

Description

Parcel 1:

A part of the Southeast Quarter of Section 4, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the center of said Section 4;
thence South 83°29'38" East a distance of 270.10 feet to the northeast corner of Tract PP (Proposed Uinta Way), Lowry Filing No. 11, said City and County of Denver and to the **POINT OF BEGINNING**;
thence South 89°52'18" East, along the southerly the right of way line of 11th Ave., a distance of 1180.58 feet;
thence South 70°07'42" West a distance of 20.47 feet;
thence North 89°52'18" West, 7.00 feet south and parallel with said southerly line, a distance of 1043.76 feet;
thence South 88°34'48" West a distance of 115.80 feet;
thence South 59°16'02" West a distance of 13.56 feet to a point on the easterly line of said Tract PP;
thence North 30°00'00" East, along said easterly line, a distance of 19.70 feet to the **POINT OF BEGINNING**;

Containing 8,440 square feet or 0.194 acres, more or less.

Together with:

Parcel 2:

A part of the Southeast Quarter of Section 4, a part of the Northeast Quarter of Section 9 and a part of the Northwest Quarter of Section 10, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the East Quarter corner of said Section 4;
thence South 00°15'02" West, along the easterly line of the Southeast Quarter of said Section 4, a distance of 30.00 feet to the **POINT OF BEGINNING**;
thence South 00°15'02" West, along said easterly line, a distance of 800.40 feet to a point of non-tangent curvature on the northwesterly line of a parcel of land described at Reception Number 2007042009 in the Clerk and Recorder's Office of said City and County of Denver;
thence along said northwesterly line the following three (3) courses:

1. along the arc of a curve to the right having a radius of 760.00 feet, a central angle of 30°08'03", an arc length of 399.71 feet and whose chord bears South 38°14'16" West a distance of 395.12 feet;
2. South 53°18'17" West a distance of 235.34 feet to a point of curvature;
3. along the arc of a curve to the left having a radius of 640.00 feet, a central angle of 05°03'59", an arc length of 56.59 feet and whose chord bears South 50°46'18" West a distance of 56.57 feet to the most northeasterly corner of a parcel of land described at Reception Number 2007042010 in said Clerk and Recorder's Office;

thence along the easterly line of said parcel of land and along the arc of a curve to the left having a radius of 640.00 feet, a central angle of 49°37'41", an arc length of 554.35 feet and whose chord bears South 23°25'28" West a distance of 537.18 feet to the northwesterly corner of said parcel of land described at Reception Number 2007042009; thence along the westerly line of said parcel of land the following four (4) courses:

1. along the arc of a curve to the left having a radius of 640.00 feet, a central angle of 35°08'55", an arc length of 392.61 feet and whose chord bears South 18°57'50" East a distance of 386.49 feet;
2. South 36°32'18" East a distance of 1135.66 feet to a point of curvature;
3. along the arc of a curve to the right having a radius of 1019.00 feet, a central angle of 03°22'12", an arc length of 59.93 feet and whose chord bears South 34°51'12" East a distance of 59.92 feet;
4. South 45°42'00" East a distance of 42.47 feet to a northwesterly corner on Tract B, Lowry Filing No. 14, said City and County of Denver;

thence South 53°27'42" West, along the northwesterly line of said Tract B, a distance of 130.00 feet to a northwesterly corner of said Tract B;

thence North 27°22'36" West a distance of 42.47 feet to a point of non-tangent curvature;

thence along the arc of a curve to the right having a radius of 1019.00 feet, a central angle of 03°22'12", an arc length of 59.93 feet and whose chord bears North 38°13'24" West a distance of 59.92 feet;

thence North 36°32'18" West a distance of 1045.17 feet to the most easterly corner of a parcel of land described at Reception Number 2006188297 in said Clerk and Recorder's Office;

thence along the easterly line of said parcel of land the following two (2) courses:

1. North 36°32'18" West a distance of 90.49 feet to a point of curvature;
2. along the arc of a curve to the right having a radius of 760.00 feet, a central angle of 21°00'17", an arc length of 278.62 feet and whose chord bears North 26°02'10" West a distance of 277.06 feet to the southerly corner of a parcel of land described at Reception Number 2006188298 in said Clerk and Recorder's Office and a point of curvature;

thence along the westerly line of said parcel of land continuing along the arc of a curve to the right having a radius of 760.00 feet, a central angle of 11°14'50" and arc length of 149.19 feet and whose chord bears North 09°54'36" West a distance of 148.95 feet to the southerly corner of a parcel of land described at Reception Number 2006188296 in said Clerk and Recorder's Office and the point of curvature;

thence along the boundary line of said parcel of land the following five (5) courses:

