



PENA STATION FILING NO. 1-SMX 8

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST ONE- QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 20699" AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 27278" IN A RANGE BOX AT THE NORTHEAST ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S89°51'30"E A DISTANCE OF 2648.19 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9, S00°21'23"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 64TH AVENUE, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ON SAID SOUTHERLY RIGHT-OF WAY LINE S89°51'30"E A DISTANCE OF 1795.34 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. S00°11'13"E A DISTANCE OF 571.12 FEET;
2. N89°52'28"W A DISTANCE OF 502.25 FEET;
3. S00°11'13"E A DISTANCE OF 264.75 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 89°41'15" AND AN ARC LENGTH OF 790.50 FEET, TO A POINT OF TANGENT;
5. S89°52'28"E A DISTANCE OF 782.77 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE S00°11'13"E A DISTANCE OF 200.01 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES:

1. N89°52'28"W A DISTANCE OF 1349.32 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS S66°40'26"W, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 06°54'13" AND AN ARC LENGTH OF 124.10 FEET, TO A POINT OF TANGENT;
3. N30°13'47"W A DISTANCE OF 29.20 FEET;
4. N89°52'28"W A DISTANCE OF 650.22 FEET;
5. N00°07'32"E A DISTANCE OF 162.74 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 29°32'12" AND AN ARC LENGTH OF 146.92 FEET, TO A POINT OF NON-TANGENT;

7. N89°52'28"W A DISTANCE OF 543.86 FEET, TO A POINT ON THE WEST LINE OF THE
NORTHEAST ¼ OF SAID SECTION 9;

THENCE ON SAID WEST LINE, N00°21'23"W A DISTANCE OF 1099.62 FEET, TO **THE POINT OF
BEGINNING.**

CONTAINING A CALCULATED AREA OF 2,267,429 SQUARE FEET OR 52.0530 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO
HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE
PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE,
INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

