

PARCEL C

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 14 & THE NORTH HALF OF SECTION 23, 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 2,657.09 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 S14° 10' 18"W, A DISTANCE OF 3,052.08 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD, BEING THE POINT OF BEGINNING:

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO COURSES;

- 1) THENCE S45° 30' 05"W, A DISTANCE OF 269.27 FEET;
- 2) THENCE S38° 16' 24"W, A DISTANCE OF 59.70 FEET;

THENCE N54° 47' 25"W, A DISTANCE OF 312.63 FEET;

THENCE S26° 40' 09"W, A DISTANCE OF 165.06 FEET;

THENCE N63° 14' 01"W, A DISTANCE OF 105.88 FEET;

THENCE N62° 05' 55"W, A DISTANCE OF 64.92 FEET;

THENCE S89° 44' 59"W, A DISTANCE OF 120.32 FEET;

THENCE N04° 15' 07"W, A DISTANCE OF 203.84 FEET;

THENCE N61° 30' 43"W, A DISTANCE OF 257.88 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, PER ORDINANCE NO. 33, SERIES 1926, SAID POINT BEING THE POINT OF BEGINNING:

THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 955.37 FEET, A CENTRAL ANGLE OF 14° 11' 30", AN ARC LENGTH OF 236.64 FEET, THE CHORD OF WHICH BEARS N07° 09' 35"E, A DISTANCE OF 236.04 FEET;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 20° 16' 25", AN ARC LENGTH OF 176.92 FEET, THE CHORD OF WHICH BEARS S79° 59' 13"E, A DISTANCE OF 176.00 FEET;

THENCE N02° 21' 55"E, A DISTANCE OF 362.06 FEET;

THENCE S87° 45' 59"E, A DISTANCE OF 110.92 FEET;

THENCE S56° 31' 27"E, A DISTANCE OF 403.21 FEET;

THENCE S08° 29' 06"E, A DISTANCE OF 153.18 FEET;

THENCE S44° 46' 47"E, A DISTANCE OF 546.74 FEET, TO THE PONT OF BEGINNING.

CONTAINING 560,857 SQUARE FEET, OR 12.876 ACRES, MORE OR LESS.