

A PARCEL OF LAND BEING A PORTION OF BLOCK 2, PENA STATION FILING NO. 1 RECORDED UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST 1/4 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:

THE BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 27278" AND AT THE NORTH QUARTER CORNER BY A 2-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 29425" BEARING N89°51'30"W AS REFERENCED TO UTM ZONE 13.

BEGINNING AT THE SOUTHWESTERLY CORNER OF TRACT C, PENA STATION FILING NO. 1, RECORDED AUGUST 12, 2015 UNDER NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY LINE OF SAID TRACT C, SOUTH 89°52'28" EAST A DISTANCE OF 514.62 FEET, TO A POINT OF NON-TANGENT CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF SALIDA STREET;

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

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 70°16'25" WEST, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 66°18'31" AND AN ARC LENGTH OF 34.72 FEET, TO A POINT OF TANGENT;

2. SOUTH 46°34'56" WEST DISTANCE OF 111.54 FEET, TO A POINT OF CURVE;

3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 16°55'12" AND AN ARC LENGTH OF 84.16 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°52'28" WEST A DISTANCE OF 480.48 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY OF PANASONIC WAY:

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

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 68°24'01" EAST, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 11°06'56" AND AN ARC LENGTH OF 51.41 FEET, TO A POINT OF TANGENT;

2. NORTH 32°42'55" EAST A DISTANCE OF 153.27 FEET TO THE POINT OF BEGINNING.