

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 2015066262 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER LOCATED IN THE NORTHEAST 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 EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS27278" AT THE NORTHEAST CORNER, AND 3-1/4" ALUMINUM CAP STAMPED "LS38252" AT THE EAST 1/4 CORNER IS ASSUMED TO BEAR S00°11'13"E.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S33°16'15"W A DISTANCE OF 126.97 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD, AND THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°11'13"E A DISTANCE OF 1261.57 FEET, TO A POINT OF ON THE NORTHERLY LINE OF TRACT C OF PENA STATION FILING NO. 2 RECORDED UNDER RECEPTION NO. 2020050433 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON THE NORTHERLY LINE OF SAID PENA STATION FILING NO. 2, N89°52'28"W A DISTANCE OF 550.01 FEET, TO A POINT ON THE EASTERLY LINE OF PENA STATION FILING NO. 3 RECORDED UNDER RECEPTION NO. 2021219177

THENCE ON SAID EASTERLY LINE, THE FOLLOWING SEVEN (7) COURSES:

1. N00°11'13"W A DISTANCE OF 668.34 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°18'45" AND AN ARC LENGTH OF 47.29 FEET, TO A POINT OF TANGENT;
3. S89°52'28"E A DISTANCE OF 5.38 FEET;
4. N00°07'32"E A DISTANCE OF 70.00 FEET;
5. N89°52'28"W A DISTANCE OF 6.08 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°41'13" AND AN ARC LENGTH OF 46.96 FEET, TO A POINT OF TANGENT;
7. N00°11'13"W A DISTANCE OF 5.76 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. N00°11'13"W A DISTANCE OF 467.78 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°19'43" AND AN ARC LENGTH OF 47.30 FEET, TO A POINT OF TANGENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF E. 64TH AVENUE AS SHOWN ON SAID PLAT OF PENA STATION FILING NO. 2;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. S89°51'30"E A DISTANCE OF 270.57 FEET;
2. S82°25'34"E A DISTANCE OF 81.17 FEET
3. S89°51'30"E A DISTANCE OF 139.00 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°40'17" AND AN ARC LENGTH OF 46.95 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 710,621 SQUARE FEET OR 16.3136 ACRES.