## Description

A part of Tract A (Future R.O.W. for $51^{\text {st }}$ Ave.) Stapleton Filing No. 13, as recorded at Reception Number 2004204799 in the Clerk and Recorder's Office of the City and County of Denver; together with a part of the West Half of Section 15, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 15;
thence South $00^{\circ} 41^{\prime} 59 "$ East, along the easterly line of the Northwest Quarter of said Section 15, a distance of 1170.27 feet to a point that is 66.97 feet southerly of the southwest corner of Tract B of Stapleton Business Center North Filing No. 1 recorded at Reception Number 2009084385 in said Clerk and Recorder's Office and the POINT OF BEGINNING;
thence South $00^{\circ} 41^{\prime} 59$ " East, along said easterly line of the Northwest Quarter of Section 15, a distance of 1483.91 feet to the Center of said Section 15;
thence South $00^{\circ} 41^{\prime} 59$ " East, along the easterly line of the Southwest Quarter of said Section 15, a distance of 263.11 feet to the northeast corner of said Stapleton Filing No. 13;
thence along the northerly lines of said Stapleton Filing No. 13 the following two (2) courses:
1.) South $89^{\circ} 28^{\prime} 34$ " West a distance of 55.92 feet to a point of curve;
2.) along the arc of a curve to the right having a radius of 370.00 feet, a central angle of $10^{\circ} 45^{\prime} 48^{\prime \prime}$, an arc length of 69.51 feet and whose chord bears North $85^{\circ} 08^{\prime} 32$ " West a distance of 69.40 feet to the northeast corner of Tract A (Future R.O.W. for $51^{\text {st }}$ Ave.), said Stapleton Filing No. 13;
thence South $00^{\circ} 41^{\prime} 59^{\prime \prime}$ East, along the easterly line of said Tract A (Future R.O.W. for $51^{\text {st }}$ Ave.), a distance of 76.67 feet to the southeast corner of said Tract A (Future R.O.W. for $51^{\text {st }}$ Ave.) and a point on the westerly line of Stapleton Business Center Filing No. 1 recorded at Reception Number 2004027120 in said Clerk and Recorder's Office;
thence South $00^{\circ} 41^{\prime} 59$ " East, along said westerly line of Stapleton Business Center Filing No. 1 a distance of 19.84 feet to the southwest corner of said $51^{\text {st }}$ Ave. as dedicated by said Stapleton Business Center Filing No. 1;
thence South $89^{\circ} 28^{\prime} 34$ " West, along the westerly extension of the southerly line of said $51^{\text {st }}$ Ave. as dedicated by Stapleton Business Center Filing No. 1, a distance of 26.83 feet;
thence South $20^{\circ} 50^{\prime} 12^{\prime \prime}$ West a distance of 195.40 feet to a point of curve;
thence along the arc of a curve to the left having a radius of 379.00 feet, a central angle of $21^{\circ} 32$ '11", an arc length of 142.46 feet and whose chord bears South $10^{\circ} 04^{\prime} 06$ " West
a distance of 141.62 feet to the easterly line of Tract E (R.O.W. for Dallas St.), said Stapleton Filing No. 13;
thence along said easterly line of Tract E (R.O.W. for Dallas St.) the following four (4) courses:
1.) North $00^{\circ} 41^{\prime} 59$ " West a distance of 183.47 feet to a point of curve;
2.) along the arc of a curve to the right having a radius of 379.00 feet, a central angle of $16^{\circ} 16^{\prime} 08^{\prime \prime}$, an arc length of 107.62 feet and whose chord bears North $07^{\circ} 26^{\prime} 04$ " East a distance of 107.25 feet;
3.) North $15^{\circ} 34^{\prime} 08^{\prime \prime}$ East a distance of 59.73 feet to a point of curve;
4.) along the arc of a curve to the right having a radius of 20.00 feet, a central angle of $90^{\circ} 00^{\prime} 00^{\prime \prime}$, an arc length of 31.42 feet and whose chord bears North $60^{\circ} 34^{\prime} 08^{\prime \prime}$ East a distance of 28.28 feet to the northeast corner of said Tract E (R.O.W. for Dallas St.) and also being a point on the southerly line of said Tract A (Future R.O.W. for $51^{\text {st }}$ Ave.);
