



PENA STATION FILING NO. 1-S-CC-5

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 NORTHEAST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9, N89°51'30"W A DISTANCE OF 94.49 FEET;

THENCE DEPARTING SAID NORTH LINE S00°08'30"W A DISTANCE OF 65.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1. S45°01'27"E A DISTANCE OF 35.26 FEET;
- 2. S00°11'13"E A DISTANCE OF 1278.04 FEET;

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

- 1. N89°52'28"W A DISTANCE OF 782.77 FEET;
- 2. N00°11'13"W A DISTANCE OF 1338.12 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 64TH AVENUE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1. S89°51'30"E A DISTANCE OF 252.84 FEET;
- 2. S00°08'30"W A DISTANCE OF 35.00 FEET;
- 3. S89°51'30"E A DISTANCE OF 505.27 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 1,028,471 SQUARE FEET OR 23.6104 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

