

A PORTION OF SOUTH CHERRY STREET RIGHT-OF-WAY LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST-WEST CENTERLINE OF SAID SECTION 30 TO BEAR NORTH 89°32'22" EAST, A DISTANCE OF 2550.37 FEET BETWEEN A FOUND 3 1/4" ALUMINUM CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS T4S 1/4 R68W R67W S25 S30 1991 PLS 11434" IN A RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A FOUND 2 1/2" ALUMINUM CAP STAMPED "P.W.S.I. T4S R67W C1/4 S30 2002 LS 28669" IN A RANGE BOX AT THE CENTER QUARTER CORNER OF SAID SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 30; THENCE NORTH 68°40'06" EAST, A DISTANCE OF 1939.24 FEET TO THE SOUTHEASTERLY CORNER OF LOT 25, BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, AND THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 6, NORTH 00°23'08" WEST, A DISTANCE OF 497.39 FEET TO A POINT ON THE EASTERLY LINE OF LOT 44, SAID BLOCK 6; THENCE SOUTH 50°23'15" EAST, A DISTANCE OF 78.32 FEET TO A POINT ON THE WESTERLY LINE OF LOT 7, BLOCK 7, SAID WARREN'S UNIVERSITY HEIGHTS; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 7, SOUTH 00°23'08" EAST, A DISTANCE OF 446.94 FEET TO THE SOUTHWESTERLY CORNER OF LOT 24, SAID BLOCK 7; THENCE SOUTH 89°30'55" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 28,330 SQ. FT. OR 0.65 ACRES, MORE OR LESS