

A PARCEL OF LAND BEING ALL OF BLOCK 4 AND TRACT D, PENA STATION FILING NO. 1 RECORDED UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, TOGETHER WITH A PORTION OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE ON THE WEST LINE OF THE NORTHWEST 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 AND THE POINT OF BEGINNING;

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

1. S89°51'30"E A DISTANCE OF 2048.17 FEET;
2. S00°08'30"W A DISTANCE OF 35.00 FEET;
3. S89°51'30"E A DISTANCE OF 505.27 FEET;
4. S45°01'27"E A DISTANCE OF 35.26 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 16.47 FEET, TO A POINT OF NON-TANGENT CURVE;

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

1. THENCE NORTHWESTERLY, ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S89°48'47"W, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°40'17" AND AN ARC LENGTH OF 46.95 FEET, TO A POINT OF TANGENT;
2. N89°51'30"W A DISTANCE OF 139.00 FEET;
3. N82°25'34"W A DISTANCE OF 81.17 FEET;
4. N89°51'30"W A DISTANCE OF 935.58 FEET, TO A POINT OF TANGENT CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT, 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;
6. S00°11'13"E A DISTANCE OF 868.51 FEET;
7. S76°58'54"W A DISTANCE OF 58.86 FEET, TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY LINE OF TRACT D, PENA STATION FILING NO. 1 RECORDED UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON SAID NORTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N76°58'54"E, HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 76°51'22" AND AN ARC LENGTH OF 677.40 FEET, TO A POINT OF TANGENT;
2. 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 562.52 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 61ST AVENUE.

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

1. S66°09'58"W A DISTANCE OF 25.85 FEET;
2. N89°52'28"W A DISTANCE OF 117.65 FEET;
3. S87°09'36"W A DISTANCE OF 125.64 FEET;
4. N89°52'28"W A DISTANCE OF 964.20 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TELLURIDE WAY;

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

1. N16°44'52"W A DISTANCE OF 116.94 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S76°22'32"W, HAVING A RADIUS OF 2053.50 FEET, A CENTRAL ANGLE OF 05°59'41" AND AN ARC LENGTH OF 214.86 FEET, TO A POINT OF COMPOUND CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 03°42'25", AND AN ARC LENGTH OF 66.64 FEET, TO THE SOUTHWESTERLY CORNER OF TRACT E, PENA STATION FILING NO. 1 AND A POINT OF NON-TANGENT;

THENCE ON THE PERIMETER OF SAID TRACT E, THE FOLLOWING FIVE (5) COURSES:

1. S89°52'28"E A DISTANCE OF 113.21 FEET;
2. N50°23'46"E A DISTANCE OF 87.46 FEET;
3. N23°55'48"W A DISTANCE OF 67.56 FEET;
4. N89°52'28"W A DISTANCE OF 128.30 FEET;
5. S50°23'46"W A DISTANCE OF 75.30 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID TELLURIDE WAY;

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

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S62°23'17"W, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 2°37'04", AND AN ARC LENGTH OF 47.06' TO A POINT OF TANGENT;
2. N30°13'47"W A DISTANCE OF 188.46 FEET, TO A POINT OF TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2036.00 FEET, A CENTRAL ANGLE OF 26°28'29" AND AN ARC LENGTH OF 940.77 FEET, TO A POINT OF NON-TANGENT;
4. N43°27'26"W A DISTANCE OF 25.47 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TELLURIDE WAY;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°52'28"W A DISTANCE OF 203.24 FEET, TO A POINT ON THE NORTHERLY LINE OF TRACT B, PENA STATION FILING NO. 1, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY LINE AND ITS EXTENSION, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N35°00'08"E, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 55°33'10" AND AN ARC LENGTH OF 627.32 FEET, TO A POINT OF TANGENT;

THENCE N00°33'18"E A DISTANCE OF 36.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 64TH AVENUE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°51'09"E A DISTANCE OF 54.68 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,978,266 SQUARE FEET OR 45.4147 ACRES.

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