

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 15 AND THE WEST HALF OF SECTION 14, BOTH IN TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°56'40" E, FROM THE NORTHWEST CORNER OF SAID SECTION 14, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 33204", TO THE NORTH QUARTER CORNER OF SAID SECTION 14, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17666" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14, THENCE S 30°05'34" E, A DISTANCE OF 1593.14 FEET TO THE NORTHWEST CORNER OF GREEN VALLEY RANCH FILING NO. 60, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2005004410, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, ALSO BEING ON THE SOUTHERLY MAXWELL PLACE RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID GREEN VALLEY RANCH FILING NO. 60 THE FOLLOWING THREE (3) COURSES:

1. S 15°43'16" W, A DISTANCE OF 6.00 FEET;
2. S 03°27'26" W, A DISTANCE OF 77.08 FEET;
3. S 14°18'43" W, A DISTANCE OF 91.99 FEET TO A POINT ON THE WEST LINE OF PARCEL 2, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2000027825, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE WEST LINE OF SAID PARCEL 2, THE FOLLOWING FOURTEEN (14) COURSES:

1. S 14°18'43" W, A DISTANCE OF 259.23 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 29°41'15" AND AN ARC LENGTH OF 103.63 FEET, THE CHORD OF WHICH BEARS S 54°48'39" E, A DISTANCE OF 102.47 FEET;
3. S 69°39'16" E, A DISTANCE OF 71.31 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 16°15'24" AND AN ARC LENGTH OF 283.73 FEET;
5. S 85°54'41" E, A DISTANCE OF 52.71 FEET TO A POINT OF CURVATURE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 104°20'51" AND AN ARC LENGTH OF 273.18 FEET;
7. S 18°26'10" W, A DISTANCE OF 425.91 FEET TO A POINT OF CURVATURE;
8. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 28°16'36" AND AN ARC LENGTH OF 123.38 FEET;

9. S 09°50'26" E, A DISTANCE OF 268.88 FEET;
10. S 33°32'31" W, A DISTANCE OF 37.01 FEET;
11. S 42°35'20" E, A DISTANCE OF 55.21 FEET TO A POINT OF CURVATURE;
12. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 35°42'07" AND AN ARC LENGTH OF 295.98 FEET;
13. S 06°53'13" E, A DISTANCE OF 136.23 FEET TO A POINT OF CURVATURE;
14. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 54°32'33" AND AN ARC LENGTH OF 309.38 FEET TO A POINT ON THE NORTHWEST LINE OF PARCEL 5, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2002108637, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE NORTHWEST LINE OF SAID PARCEL 5 THE FOLLOWING SIX (6) COURSES:

1. S 43°28'15" W, A DISTANCE OF 104.21 FEET;
2. N 51°38'29" W, A DISTANCE OF 30.95 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 25°37'25" AND AN ARC LENGTH OF 102.86 FEET;
4. N 61°38'02" W, A DISTANCE OF 60.84 FEET TO A POINT OF NON-TANGENT CURVATURE;
5. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, CENTRAL ANGLE OF 36°10'45" AND AN ARC LENGTH OF 170.49 FEET, THE CHORD OF WHICH BEARS S 33°33'07" E, A DISTANCE OF 167.67 FEET;
6. THENCE S 51°38'29" E, A DISTANCE OF 27.37 FEET TO A POINT ON THE NORTHWEST LINE OF GREEN VALLEY RANCH FILING NO. 39, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2014095230, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE S 43°28'15" W, ALONG SAID NORTHWEST LINE, A DISTANCE OF 60.24 FEET;

THENCE N 51°38'29" W, A DISTANCE OF 22.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 36°10'45" AND AN ARC LENGTH OF 208.38 FEET;

THENCE N 15°52'12" W, A DISTANCE OF 47.90 FEET TO A POINT ON THE EAST LINE OF PARCEL 6, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2002108637, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE EAST LINE OF SAID PARCEL 6, THE FOLLOWING FORTY TWO (42) COURSES:

