

A part of the Southwest Quarter of Section 15 and a part of the Northwest Quarter of Section 22, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 22;

thence North 87°36'32" East a distance of 1342.64 feet to the northeast corner of Tract A (Future R.O.W. for Beeler Ct.), Stapleton Filing No. 56 recorded at Reception Number 2018138791 in the Clerk and Recorder's Office of said City and County of Denver and a point on the southwesterly line of Stapleton Filing No. 13 as recorded at Reception Number 2004204799 in said Clerk and Recorder's Office and the POINT OF BEGINNING;

thence along said southwesterly line of Stapleton Filing No. 13 the following six (6) courses:

1. South 38°07'23" East a distance of 552.95 feet to a point of curve;
2. along the arc of a curve to the left having a radius of 658.50 feet, a central angle of 52°25'00", an arc length of 602.42 feet and whose chord bears South 64°19'53" East a distance of 581.64 feet;
3. North 89°27'36" East a distance of 88.92 feet to a point of curve;
4. along the arc of a curve to the right having a radius of 15.00 feet, a central angle of 90°07'18", an arc length of 23.59 feet and whose chord bears South 45°28'45" East a distance of 21.24 feet;
5. South 00°25'06" East a distance of 6.20 feet;
6. North 89°34'54" East a distance of 84.00 feet to a point 249.00 feet west of the East line of said Northwest Quarter of Section 22;

thence South 00°25'06" East, parallel with and 249.00 feet west of said East line of the Northwest Quarter of Section 22, a distance of 96.73 feet;

thence South 05°41'48" West a distance of 131.43 feet to a point 263.00 feet west of said East line of the Northwest Quarter of Section 22;

thence South 00°25'06" East, parallel with and 263.00 feet west of said East line of the Northwest Quarter of Section 22, a distance of 216.32 feet;

thence South 89°34'54" West a distance of 55.00 feet;

thence North 00°25'06" West a distance of 5.00 feet;

thence North 11°54'44" West a distance of 9.86 feet;

thence North 75°10'43" West a distance of 9.97 feet;

thence North 90°00'00" West a distance of 1194.55 feet to the southeast corner of Tract A (Future R.O.W. for 46th Pl.), Stapleton Filing No. 39 recorded at Reception Number 2013008622 in said Clerk and Recorder's Office;

thence along the easterly and northerly lines of said Tract A (Future R.O.W. for 46th Pl.) the following two (2) courses:

1. North 00°00'00" East a distance of 68.00 feet to the northeast corner of said Tract A (Future R.O.W. for 46th Pl.);
2. North 90°00'00" West a distance of 5.00 feet to the southeast corner of Tract B (Future R.O.W. for Beeler Ct.) of said Stapleton Filing No. 39;

thence along the easterly line of said Tract B (Future R.O.W. for Beeler Ct.) the following three (3) courses:

1. North 78°41'24" West a distance of 9.82 feet;
2. North 11°18'36" West a distance of 9.82 feet;
3. North 00°00'00" East a distance of 5.00 feet to the northeast corner of said Tract B (Future R.O.W. for Beeler Ct.), also being the southeast corner of Tract B (Future R.O.W. for Beeler Ct.) of Stapleton Filing No. 55 recorded at Reception Number 2017147292 in said Clerk and Recorder's Office;

thence along the easterly line of said Tract B (Future R.O.W. for Beeler Ct.) of Stapleton Filing No. 55 the following three (3) courses:

1. North 00°00'00" East a distance of 414.63 feet;
2. North 11°18'36" East a distance of 9.82 feet;
3. North 78°41'24" East a distance of 9.82 feet to the northeast corner of said Tract B (Future R.O.W. for Beeler Ct.), also being a point on the southerly line of Tract A (Future R.O.W. for 47th Ave.) of said Stapleton Filing No. 55;

thence along the southerly and easterly lines of said Tract A (Future R.O.W. for 47th Ave.) the following six (6) courses:

1. North 90°00'00" East a distance of 4.95 feet;
2. North 00°00'00" East a distance of 68.00 feet;
3. North 90°00'00" West a distance of 4.95 feet;
4. North 78°41'24" West a distance of 9.82 feet;
5. North 11°18'36" West a distance of 9.82 feet;
6. North 00°00'00" East a distance of 4.95 feet to the most northerly northeast corner of said Tract A (Future R.O.W. for 47th Ave.), also being the southeast corner of said Tract A (Future R.O.W. for Beeler Ct.) of said Stapleton Filing No. 56;

thence along the easterly lines of said Tract A (Future R.O.W. for Beeler Ct.) of Stapleton Filing No. 56 the following three (3) courses:

1. North 00°00'00" East a distance of 249.00 feet to a point of curve;

2. along the arc of a curve to the right having a radius of 216.00 feet, a central angle of $51^{\circ}52'37''$, an arc length of 195.57 feet and whose chord bears North $25^{\circ}56'18''$ East a distance of 188.96 feet;
3. North $51^{\circ}52'37''$ East a distance of 193.49 feet to the POINT OF BEGINNING.

Containing 907,365 square feet or 20.830 acres, more or less.