

A PARCEL OF LAND BEING A PORTION OF BLOCK 3, PENA STATION FILING NO. 1, RECORDED AUGUST 12, 2015 UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, SITUATED 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 WESTERLY LINE OF BLOCK 3, BEARING NORTH 00°07'32" EAST AS PLATTED. COMMENCING AT THE SOUTHWESTERLY CORNER OF BLOCK 3, PENA STATION FILING NO. 1, RECORDED AUGUST 12, 2015 UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON THE WESTERLY LINE OF SAID BLOCK 3, NORTH 00°07'32" EAST A DISTANCE OF 515.30 FEET, TO THE POINT OF BEGINNING;

THENCE ON THE THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID BLOCK 3, THE FOLLOWING SIX (6) COURSES:

1. NORTH 00°07'32" EAST A DISTANCE OF 162.74 FEET, TO A POINT OF CURVE;
 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 46°27'24" AND AN ARC LENGTH OF 174.33 FEET, TO A POINT OF TANGENT;
 3. NORTH 46°34'56" EAST A DISTANCE OF 111.54 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 91°57'16" AND AN ARC LENGTH OF 48.15 FEET, TO A POINT OF COMPOUND CURVE;
 5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1936.00 FEET, A CENTRAL ANGLE OF 12°14'41" AND AN ARC LENGTH OF 413.74 FEET, TO A POINT OF COMPOUND CURVE;
 6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 970.50 FEET, A CENTRAL ANGLE OF 03°48'35", AN ARC LENGTH OF 64.53 FEET, TO A POINT OF NON-TANGENT;
- THENCE NORTH 89°52'28" WEST A DISTANCE OF 460.18 FEET, TO THE POINT OF BEGINNING.