

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 2, DENVER INTERNATIONAL BUSINESS CENTER NO. 5 RECORDED AUGUST 12, 2015 UNDER RECEPTION NUMBER 2015112451 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER AND A PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS38252" AT THE CENTER 1/4 CORNER A 3-1/4" ALUMINUM CAP STAMPED "LS27278": AT THE EAST 1/4 CORNER, BEARING S89°57'53"E AS REFERENCED TO UTM ZONE 13.

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 2, DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5 RECORDED AUGUST 12, 2015 UNDER RECEPTION NO. 2015112451 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON THE EASTERLY LINE OF SAID LOT 1, THE FOLLOWING TWO (2) COURSES:

1. S00°40'58"W A DISTANCE OF 528.07 FEET;
2. S20°40'58"W A DISTANCE OF 47.51 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 67TH AVENUE, AS SHOWN ON THE PLAT OF SAID DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. N89°56'04"W A DISTANCE OF 223.44 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 45°00'12" AND AN ARC LENGTH OF 392.73 FEET, TO A POINT OF TANGENT;
3. N44°55'52"W A DISTANCE OF 217.97 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5;

THENCE ON SAID NORTHERLY LINE, S45°04'08"W A DISTANCE OF 92.00 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, THE FOLLOWING EIGHTEEN (18) COURSES:

1. N37°22'42"W A DISTANCE OF 88.06 FEET;
2. N39°55'52"W A DISTANCE OF 220.99 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 14°46'08" AND AN ARC LENGTH OF 118.57 FEET, TO A POINT OF TANGENT;
4. N54°41'59"W A DISTANCE OF 51.35 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 47.12 FEET, TO A POINT OF TANGENT;
6. S35°18'01"W A DISTANCE OF 5.00 FEET;
7. N54°41'59"W A DISTANCE OF 68.00 FEET;
8. N35°18'01"E A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 47.12 FEET, TO A POINT OF TANGENT;
10. N54°41'59"W A DISTANCE OF 11.00 FEET;
11. N35°18'01"E A DISTANCE OF 80.00 FEET;

12. S54°41'59"E A DISTANCE OF 11.00 FEET, TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 47.12 FEET, TO A POINT OF TANGENT;
14. N35°18'01"E A DISTANCE OF 48.25 FEET, TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1284.00 FEET, A CENTRAL ANGLE OF 32°28'27" AND AN ARC LENGTH OF 727.75 FEET, TO A POINT OF TANGENT;
16. N67°46'28"E A DISTANCE OF 21.90 FEET, TO A POINT OF CURVE;
17. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1353.50 FEET, A CENTRAL ANGLE OF 08°25'47" AND AN ARC LENGTH OF 199.14 FEET, TO A POINT OF NON-TANGENT;
18. N00°00'00"E A DISTANCE OF 230.79 FEET, TO THE SOUTHWESTERLY CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 2017061114;

THENCE ON THE SOUTHERLY LINE OF SAID PROPERTY, N90°00'00"E A DISTANCE OF 373.11 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF YAMPA STREET AS SHOWN ON THE PLAT OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 8 RECORDED MARCH 15, 2000 UNDER RECEPTION NO. 2000036321;

THENCE ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID YAMPA STREET, AS SHOWN ON THE PLAT OF SAID DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 8, THE PLAT OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 3 RECORDED AUGUST 7, 1998 UNDER RECEPTION NO. 9800128959 AND THE PLAT OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 6 RECORDED JULY 18, 2006 UNDER RECEPTION NO. 2006114375, THE FOLLOWING EIGHT (8) COURSES:

1. S00°41'02"W A DISTANCE OF 202.68 FEET;
2. N89°59'17"W A DISTANCE OF 47.23 FEET;
3. S01°57'00"W A DISTANCE OF 76.04 FEET;
4. S89°59'17"E A DISTANCE OF 48.91 FEET;
5. S00°41'02"W A DISTANCE OF 624.14 FEET;
6. S89°57'53"E A DISTANCE OF 0.13 FEET;
7. S00°40'58"W A DISTANCE OF 43.50 FEET;
8. N89°57'53"W A DISTANCE OF 2.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,209,274 SQUARE FEET OR 27.7611 ACRES.