

A PARCEL OF LAND BEING A PORTION OF THE PROPERTY RECORDED UNDER RECEPTION NO. 2015066262 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 BEARING: 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 29425", AT THE NORTH 1/4 CORNER, BEING ASSUMED TO BEAR S89°51'30"E A DISTANCE OF 2648.19 FEET.

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

THENCE S53°08'30"E A DISTANCE OF 1,635.96 FEET, TO A POINT ON THE EASTERLY LINE OF PENA STATION FILING NO. 2 RECORDED UNDER RECEPTION NO. 2020050433 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

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

1. N76°58'54"E A DISTANCE OF 58.86 FEET;
2. N00°11'13"W A DISTANCE OF 409.70 FEET, TO A POINT OF TANGENT CURVE;

THENCE DEPARTING SAID EASTERLY LINE, THE FOLLOWING TWELVE (12) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 89°41'15" AND AN ARC LENGTH OF 70.44 FEET, TO A POINT OF TANGENT
2. S89°52'28"E A DISTANCE OF 510.09 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, 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;
4. N00°11'13"W A DISTANCE OF 5.00 FEET;
5. N89°48'47"E A DISTANCE OF 80.00 FEET;
6. S00°11'13"E A DISTANCE OF 5.76 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°41'15" AND AN ARC LENGTH OF 46.96 FEET, TO A POINT OF TANGENT;
8. S89°52'28"E A DISTANCE OF 6.08 FEET;
9. S00°07'32"W A DISTANCE OF 70.00 FEET;

10. N89°52'28"W A DISTANCE OF 5.38 FEET, TO A POINT OF CURVE;

11. ON THE ARC OF A CURVE TO THE LEFT, 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;

12. S00°11'13"E A DISTANCE OF 668.34 FEET, TO A POINT ON THE EASTERLY LINE OF SAID PENA STATION FILING NO. 2;

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

1. N89°52'28"W A DISTANCE OF 232.76 FEET, TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 76°51'22" AND AN ARC LENGTH OF 677.40 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 491,522 SQUARE FEET OR 11.2838 ACRES.