

PARCEL 2
510 East 51st Avenue

DESCRIPTION

A parcel of land in the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, said parcel being more particularly described as follows:

Basis of Bearings: Bearings are based upon the East line of the Southeast One-Quarter of Section 15, said to bear North 00°08'33" West a distance of 2663.19 feet from between the monuments listed below:

Southeast Corner of Section 15 - monumented by a 3.25-inch aluminum cap, 0.1 foot below grade, stamped "LAND CORNER, #164 1, 15 14, 68W 1994, HMARK, EYING LTD 6TH PM" (Note: partially unreadable due to concrete on monument).

East One-Quarter Corner of Section 15 - monumented by a 3-inch brass cap, 0.1 foot down in a range box, no lid, stamped "D.M.W.W., SEC.15 SEC.14, 1/4 COR. T.3S. R.69W., LS7104 1980".

COMMENCING (P.O.C.) at the Southeast Corner of Section 15;

Thence North 00°08'33" West along the East line of the Southeast One-Quarter of Section 15, a distance of 1,320.80 feet to the City and County of Denver range line for East 50th Avenue;

Thence South 89°55'27" West along said range line, a distance of 516.00 feet to the intersection with the City and County of Denver range line for Pearl Street, said intersection being monumented by a #4 rebar 0.3 foot below asphalt grade;

Thence continue westerly along said range line for East 50th Avenue, a distance of 20.00 feet to the west right-of-way line of Pearl Street;

Thence North 00°08'33" West along said west right-of-way line of Pearl Street, a distance of 37.58 feet to the north right-of-way line of East 50th Avenue and to the **POINT OF BEGINNING (P.O.B.)**;

Thence South 00°08'33" East along said west right-of-way of Pearl Street, a distance of 160.68 feet to the north line of a parcel of land recorded at Reception No. 2009104173;

Thence South 89°55'27" West along said north line, a distance of 218.00 feet to the west line of Plot 11-W.H. Clark's Second Subdivision;

Thence South 00°08'33" East along said west line of Plot 11 and continuing along the west lines of Plot 12, Plot 13 and Plot 13 extended, a distance of 560.00 feet to the south right-of-way line of East 49th Avenue;

Thence North 89°55'27" East along said south right-of-way line of East 49th Avenue, a distance of 164.00 feet to the west line of a parcel of land recorded at Reception No. 9800045655;

Thence South 00°08'33" East along said west line, a distance of 100.00 feet to the north line of a parcel of land recorded at Reception No. 2008139423;

Thence South 89°55'27" West along said north line, a distance of 164.00 feet to the west line of Plot 14-W.H. Clark's Second Subdivision;

Thence South 89°55'27" West along the north line of a parcel of land recorded at Reception No. 2012063254, a distance of 101.73 feet to the eastern right-of-way line of Colorado and Southern Railway Company's Main Spur Track and to the point of curve of a non-tangent curve to the right, of which the radius point lies North 50°06'45" East, a radial distance of 1,382.39 feet;

Thence northwesterly along the arc of the eastern right-of-way line of Colorado and Southern Railway Company's Main Spur Track, through a central angle of 4°25'52", a distance of 106.91 feet to a point of compound curve to the right having a radius of 1,712.95 feet and a central angle of 05°42'00";

Thence northwesterly along the arc of the eastern right-of-way line of Colorado and Southern Railway Company's Main Spur Track, a distance of 170.41 feet to a point of compound curve to the right having a radius of 979.27 feet and a central angle of 14°18'00";

Thence northwesterly along the arc of the eastern right-of-way line of Colorado and Southern Railway Company's Main Spur Track, a distance of 244.41 feet to the point of curve of a non-tangent curve to the right, of which the radius point lies North 74°32'35" East, a radial distance of 1,849.18 feet;

Thence northerly along the arc of the eastern right-of-way line of Colorado and Southern Railway Company's Main Spur Track, through a central angle of 17°07'35", a distance of 552.74 feet to the eastern right-of-way line of Colorado and Southern Railway Company's Spur Track No.45, and to the point of curve of a non-tangent curve to the right, of which the radius point lies South 77°54'32" East, a radial distance of 599.65 feet;

Thence northeasterly along the arc of the eastern right-of-way line of Colorado and Southern Railway Company's Spur Track No.45, through a central angle of 47°45'35", a distance of 499.85 feet;

Thence North 64°53'18" East along said eastern right-of-way line of Colorado and Southern Railway Company's Spur Track No.45, a distance of 76.14 feet to the south right-of-way line of East 51st Avenue;

Thence North 89°38'57" East along said south right-of-way line of East 51st Avenue, a distance of 505.75 feet to the west line of a parcel of land recorded in Book 1729 at Page 581;

Thence South 00°12'01" East along said west line, a distance of 606.05 feet to the north right-of-way line of East 50th Avenue;

Thence South 89°44'27" West along said north right-of-way line of East 50th Avenue, a distance of 227.37 feet to the **POINT OF BEGINNING (P.O.B.)**.

