

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000096-001:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 21ST DAY OF NOVEMBER, 2019, AT RECEPTION NUMBER 2019164893 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF SPECIAL WARRANTY DEED RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE AT RECEPTION NO. 2017097374 AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND BEING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED ON THE NORTH BY A 3.25" ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 27278 NWC S10" AND ON THE SOUTH BY A 3.25 " ALUMINUM CAP IN RANGE BOX STAMPED "PLS 38252 W1-4 S10" AND BEARS S00°30'00"E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 S00°30'00"E, A DISTANCE OF 1,460.01 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE EXTENDED SOUTH LINE OF DENVER GATEWAY CENTER FILING NO. 2 TRACT E; THENCE ALONG SAID EXTENDED SOUTH LINE OF DENVER GATEWAY CENTER FILING NO. 2 TRACT E N88°57'00"E, A DISTANCE OF 70.00 FEET TO THE EAST RIGHT OF WAY OF TOWER ROAD AND THE SOUTHWEST CORNER OF SAID TRACT E; THENCE ALONG THE SOUTH LINE OF SAID DENVER GATEWAY CENTER FILING NO. 2 TRACT E N88°57'00"E, A DISTANCE OF 356.59 FEET TO THE SOUTHEAST CORNER OF SAID TRACT E TO A POINT ON THE SOUTH LINE OF A SPECIAL WARRANTY DEED RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE AT RECEPTION NO. 2017066878; THENCE ALONG THE SAID SOUTH LINE AND A PORTION OF THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED AT RECEPTION NO. 2017097374, S66°16'40"E, A DISTANCE OF 274.95 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF RECEPTION NO. 2017097374, S64°08'46"W, A DISTANCE OF 136.29 FEET TO THE POINT OF BEGINNING;

THENCE N00°26'19"W, A DISTANCE OF 487.18 FEET TO A POINT ON THE SOUTH LINE OF TRACT "B" DENVER GATEWAY CENTER FILING NO.2 RECORDED AT RECEPTION NO. 9700113371

THENCE ALONG SAID SOUTH LINE N89°30'00"E, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF SAID RECEPTION NO. 2017097374;

THENCE ALONG SAID EAST LINE S00°36'35"E, A DISTANCE OF 507.74 FEET TO A POINT ON THE SOUTH LINE OF SAID RECEPTION NO. 2017097374;

THENCE N64°08'46"W, A DISTANCE OF 46.31 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 20,268 SQUARE FEET OR 0.465 ACRES, MORE OR LESS.