

DESCRIPTION

CAMPUS PUD AREA A

SITUATED IN THE WEST 1/2 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;

THENCE NORTH 75°20'27" WEST, A DISTANCE OF 5.95 FEET TO A POINT ON THE CENTERLINE OF S.  
FEDERAL BOULEVARD AND THE POINT OF BEGINNING;

THENCE SOUTH 89°57'15" WEST, A DISTANCE OF 186.06 FEET TO A POINT OF NON-TANGENT  
CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 116.13 FEET, SAID CURVE  
HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 44°21'31", AND A CHORD WHICH BEARS  
SOUTH 67°22'44" WEST A CHORD DISTANCE OF 113.25 FEET;

THENCE NORTH 44°48'02" WEST, A DISTANCE OF 59.51 FEET;

THENCE NORTH 45°52'49" WEST, A DISTANCE OF 5.65 FEET;

THENCE NORTH 46°57'35" WEST, A DISTANCE OF 245.88 FEET TO A POINT OF NON-TANGENT  
CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 17.23 FEET, SAID CURVE  
HAVING A RADIUS OF 150.92 FEET, A CENTRAL ANGLE OF 06°32'27", AND A CHORD WHICH BEARS  
NORTH 43°37'01" WEST A CHORD DISTANCE OF 17.22 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 44.86 FEET;

THENCE NORTH 52°23'08" WEST, A DISTANCE OF 2.38 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 15.22 FEET, SAID CURVE  
HAVING A RADIUS OF 10.07 FEET, A CENTRAL ANGLE OF 86°36'25", AND A CHORD WHICH BEARS SOUTH  
83°57'59" WEST A CHORD DISTANCE OF 13.81 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 27.51 FEET, SAID CURVE  
HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 49°15'10", AND A CHORD WHICH BEARS SOUTH  
64°53'27" WEST A CHORD DISTANCE OF 26.67 FEET;

THENCE SOUTH 89°31'02" WEST, A DISTANCE OF 63.67 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 25.72 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 73°41'31", AND A CHORD WHICH BEARS SOUTH 52°40'17" WEST A CHORD DISTANCE OF 23.99 FEET;

THENCE SOUTH 15°49'31" WEST, A DISTANCE OF 76.59 FEET;

THENCE SOUTH 06°28'16" WEST, A DISTANCE OF 125.46 FEET;

THENCE SOUTH 06°54'03" WEST, A DISTANCE OF 12.16 FEET;

THENCE SOUTH 89°52'50" EAST, A DISTANCE OF 17.53 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 10.51 FEET, SAID CURVE HAVING A RADIUS OF 7.00 FEET, A CENTRAL ANGLE OF 86°01'52", AND A CHORD WHICH BEARS SOUTH 46°58'44" EAST A CHORD DISTANCE OF 9.55 FEET;

THENCE SOUTH 03°57'48" EAST, A DISTANCE OF 12.71 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 179.41 FEET, SAID CURVE HAVING A RADIUS OF 114.75 FEET, A CENTRAL ANGLE OF 89°35'00", AND A CHORD WHICH BEARS NORTH 49°10'44" WEST A CHORD DISTANCE OF 161.69 FEET;

THENCE NORTH 86°09'44" EAST, A DISTANCE OF 18.25 FEET;

THENCE NORTH 03°47'14" WEST, A DISTANCE OF 85.15 FEET;

THENCE SOUTH 86°15'10" WEST, A DISTANCE OF 13.79 FEET;

THENCE NORTH 06°58'47" WEST, A DISTANCE OF 11.82 FEET;

THENCE SOUTH 83°01'13" WEST, A DISTANCE OF 11.20 FEET;

THENCE NORTH 03°16'47" WEST, A DISTANCE OF 79.16 FEET;

THENCE SOUTH 86°28'34" WEST, A DISTANCE OF 49.72 FEET;

THENCE NORTH 03°01'23" WEST, A DISTANCE OF 38.12 FEET;

