

A PARCEL OF LAND BEING A PORTION OF "PARCEL B" AS DESCRIBED IN QUIT CLAIM DEED RECORDED JANUARY 28, 1998 UNDER RECEPTION NO. 1998013247, CITY AND COUNTY OF DENVER RECORDS, BEING LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, BEING MONUMENTED BY A 3.25" ALLOY CAP ON A NO.6 REBAR STAMPED CLARK & ASSOC. INC. – LS 4842 – 1993, WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 20, BEING MONUMENTED BY A 3.25" ALLOY CAP ON A NO.6 REBAR IN A LOGO BOX STAMPED PLS 14592 – 1995, IS ASSUMED TO BEAR SOUTH 89°54'15" WEST, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION:

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, SOUTH 89°54'15" WEST A DISTANCE OF 1907.85 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°05'45" EAST A DISTANCE OF 83.00 FEET TO THE INTERSECTION OF THE EAST LINE OF MEMPHIS STREET AS DESCRIBED PER THE PLAT OF DENVER CONNECTION WEST FILING NO. 1 RECORDED UNDER RECEPTION NO. 2016106834 AND THE SOUTH LINE OF GREEN VALLEY RANCH BLVD AS DESCRIBED UNDER RECEPTION NO. 1994070394, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID DENVER CONNECTION WEST FILING NO. 1 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF GREEN VALLEY RANCH BOULEVARD, NORTH 89°54'15" EAST, PARALLEL WITH AND 83.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 20, A DISTANCE OF 906.37 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 1992059379, CITY AND COUNTY OF DENVER RECORDS, SAID WESTERLY LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY OF PENA BOULEVARD;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 8640.00 FEET, CENTRAL ANGLE OF 00°54'04", AN ARC LENGTH OF 135.89 FEET AND WHOSE CHORD BEARS SOUTH 00°39'32" WEST A DISTANCE OF 135.89 FEET;

THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 00°12'30" WEST, A DISTANCE OF 1370.56 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOLLING DRIVE AS SHOWN ON GATEWAY PARK IV-FILING NO. 5 RECORDED UNDER RECEPTION NO. 2000051305, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF AIRPORT WAY, ALSO SHOWN ON SAID GATEWAY PARK IV-FILING NO. 5;

THENCE DEPARTING SAID WESTERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY OF BOLLING DRIVE, SOUTH 89°39'33" WEST, A DISTANCE OF 925.41 FEET TO THE EASTERLY RIGHT-OF-WAY OF MEMPHIS STREET AS SHOWN ON SAID DENVER CONNECTION WEST FILING NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID DENVER CONNECTION WEST FILING NO.1;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MEMPHIS STREET THE FOLLOWING FOUR (4) COURSES;

1. NORTH 00°05'45" WEST, A DISTANCE OF 1388.21 FEET;
2. NORTH 12°20'41" EAST, A DISTANCE OF 60.34 FEET;
3. NORTH 00°05'45" WEST, A DISTANCE OF 48.14 FEET;

4. NORTH 44°54'15" EAST, A DISTANCE OF 21.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,400,622 SQUARE FEET OR 32.154 ACRES MORE OR LESS.