

A PARCEL OF LAND BEING A PORTION OF STAPLETON FILING NO. 39 ACCORDING THE PLAT THEREOF RECORDED JANUARY 18, 2013 IN THE RECORDS OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER AT RECEPTION NO. 2013008622 TOGETHER WITH A PORTION OF UNPLATTED LAND, ALL LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTH ONE-QUARTER CORNER OF SAID SECTION 22; THENCE SOUTH 12°11'36" WEST, A DISTANCE OF 1,145.00 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARTICULAR PARCEL OF LAND DESCRIBED AS "PARCEL 13-001 D" IN PROPERTY DEED RECORDED JUNE 4, 2004 IN SAID RECORDS AT RECEPTION NO. 2004120463 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°25'06" EAST, COINCIDENT WITH SAID WESTERLY LINE, A DISTANCE OF 1,288.29 FEET TO THE NORTHEAST CORNER OF THAT PARTICULAR PARCEL OF LAND DESCRIBED AS "ALTA PARCEL 1 (TOS)" IN SPECIAL WARRANTY DEED RECORDED JULY 1, 2009 IN SAID RECORDS AT RECEPTION NO. 2009082914;

THENCE COINCIDENT WITH THE NORTHERLY LINES OF SAID "ALTA PARCEL 1 (TOS)" THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 70°11'11" WEST A DISTANCE OF 932.62 FEET TO A 1,750.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;
2. THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 15°23'02" AN ARC DISTANCE OF 469.87 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 3, STAPLETON FILING NO. 39;
3. THENCE NORTH 85°34'13" WEST, COINCIDENT WITH SAID EASTERLY EXTENSION AND SOUTH LINE, A DISTANCE OF 404.94 FEET TO THE EASTERLY LINE OF TRACT A, CENTRAL PARK BLVD. FILING NO. 1, RECORDED JUNE 22, 2012 IN SAID RECORDS AT RECEPTION NO. 2012082116, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 3, STAPLETON FILING NO. 39;

THENCE ALONG THE EASTERLY LINES OF SAID TRACT A, BEING ALSO THE WESTERLY LINES OF SAID LOT 3, THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 00°00'00" EAST A DISTANCE OF 53.20 FEET;
2. THENCE NORTH 45°07'52" WEST A DISTANCE OF 75.08 FEET;
3. THENCE NORTH 00°00'00" EAST A DISTANCE OF 193.20 FEET TO THE NORTHERLY LINE OF SAID LOT 3, ALSO BEING THE SOUTHERLY LINE OF LOT 4, STAPLETON FILING NO. 39;

THENCE NORTH 90°00'00" EAST, COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 252.66 FEET TO A 25.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH, SAID POINT BEING THE SOUTHEASTERLY CORNER OF TRACT D, STAPLETON FILING NO 39, SAID POINT ALSO BEING ON THE WESTERLY LINE OF LOT 2, STAPLETON FILING 39

THENCE COINCIDENT WITH THE EASTERLY AND SOUTHERLY LINES OF SAID TRACT D, BEING ALSO THE WESTERLY AND NORTHERLY LINES OF SAID LOT 2, THE FOLLOWING FIVE (5) COURSES:

1. THENCE NORTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET;
2. THENCE NORTH 00°00'00" EAST A DISTANCE OF 141.36 FEET TO A 25.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EAST;
3. THENCE NORTHEASTERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°17'41" AN ARC DISTANCE OF 29.80 FEET TO A 217.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 17°05'50" EAST;
4. THENCE EASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 17°05'50" AN ARC DISTANCE OF 64.90 FEET;
5. THENCE NORTH 90°00'00" EAST A DISTANCE OF 116.80 FEET TO THE WESTERLY LINE OF TRACT C,

STAPLETON FILING NO. 39;

THENCE COINCIDENT WITH THE WESTERLY LINES OF SAID TRACT C THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 00°00'00" EAST, COINCIDENT WITH THE EASTERLY LINES OF TRACT D AND LOT 1, STAPLETON FILING NO. 39, A DISTANCE OF 368.29 FEET;
2. THENCE NORTH 11°18'36" WEST A DISTANCE OF 9.82 FEET;
3. THENCE NORTH 78°41'24" WEST A DISTANCE OF 9.82 FEET TO THE SOUTHERLY LINE OF TRACT A, STAPLEON FILING NO. 39, SAID LINE ALSO BEING NORTHERLY LINE OF SAID TRACT C AND THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF TRACT B, STAPLETON FILING NO. 59, RECORDED DECEMBER 12, 2019 IN SAID RECORDS AT RECEPTION NO. 2019174399;

THENCE COINCIDENT WITH SAID WESTERLY EXTENSION AND THE SOUTHERLY LINES OF SAID TRACT B THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 90°00'00" EAST A DISTANCE OF 1,290.65 FEET;
2. THENCE SOUTH 75°10'43" EAST A DISTANCE OF 9.97 FEET;
3. THENCE SOUTH 11°54'44" EAST A DISTANCE OF 9.86 FEET TO A POINT ON THE WESTERLY LINE OF TRACT A, STAPLETON FILING NO. 59;

THENCE SOUTH 00°25'06" EAST, COINCIDENT SAID WESTERLY LINE, A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A;

THENCE NORTH 89°34'54" EAST, COINCIDENT WITH THE SOUTHERLY LINE OF SAID TRACT A, A DISTANCE OF 68.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,617,087 SQUARE FEET (37.12320 ACRES), MORE OR LESS.