thence along said southerly line of Tract A (Future R.O.W. for $51^{\text {st }}$ Ave.) the following three (3) courses:
1.) North $74^{\circ} 25^{\prime} 52^{\prime \prime}$ West a distance of 291.79 feet to a point of curve;
2.) along the arc of a curve to the left having a radius of 564.00 feet, a central angle of $15^{\circ} 34^{\prime} 08^{\prime \prime}$, an arc length of 153.26 feet and whose chord bears North $82^{\circ} 12^{\prime} 56$ " West a distance of 152.78 feet;
3.) North $90^{\circ} 00^{\prime} 00^{\prime \prime}$ West a distance of 971.46 feet to the northeast corner of Tract B (R.O.W. for Beeler St.), said Stapleton Filing No. 13;
thence North $00^{\circ} 00^{\prime} 00^{\prime \prime}$ East a distance of 72.00 feet to the northerly line of said Tract $A$ (Future R.O.W. for $51^{\text {st }}$ Ave.);
thence along said northerly line of Tract A (Future R.O.W. for $51^{\text {st }}$ Ave.) the following two (2) courses:
1.) North $90^{\circ} 00^{\prime} 00^{\prime \prime}$ West a distance of 373.01 feet to a point of curve;
2.) along the arc of a curve to the right having a radius of 20.00 feet, a central angle of $71^{\circ} 40^{\prime} 19^{\prime \prime}$, an arc length of 25.02 feet and whose chord bears North $54^{\circ} 09^{\prime} 50^{\prime \prime}$ West a distance of 23.42 feet to the easterly line of Tract A (Future R.O.W. for Central Park Blvd.), Stapleton Filing No. 41 as recorded at Reception Number 2014008209 in said Clerk and Recorder's Office;
thence along said easterly line of Tract A (Future R.O.W. for Central Park Blvd.) the following three (3) courses:
1.) North $00^{\circ} 00^{\prime} 00^{\prime \prime}$ East a distance of 244.47 feet to a point of curve;
2.) along the arc of a curve to the left having a radius of 1666.50 feet, a central angle of $21^{\circ} 28^{\prime} 40^{\prime \prime}$, an arc length of 624.70 feet and whose chord bears North $10^{\circ} 44{ }^{\prime} 20$ " West a distance of 621.05 feet;
3.) North $21^{\circ} 28^{\prime} 40^{\prime \prime}$ West a distance of 582.17 feet;
thence North $70^{\circ} 42^{\prime} 25^{\prime \prime}$ East a distance of 74.98 feet to a point of curve; thence along the arc of a curve to the right having a radius of 517.00 feet, a central angle of $19^{\circ} 17^{\prime} 35^{\prime \prime}$, an arc length of 174.09 feet and whose chord bears North $80^{\circ} 21^{\prime} 13^{\prime \prime}$ East a distance of 173.27 feet;
thence North $90^{\circ} 00^{\prime} 00^{\prime \prime}$ East a distance of 169.76 feet to a point of curve;
thence along the arc of a curve to the right having a radius of 717.00 feet, a central angle of $24^{\circ} 04^{\prime} 55^{\prime \prime}$, an arc length of 301.36 feet and whose chord bears South $77^{\circ} 57^{\prime} 32$ " East a distance of 299.15 feet;
thence South $65^{\circ} 55^{\prime} 05^{\prime \prime}$ East a distance of 110.00 feet to a point of curve;
thence along the arc of a curve to the left having a radius of 983.00 feet, a central angle of $11^{\circ} 56{ }^{\prime} 37$ ", an arc length of 204.91 feet and whose chord bears South $71^{\circ} 53^{\prime 2} 23^{\prime \prime}$ East a distance of 204.54 feet;
thence South $77^{\circ} 51^{\prime} 42$ " East a distance of 445.26 feet to a point of curve;
thence along the arc of a curve to the right having a radius of 367.00 feet, a central angle of $74^{\circ} 16^{\prime} 03^{\prime \prime}$, an arc length of 475.71 feet and whose chord bears South $40^{\circ} 43^{\prime} 40^{\prime \prime}$ East a distance of 443.10 feet;
thence South $03^{\circ} 35^{\prime} 39$ " East a distance of 252.22 feet to a point of curve;
thence along the arc of a curve to the right having a radius of 517.00 feet, a central angle of $20^{\circ} 39^{\prime} 28^{\prime \prime}$, an arc length of 186.40 feet and whose chord bears South $06^{\circ} 44^{\prime} 05^{\prime \prime}$ West a distance of 185.40 feet;
