

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, 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 NORTHEAST ONE- QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 20699" AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 27278" IN A RANGE BOX AT THE NORTHEAST ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°51'30"E A DISTANCE OF 2648.19 FEET.

COMMENCING AT THE NORTHEAST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9, N89°51'30"W A DISTANCE OF 849.32 FEET;

THENCE DEPARTING SAID NORTH LINE S00°08'30"W A DISTANCE OF 601.11 FEET, TO THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FOUR (4) COURSES:

1. S00°11'13"E A DISTANCE OF 767.00 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS N00°07'32"E, HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 89°41'15" AND AN ARC LENGTH OF 790.50 FEET, TO A POINT OF TANGENT;
3. N00°11'13"W A DISTANCE OF 264.75 FEET;
4. S89°52'28"E A DISTANCE OF 502.25 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 331,186 SQUARE FEET OR 7.6030 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

