

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST $\frac{1}{4}$ AND IN THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 11;

THENCE NORTH $00^{\circ}07'12''$ WEST ALONG THE WEST LINE OF SAID EAST $\frac{1}{2}$, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING, WHICH POINT IS ON THE NORTH RIGHT OF WAY LINE OF EAST 104TH AVENUE;

THENCE NORTH $00^{\circ}07'12''$ WEST CONTINUING ALONG THE WEST LINE OF SAID EAST $\frac{1}{2}$, A DISTANCE OF 1336.08 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 76;

THENCE NORTH $54^{\circ}41'36''$ EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2103.79 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTRY ROAD, WHICH POINT IS 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 11;

THENCE NORTH $89^{\circ}55'50''$ EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1144.12 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE O'BRIEN CANAL AS DESCRIBED IN BOOK 35 AT PAGE 112;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE FOLLOWING 5 COURSES AND DISTANCES:

- 1) SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1183.45 FEET, A CENTRAL ANGLE OF $38^{\circ}16'37''$, AN ARC DISTANCE OF 790.61 FEET, THE CHORD OF SAID CURVE BEARS SOUTH $44^{\circ}18'18''$ WEST, A DISTANCE OF 775.99 FEET TO THE POINT OF TANGENT OF SAID CURVE;
- 2) SOUTH $25^{\circ}10'00''$ WEST 1600.00 FEET TO A POINT OF CURVE;
- 3) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 576.62 FEET, A CENTRAL ANGLE OF $36^{\circ}00'00''$, AN ARC DISTANCE OF 362.30 FEET, THE CHORD OF SAID CURVE BEARS SOUTH $43^{\circ}10'10''$ WEST, A DISTANCE OF 356.37 FEET TO THE POINT OF TANGENT OF SAID CURVE;
- 4) SOUTH $61^{\circ}10'00''$ WEST, 200.00 FEET TO A POINT OF A CURVE;
- 5) SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.44 FEET, A CENTRAL ANGLE OF $41^{\circ}37'32''$, AN ARC DISTANCE OF 232.80 FEET, THE CHORD OF SAID CURVE BEARS SOUTH $40^{\circ}21'14''$ WEST, A

DISTANCE OF 227.72 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 104TH AVENUE;

THENCE NORTH 90°00'00" WEST DEPARTING SAID NORTHWESTERLY CANAL RIGHT OF WAY LINE, A DISTANCE OF 25.70 FEET;

THENCE SOUTH 00°00'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT 60.00 FEET NORTH OF THE SOUTH LINE OF THE EAST ½ OF SAID SOUTHWEST ¼;

THENCE NORTH 90°00'00" WEST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1043.58 FEET MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN BOOK A11 AT PAGE 422 KNOWN AS BURLINGTON DITCH;

ALSO EXCEPTING THEREFROM THE LAND CONVEYED TO CITY OF COMMERCE CITY, COLORADO IN SPECIAL WARRANTY DEED AND AGREEMENT RECORDED MAY 17, 1999 IN BOOK 5756 AT PAGE 41 AND IN SPECIAL WARRANTY DEED RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. 2011000055465.

PARCEL 2:

A 100 FOOT WIDE RIGHT OF WAY FOR THE BURLINGTON DITCH AS DESCRIBED IN BOOK A11 AT PAGE 422, BEING A PART OF THE SOUTH OF ½ OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY ADAMS, STATE OF COLORADO, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THENCE WEST ALONG SAID SOUTH LINE OF SAID SOUTHEAST ONE QUARTER ON AN ASSUMED BEARING OF S90°00'00"W, A DISTANCE OF 870.12 FEET;

THENCE NORTHERLY AND AT RIGHT ANGLES TO SAID SOUTH LINE OF THE SAID SOUTHWEST ONE QUARTER ON A BEARING OF N00°00'00"W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING AND A POINT ON A NON-TANGENT CURVE;

THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 137.97 FEET, A CENTRAL ANGLE OF 20°01'58", AN ARC LENGTH OF 48.24 FEET, THE CHORD OF SAID CURVE BEARS N10°17'39"W A DISTANCE OF 47.99 FEET TO THE POINT OF TANGENT OF SAID CURVE;

THENCE N00°15'49"W A DISTANCE OF 65.02 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 51.48 FEET, A CENTRAL ANGLE OF 103°11'42", AND AN ARC LENGTH OF 92.72 FEET TO THE POINT OF TANGENT OF SAID CURVE;

THENCE S77°00'49"E A DISTANCE OF 110.00 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 424.72 FEET, A CENTRAL ANGLE OF 26°29'51", AND AN ARC LENGTH OF 196.42 FEET TO THE POINT OF TANGENT OF SAID CURVE;

THENCE N76°29'11"E A DISTANCE OF 143.00 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 88.98 FEET, A CENTRAL ANGLE OF 80°15'20" AND AN ARC LENGTH OF 124.64 FEET TO THE POINT OF TANGENT OF SAID CURVE;

THENCE N03°45'50"W A DISTANCE OF 502.27 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 94.40 FEET, A CENTRAL ANGLE OF 87°15'35", AND AN ARC LENGTH OF 143.77 FEET TO THE POINT OF TANGENT OF SAID CURVE;

THENCE N83°30'00"E A DISTANCE OF 322.09 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 60°00'02", AND AN ARC LENGTH OF 188.49 FEET TO THE POINT OF TANGENT OF SAID CURVE;

THENCE N23°30'00"E A DISTANCE OF 360.00 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 519.95 FEET, A CENTRAL ANGLE OF 50°00'19", AND AN ARC LENGTH OF 453.79 FEET TO THE POINT OF TANGENT OF SAID CURVE;

THENCE N26°30'00"W A DISTANCE OF 428.29 FEET;

THENCE N45°20'35"W A DISTANCE OF 155.69 FEET.

THE EXTERIOR BOUNDARIES OF SAID PARCEL ARE TO BE EXTENDED SOUTHERLY TO THE NORTH LINE OF LAND CONVEYED TO THE COMMERCE CITY IN EASEMENT AND RIGHT-OF-WAY AGREEMENT RECORDED SEPTEMBER 9, 1997 IN BOOK 5098 AT PAGE 380 AND EXTENDED NORTHERLY TO THE NORTH LINE OF A PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AUGUST 29, 2003 AT RECEPTION NO. C1201901, SAID NORTH LINE ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76.

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