEST CORNER OF A WARRANTY DEED TO THE CITY OF AURORA RECORDED AT RECEPTION NO. 2001034618 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE AND BEING THE POINT OF BEGINNING;

THENCE WITH THE NORTH RIGHT OF WAY LINE OF SAID EAST 56TH AVENUE, S89°14'03"W, A DISTANCE OF 455.02 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2019066079;

THENCE WITH THE WEST LINE OF SAID RECEPTION NO. 2019066079 AND SAID RECEPTION NO. 2019066080 AND THE EAST LINE OF LOT 1, BLOCK 1, OUTLOOK GATEWAY SUBDIVISION, FILING NO.1, N00°45'43"W, A DISTANCE OF 596.74 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2019066080 AND ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 OUTLOOK GATEWAY SUBDIVISION, FILING NO.1 BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 57TH AVENUE;

THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID EAST 57TH AVENUE AND THE NORTH LINE OF SAID RECEPTION NO. 2019066080, N89°14'03"E, A DISTANCE OF 473.34 FEET TO A POINT OF A NON-TANGENT CURVE;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 91°12'54", HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.84 FEET, WHOSE CHORD BEARS S45°10'04"E, A CHORD DISTANCE OF 28.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH DUNKIRK STREET DEDICATED BY CITY AND COUNTY OF DENVER ORDINANCE NO. 848, SERIES 2002, AND BEING A POINT OF REVERSE CURVE;

THENCE WITH THE WEST RIGHT OF WAY LINE OF SAID NORTH DUNKIRK STREET, ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°48'29", HAVING A RADIUS OF 782.00 FEET, AN ARC LENGTH OF 11.03 FEET, WHOSE CHORD BEARS S00°02'08"W, A CHORD DISTANCE OF 11.03 FEET;

THENCE S00°22'06"E, A DISTANCE OF 17.19 FEET TO A POINT OF CURVATURE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°46'06", HAVING A RADIUS OF 86.00 FEET, AN ARC LENGTH OF 11.66 FEET, WHOSE CHORD BEARS S03°31'00"W, A CHORD DISTANCE OF 11.65 FEET;

THENCE S07°24'03"W, A DISTANCE OF 86.78 FEET TO A POINT OF CURVATURE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°47'24", HAVING A RADIUS OF 115.00 FEET, AN ARC LENGTH OF 19.65 FEET, WHOSE CHORD BEARS S02°30'15"W, A CHORD DISTANCE OF 19.63 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT;

THENCE ALONG SAID COMPOUND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°42'40", HAVING A RADIUS OF 796.00 FEET, AN ARC LENGTH OF 107.13 FEET, WHOSE CHORD BEARS S06°14'47"E, A CHORD DISTANCE OF 107.05 FEET;

THENCE S10°06'07"E, A DISTANCE OF 180.84 FEET TO A POINT OF CURVATURE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°53'42", HAVING A RADIUS OF 694.00 FEET, AN ARC LENGTH OF 107.74 FEET, WHOSE CHORD BEARS S05°39'24"E, A CHORD DISTANCE OF 107.63 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT;

THENCE ALONG SAID COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 78°25'08", HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 41.06 FEET, WHOSE CHORD BEARS S38°00'01"W, A CHORD DISTANCE OF 37.93 FEET TO THE SOUTHEAST CORNER OF SAID WARRANTY DEED TO THE CITY OF AURORA RECORDED AT RECEPTION NO. 2001034618 AND BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID EAST 56TH AVENUE;

THENCE WITH THE EAST LINE OF SAID RECEPTION NO. 2001034618, N00°45'57"W, A DISTANCE OF 25.84 FEET;

THENCE WITH THE NORTH LINE OF SAID RECEPTION NO. 2001034618, S89°14'03"W, A DISTANCE OF 48.75 FEET;

THENCE WITH THE WEST LINE OF SAID RECEPTION NO. 2001034618, S00°45'57"E, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 296,644 SQUARE FEET OR 6.81 ACRES OF LAND MORE OR LESS.