

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21 AND THE SOUTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21, MONUMENTED ON THE WEST END BY A FOUND 1" REBAR WITH A PUNCH MARK AND ON THE EAST END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS35597" "2012", ASSUMED TO BEAR NORTH 89°41'23" EAST 1,325.84 FEET;

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER OF SECTION 21; THENCE SOUTH 57°13'03" EAST A DISTANCE OF 495.04 FEET TO THE WESTERLY LINE OF TRACT B, STAPLETON CENTRAL PARK FILING NO. 1, RECORDED ON JUNE 22, 2012 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AT RECEPTION NO. 2012082116, SAID CORNER ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY LINE OF SAID TRACT B THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 00°00'00" EAST A DISTANCE OF 684.15 FEET TO A 676.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WEST;
2. THENCE SOUTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 00°38'25" AN ARC DISTANCE OF 7.55 FEET TO THE NORTHWEST CORNER OF TRACT A, STAPLETON CENTRAL PARK BOULEVARD FILING NO. 2, RECORDED NOVEMBER 30, 2012 IN SAID RECORDS AT RECEPTION NO. 2012165500;

THENCE ALONG THE WESTERLY LINE OF SAID TRACT A THE FOLLOWING THREE (3) COURSES:

1. THENCE CONTINUE SOUTHERLY, ALONG THE PREVIOUSLY DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 37°26'22" AN ARC DISTANCE OF 441.73 FEET;
2. THENCE SOUTH 67°45'37" WEST A DISTANCE OF 202.55 FEET;
3. THENCE SOUTH 55°04'34" WEST, ALONG SAID NORTHWEST LINE, A DISTANCE OF 576.43 FEET TO THE NORTHERLY LINE OF THE SAND CREEK REGIONAL GREENWAY AS DESCRIBED IN PROPERTY DEED RECORDED APRIL 4, 2002 IN SAID RECORDS AT RECEPTION NO. 2002076382;

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

1. THENCE NORTH 23°21'54" WEST A DISTANCE OF 116.34 FEET TO A 1,439.24 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
2. THENCE NORTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 41°17'56" AN ARC DISTANCE OF 1,037.41 FEET;
3. THENCE NORTH 64°39'50" WEST A DISTANCE OF 157.94 FEET;

THENCE NORTH 00°00'00" EAST A DISTANCE OF 744.66 FEET TO THE SOUTH LINE OF THAT PARTICULAR PARCEL OF LAND DESCRIBED AS PARCEL 4 ON ALTA/ACSM LAND TITLE SURVEY DEPOSITED SEPTEMBER 17, 2009 IN SAID RECORDS, IN BOOK 80, PAGE 009, AT RECEPTION NO. L012114;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 89°41'12" EAST A DISTANCE OF 354.76 FEET;

2. THENCE SOUTH $83^{\circ}53'29''$ EAST A DISTANCE OF 1,236.49 FEET;

3. THENCE SOUTH $84^{\circ}08'41''$ EAST A DISTANCE OF 114.57 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,959,727 SQUARE FEET OR 44.989 ACRES, MORE OR LESS.