

A PARCEL OF LAND BEING LOTS 1 AND 2, BLOCK 1 OF KAISER AURORA CENTRETECH PARK SUBDIVISION FILING NO. 1, RECEPTION NO. R2684606, AND LOT 4, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 3, RECEPTION NO. R2250416, TOGETHER WITH A PORTION OF VACATED EAST FIRST AVENUE, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 BEING ASSUMED TO BEAR SOUTH 89°57'99" EAST, A DISTANCE OF 2649.66 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

- THE EAST QUARTER CORNER OF SECTION 8 BEING A FOUND 3.25" ALUMINUM CAP, PLS 22100 IN RANGE BOX MATCHING MONUMENT RECORD FILED 6/30/07;
- THE CENTER QUARTER CORNER OF SECTION 8 BEING A FOUND 3.25" ALUMINUM CAP, PLS 22100 IN RANGE BOX MATCHING MONUMENT RECORD FILED 6/30/07

COMMENCING AT SAID EAST QUARTER CORNER OF SECTION 8;

THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER SOUTH 89°57'19" WEST, A DISTANCE OF 55.12 FEET TO THE WESTERLY RIGHT-OF-WAY OF AIRPORT BOULEVARD AS DESCRIBED IN BOOK 2306 AT PAGE 771 AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 00°00'30" WEST, A DISTANCE OF 550.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST CENTRETECH PARKWAY AS SHOWN IN RECEPTION NO. R2250416;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", WHOSE CHORD BEARS SOUTH 45°00'30" WEST A DISTANCE OF 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET;
2. THENCE NORTH 89°59'30" WEST, A DISTANCE OF 95.00 FEET;
3. THENCE SOUTH 86°55'18" WEST, A DISTANCE OF 130.00 FEET;
4. THENCE NORTH 89°59'30" WEST, A DISTANCE OF 960.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 KAISER AURORA CENTRETECH PARK SUBDIVISION FILING NO. 1;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 NORTH 00°00'30" EAST, A DISTANCE OF 580.88 FEET TO SAID NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 8;

THENCE ALONG SAID NORTHERLY LINE NORTH 89°57'19" EAST, A DISTANCE OF 1,210.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 702,370 SQUARE FEET OR 16.124 ACRES, MORE OR LESS.