

Adjacent Parcel 1

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT 8, MILE-HI INDUSTRIAL DISTRICT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1954, IN BOOK 22 AT PAGE 21,
IN THE CITY AND COUNTY OF DENVER'S CLERK AND RECORDER OFFICE, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE 20 FOOT RANGE LINE LOCATED IN 38TH AVENUE BETWEEN HOLLY STREET AND KEARNEY STREET IS ASSUMED TO BEAR NORTH 89°42'44" EAST, BASED ON THE CITY AND COUNTY OF DENVER LOCAL PROJECTION COORDINATE SYSTEM, AS MONUMENTED ON THE WEST BY AN AXLE 1.1 FEET BELOW THE SURFACE IN A RANGE BOX AND ON THE EAST BY AN AXLE 1 FOOT BELOW THE SURFACE IN A RANGE BOX;

COMMENCING AT THE WEST END OF THE 20 FOOT RANGE LINE OF 38TH AVENUE LOCATED AT THE INTERSECTION OF HOLLY STREET AND 38TH AVENUE;

THENCE NORTH 44°50'39" EAST, A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HOLLY STREET AND THE NORTHERLY RIGHT-OF-WAY OF 38TH AVENUE, BEING THE POINT OF BEGINNING;

THENCE NORTH 00°01'27" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY OF HOLLY STREET, A DISTANCE OF 258.11 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO 2021236798 IN SAID RECORDS;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 89°42'49" EAST, A DISTANCE OF 310.14 FEET;
- 2) NORTH 00°01'27" WEST, A DISTANCE OF 80.00 FEET;
- 3) NORTH 89°42'49" EAST, A DISTANCE OF 276.66 FEET TO THE WESTERLY RIGHT-OF-WAY OF IVY STREET;

THENCE SOUTH 00°01'27" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF IVY STREET, A DISTANCE OF 338.09 FEET TO SAID NORTHERLY RIGHT-OF-WAY OF 38TH AVENUE;

THENCE SOUTH 89°42'44" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 586.80 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 173,583 SQUARE FEET OR 3.9849 ACRES, MORE OR LESS.