

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 10 TO BEAR NORTH 89 DEGREES 42 MINUTES 29 SECONDS EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 89 DEGREES 42 MINUTES 29 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 577.84 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 31 SECONDS WEST A DISTANCE OF 63.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 42 MINUTES 29 SECONDS WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 56TH AVENUE AS DESCRIBED IN DOCUMENT RECORDED AT RECEPTION NUMBER R-92-0085715 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, A DISTANCE OF 84.14 FEET;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 56TH AVENUE AS DESCRIBED IN DOCUMENT RECORDED AUGUST 28, 1998 AT RECEPTION NO. 9800143407 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER,

THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE NORTH 00 DEGREES 17 MINUTES 31 SECONDS WEST, A DISTANCE OF 6.50 FEET;
- 2) THENCE SOUTH 89 DEGREES 42 MINUTES 29 SECONDS WEST, ALONG A LINE 70.00 FEET NORTHERLY DISTANT, WHEN MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 1,287.41 FEET;
- 3) THENCE NORTH 00 DEGREES 13 MINUTES 10 SECONDS EAST A DISTANCE OF 10.00 FEET;
- 4) THENCE SOUTH 89 DEGREES 42 MINUTES 29 SECONDS WEST, ALONG A LINE 80.00 FEET NORTHERLY DISTANT, WHEN MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 4.03 FEET TO A POINT ON THE BOUNDARY OF FIRST CREEK FILING NO. 1, A SUBDIVISION PLAT RECORDED NOVEMBER 12, 2002 AT RECEPTION NO. 2002214133 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;

THENCE ALONG SAID BOUNDARY OF FIRST CREEK FILING NO. 1 THE FOLLOWING SIX (6) COURSES:

- 1) THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS EAST A DISTANCE OF 27.83 FEET TO A POINT OF CURVATURE;

2) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42 DEGREES 03 MINUTES 58 SECONDS, A RADIUS OF 314.00 FEET, AND AN ARC LENGTH OF 230.54 FEET TO A POINT OF REVERSE CURVATURE;

3) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42 DEGREES 04 MINUTES 04 SECONDS, A RADIUS OF 386.00 FEET, AND AN ARC LENGTH OF 283.41 FEET;

4) THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS EAST A DISTANCE OF 64.64 FEET TO A POINT OF CURVATURE;

5) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89 DEGREES 39 MINUTES 05 SECONDS, A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 31.29 FEET;

6) THENCE NORTH 89 DEGREES 42 MINUTES 29 SECONDS EAST A DISTANCE OF 1171.72 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 31 SECONDS EAST A DISTANCE OF 596.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 752,206 SQUARE FEET OR 17.27 ACRES, MORE OR LESS.