

## DESCRIPTION

A part of the Southeast Quarter of Section 10, 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 South Quarter Corner of said Section 10;  
thence North 85°02'20" East a distance of 971.57 feet to a point on the southerly line of Parcel TK-13C (LA-13 REV. 3) described at Reception Number 2010075685 in the Clerk and Recorder's Office of said City and County of Denver and the **POINT OF BEGINNING**;

thence North 10°14'06" East a distance of 12.73 feet;  
thence North 00°33'08" West a distance of 104.31 feet;  
thence North 43°25'53" West a distance of 19.10 feet;  
thence North 00°33'08" West a distance of 192.04 feet to a point of curve;  
thence along the arc of a curve to the left having a radius of 566.00 feet, a central angle of 12°36'01", an arc length of 124.47 feet and whose chord bears North 06°51'09" West a distance of 124.22 feet;  
thence North 13°09'10" West a distance of 138.48 feet;  
thence North 71°14'44" East a distance of 47.62 feet to a point of curve;  
thence along the arc of a curve to the left having a radius of 566.00 feet, a central angle of 16°33'51", an arc length of 163.63 feet and whose chord bears North 62°57'48" East a distance of 163.06 feet to a point of reverse curve;  
thence along the arc of a curve to the right having a radius of 534.00 feet, a central angle of 71°22'55", an arc length of 665.28 feet and whose chord bears South 89°37'40" East a distance of 623.09 feet to a point of reverse curve;  
thence along the arc of a curve to the left having a radius of 466.00 feet, a central angle of 21°55'46", an arc length of 178.36 feet and whose chord bears South 64°54'06" East a distance of 177.27 feet;  
thence South 78°08'17" East a distance of 65.47 feet;  
thence South 02°05'10" East a distance of 64.61 feet;  
thence South 00°18'44" East a distance of 485.07 feet;  
thence South 31°26'24" East a distance of 11.74 feet to a point on said southerly line of Parcel TK-13C (LA-13 REV. 3) described at Reception Number 2010075685;  
thence South 88°51'45" West, along said southerly line of Parcel TK-13C (LA-13 REV. 3) described at Reception Number 2010075685, a distance of 66.58 feet;  
thence North 00°18'44" West a distance of 117.46 feet;  
thence South 89°23'56" West a distance of 873.24 feet;  
thence South 00°33'08" East a distance of 124.55 feet to a point on said southerly line of Parcel TK-13C (LA-13 REV. 3) described at Reception Number 2010075685;  
thence South 89°29'45" West, along said southerly line of Parcel TK-13C (LA-13 REV. 3) described at Reception Number 2010075685, a distance of 49.88 feet to the **POINT OF BEGINNING**.

Containing 577,783 square feet or 13.264 acres, more or less.

**BASIS OF BEARING:** Bearings are based on the south line of the Southeast Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North 89°29'45" East based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The South Quarter Corner of said Section 10 is a found 3-1/4" aluminum Cap in a Monument Box Stamped: PLS 27936. The Southeast Corner of said Section 10 is a found 3-1/4" aluminum Cap in a Monument Box Stamped ZBS INC PLS 11434.

**Preliminary**

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