C.P. BEDROCK FILING NO. 4

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART PORTION OF THE NORTH HALF OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 21;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 SOUTH 89°57'30" WEST, A DISTANCE OF 160.42 FEET TO THE EASTERLY LINE OF TRACT B-3, CP BEDROCK FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2008113595 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CELERK AND RECORDER'S OFFICE;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING (13) COURSES:

1) NORTH 51°40'47" WEST, A DISTANCE OF 86.20 FEET;

2) NORTH 47°30'57" WEST, A DISTANCE OF 34.37 FEET;

3) NORTH 42°20'53" WEST, A DISTANCE OF 33.94 FEET;

4) NORTH 30°01'07" WEST, A DISTANCE OF 22.45 FEET;

5) NORTH 16°25'03" WEST, A DISTANCE OF 19.59 FEET;

6) NORTH 04°51'51" WEST, A DISTANCE OF 23.87 FEET;

7) NORTH 04°14'45" WEST, A DISTANCE OF 40.70 FEET;

8) NORTH 08°14'33" EAST, A DISTANCE OF 151.83 FEET;

9) NORTH 02°24'07" EAST, A DISTANCE OF 15.35 FEET;

10) NORTH 07°00'19" EAST, A DISTANCE OF 382.36 FEET;

11) NORTH 05°18'53" EAST, A DISTANCE OF 148.08 FEET;

12) NORTH 06°31'43" EAST, A DISTANCE OF 92.52 FEET;

13) NORTH 08°04'45" EAST, A DISTANCE OF 19.10 FEET TO THE SOUTHERLY LINE OF 45TH AVE., SAID CP BEDROCK FILING NO. 1;

THENCE ALONG THE SOUTHERLY LINES OF SAID 45TH AVE. THE FOLLOWING (38) COURSES:

1) NORTH 89°59'48" EAST, A DISTANCE OF 64.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

2) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

3) NON-TANGENT TO SAID CURVE SOUTH 85°51'58" EAST, A DISTANCE OF 60.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°59'48" EAST;

4) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°02'42", AN ARC LENGTH OF 42.78 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 466.00 FEET;

5) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°57'18", AN ARC LENGTH OF 178.57 FEET;

6) TANGENT TO SAID CURVE SOUTH 60°00'12" EAST, A DISTANCE OF 49.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET;

7) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

8) TANGENT TO SAID CURVE SOUTH 29°59'48" WEST, A DISTANCE OF 43.26 FEET;

9) SOUTH 60°00'12" EAST, A DISTANCE OF 60.00 FEET;

10) NORTH 29°59'48" EAST, A DISTANCE OF 43.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;

11) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

12) TANGENT TO SAID CURVE SOUTH 60°00'12" EAST, A DISTANCE OF 170.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET;

13) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

14) TANGENT TO SAID CURVE SOUTH 29°59'48" WEST, A DISTANCE OF 8.98 FEET;

15) SOUTH 60°00'12" EAST, A DISTANCE OF 60.00 FEET;

16) NORTH 29°59'48" EAST, A DISTANCE OF 8.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;

17) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

18) TANGENT TO SAID CURVE SOUTH 60°00'12" EAST, A DISTANCE OF 189.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET;

19)SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°33'29", AN ARC LENGTH OF 38.64 FEET;

20) TANGENT TO SAID CURVE SOUTH 28°33'17" WEST, A DISTANCE OF 14.07 FEET;

21) SOUTH 61°26'43" EAST, A DISTANCE OF 60.00 FEET;

22) NORTH 28°33'17" EAST, A DISTANCE OF 15.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;

23) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°21'13", AN ARC LENGTH OF 36.81 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 534.00 FEET;

24) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°54'42", AN ARC LENGTH OF 213.54 FEET;

25) TANGENT TO SAID CURVE NORTH 89°59'48" EAST, A DISTANCE OF 72.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

26) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

27) NON-TANGENT TO SAID CURVE NORTH 89°59'48" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°59'48" EAST;

28) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

29) TANGENT TO SAID CURVE NORTH 89°59'48" EAST, A DISTANCE OF 152.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

30) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

31) NON-TANGENT TO SAID CURVE NORTH 89°59'48" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°59'48" EAST;

32) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

33) TANGENT TO SAID CURVE NORTH 89°59'48" EAST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

34) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

35) TANGENT TO SAID CURVE SOUTH 00°00'12" EAST, A DISTANCE OF 2.00 FEET;

36) NORTH 89°59'48" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°59'48" EAST;

37) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

38) TANGENT TO SAID CURVE NORTH 89°59'48" EAST, A DISTANCE OF 98.24 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 00°00'18" EAST, A DISTANCE OF 535.09 FEET TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°57'32" WEST, A DISTANCE OF 1,794.01 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 32.303 ACRES, (1,407,119 SQUARE FEET), MORE OR LESS.