

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS SOUTH 00°15'29" EAST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 43°37'09" EAST, A DISTANCE OF 92.48 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF COLORADO BOULEVARD AS RECORDED UNDER RECEPTION NO. 940019168 IN THE CLERK AND RECORDER'S OFFICE IN THE CITY AND COUNTY OF DENVER, AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY NORTH 44°31'09" EAST, A DISTANCE OF 34.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 11TH AVENUE AS RECORDED UNDER RECEPTION NO. 940019168, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°34'42" EAST, A DISTANCE OF 178.40 FEET;
- 2) NORTH 76°09'07" EAST, A DISTANCE OF 14.64 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, AND ALONG THE SOUTHERLY RIGHT-OF-WAY OF 11TH AVENUE AS RECORDED UNDER RECEPTION NO. 2016007354, IN SAID RECORDS, THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 88°48'45" EAST, A DISTANCE OF 354.83 FEET;
- 2) NORTH 89°31'16" EAST, A DISTANCE OF 70.00 FEET;
- 3) SOUTH 00°15'29" EAST, A DISTANCE OF 0.50 FEET;
- 4) NORTH 89°34'42" EAST, A DISTANCE OF 215.09 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°16'07" EAST, A DISTANCE OF 595.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 9TH AVENUE AS RECORDED IN BOOK 2550, AT PAGE 221, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°33'50" WEST, A DISTANCE OF 856.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COLORADO BOULEVARD AS RECORDED UNDER RECEPTION NO. 2016007354, IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°15'29" WEST, A DISTANCE OF 563.81 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11.661 ACRES, (507,947 SQUARE FEET), MORE OR LESS.

TOGETHER WITH:

PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS SOUTH 00°15'29" EAST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 05°18'55" EAST, A DISTANCE OF 705.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 9TH AVENUE AS RECORDED IN BOOK 9138, AT PAGE 553 IN THE CLERK AND RECORDER'S OFFICE IN THE CITY AND COUNTY OF DENVER, AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°33'50" EAST, A DISTANCE OF 951.41 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BELLAIRE STREET AS SHOWN ON THE BELLAIRE STREET SUBDIVISION FILING NO. 1 PLAT AS RECORDED UNDER RECEPTION NO. 2014122683, IN SAID RECORDS;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 00°26'33" EAST, A DISTANCE OF 199.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 297.00 FEET;
- 2) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'00", AN ARC LENGTH OF 67.39 FEET;
- 3) TANGENT TO SAID CURVE, SOUTH 12°33'27" WEST, A DISTANCE OF 174.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 369.00 FEET;
- 4) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'00", AN ARC LENGTH OF 83.72 FEET;
- 5) TANGENT TO SAID CURVE, SOUTH 00°26'33" EAST, A DISTANCE OF 51.85 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 8TH AVENUE AS RECORDED UNDER RECEPTION NO. 2016007354, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°33'23" WEST, A DISTANCE OF 896.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COLORADO BOULEVARD AS RECORDED UNDER RECEPTION NO. 2016007354, IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°15'29" WEST, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 12.201 ACRES, (531,495 SQUARE FEET), MORE OR LESS.

TOTAL AREA OF PARCEL 1 AND PARCEL 2 = 23.862 ACRES (1,039,442 SQUARE FEET), MORE OR LESS.