

LEGAL DESCRIPTION FOR ZONING AREA 1

A PARCEL OF LAND BEING A PORTION OF THAT DEED RECORDED AT RECEPTION NO. 2018046001 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°04'06" E, A DISTANCE OF 2663.76 FEET, FROM THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 27278" IN A RANGE BOX, TO THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 2-3/4 INCH ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 20699 1998", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16, THENCE S 21° 44' 43" W, A DISTANCE OF 114.37 FEET TO A POINT ON THE WEST LINE OF NORTH TELLURIDE STREET RIGHT-OF-WAY AS SHOWN ON TELLURIDE STREET FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2019043860, SAID CITY AND COUNTY OF DENVER RECORDS AND THE POINT OF BEGINNING:

THENCE S 00° 04' 06" E, ALONG SAID WEST LINE, A DISTANCE OF 454.23 FEET;

THENCE S 89° 47' 51" W, A DISTANCE OF 412.49 FEET;

THENCE S 00° 00' 00" E, A DISTANCE OF 31.67 FEET;

THENCE S 89° 47' 51" W, A DISTANCE OF 187.73 FEET TO A POINT ON THE WEST LINE OF SAID DEED RECORDED AT RECEPTION NO. 2018046001, ALSO BEING A POINT ON THE EAST LINE OF THAT DEED RECORDED AT RECEPTION NO. 9300122683, SAID CITY AND COUNTY OF DENVER RECORDS AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID COMMON LINE AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 8640.00 FEET, A CENTRAL ANGLE OF 03° 27' 50" AND AN ARC LENGTH OF 522.33 FEET, THE CHORD OF WHICH BEARS N 01° 37' 13" E, A DISTANCE OF 522.25 FEET TO A POINT ON THE SOUTH LINE OF EAST 56TH AVENUE RIGHT-OF-WAY AS CONVEYED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 9800143402, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE N 89° 47' 51" E, ALONG SAID SOUTH LINE, A DISTANCE OF 548.78 FEET TO A POINT OF CURVATURE AND A POINT ON THE WEST LINE OF SAID NORTH TELLURIDE STREET RIGHT-OF-WAY;

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THENCE ALONG SAID WEST LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 90° 08' 03" AND AN ARC LENGTH OF 56.63 FEET, THE CHORD OF WHICH BEARS S 45° 08' 08" E, A DISTANCE OF 50.97 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 294,588 SQUARE FEET OR 6.7628 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THE LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE. NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

LEGAL DESCRIPTION FOR ZONING AREA 2

A PARCEL OF LAND BEING A PORTION OF THAT DEED RECORDED AT RECEPTION NO. 2018046001 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°04'06" E, A DISTANCE OF 2663.76 FEET, FROM THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 27278" IN A RANGE BOX, TO THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 2-3/4 INCH ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 20699 1998", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16, THENCE S 21° 44' 43" W, A DISTANCE OF 114.37 FEET TO A POINT ON THE WEST LINE OF NORTH TELLURIDE STREET RIGHT-OF-WAY AS SHOWN ON TELLURIDE STREET FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2019043860, SAID CITY AND COUNTY OF DENVER RECORDS;
THENCE S 00°04'06" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 454.23 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES;

S 00° 04' 06" E, A DISTANCE OF 169.92 FEET TO A POINT OF CURVATURE;
ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 09° 49' 39" AND AN ARC LENGTH OF 137.22 FEET, THE CHORD OF WHICH BEARS
S 04° 50' 43" W, A DISTANCE OF 137.05 FEET;
S 09° 45' 33" W, A DISTANCE OF 185.93 FEET;

THENCE N 80° 14' 32" W, A DISTANCE OF 594.09 FEET TO A POINT ON THE WEST LINE OF SAID DEED RECORDED AT RECEPTION NO. 2018046001, ALSO BEING THE EAST LINE OF THAT DEED RECORDED AT REC. 9300122683, SAID CITY AND COUNTY OF DENVER RECORDS AND A POINT OF NON-TANGENT CURVATURE;