1. continuing along the arc of a curve to the right having a radius of 760.00 feet, a central angle of 18°07'35", an arc length of 240.44 feet and whose chord bears North 04°46'37" East a distance of 239.44 feet;
2. North 72°56'35" West a distance of 9.36 feet;
3. North 47°11'39" West a distance of 22.20 feet;
4. North 72°56'35" West a distance of 12.14 feet to a point of curvature;
5. along the arc of a curve to the left having a radius of 712.50 feet, a central angle of 04°10'37", an arc length of 51.94 feet and whose chord bears North 75°01'54" West a distance of 51.93 feet to the northeast corner of a said parcel of land described at Reception Number 2000137528 in said Clerk and Recorder's Office;

thence along the northerly line of said parcel of land being an arc of a curve to the left having a radius of 712.50 feet, a central angle of 13°54'12", an arc length of 172.89 feet and whose chord bears North 84°04'18" West a distance of 172.47 feet to a point of reverse curvature;

thence along the arc of a curve to the right having a radius of 65.00 feet, a central angle of 55°22'45", an arc length of 62.83 feet and whose chord bears North 63°20'01" West a distance of 60.41 feet to the southerly corner of a parcel of land recorded at Reception Number 2005207321 in said Clerk and Recorder's Office;

thence along the boundary line of said parcel of land the following seven (7) courses:

1. along the arc of a curve to the right having a radius of 65.00 feet, a central angle of 196°55'16", an arc length of 223.40 feet and whose chord bears North 62°48'59" East a distance of 128.59 feet to a point of reverse curvature;
2. along the arc of a curve to the left having a radius of 35.00 feet, a central angle of 65°34'31", an arc length of 40.06 feet and whose chord bears South 51°30'38" East a distance of 37.91 feet to a point of reverse curvature;
3. along the arc of a curve to the right having a radius of 778.50 feet, a central angle of 11°21'18", an arc length of 154.28 feet and whose chord bears South 78°37'14" East a distance of 154.03 feet;
4. South 72°56'35" East a distance of 12.14 feet;
5. North 81°18'28" East a distance of 22.20 feet;
6. South 72°56'35" East a distance of 9.36 feet to a point of non-tangent curvature.
7. along the arc of a curve to the right having a radius of 760.00 feet, a central angle of 20°08'21", an arc length of 267.13 feet and whose chord bears North 30°20'35" East a distance of 265.76 feet to the southeasterly corner of a parcel of land described at Reception Number 2006101177 in said Clerk and Recorder's Office;

thence along the easterly line of said parcel of land continuing along the arc of a curve to the right having a radius of 760.00 feet, a central angle of 04°28'12", an arc length of 59.29 feet and whose chord bears North 42°38'52" East a distance of 59.28 feet to the southerly corner of a parcel of land described at Reception Number 2003070992 in said Clerk and Recorder's Office;

thence along the easterly line of said parcel of land described at Reception Number 2003070992 the following three (3) courses:

1. continuing along the arc of a curve to the right having a radius of 760.00 feet, a central angle of 8°25'19", an arc length of 111.71 feet and whose chord bears North 49°05'38" East a distance of 111.61 feet;
2. North 53°18'17" East a distance of 235.34 feet to a point of curvature;
3. along the arc of a curve to the left having a radius 640.00 feet, a central angle of 45°30'18", an arc length of 508.30 feet and whose chord bears North 30°33'08" East a distance of 495.04 feet to the southeasterly corner of a parcel of land described at Reception Number 2008014297 in said Clerk and Recorder's Office;

thence along the easterly line of said parcel of land being an arc of a curve to the left having a radius of 640.00 feet, a central angle of 03°24'13", an arc length of 38.02 feet, and whose chord bears North 06°05'52" East a distance of 38.01 feet to the southeasterly corner of the southerly parcel of land described at Reception Number 2008089070 in said Clerk and Recorder's Office;

thence along the easterly lines of the parcels of land described at said Reception Number 2008089070 the following three (3) courses;

1. continuing along said curve to the left having a radius of 640.00 feet, a central angle of 04°08'44", an arc length of 46.31 feet and whose chord bears North 02°19'24" East a distance of 46.30 feet;
2. North 00°15'02" East, a distance of 444.20 feet;
3. North 47°44'24" West a distance of 44.85 feet to a point 60 feet south of the northerly line of the southeast quarter of said Section 4;

thence North 89°52'18" West, along a line 60 feet south and parallel with said northerly line, a distance of 646.29 feet to a point on the easterly line of a parcel of land (Exhibit A-3) described at Reception Number 2006011846 in said Clerk and Recorder's Office; thence North 00°07'42" East, along said easterly line, a distance of 30.00 feet to a point 30 feet south of said northerly line of the southeast quarter of Section 4; thence South 89°52'18" East, along a line 30 feet south and parallel with said northerly line, a distance of 739.67 feet to the **POINT OF BEGINNING**;

Containing 454,154 square feet or 10.426 acres, more or less.

