

LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE DENVER TECHNOLOGICAL CENTER IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE S60°11'36"E A DISTANCE OF 1,352.24 FEET TO THE SOUTHERLY LINE OF THE HYATT REGENCY PARCEL PER RECEPTION NO. 2021069344, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE, S89°45'35"E A DISTANCE OF 363.54 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, 358.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 244.00 FEET, A CENTRAL ANGLE OF 84°17'54", AND A CHORD WHICH BEARS N48°05'28"E A DISTANCE OF 327.48 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S84°03'30"E A DISTANCE OF 137.44 FEET; THENCE S05°56'30"W A DISTANCE OF 58.35 FEET; THENCE S25°10'30"E A DISTANCE OF 176.21 FEET; THENCE S64°49'30"W A DISTANCE OF 418.83 FEET; THENCE S11°00'13"E A DISTANCE OF 119.50 FEET TO A POINT OF CURVATURE; THENCE 27.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 14°11'18" AND A CHORD WHICH BEARS S18°05'52"E A DISTANCE OF 27.17 FEET; THENCE S25°11'32"E A DISTANCE OF 19.80 FEET TO A POINT OF CURVATURE; THENCE 11.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 26°42'52" AND A CHORD WHICH BEARS S48°50'45"E A DISTANCE OF 11.32 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF UNION AVENUE PARKWAY AS RECORDED IN BOOK 29 AT PAGE 56; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) S64°49'30"W A DISTANCE OF 50.88 FEET TO A POINT OF CURVATURE; 2) THENCE 303.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 894.93 FEET, A CENTRAL ANGLE OF 19°24'24" AND A CHORD WHICH BEARS S74°31'42"W A DISTANCE OF 301.67 FEET TO A POINT OF COMPOUND CURVATURE; 3) THENCE 97.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 61°58'06" AND A CHORD WHICH BEARS N64°47'03"W A DISTANCE OF 92.66 FEET TO A POINT ON THE EASTERLY LINE OF SOUTH SYRACUSE STREET AS RECORDED IN RECEPTION NUMBER 9900126686 AND 9900187774; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) N02°57'19"W A DISTANCE OF 218.02 FEET TO A POINT OF CURVATURE; 2) THENCE 213.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 21°26'46" AND A CHORD WHICH BEARS N13°40'42"W A DISTANCE OF 212.11 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 5.905 ACRES OR 257,229 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN US. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, ASSUMED TO BEAR S89°59'25"E AND BEING MONUMENTED AT THE WEST QUARTER CORNER AS ESTABLISHED FROM REFERENCE MONUMENTS BEING A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP PLS #22103, 190' WITNESS CORNER NORTH OF THE WEST QUARTER CORNER AND A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP PLS #24673, 170' WITNESS CORNER WEST OF THE WEST QUARTER CORNER AND A FOUND #6 REBAR WITH CAP PLS #22103 AT THE CENTER QUARTER CORNER.