LEGAL DESCRIPTION FOR ZONING AREA 2

THENCE ALONG SAID COMMON LINE AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 8640.00 FEET, A CENTRAL ANGLE OF 02° 21' 48" AND AN ARC LENGTH OF 356.38 FEET, THE CHORD OF WHICH BEARS N 04° 32' 02" E, A DISTANCE OF 356.35 FEET;
THENCE N 89° 47' 51" E, A DISTANCE OF 187.73 FEET;
THENCE N 00° 00' 00" E, A DISTANCE OF 31.67 FEET;
THENCE N 89° 47' 51" E, A DISTANCE OF 412.49 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 259,830 SQUARE FEET OR 5.9649 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THE LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE. NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

LEGAL DESCRIPTION FOR ZONING AREA 3

A PARCEL OF LAND BEING A PORTION OF THAT DEED RECORDED AT RECEPTION NO. 2018046001 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE EAST HALF OF THE WEST HALF OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°04'06" W, A DISTANCE OF 2663.76 FEET, FROM THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 2-3/4 INCH ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 20699 1998", TO THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 27278" IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 16, THENCE S 53° 06' 25" W, A DISTANCE OF 177.73 FEET TO A POINT ON THE WEST LINE OF NORTH TELLURIDE STREET RIGHT-OF-WAY AS SHOWN ON TELLURIDE STREET FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2019043860, SAID CITY AND COUNTY OF DENVER RECORDS, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES;

1. S 10° 01' 11" E, A DISTANCE OF 209.79 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 953.00 FEET, A CENTRAL ANGLE OF 09° 07' 26" AND AN ARC LENGTH OF 151.76 FEET, THE CHORD OF WHICH BEARS S 04° 38' 18" E, A DISTANCE OF 151.60 FEET;
3. S 00° 04' 35" E, A DISTANCE OF 626.66 FEET TO A POINT ON THE WEST LINE OF THE TELLURIDE STREET RIGHT-OF-WAY, AS DESCRIBED IN TOWER 160 SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2008079854, ALSO BEING THE NORTHEAST CORNER OF GATEWAY LANDING SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2020200141, SAID DENVER COUNTY RECORDS;

THENCE ALONG THE NORTH LINE OF SAID GATEWAY LANDING SUBDIVISION, THE FOLLOWING FIVE (5) COURSES:

1. S 89° 42' 58" W, A DISTANCE OF 22.42 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 294.00 FEET, A CENTRAL ANGLE OF 50° 17' 52" AND AN ARC LENGTH OF 258.09 FEET, THE CHORD OF WHICH BEARS N 65° 08' 06" W, A DISTANCE OF 249.88 FEET;
3. N 39° 59' 10" W, A DISTANCE OF 89.03 FEET;
4. S 00° 04' 35" E, A DISTANCE OF 550.95 FEET;
5. S 89° 52' 50" W, A DISTANCE OF 573.07 FEET;

THENCE N 00° 04' 34" W, A DISTANCE OF 519.76 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2300.00 FEET, A CENTRAL ANGLE OF 06° 19' 39" AND AN ARC LENGTH OF 254.00 FEET, THE CHORD OF WHICH BEARS N 03° 05' 15" E, A DISTANCE OF 253.87 FEET;

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THENCE N 06° 15' 05" E, A DISTANCE OF 100.09 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3200.00 FEET, A CENTRAL ANGLE OF 03° 33' 18" AND AN ARC LENGTH OF 198.55 FEET, THE CHORD OF WHICH BEARS N 04° 28' 26" E, A DISTANCE OF 198.51 FEET TO A POINT ON THE SOUTH LINE OF THAT EASEMENT AGREEMENT RECORDED AT RECEPTION NO. 2004183369, SAID DENVER COUNTY RECORDS, AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID SOUTH LINE, THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 464.50 FEET, A CENTRAL ANGLE OF 16° 00' 16" AND AN ARC LENGTH OF 129.75 FEET, THE CHORD OF WHICH BEARS N 69° 55' 13" W, A DISTANCE OF 129.33 FEET;
2. N 77° 55' 21" W, A DISTANCE OF 84.49 FEET TO A POINT ON THE WEST LINE OF SAID DEED RECORDED AT RECEPTION NO. 2018046001, ALSO BEING THE EAST LINE OF THAT DEED RECORDED AT RECEPTION NO. 9300122683, SAID CITY AND COUNTY OF DENVER RECORDS AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID COMMON LINE AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 8640.00 FEET, A CENTRAL ANGLE OF 13°58'51" AND AN ARC LENGTH OF 2108.24 FEET, THE CHORD OF WHICH BEARS N 12° 42' 21" E, A DISTANCE OF 2103.02 FEET;
THENCE S 80° 14' 32" E, A DISTANCE OF 594.09 FEET TO A POINT ON THE WEST LINE OF SAID NORTH TELLURIDE RIGHT-OF-WAY;