thence South $17^{\circ} 03^{\prime} 49$ " West a distance of 311.26 feet to a point of curve; thence along the arc of a curve to the left having a radius of 24.00 feet, a central angle of $28^{\circ} 07^{\prime} 27^{\prime \prime}$, an arc length of 11.78 feet and whose chord bears South $03^{\circ} 00^{\prime} 06$ " West a distance of 11.66 feet to a point of non-tangent curve;
thence along the arc of a curve to the right having a radius of 2030.50 feet, a central angle of $3^{\circ} 55^{\prime} 33^{\prime \prime}$, an arc length of 139.12 feet and whose chord bears South $67^{\circ} 59^{\prime} 53^{\prime \prime}$ East a distance of 139.10 feet;
thence South $66^{\circ} 02^{\prime} 07$ " East a distance of 283.95 feet to a point of curve; thence along the arc of a curve to the left having a radius of 969.50 feet, a central angle of $2^{\circ} 41^{\prime} 38$ ", an arc length of 45.59 feet and whose chord bears South $67^{\circ} 22^{\prime} 56$ " East a distance of 45.58 feet to said northerly line of Tract A (Future R.O.W. for $51^{\text {st }}$ Ave.) and a point of non-tangent curve;
thence along said northerly line of Tract A (Future R.O.W. for $51^{\text {st }}$ Ave.) the following three (3) courses:
1.) along the arc of a curve to the left having a radius of 20.00 feet, a central angle of $29^{\circ} 10^{\prime} 05^{\prime \prime}$, an arc length of 10.18 feet and whose chord bears North $30^{\circ} 09^{\prime} 11^{\prime \prime}$ East a distance of 10.07 feet;
2.) South $74^{\circ} 25^{\prime} 52^{\prime \prime}$ East a distance of 72.00 feet to a point of non-tangent curve;
3.) along the arc of a curve to the left having a radius of 20.00 feet, a central angle of $46^{\circ} 07^{\prime} 40^{\prime \prime}$, an arc length of 16.10 feet and whose chord bears South $07^{\circ} 29^{\prime} 42^{\prime \prime}$ East a distance of 15.67 feet to a point of non-tangent curve;
thence along the arc of a curve to the left having a radius of 969.50 feet, a central angle of $0^{\circ} 10^{\prime} 23^{\prime \prime}$, an arc length of 2.93 feet and whose chord bears South $73^{\circ} 35^{\prime} 34$ " East a distance of 2.93 feet to a point of non-tangent curve;
thence along the arc of a curve to the left having a radius of 24.00 feet, a central angle of $52^{\circ} 06{ }^{\prime} 31^{\prime \prime}$, an arc length of 21.83 feet and whose chord bears North $41^{\circ} 09^{\prime} 15^{\prime \prime}$ East a distance of 21.08 feet;
thence North $15^{\circ} 06^{\prime} 00$ " East a distance of 346.00 feet to a point of curve;
thence along the arc of a curve to the left having a radius of 392.00 feet, a central angle of $15^{\circ} 47{ }^{\prime} 59$ ", an arc length of 108.10 feet and whose chord bears North $07^{\circ} 12^{\prime} 01^{\prime \prime}$ East a distance of 107.75 feet to a point that is 59.00 feet west of said easterly line of the Northwest Quarter of Section 15;
thence North $00^{\circ} 41^{\prime} 59$ " West, parallel with and 59.00 feet west of said easterly line of the Northwest Quarter of Section 15, a distance of 1264.00 feet to a point that is South $89^{\circ} 18^{\prime} 01^{\prime \prime}$ West from the Point of Beginning;
thence North $89^{\circ} 18^{\prime} 01^{\prime \prime}$ East a distance of 59.00 feet to the POINT OF BEGINNING.
Containing 2,208,464 square feet or 50.699 acres, more or less.
BASIS OF BEARING: Bearings are based on the east line of the Northwest Quarter of Section 15, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North $00^{\circ} 41^{\prime} 59^{\prime \prime}$ West based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The North Quarter Corner of said Section 15 is a $3-1 / 4$ " aluminum cap stamped PLS 27936 in a range box. The Center of said Section 15 is a 3-1/4" aluminum cap stamped ZBS INC PLS 11434.
A. David Johnson, P.L.S. 20683

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