THENCE SOUTH 87°00'28" WEST, A DISTANCE OF 24.03 FEET;

THENCE NORTH 34°59'18" WEST, A DISTANCE OF 189.64 FEET;

THENCE NORTH 00°07'18" EAST, A DISTANCE OF 30.32 FEET;

THENCE NORTH 53°18'53" WEST, A DISTANCE OF 25.76 FEET;

THENCE SOUTH 35°58'03" WEST, A DISTANCE OF 6.72 FEET;

THENCE NORTH 52°06'49" WEST, A DISTANCE OF 2.81 FEET;

THENCE SOUTH 87°28'38" WEST, A DISTANCE OF 6.86 FEET;

THENCE NORTH 72°57'35" WEST, A DISTANCE OF 5.53 FEET;

THENCE NORTH 53°33'06" WEST, A DISTANCE OF 5.45 FEET;

THENCE NORTH 33°54'22" WEST, A DISTANCE OF 5.42 FEET;  
THENCE NORTH 13°54'45" WEST, A DISTANCE OF 6.95 FEET;  
THENCE NORTH 53°44'27" WEST, A DISTANCE OF 2.83 FEET;  
THENCE NORTH 36°47'57" EAST, A DISTANCE OF 5.21 FEET;  
THENCE NORTH 53°12'03" WEST, A DISTANCE OF 92.46 FEET;  
THENCE NORTH 38°04'28" EAST, A DISTANCE OF 1.67 FEET;  
THENCE NORTH 52°02'40" WEST, A DISTANCE OF 2.13 FEET;  
THENCE NORTH 38°17'45" EAST, A DISTANCE OF 2.27 FEET;  
THENCE NORTH 52°03'17" WEST, A DISTANCE OF 19.88 FEET;  
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 160.20 FEET TO A POINT OF NON-TANGENT CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 193.95 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 55°33'50", AND A CHORD WHICH BEARS NORTH 19°14'01" WEST A CHORD DISTANCE OF 186.44 FEET;  
THENCE NORTH 08°32'55" EAST, A DISTANCE OF 280.75 FEET;  
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 122.48 FEET;  
THENCE SOUTH 48°57'51" EAST, A DISTANCE OF 67.55 FEET;  
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 103.13 FEET;  
THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 180.85 FEET;  
THENCE NORTH 00°01'10" EAST, A DISTANCE OF 32.97 FEET;  
THENCE NORTH 89°57'46" EAST, A DISTANCE OF 33.00 FEET;  
THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 396.60 FEET;  
THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 280.19 FEET;  
THENCE NORTH 89°57'25" EAST, A DISTANCE OF 564.02 FEET TO A POINT ON THE CENTERLINE OF S. FEDERAL BOULEVARD;  
THENCE SOUTH 00°01'10" WEST ALONG SAID CENTERLINE, A DISTANCE OF 591.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 781,650 SQUARE FEET OR 17.94 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

PREPARED BY: AARON MURPHY

PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH

1120 LINCOLN STREET, SUITE 1000

DENVER, CO 80203

303.623.6300

DESCRIPTION

CAMPUS PUD AREA B

SITUATED IN THE WEST 1/2 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;

THENCE SOUTH 84°14'39" WEST, A DISTANCE OF 716.02 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 03°57'48" EAST, A DISTANCE OF 96.13 FEET;

THENCE SOUTH 17°46'16" WEST, A DISTANCE OF 149.58 FEET;

THENCE NORTH 89°30'53" WEST, A DISTANCE OF 30.95 FEET;

THENCE SOUTH 46°37'40" WEST, A DISTANCE OF 20.57 FEET;

THENCE NORTH 61°27'47" WEST, A DISTANCE OF 148.06 FEET TO A POINT OF NON-TANGENT  
CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 141.42 FEET, SAID CURVE  
HAVING A RADIUS OF 468.73 FEET, A CENTRAL ANGLE OF 17°17'11", AND A CHORD WHICH BEARS  
NORTH 47°44'21" WEST A CHORD DISTANCE OF 140.88 FEET;

