

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, S00°29'06"W A DISTANCE OF 1410.41 FEET; THENCE N89°31'42"W A DISTANCE OF 2646.34 FEET; THENCE S00°40'12"W A DISTANCE OF 482.58 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGH POINT BOULEVARD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES;

1) N89°19'48"W A DISTANCE OF 42.00 FEET;

2) THENCE 195.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 89°43'46", AND A CHORD WHICH BEARS S45°32'05"W A DISTANCE OF 176.36 FEET TO A POINT OF REVERSE CURVATURE;

3) THENCE 550.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 799.00 FEET, A CENTRAL ANGLE OF 39°28'53", AND A CHORD WHICH BEARS S70°39'31"W A DISTANCE OF 539.75 FEET TO A POINT ON THE EASTERLY LINE OF TRACT F, WEST FORK OPEN SPACE;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FIFTEEN (15) CONSECUTIVE COURSES;

1) N39°04'55"W A DISTANCE OF 77.00 FEET;

2) THENCE 20.60 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 876.00 FEET, A CENTRAL ANGLE OF 01°20'51", AND A CHORD WHICH BEARS S50°14'39"W A DISTANCE OF 20.60 FEET TO A POINT OF REVERSE CURVATURE;

3) THENCE 554.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 135°08'16", AND A CHORD WHICH BEARS N62°51'38"W A DISTANCE OF 434.44 FEET TO A POINT OF REVERSE CURVATURE;

4) THENCE 438.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 62°45'30", AND A CHORD WHICH BEARS N26°40'15"W A DISTANCE OF 416.56 FEET;

5) THENCE N58°03'00"W A DISTANCE OF 89.62 FEET TO A POINT OF CURVATURE;

6) THENCE 80.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 57°18'36", AND A CHORD WHICH BEARS N29°23'42"W A DISTANCE OF 76.73 FEET;

7) THENCE N00°44'25"W A DISTANCE OF 235.61 FEET TO A POINT OF CURVATURE;

8) THENCE 169.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 15°39'56", AND A CHORD WHICH BEARS N08°34'23"W A DISTANCE OF 168.99 FEET;

9) THENCE N16°24'21"W A DISTANCE OF 195.66 FEET TO A POINT OF CURVATURE;

10) THENCE 122.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 45°06'33", AND A CHORD WHICH BEARS N06°08'55"E A DISTANCE OF 118.90 FEET;

11) THENCE N28°42'11"E A DISTANCE OF 258.32 FEET TO A POINT OF CURVATURE;

12) THENCE 263.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 40°45'16", AND A CHORD WHICH BEARS N08°19'34"E A DISTANCE OF 257.67 FEET TO A POINT OF REVERSE CURVATURE;

13) THENCE 44.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 51°05'26", AND A CHORD WHICH BEARS N13°29'39"E A DISTANCE OF 43.12 FEET TO A POINT OF REVERSE CURVATURE;

14) THENCE 151.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 32°09'25", AND A CHORD WHICH BEARS N22°57'39"E A DISTANCE OF 149.55 FEET;

15) THENCE N06°52'57"E A DISTANCE OF 77.29 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3;
THENCE ALONG NORTHERLY LINE, S89°54'36"E A DISTANCE OF 1282.45 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, S89°56'18"E A DISTANCE OF 2641.92 FEET TO THE POINT OF BEGINNING.
EXCEPT ANY PORTION CONTAINED IN DEEDS TO THE CITY AND COUNTY OF DENVER RECORDED DECEMBER 28, 2021 UNDER RECEPTION NOS. 2021235925 AND 2021235926.

BASIS OF BEARINGS

BEARINGS ARE BASED ON AN ASSUMED BEARING OF S89°54'36"E ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #20699 IN RANGE BOX AT THE NORTHWEST CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #25379 AT THE NORTH QUARTER CORNER.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S18°35'23"E A DISTANCE OF 2112.20 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND RECORDED AT RECEPTION NO 2014118924 AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ARGONNE STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°46'58"E A DISTANCE OF 564.62 FEET TO THE SOUTHWESTERLY MOST CORNER OF PARCEL ONE RECORDED AT RECEPTION NO. 2021235926; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PARCEL ONE THE FOLLOWING EIGHT (8) CONSECUTIVE COURSES:

- 1) N89°48'49"E A DISTANCE OF 100.00 FEET;
 - 2) THENCE S00°46'58"W A DISTANCE OF 145.12 FEET;
 - 3) THENCE 246.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 56°31'38", AND A CHORD WHICH BEARS S27°28'51"E A DISTANCE OF 236.76 FEET;
 - 4) THENCE S55°44'40"E A DISTANCE OF 27.50 FEET;
 - 5) THENCE 147.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 56°31'46", AND A CHORD WHICH BEARS S27°28'47"E A DISTANCE OF 142.06 FEET;
 - 6) THENCE S00°47'06"W A DISTANCE OF 65.95 FEET;
 - 7) THENCE N89°34'04"E A DISTANCE OF 40.82 FEET;
 - 8) THENCE S00°54'55"W A DISTANCE OF 8.09 FEET TO A POINT ON THE NORTHERN LINE OF SAID PARCEL RECORDED AT RECEPTION NO. 2014118924;
- THENCE ALONG SAID NORTHERLY LINE, N89°04'51"W A DISTANCE OF 343.10 FEET TO THE POINT OF BEGINNING.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO ASSUMED TO BEAR S00°49'25" W AND BEING MONUMENTED BY A FOUND 3-1/2" ALUMINUM CAP IN RANGE BOX PLS #20699 AT THE NORTHWEST CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #27278 AT THE WEST QUARTER CORNER.