

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 4,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY
AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF
SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN MONUMENTED BY 3 1/4"
ALUMINUM CAP IN RANGE BOX STAMPED LS 27278 AT
THE EAST END AND BY 3 1/4" ALUMINUM CAP STAMPED
LS 20699 AT THE WEST OF SAID LINE, CONSIDERED TO
BEAR N89°51'30"W A DISTANCE OF 2,648.19 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 3
SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON THE EAST LINE OF SAID SECTION 4, N00°40'10"E A DISTANCE OF
89.12 FEET;

THENCE N89°19'50"W A DISTANCE OF 70.00 FEET, TO A POINT ON THE
NORTHERLY RIGHT-OF-WAY LINE OF EAST 64TH AVENUE, SAID POINT BEING
THE POINT OF BEGINNING:

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4)
COURSES:

1. S45°23'41"W A DISTANCE OF 35.17 FEET;
2. N89°51'30"W A DISTANCE OF 505.59 FEET;
3. S00°08'30"W A DISTANCE OF 35.00 FEET;
4. N89°51'30"W A DISTANCE OF 135.75 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING
SEVENTEEN (17) COURSES:

1. N00°08'30" E A DISTANCE OF 36.00 FEET;
2. S89°51'30" E A DISTANCE OF 34.41 FEET;
3. N00°40'10"E A DISTANCE OF 556.49 FEET;
4. N77°30'07"W A DISTANCE OF 15.37 FEET;
5. N89°52'48"W A DISTANCE OF 6.01 FEET;

6. N00°07'12"E A DISTANCE ON 68.00 FEET;
7. S89°52'48"E A DISTANCE OF 6.54 FEET;
8. N77°13'57"E A DISTANCE OF 15.60 FEET;
9. N00°40'10"E A DISTANCE OF 601.12 FEET;
10. N77°21'30"W A DISTANCE OF 15.39 FEET;
11. N89°51'30"W A DISTANCE OF 6.00 FEET;
12. N00°08'30"E A DISTANCE OF 27.50 FEET;
13. N89°51'30"W A DISTANCE OF 306.65 FEET;
14. N48°43'47"W A DISTANCE OF 36.75 FEET;
15. N89°53'56"W A DISTANCE OF 229.18 FEET;
16. N00°23'19"E A DISTANCE OF 311.47 FEET;
17. S89°37'40"E A DISTANCE OF 51.69 FEET, TO A POINT ON THE SOUTHERLY LINE OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5, RECORDED UNDER RECEPTION NO. 2015112451 IN THE OFFICES OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. S36°21'26"E A DISTANCE OF 259.96 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 53°30'04" AND AN ARC LENGTH OF 233.44 FEET, TO A POINT OF TANGENT;
3. S89°51'30"E A DISTANCE OF 808.13 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD, SAID LINE BEING 70.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°40'10"W A DISTANCE OF 1264.46 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 883,898 SQUARE FEET OR 20.2915 ACRES.