

A PORTION OF THAT 10' UTILITY EASEMENT ACROSS LOT 1, BLOCK 1, AS SHOWN ON THE PLAT OF DENVER GATEWAY CENTER FILING NO. 5, RECORDED AT RECEPTION NO. 2019153485, SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°03'23" WEST, WITH ALL BEARINGS HEREIN RELATIVE THERETO, AS MONUMENTED AT THE CENTER QUARTER CORNER AND THE NORTH QUARTER CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "CALVADA SURVPLS 29412";

COMMENCING AT THE SAID CENTER QUARTER CORNER OF SECTION 10;

THENCE NORTH 00°03'23" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 634.19 FEET;

THENCE SOUTH 89°56'37" WEST, A DISTANCE OF 42.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 00°03'23" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 5.10 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 78°52'26" WEST A DISTANCE OF 752.25 FEET;

THENCE NORTH 01°47'07" WEST A DISTANCE OF 5.13 FEET TO A POINT BEING THE SOUTH WEST ANGLE POINT OF SAID 10' UTILITY EASEMENT DEDICATED BY DENVER GATEWAY CENTER FILING NO. 5;

THENCE ALONG SAID 10' UTILITY EASEMENT SOUTH 78°52'26" EAST A DISTANCE OF 742.21 FEET TO A POINT BEING THE SOUTH EAST ANGLE POINT OF SAID 10' UTILITY EASEMENT DEDICATED BY DENVER GATEWAY CENTER FILING NO. 5;

THENCE ALONG SAID 10' UTILITY EASEMENT NORTH 00°03'23" WEST A DISTANCE OF 637.73 FEET TO A POINT BEING THE NORTH EAST ANGLE POINT OF SAID 10' UTILITY EASEMENT DEDICATED BY DENVER GATEWAY CENTER FILING NO. 5;

THENCE ALONG SAID 10' UTILITY EASEMENT SOUTH 89°17'25" WEST A DISTANCE OF 729.13 FEET TO A POINT BEING THE NORTH WEST ANGLE POINT OF SAID 10' UTILITY EASEMENT DEDICATED BY DENVER GATEWAY CENTER FILING NO. 5;

THENCE NORTH 00°08'08" WEST A DISTANCE OF 5.00 FEET;

THENCE NORTH 89°17'25" EAST, A DISTANCE OF 364.83 FEET;

THENCE NORTH 00°42'35" WEST A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1;

THENCE NORTH 89°17'25" EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 374.37 FEET TO THE NORTH EAST CORNER OF LOT 1;

THENCE SOUTH 00°03'23" EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 654.92 FEET TO THE POINT OF BEGINNING;

CONTAINING A TOTAL OF 15,717 SQ. FT. OR 0.361 ACRES MORE OR LESS.