The above described parcel description contains 777,500 square feet or 17.849 acres, more or less.

I hereby certify that the above parcel description was prepared under my direct supervision.

Eric D. Carson, PLS

Prepared For and on Behalf of
CWC Consulting Group Inc.
210 Front Street
Castle Rock, Colorado 80104
Phone: (303) 980-9104

510 E. 51st Avenue

North: 712564.6794' East: 146893.9054'

Segment #1 : Line

Course: S00°08'33"E Length: 160.68'
North: 712403.9999' East: 146894.3050'

Segment #2 : Line

Course: S89°55'27"W Length: 218.00'
North: 712403.7114' East: 146676.3052'

Segment #3 : Line

Course: S00°08'33"E Length: 560.00'
North: 711843.7131' East: 146677.6980'

Segment #4 : Line

Course: N89°55'27"E Length: 164.00'
North: 711843.9302' East: 146841.6978'

Segment #5 : Line

Course: S00°08'33"E Length: 100.00'
North: 711743.9305' East: 146841.9466'

Segment #6 : Line

Course: S89°55'27"W Length: 164.00'
North: 711743.7134' East: 146677.9467'

Segment #7 : Line

Course: S89°55'27"W Length: 101.73'
North: 711743.5788' East: 146576.2168'

Segment #8 : Curve

Length: 106.91' Radius: 1382.39'
Delta: 4°25'52" Tangent: 53.48'
Chord: 106.89' Course: N37°40'19"W

Course In: N50°06'45"E Course Out: S54°32'37"W
RP North: 712630.0810' East: 147636.9317'
End North: 711828.1799' East: 146510.8958'

Segment #9 : Curve

Length: 170.41' Radius: 1712.95'
Delta: 5°42'00" Tangent: 85.28'
Chord: 170.34' Course: N32°36'23"W
Course In: N54°32'37"E Course Out: S60°14'37"W
RP North: 712821.8332' East: 147906.1917'
End North: 711971.6733' East: 146419.1053'

Segment #10 : Curve

Length: 244.41' Radius: 979.27'
Delta: 14°18'00" Tangent: 122.84'
Chord: 243.77' Course: N22°36'23"W
Course In: N60°14'37"E Course Out: S74°32'37"W
RP North: 712457.6981' East: 147269.2522'
End North: 712196.7179' East: 146325.3989'

Segment #11 : Curve

Length: 552.74' Radius: 1849.18'
Delta: 17°07'35" Tangent: 278.45'
Chord: 550.69' Course: N06°53'38"W
Course In: N74°32'35"E Course Out: N88°19'50"W
RP North: 712689.5506' East: 148107.6959'
End North: 712743.4231' East: 146259.3008'

Segment #12 : Curve

Length: 499.85' Radius: 599.65'
Delta: 47°45'35" Tangent: 265.48'
Chord: 485.50' Course: N35°58'15"E
Course In: S77°54'32"E Course Out: N30°08'57"W
RP North: 712617.8163' East: 146845.6480'
End North: 713136.3461' East: 146544.4720'

Segment #13 : Line

Course: N64°53'18"E Length: 76.14'
North: 713168.6586' East: 146613.4155'

Segment #14 : Line

Course: N89°38'57"E Length: 505.75'
North: 713171.7554' East: 147119.1560'

Segment #15 : Line

Course: S00°12'01"E Length: 606.05'
North: 712565.7091' East: 147121.2744'

Segment #16 : Line

Course: S89°44'27"W Length: 227.37'
North: 712564.6807' East: 146893.9068'

Perimeter: 4458.06' Area: 777499.97 Sq. Ft.
Error Closure: 0.0018 Course: N47°28'11"E
Error North: 0.00124 East: 0.00135

Precision 1: 2476688.89