

PARCEL "A"

A PARCEL OF LAND BEING A PART OF THAT PROPERTY DESCRIBED IN INSTRUMENT RECORDED JANUARY 28, 1998 UNDER RECEPTION NO. 980013248 AND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21, BEING MONUMENTED BY A 3.25" ALLOY CAP ON A NO.6 REBAR IN A RANGE BOX STAMPED "LUCHETTI SURVEYING - 2005 - PLS 36053", WHENCE THE EAST QUARTER CORNER OF SAID SECTION 21 BEING MONUMENTED BY A 3" BRASS CAP ON A 2.5" PIPE IN A RANGE BOX STAMPED "CITY OF AURORA - 2009 - PLS 23527" WITH THE LINE BETWEEN ASSUMED TO BEAR SOUTH 00° 00' 12" EAST, AS RECORDED ON THE PLAT OF C.P. BEDROCK FILING NO. 2 AS RECORDED SEPTEMBER 12, 2008 UNDER RECEPTION NO. 2008126679, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 21, SOUTH 00°00'12" EAST A DISTANCE OF 743.99 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°59'48" WEST A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF NORTH TOWER ROAD AND THE SOUTHERLY RIGHT-OF-WAY OF EAST 47TH AVENUE AS DESCRIBED ON THE PLAT OF THE DENVER CONNECTION WEST-TOWER ROAD FILING NO. 1 SUBDIVISION, AS RECORDED JANUARY 4, 2006 UNDER RECEPTION NO. 2006000964;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°59'48" WEST A DISTANCE OF 110.44 FEET;
2. NORTH 86°11'22" WEST A DISTANCE OF 105.24 FEET;
3. SOUTH 89°59'48" WEST A DISTANCE OF 69.55 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED DECEMBER 6, 2018 UNDER RECEPTION NO. 2018155327, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE WESTERLY BOUNDARY OF THOSE PARCELS OF LAND DESCRIBED IN INSTRUMENTS RECORDED DECEMBER 6, 2018 UNDER RECEPTION NO. 2018155327 AND JUNE 5, 2019 UNDER RECEPTION NO. 2019071412, SOUTH 00°00'12" EAST A DISTANCE OF 282.84 FEET;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED JUNE 5, 2019 UNDER RECEPTION NO. 2019071412, NORTH 89°59'48" EAST A DISTANCE OF 12.50 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED MARCH 19, 2019 UNDER RECEPTION NO. 2019031722;

THENCE DEPARTING SAID SOUTH LINE AND ALONG THE WESTERLY BOUNDARY OF THOSE PARCELS OF LAND DESCRIBED IN INSTRUMENTS RECORDED MARCH 19, 2019 UNDER RECEPTION NO. 2019031722 AND DECEMBER 22, 2017 UNDER RECEPTION NO. 2017167055, SOUTH 00°00'12" EAST A DISTANCE OF 264.11 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY FOR EAST 46TH AVENUE AS DESCRIBED ON

THE PLAT OF C.P. BEDROCK FILING NO. 5 AS RECORDED MARCH 16, 2017 UNDER RECEPTION NO. 2017035981;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°59'48" WEST A DISTANCE OF 257.99 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY DESCRIBED IN INSTRUMENT RECORDED MARCH 16, 2017 UNDER RECEPTION NO. 2017035981, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY FOR NORTH YAMPA STREET AS DESCRIBED ON THE PLAT OF C.P. BEDROCK FILING NO. 2 AS RECORDED SEPTEMBER 12, 2008 UNDER RECEPTION NO. 2008126679 AND BEING A POINT OF CURVATURE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY FOR NORTH YAMPA STREET THE FOLLOWING THREE (3) COURSES:

1. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°53'05", AN ARC LENGTH OF 39.22 FEET AND A CHORD THAT BEARS NORTH 45°03'40" WEST A DISTANCE OF 35.32 FEET;

2. THENCE NORTH 00°07'05" WEST A DISTANCE OF 496.95 FEET TO A POINT OF CURVATURE;

3. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°06'53", AN ARC LENGTH OF 39.32 FEET AND A CHORD THAT BEARS NORTH 44°56'22" EAST A DISTANCE OF 35.39 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY FOR EAST 47TH AVENUE DESCRIBED IN INSTRUMENT RECORDED JANUARY 4, 2006 UNDER RECEPTION NO. 2006000964;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°59'48" EAST A DISTANCE OF 246.48 FEET TO THE POINT OF BEGINNING.

SAID PARCEL "A" CONTAINING 151,250 SQUARE FEET OR 3.472 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL "B"

A PARCEL OF LAND BEING A PART OF THAT PROPERTY DESCRIBED IN INSTRUMENT RECORDED JANUARY 28, 1998 UNDER RECEPTION NO. 980013248 AND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21, BEING MONUMENTED BY A 3" BRASS CAP ON A 2.5" PIPE IN A RANGE BOX STAMPED "CITY OF AURORA - 2009 - PLS 23527" WHENCE THE NORTHEAST CORNER OF SAID SECTION 21, BEING MONUMENTED BY A 3.25" ALLOY CAP ON A NO.6 REBAR IN A RANGE BOX STAMPED "LUCHETTI SURVEYING - 2005 - PLS 36053" WITH THE LINE BETWEEN ASSUMED TO BEAR NORTH 00° 00' 12" WEST, AS RECORDED ON THE PLAT OF C.P. BEDROCK FILING NO. 2 AS RECORDED SEPTEMBER 12, 2008 UNDER RECEPTION NO. 2008126679, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE SOUTH 89°57'32" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH TOWER ROAD AS DESCRIBED IN INSTRUMENT RECORDED MAY 19, 2004 UNDER RECEPTION NO. 2004109866;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 00°00'12" WEST A DISTANCE OF 311.58 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 89°59'48" WEST, A DISTANCE OF 217.00 FEET;

THENCE NORTH 00°00'12" WEST, A DISTANCE OF 219.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 45TH AVENUE AS DESCRIBED IN C.P. BEDROCK FILING NO. 1, RECORDED AUGUST 15, 2008 UNDER RECEPTION NO. 2008113595;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 88°22'06" EAST, A DISTANCE OF 99.46 FEET;

2. NORTH 89°59'48" EAST, A DISTANCE OF 92.58 FEET TO A POINT OF CURVATURE;

3. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET AND WHOSE CHORD BEARS SOUTH 45°00'12" EAST A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF NORTH TOWER ROAD AS DESCRIBED IN INSTRUMENT RECORDED MAY 19, 2004 UNDER RECEPTION NO. 2004109866;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°00'12" EAST A DISTANCE OF 192.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL "B" CONTAINS 47,096 SQUARE FEET OR 1.081 ACRES, MORE OR LESS.

SAID PARCELS "A" AND "B" CONTAINING 198,346 SQUARE FEET OR 4.553 ACRES MORE OR LESS.