THENCE ALONG SAID WEST LINE, THE FOLLOWING FOUR (4) COURSES:

1. S 09° 45' 33" W, A DISTANCE OF 310.04 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 09° 45' 33" AND AN ARC LENGTH OF 178.84 FEET, THE CHORD OF WHICH BEARS S 04° 52' 46" W, A DISTANCE OF 178.63 FEET;
3. S 00° 00' 00" E, A DISTANCE OF 1068.85 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 09° 12' 01", AND AN ARC LENGTH OF 168.60 FEET, THE CHORD OF WHICH BEARS S 04° 36' 01" E, A DISTANCE OF 168.42 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,302,789 SQUARE FEET OR 52.8648 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THE LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE. NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

LEGAL DESCRIPTION FOR ZONING AREA 4

A PARCEL OF LAND BEING A PORTION OF THAT DEED RECORDED AT RECEPTION NO. 2018046001 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°04'35" W, A DISTANCE OF 2649.94 FEET, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 36053", TO THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 2-3/4 INCH ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 20699 1998", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16, THENCE N 39° 33' 39" W, A DISTANCE OF 1530.48 FEET TO A POINT ON THE NORTH LINE OF GATEWAY LANDING SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2020200141, SAID CITY AND COUNTY OF DENVER RECORDS, AND THE POINT OF BEGINNING;

THENCE S 89° 52' 50" W, ALONG SAID NORTH LINE, A DISTANCE OF 347.61 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID GATEWAY LANDING SUBDIVISION, ALSO BEING A POINT ON THE WEST LINE OF SAID DEED;

THENCE N 00° 00' 04" W, ALONG SAID WEST LINE, A DISTANCE OF 625.38 FEET TO A POINT ALSO BEING ON THE EAST LINE OF THAT DEED RECORDED AT RECEPTION NO. 9300122683, SAID DENVER COUNTY RECORDS, AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE COMMON LINE OF SAID DEEDS, THE FOLLOWING TWO (2) COURSES;

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 6640.00 FEET, A CENTRAL ANGLE OF 02° 59' 01" AND AN ARC LENGTH OF 345.77 FEET, THE CHORD OF WHICH BEARS N 19° 29' 34" E, A DISTANCE OF 345.73 FEET TO A POINT OF REVERSE CURVATURE;
2. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 8640.00 FEET, A CENTRAL ANGLE OF 01° 17' 19" AND AN ARC LENGTH OF 194.31 FEET, THE CHORD OF WHICH BEARS N 20° 20' 26" E, A DISTANCE OF 194.30 FEET TO A POINT ON THE SOUTH LINE OF THAT EASEMENT AGREEMENT RECORDED AT RECEPTION NO. 2004183369, SAID DENVER COUNTY RECORDS;

THENCE ALONG SAID SOUTH LINE, THE FOLLOWING TWO (2) COURSES;

1. S 77° 55' 21" E, A DISTANCE OF 84.49 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 464.50 FEET, A CENTRAL ANGLE OF 16° 00' 16" AND AN ARC LENGTH OF 129.75 FEET, THE CHORD OF WHICH BEARS S 69° 55' 13" E, A DISTANCE OF 129.33 FEET TO A POINT OF NON-TANGENT CURVATURE;

LEGAL DESCRIPTION FOR ZONING AREA 4

THENCE THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3200.00 FEET, A CENTRAL ANGLE OF 03° 33' 18" AND AN ARC LENGTH OF 198.55 FEET, THE CHORD OF WHICH BEARS S 04° 28' 26" W, A DISTANCE OF 198.51 FEET;
2. S 06° 15' 05" W, A DISTANCE OF 100.09 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2300.00 FEET, A CENTRAL ANGLE OF 06° 19' 39" AND AN ARC LENGTH OF 254.00 FEET, THE CHORD OF WHICH BEARS S 03° 05' 15" W, A DISTANCE OF 253.87 FEET;
4. S 00° 04' 34" E, A DISTANCE OF 519.76 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 354,714 SQUARE FEET OR 8.1431 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THE LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE. NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.