

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21;
THENCE SOUTH 00°02'48" EAST, A DISTANCE OF 68.00 FEET;
THENCE SOUTH 89°52'50" WEST, A DISTANCE OF 125.03 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 39.30 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 90°04'48" AND A CHORD WHICH BEARS SOUTH 45°05'12" EAST A CHORD DISTANCE OF 35.38 FEET;
THENCE SOUTH 00°02'48" EAST, A DISTANCE OF 153.00 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 20.88 FEET, SAID CURVE HAVING A RADIUS OF 834.00 FEET, A CENTRAL ANGLE OF 01°26'03", AND A CHORD WHICH BEARS SOUTH 00°40'14" WEST A CHORD DISTANCE OF 20.88 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°09'57" EAST, A DISTANCE OF 33.87 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 130.78 FEET, SAID CURVE HAVING A RADIUS OF 586.00 FEET, A CENTRAL ANGLE OF 12°47'14", AND A CHORD WHICH BEARS SOUTH 06°13'40" WEST A CHORD DISTANCE OF 130.51 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 246.13 FEET, SAID CURVE HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 16°47'18", AND A CHORD WHICH BEARS SOUTH 21°00'56" WEST A CHORD DISTANCE OF 245.25 FEET;
THENCE SOUTH 29°24'35" WEST, A DISTANCE OF 74.06 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 487.92 FEET, SAID CURVE HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 29°07'15", AND A CHORD WHICH BEARS SOUTH 14°50'59" WEST A CHORD DISTANCE OF 482.69 FEET;
THENCE ALONG A LINE TANGENT TO SAID CURVE, SOUTH 00°17'20" WEST, A DISTANCE OF 309.85 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 97.63 FEET, SAID CURVE HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 06°39'34", AND A CHORD WHICH BEARS SOUTH 03°37'07" WEST A CHORD DISTANCE OF 97.58 FEET;
THENCE SOUTH 06°56'54" WEST, A DISTANCE OF 785.35 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 107.04 FEET, SAID CURVE HAVING A RADIUS OF 877.00 FEET, A CENTRAL ANGLE OF 06°59'35", AND A CHORD WHICH BEARS SOUTH 03°27'06" WEST A CHORD DISTANCE OF 106.97 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°02'17" EAST, A DISTANCE OF 168.54 FEET;
THENCE SOUTH 89°57'30" WEST, A DISTANCE OF 687.66 FEET;
THENCE NORTH 00°00'53" WEST, A DISTANCE OF 1,043.17 FEET;
THENCE SOUTH 89°34'21" WEST, A DISTANCE OF 491.68 FEET;
THENCE NORTH 00°08'19" EAST, A DISTANCE OF 1,381.76 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 160.71 FEET, SAID CURVE HAVING A RADIUS OF 6,640.00 FEET, A CENTRAL ANGLE OF 01°23'12", AND A CHORD WHICH BEARS NORTH 00°49'55" EAST A CHORD DISTANCE OF 160.71 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°52'50" EAST, A DISTANCE OF 1,520.13 FEET TO THE POINT OF BEGINNING.

EXCLUDING TRACT B-1 RECORDED AT CP BEDROCK FILING NO. 1 UNDER RECEPTION NO. [2008113595](#).