

**PARCEL I:**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, 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:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 10, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION BEARS NORTH 89°00'40" EAST, A DISTANCE OF 2652.16 FEET, FORMING THE BASIS OF BEARINGS OF THIS DESCRIPTION;

THENCE NORTH 89°00'40" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 690.03 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF GATEWAY LODGING & CONVENIENCE FILING NO. 1, AS RECORDED AT RECEPTION NUMBER 2016125625 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°00'40" EAST ALONG SAID NORTH LINE, A DISTANCE OF 108.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ARGONNE STREET;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES;

1. THENCE SOUTH 00°24'38" EAST, A DISTANCE OF 624.33 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°25'01", AN ARC LENGTH OF 46.82 FEET, THE CHORD OF WHICH BEARS SOUTH 44°18'01" WEST, 42.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 59<sup>TH</sup> AVENUE;

THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 89°00'40" WEST, A DISTANCE OF 30.21 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 64.00 FEET, A CENTRAL ANGLE OF 20°16'32", AN ARC LENGTH OF 22.65 FEET, THE CHORD OF WHICH BEARS NORTH 80°51'04" WEST, 22.53 FEET;
3. THENCE NORTH 70°42'09" WEST, A DISTANCE OF 27.88 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF SAID GATEWAY LODGING & CONVENIENCE FILING NO. 1;

THENCE NORTH 00°24'38" WEST ALONG THE EASTERLY LINE OF SAID GATEWAY LODGING & CONVENIENCE FILING NO. 1, A DISTANCE OF 640.39 FEET TO THE **POINT OF BEGINNING**,

SAID PARCEL I CONTAINING A CALCULATED AREA OF 70,427 SQUARE FEET OR 1.617 ACRES, MORE OR LESS.

**PARCEL II:**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, 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:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 10, WHENCE THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°00'40" WEST, A DISTANCE OF 2652.16 FEET FORMING THE BASIS OF BEARINGS OF THIS DESCRIPTION;

THENCE SOUTH 89°00'40" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 67.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DUNKIRK STREET, SAID POINT BEING **THE POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°08'38" WEST, A DISTANCE OF 37.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°37'24", AN ARC LENGTH OF 47.45 FEET, THE CHORD OF WHICH BEARS SOUTH 45°40'46" EAST, 42.66 FEET;
3. THENCE SOUTH 00°22'03" EAST, A DISTANCE OF 806.04 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF FIRST CREEK FILING NO. 1, AS RECORDED AT RECEPTION NUMBER 2002214133 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;

THENCE SOUTH 89°14'28" WEST ALONG THE NORTHERLY LINE OF SAID FIRST CREEK FILING NO. 1, A DISTANCE OF 1738.05 FEET TO A POINT BEING THE NORTHWESTERLY CORNER THEREOF, SAID POINT BEING A POINT ON THE EASTERLY RIGHT- OF-WAY LINE OF ARGONNE STREET;

THENCE NORTH 00°24'38" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 866.38 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89°00'40" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1708.76 FEET TO THE **POINT OF BEGINNING**,

SAID PARCEL II CONTAINING A CALCULATED AREA OF 1,510,820 SQUARE FEET OR 34.684 ACRES, MORE OR LESS.

SAID PARCELS I & II CONTAINING A COMBINED AREA OF 1,581,247 SQUARE FEET OR 36.300 ACRES, MORE OR LESS.