

PARCEL D2

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH $00^{\circ}20'34''$ EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE $S25^{\circ} 00' 42''W$, A DISTANCE OF 4,352.73 FEET TO INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD AND THE NORTHERLY RIGHT OF WAY LINE OF 46TH AVE., BEING THE POINT OF BEGINNING:

THENCE $N89^{\circ} 56' 11''W$ A DISTANCE OF 371.07 FEET;

THENCE $N61^{\circ} 10' 19''W$ A DISTANCE OF 86.32 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, PER ORDINANCE NO. 33, SERIES 1926;

THENCE $N22^{\circ} 41' 26''E$ ALONG SAID RIGHT OF WAY A DISTANCE OF 644.57 FEET TO THE WESTERLY RIGHT OF WAY LINE WESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO COURSES;

- 1) $S55^{\circ} 28' 13''E$ A DISTANCE OF 123.74 FEET;
- 2) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 590.66 FEET, A CENTRAL ANGLE OF $58^{\circ} 12' 57''$, AN ARC LENGTH OF 600.15 FEET, THE CHORD OF WHICH BEARS $S09^{\circ}37' 36''E$, A DISTANCE OF 574.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 200,220 SQUARE FEET OR 4.596 ACRES, MORE OR LESS.