THENCE SOUTH 51°34'19" WEST, A DISTANCE OF 147.01 FEET;

THENCE NORTH 37°34'07" WEST, A DISTANCE OF 162.17 FEET;

THENCE NORTH 52°25'53" EAST, A DISTANCE OF 270.00 FEET;

THENCE NORTH 25°43'52" WEST, A DISTANCE OF 414.97 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 122.68 FEET, SAID CURVE  
HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 35°08'47", AND A CHORD WHICH BEARS  
NORTH 43°18'15" WEST A CHORD DISTANCE OF 120.77 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 48.39 FEET, SAID CURVE  
HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 13°51'43", AND A CHORD WHICH BEARS  
NORTH 53°56'47" WEST A CHORD DISTANCE OF 48.27 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 160.20 FEET;

THENCE SOUTH 52°03'17" EAST, A DISTANCE OF 19.88 FEET;

THENCE SOUTH 38°17'45" WEST, A DISTANCE OF 2.27 FEET;  
THENCE SOUTH 52°02'40" EAST, A DISTANCE OF 2.13 FEET;  
THENCE SOUTH 38°04'28" WEST, A DISTANCE OF 1.67 FEET;  
THENCE SOUTH 53°12'03" EAST, A DISTANCE OF 92.46 FEET;  
THENCE SOUTH 36°47'57" WEST, A DISTANCE OF 5.21 FEET;  
THENCE SOUTH 53°44'27" EAST, A DISTANCE OF 2.83 FEET;  
THENCE SOUTH 13°54'45" EAST, A DISTANCE OF 6.95 FEET;  
THENCE SOUTH 33°54'22" EAST, A DISTANCE OF 5.42 FEET;  
THENCE SOUTH 53°33'06" EAST, A DISTANCE OF 5.45 FEET;  
THENCE SOUTH 72°57'35" EAST, A DISTANCE OF 5.53 FEET;  
THENCE NORTH 87°28'38" EAST, A DISTANCE OF 6.86 FEET;  
THENCE SOUTH 52°06'49" EAST, A DISTANCE OF 2.81 FEET;  
THENCE NORTH 35°58'03" EAST, A DISTANCE OF 6.72 FEET;  
THENCE SOUTH 53°18'53" EAST, A DISTANCE OF 25.76 FEET;  
THENCE SOUTH 00°07'18" WEST, A DISTANCE OF 30.32 FEET;  
THENCE SOUTH 34°59'18" EAST, A DISTANCE OF 189.64 FEET;  
THENCE NORTH 87°00'28" EAST, A DISTANCE OF 24.03 FEET;  
THENCE SOUTH 03°01'23" EAST, A DISTANCE OF 38.12 FEET;  
THENCE NORTH 86°28'34" EAST, A DISTANCE OF 49.72 FEET;  
THENCE SOUTH 03°16'47" EAST, A DISTANCE OF 79.16 FEET;  
THENCE NORTH 83°01'13" EAST, A DISTANCE OF 11.20 FEET;  
THENCE SOUTH 06°58'47" EAST, A DISTANCE OF 11.82 FEET;  
THENCE NORTH 86°15'10" EAST, A DISTANCE OF 13.79 FEET;  
THENCE SOUTH 03°47'14" EAST, A DISTANCE OF 85.15 FEET;  
THENCE SOUTH 86°09'44" WEST, A DISTANCE OF 18.25 FEET TO A POINT OF NON-TANGENT CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 179.41 FEET, SAID CURVE HAVING A RADIUS OF 114.75 FEET, A CENTRAL ANGLE OF 89°35'00", AND A CHORD WHICH BEARS SOUTH 49°10'44" EAST A CHORD DISTANCE OF 161.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 216,237 SQUARE FEET OR 4.96 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS

NORTH 00°01'10" EAST.

PREPARED BY: AARON MURPHY

PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH

1120 LINCOLN STREET, SUITE 1000

DENVER, CO 80203

303.623.6300