

A PORTION OF THE 10' UTILITY EASEMENT DEDICATED BY DENVER GATEWAY CENTER FILING NO. 5, RECORDED AT RECEPTION NUMBER 2019153485 AT THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, BEING IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°03'23" WEST, WITH ALL BEARINGS HEREIN RELATIVE THERETO, AS MONUMENTED AT THE CENTER QUARTER CORNER AND THE NORTH QUARTER CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "CALVADA SURVPLS 29412";

PARCEL 1:

COMMENCING AT THE SAID CENTER CORNER OF SECTION 10;  
THENCE NORTH 47°17'52" WEST, A DISTANCE OF 1169.39 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF N. CEYLON STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF DENVER GATEWAY CENTER FILING NO. 5, LOT 1 BLOCK 2;  
THENCE NORTH 44°37'11" WEST, A DISTANCE OF 14.02 FEET, TO A POINT BEING ON SAID 10' UTILITY EASEMENT, BEING 10' NORTH AND WEST OF THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING THE TRUE POINT OF BEGINNING PARCEL 1;

THENCE SOUTH 00°08'08" EAST, A DISTANCE OF 5.00 FEET;  
THENCE SOUTH 89°51'52" WEST, A DISTANCE OF 519.88 FEET;  
THENCE NORTH 24°21'41" WEST, A DISTANCE OF 5.48 FEET, TO A POINT BEING THE ANGLE POINT OF SAID 10' UTILITY EASEMENT DEDICATED BY DENVER GATEWAY CENTER FILING NO. 5;  
THENCE ALONG SAID 10' UTILITY EASEMENT NORTH 89°51'52" EAST, A DISTANCE OF 522.13 FEET TO THE POINT OF BEGINNING OF PARCEL 1;

CONTAINING 2,605 SQ.FT. OR 0.060 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2:

COMMENCING AT THE SAID CENTER CORNER OF SECTION 10;  
THENCE NORTH 33°42'07" WEST, A DISTANCE OF 1568.67 FEET, TO A POINT ON SAID 10' UTILITY EASEMENT, BEING 10' SOUTH AND WEST OF THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING THE TRUE POINT OF BEGINNING PARCEL 2;  
THENCE ALONG SAID 10' UTILITY EASEMENT SOUTH 89°17'25" WEST, A DISTANCE OF 566.41 FEET, TO A POINT BEING ON SAID 10' UTILITY EASEMENT, BEING 10' SOUTH AND EAST OF THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 00°00'00" WEST, A DISTANCE OF 5.00 FEET;  
THENCE NORTH 89°17'25" EAST, A DISTANCE OF 566.40 FEET;  
THENCE SOUTH 00°08'08" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING PARCEL 2;

CONTAINING 2,832 SQ.FT. OR 0.065 ACRES MORE OR LESS.