

Parcel A

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH 00°20'34" EAST, A DISTANCE OF 26,57.09 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE S09° 33' 01"E, A DISTANCE OF 307.86 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF RACE CT., BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO COURSES;

- 1) S54° 35' 18"E, A DISTANCE OF 1,266.41 FEET;
- 2) S44° 35' 50"E, A DISTANCE OF 73.60 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR COURSES;

- 1) S57° 21' 35"W, A DISTANCE OF 255.32 FEET;
- 2) S45° 26' 55"W, A DISTANCE OF 1035.79 FEET;
- 3) S37° 21' 55"W, A DISTANCE 371.13 FEET;
- 4) S37° 20' 31"W, A DISTANCE OF 91.80 FEET;

THENCE N45° 26' 37"W, A DISTANCE OF 704.01 FEET.

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,069.96 FEET, A CENTRAL ANGLE OF 11° 26' 10", AN ARC LENGTH OF 213.56 FEET, THE CHORD OF WHICH BEARS N53° 37' 28"E, A DISTANCE OF 213.21 FEET;

THENCE N59° 13' 21"E, A DISTANCE OF 67.65 FEET;

THENCE N59° 27' 41"E, A DISTANCE OF 70.73 FEET;

THENCE N21° 26' 05"W, A DISTANCE OF 531.99 FEET;

THENCE N69° 54' 24"E, A DISTANCE OF 212.43 FEET;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 505.49 FEET, A CENTRAL ANGLE OF 68° 00' 18", AN ARC LENGTH OF 599.97 FEET, THE CHORD OF WHICH BEARS N35° 53' 00"E, A DISTANCE OF 565.37 FEET;

THENCE N00° 20' 34"E, A DISTANCE OF 91.40 FEET;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,397.64 FEET, A CENTRAL ANGLE OF 08° 40' 18", AN ARC LENGTH OF 211.54 FEET, THE CHORD OF WHICH BEARS N06° 33' 42"E, A DISTANCE OF 211.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,546,755 SQUARE FEET OR 35.509 ACRES, MORE OR LESS.