

PROPERTY DESCRIPTION

TWO (2) PARCELS OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A REBAR WITH BROKEN CAP AND AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED "JR ENG LS 38252", BEING ASSUMED TO BEAR S00°43'33"W.

PARCEL A:

ALL OF LOT 1, BLOCK 2, DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 8 AS RECORDED UNDER RECEPTION NO. 2000036321 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, N89°47'21"E A DISTANCE OF 1962.02 FEET, TO THE NORTHWESTERLY CORNER OF SAID LOT 1, BLOCK 2, DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 8, ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTH LINE, N89°47'21"E A DISTANCE OF 610.88 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°39'59"W A DISTANCE OF 305.35 FEET, TO THE NORTHEASTERLY CORNER OF LOT 2, BLOCK 2, DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 8;

THENCE ON THE NORTHERLY LINE OF SAID LOT 2, BLOCK 2, S89°54'46"W A DISTANCE OF 269.00 FEET, TO THE NORTHWESTERLY CORNER OF SAID LOT 2, BLOCK 2;

THENCE ON THE WESTERLY LINE OF SAID LOT 2, BLOCK 2, S00°39'59"W A DISTANCE OF 305.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 71ST AVENUE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. S89°54'46"W A DISTANCE OF 42.54 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 697.00 FEET, A CENTRAL ANGLE OF 34°02'31" AND AN ARC LENGTH OF 414.12 FEET, TO A POINT OF TANGENT;
3. S55°52'15"W A DISTANCE OF 612.46 FEET, TO THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 2;

THENCE ON THE WESTERLY AND NORTHERLY LINES OF SAID LOT 1, BLOCK 2, THE FOLLOWING TWO (2) COURSES:

1. N18°50'05"W A DISTANCE OF 576.65 FEET;
2. N56°21'08"E A DISTANCE OF 950.09 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 759,809 SQUARE FEET OR 17.4428 ACRES.

PARCEL B:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S51°02'10"E A DISTANCE OF 1765.38 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST 71ST AVE AS SHOWN ON THE PLAT OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 9 RECORDED UNDER RECEPTION NO. 2001043013 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON THE WESTERLY AND SOUTHERLY RIGHT-OF-WAY LINES OF SAID EAST 71ST AVENUE THE FOLLOWING TWO (2) COURSES:

1. S18°50'05"E A DISTANCE OF 49.76 FEET;
2. N55°52'15"E A DISTANCE OF 25.92 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 1, OF SAID DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 9;

THENCE ON THE WESTERLY AND SOUTHERLY LINES OF SAID LOT 1, BLOCK 1, THE FOLLOWING TWO (2) COURSES:

1. S18°50'05"E A DISTANCE OF 244.92 FEET;
2. N89°51'05"E A DISTANCE OF 61.18 FEET, TO A POINT ON THE WESTERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 2017061114;

THENCE ON THE WESTERLY AND SOUTHERLY LINES OF SAID PROPERTY, THE FOLLOWING TWO (2) COURSES:

1. S00°00'00"E A DISTANCE OF 342.55 FEET;
2. N90°00'00"E A DISTANCE OF 373.11 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH YAMPA STREET;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°41'02"W A DISTANCE OF 162.23 FEET, TO A POINT OF CURVE;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°51'33" AND AN ARC LENGTH OF 47.05 FEET, TO A POINT OF TANGENT;

THENCE N89°27'24"W A DISTANCE OF 5.30 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1353.50 FEET, A CENTRAL ANGLE OF 22°46'08" AND AN ARC LENGTH OF 537.87 FEET, TO A POINT OF TANGENT;

THENCE S67°46'28"W A DISTANCE OF 21.90 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1284.00 FEET, A CENTRAL ANGLE OF 32°28'27" AND AN ARC LENGTH OF 727.75 FEET, TO A POINT OF TANGENT;

THENCE S35°18'01"W A DISTANCE OF 48.25 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 47.12 FEET, TO A POINT OF TANGENT;

THENCE N54°41'59"W A DISTANCE OF 11.00 FEET;

THENCE S35°18'01"W A DISTANCE OF 40.00 FEET;

THENCE N54°41'59"W A DISTANCE OF 54.57 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 13°04'11" AND AN ARC LENGTH OF 136.87 FEET, TO A POINT OF TANGENT;

THENCE N67°46'10"W A DISTANCE OF 409.26 FEET;

THENCE N22°13'50"E A DISTANCE OF 122.72 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 33°38'26" AND AN ARC LENGTH OF 733.92 FEET, TO A POINT OF TANGENT;

THENCE N55°52'15"E A DISTANCE OF 889.91 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,115,958 SQUARE FEET OR 25.6189 ACRES.

TOTAL AREA OF PARCELS A AND B CONTAIN A CALCULATED AREA OF 1,875,767 SQUARE FEET OR 43.0617 ACRES.