

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, 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:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°15'08" W, FROM THE WEST QUARTER CORNER OF SAID SECTION 15, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 36053," TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 19003," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15, THENCE N 08°21'18" E, A DISTANCE OF 600.48 FEET TO A POINT ON THE NORTH LINE OF THE ELMENDORF DRIVE RIGHT-OF-WAY, AS SHOWN ON THE GREEN VALLEY RANCH FILING NO. 37 SUBDIVISION PLAT, RECORDED AT RECEPTION NO. 2003004077, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, ALSO BEING A POINT ON THE EAST LINE OF THE TOWER ROAD RIGHT-OF-WAY, RECORDED AT RECEPTION NO. 2004052082, SAID CITY AND COUNTY OF DENVER RECORDS, ALSO BEING A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID TOWER ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°44'48", AND AN ARC LENGTH OF 46.99 FEET, THE CHORD OF WHICH BEARS N 45°07'32" W, A DISTANCE OF 42.33 FEET TO A POINT ON A LINE BEING 60.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15;
2. N 00°15'08" W, ALONG A LINE BEING 60.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 605.66 FEET;

THENCE N 89°44'52" E, A DISTANCE OF 132.41 FEET;

THENCE N 48°03'54" E, A DISTANCE OF 237.96 FEET;

THENCE N 89°44'52" E, A DISTANCE OF 324.20 FEET TO A POINT ON THE WEST LINE OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2015117541, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING THREE (3) COURSES:

1. S 00°14'59" E, A DISTANCE OF 273.40 FEET;
2. N 89°45'01" E, A DISTANCE OF 104.63 FEET;
3. S 00°14'59" E, A DISTANCE OF 450.04 FEET TO A POINT ON THE NORTH LINE OF SAID ELMENDORF DRIVE RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE NORTH LINE OF SAID ELMENDORF DRIVE RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1038.50 FEET, A CENTRAL ANGLE OF 21°42'03", AND AN ARC LENGTH OF 393.33 FEET, THE CHORD OF WHICH BEARS S 79°09'03" W, A DISTANCE OF 390.99 FEET;
2. N 89°59'56" W, A DISTANCE OF 324.74 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 514,656 SQUARE FEET, OR 11.815 ACRES, MORE OR LESS.