1. N 15°33'29" W, A DISTANCE OF 58.68 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 16°01'38" AND AN ARC LENGTH OF 92.31 FEET;

3. N 00°28'09" E, A DISTANCE OF 113.65 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 36°28'28" AND AN ARC LENGTH OF 203.71 FEET;
5. N 36°00'19" W, A DISTANCE OF 251.51 FEET;
6. S 53°59'41" W, A DISTANCE OF 92.00 FEET;
7. N 64°30'59" W, A DISTANCE OF 172.82 FEET;
8. S 68°21'30" W, A DISTANCE OF 33.27 FEET;
9. S 85°36'44" W, A DISTANCE OF 66.74 FEET;
10. N 69°30'36" W, A DISTANCE OF 124.01 FEET;
11. N 68°28'19" W, A DISTANCE OF 155.96 FEET;
12. S 76°45'16" W, A DISTANCE OF 54.09 FEET;
13. S 78°53'52" W, A DISTANCE OF 54.89 FEET;
14. S 88°39'08" W, A DISTANCE OF 46.64 FEET;
15. S 88°42'52" W, A DISTANCE OF 225.00 FEET;
16. S 87°54'08" W, A DISTANCE OF 44.97 FEET;
17. S 86°01'50" W, A DISTANCE OF 44.93 FEET;
18. S 84°09'19" W, A DISTANCE OF 44.75 FEET;
19. S 73°53'17" W, A DISTANCE OF 45.27 FEET;
20. S 65°20'05" W, A DISTANCE OF 47.54 FEET;
21. S 88°07'26" W, A DISTANCE OF 68.19 FEET;
22. N 61°00'47" W, A DISTANCE OF 88.18 FEET;
23. N 26°05'53" W, A DISTANCE OF 88.08 FEET;
24. N 00°53'07" W, A DISTANCE OF 40.03 FEET;
25. N 24°19'39" E, A DISTANCE OF 88.08 FEET;
26. N 59°14'34" E, A DISTANCE OF 87.63 FEET;
27. N 35°55'36" E, A DISTANCE OF 36.15 FEET;
28. N 16°29'09" E, A DISTANCE OF 58.68 FEET;
29. N 26°48'47" E, A DISTANCE OF 58.89 FEET;
30. N 38°37'26" E, A DISTANCE OF 58.59 FEET;

31. N 45°58'04" E, A DISTANCE OF 58.78 FEET;
32. N 53°58'33" E, A DISTANCE OF 280.23 FEET;
33. N 66°01'45" E, A DISTANCE OF 63.14 FEET;
34. N 55°09'33" E, A DISTANCE OF 244.04 FEET;
35. N 04°26'03" E, A DISTANCE OF 53.24 FEET;
36. N 10°49'56" E, A DISTANCE OF 55.46 FEET;
37. S 75°56'55" E, A DISTANCE OF 97.12 FEET TO A POINT OF NON-TANGENT CURVATURE;
38. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 380.48 FEET, A CENTRAL ANGLE OF 08°30'26", AN ARC LENGTH OF 56.49 FEET, A CHORD BEARING OF N 18°37'02" E, AND A CHORD LENGTH OF 56.44 FEET;
39. N 22°52'15" E, A DISTANCE OF 291.79 FEET TO A POINT OF CURVATURE;
40. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1170.00 FEET, A CENTRAL ANGLE OF 08°37'41" AND AN ARC LENGTH OF 176.19 FEET;
41. N 15°54'21" E, A DISTANCE OF 95.76 FEET TO A POINT OF CURVATURE;
42. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°11'05" AND AN ARC LENGTH OF 39.35 FEET TO A POINT ON THE SOUTH LINE OF GREEN VALLEY RANCH FILING NO. 59, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2005089073, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE S 74°16'44" E, ALONG SAID SOUTH LINE, A DISTANCE OF 110.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,421,484 SQUARE FEET OR 32.633 ACRES, MORE OR LESS.