

PARCEL A:

A PARCEL IN THE SE1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 35; THENCE N 00 DEGREES 28'30" E AND ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 222.13 FEET; THENCE S 75 DEGREES 20'00" W, A DISTANCE OF 31.36 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WEST R.O.W. LINE OF A COUNTY ROAD AND THE NORTH R.O.W. LINE OF COLFAX AVENUE; THENCE S 75 DEGREES 20'00" W AND ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 105.40 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT AND CONTINUING ALONG SAID NORTH R.O.W. LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 13 DEGREES 08'00", A RADIUS OF 947.13 FEET, AND ARC LENGTH OF 217.10 FEET TO A POINT OF TANGENT; THENCE S 88 DEGREES 28'00" W AND CONTINUING ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 288.10 FEET; THENCE S 74 DEGREES 06'00" W AND CONTINUING ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 84.30 FEET; THENCE S 89 DEGREES 56'00" W AND CONTINUING ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 323.90 FEET; THENCE N 37 DEGREES 36'38" E, A DISTANCE OF 874.36 FEET TO A POINT LYING ON THE SOUTHWESTERLY R.O.W. LINE OF INTERSTATE 70; THENCE S 52 DEGREES 19'57" E AND ALONG SAID SOUTHWESTERLY R.O.W. LINE, A DISTANCE OF 603.53 FEET TO A POINT LYING ON THE WEST R.O.W. LINE OF SAID COUNTY ROAD; THENCE S 0 DEGREES 28'30" W AND ALONG THE WEST R.O.W. LINE OF SAID COUNTY ROAD, A DISTANCE OF 235.47 FEET TO THE POINT OF BEGINNING;

ALSO KNOWN AS KEIL SUBDIVISION.

EXCEPT THAT PORTION OF PARCEL A CONVEYED TO E-470 PUBLIC HIGHWAY AUTHORITY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO, IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 24, 1997 IN BOOK 5111 PAGE 151, ADAMS COUNTY RECORDS.

FURTHER EXCEPTING THEREFROM THOSE PORTIONS AS SHOWN IN RULE AND ORDER RECORDED JANUARY 28, 2022 AT RECEPTION NO. 20220000008813, ADAMS, COUNTY RECORDS.

PARCEL B:

A PARCEL OF LAND IN THE SE1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 35, T. 3 S., R. 66 W., OF THE 6TH P.M.; THENCE S 89 DEGREES 56'00" W ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1038.95 FEET; THENCE N 00 DEGREES 28'30" E, A DISTANCE OF 127.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO LYING ON THE NORTH R.O.W. LINE OF U.S. HIGHWAY NO. 40; THENCE N 37 DEGREES 36'38" E, A DISTANCE OF 874.36 FEET TO A POINT ON THE SOUTHWESTERLY R.O.W. LINE OF INTERSTATE 70;

THENCE N 52 DEGREES 19'57" W ALONG SAID SOUTHWESTERLY R.O.W. LINE, A DISTANCE OF 958.38 FEET; THENCE S 00 DEGREES 28'44" W, A DISTANCE OF 1278.61 FEET TO A POINT ON THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY NO. 40; THENCE N 89 DEGREES 56'00" E ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 235.70 FEET TO THE POINT OF BEGINNING.

EXCEPT A 70 FOOT STREET R.O.W. TO THE CITY OF AURORA, COLORADO, RECORDED IN BOOK 1990 AT PAGE 479.

FURTHER EXCEPTING THEREFROM THOSE PORTIONS AS SHOWN IN RULE AND ORDER RECORDED JANUARY 28, 2022 AT RECEPTION NO. 20220000008813, ADAMS, COUNTY RECORDS.

CONTAINING 575,716 SQUARE FEET OR 13.217 ACRES, MORE OR LESS.