Together with:

Parcel 3:

A part of the Northeast Quarter of Section 9 and a part of the Northwest Quarter of Section 10, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the East Quarter Corner of said Section 9; thence North 68°39'44" West a distance of 1640.49 feet to the most easterly corner of Lowry Blvd., Lowry Filing No. 3, recorded at Reception Number 9800190950 in the Clerk and Recorder's Office of said City and County of Denver and the **POINT OF BEGINNING**;

thence North 36°32'18" West, along the easterly line of said Lowry Blvd., a distance of 124.00 feet to the northeast corner of said Lowry Blvd.;

thence North 53°27'42" East a distance of 2087.69 feet to the most westerly corner of Tract B, Lowry Filing No. 14, said City and County of Denver;

thence South 36°32'18" East, along the westerly line of said Tract B, a distance of 124.00 feet;

thence South 53°27'42" West a distance of 566.39 feet;

thence South 36°28'21" East a distance of 8.51 feet to the northerly corner of a parcel of land described at Reception Number 9900161369 in the Clerk and Recorder's Office of said City and County of Denver;

thence South 53°24'05" West, along the northwesterly line of said parcel of land, a distance of 630.00 feet;

thence North 36°28'21" West a distance of 9.18 feet;

thence South 53°27'42" West a distance of 891.30 feet to the **POINT OF BEGINNING**;

Containing 264,445 square feet or 6.071 acres, more or less.

Together with:

Parcel 4:

A part of the Northeast Quarter of Section 9, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the East Quarter Corner of said Section 9;

thence North 68°39'44" West a distance of 1640.49 feet to the most easterly corner of Lowry Blvd., Lowry Filing No. 3, recorded at Reception Number 9800190950 in the Clerk and Recorder's Office of said City and County of Denver;

thence South 53°27'42" West, along the southerly line of said Lowry Blvd., a distance of 24.93 feet to the **POINT OF BEGINNING**;

thence South 09°15'08" West a distance of 14.56 feet to the northwesterly line of a parcel of land described at Reception Number 2000050533 in said Clerk and Recorder's Office, also being the most northeasterly corner of a parcel of land described at Reception Number 2013100075 in said Clerk and Recorder's Office;

thence along the northeasterly, southeasterly and southwesterly lines of said parcel of land described at Reception Number 2013100075 the following three (3) courses:

1. South 09°15'08" West a distance of 70.05 feet;
2. South 53°27'42" West a distance of 98.03 feet;
3. North 82°19'44" West a distance of 69.75 feet to the most southwesterly corner of said parcel of land described at Reception Number 2013100075;

thence North 82°19'44" West a distance of 14.87 feet to said southerly line of Lowry Blvd.;

thence North 53°27'42" East, along said southerly line of Lowry Blvd., a distance of 219.34 feet to the **POINT OF BEGINNING**;

Containing 9,362 square feet or 0.215 acres, more or less.

Resulting in a total area of 736,401 square feet or 16.905 acres, more or less.

BASIS OF BEARINGS: Bearings are based on the north line of the Southeast Quarter of Section 4, Township 4 South, Range 67 West of the Sixth Principal Meridian as being South 89°52'18" East. The bearing of said north line is shown on the City and County of Denver Lowry Air Force Base Boundary Survey under Project No. 94-576, dated 4/09/96 and filed in Book 23 of the County Surveyor's Land Survey/Right of Way Surveys at Pages 102-103. The Center of said Section 4 is marked with a found 3-1/4" aluminum cap Witness Corners stamped, "URS CORP PLS 20683" and the East Quarter corner of said Section 4 is marked with a found 3" brass cap in range box, stamped, LS 16419.

A. David Johnson, Professional Land Surveyor
Colorado P.L.S No. 20683
for and on behalf of URS Corporation
8181 E Tufts Ave Denver CO. 80237
Phone (303) 740-2647