LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE DENVER TECHNOLOGICAL CENTER IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE S60°11'36"E A DISTANCE OF 1,352.24 FEET TO THE SOUTHERLY LINE OF THE HYATT REGENCY; THENCE ALONG SAID SOUTHERLY LINE S89°45'35"E A DISTANCE OF 363.54 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, 358.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 244.00 FEET, A CENTRAL ANGLE OF 84°17'54", AND A CHORD WHICH BEARS N48°05'28"E A DISTANCE OF 327.48 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S84°03'30"E A DISTANCE OF 137.44 TO THE POINT OF BEGINNING; THENCE CONTINUING S84°03'30"E A DISTANCE OF 396.95 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH ULSTER STREET; THENCE ALONG SAID WESTERLY RIGHT-0F-WAY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) 42.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1567.02 FEET, A CENTRAL ANGLE OF 01°33'56" AND A CHORD WHICH BEARS S25°57'28"E A DISTANCE OF 42.82 FEET; 2) THENCE S25°10'30"E A DISTANCE OF 49.71 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH UNION STREET PARKWAY AS RECORDED IN BOOK 29 AT PAGE 56; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) 159.44 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO RIGHT HAVING A RADIUS OF 101.50 FEET; A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS S19°49'30"W A DISTANCE OF 143.54 FEET; 2) THENCE S64°49'30"W A DISTANCE OF 715.96 FEET; THENCE 11.42 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 26°42'52" AND A CHORD WHICH BEARS N48°50'45"W A DISTANCE OF 11.32 FEET; THENCE N25°11'32"W A DISTANCE OF 19.80 FEET TO A POINT OF CURVATURE; THENCE 27.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 14°11'18" AND A CHORD WHICH BEARS N18°05'52"W A DISTANCE OF 27.17 FEET; THENCE N11°00'13"W A DISTANCE OF 119.50 FEET; THENCE N64°49'30"E A DISTANCE OF 418.83 FEET; THENCE N25°10'30"W A DISTANCE OF 176.21 FEET; THENCE N05°56'30"E A DISTANCE OF 58.35 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 4.268 ACRES OR 185,934 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO ASSUMED TO BEAR N00°18'51"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #11544 AT THE SOUTH QUARTER CORNER AND A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP PLS #22103 AT THE CENTER QUARTER CORNER.

PREPARED BY SCOTT. A. AREHART, PLS
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DECEMBER 20, 2023
JOB NO. 20.1344