

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF EAST 39TH AVENUE AND NORTH HIGH STREET, BEING ADJACENT TO LOT 1, BLOCK 6, PROVIDENT PARK, LYING IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6, PROVIDENT PARK; THENCE S 89°50'18" E, ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 6, A DISTANCE OF 8.71 FEET; THENCE N 00°17'42" E A DISTANCE OF 4.90 FEET; THENCE N 89°42'18" W A DISTANCE OF 10.46 FEET; THENCE S 45°12'53" W A DISTANCE OF 4.36 FEET; THENCE S 00°10'21" W A DISTANCE OF 10.46 FEET; THENCE S 89°49'39" E A DISTANCE OF 4.84 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1, BLOCK 6; THENCE N 00°09'28" E ALONG SAID WESTERLY LINE OF LOT 1, BLOCK 6, A DISTANCE OF 8.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 103.54 SQUARE FEET \ 0.0023 ACRES, MORE OR LESS.

BEARINGS ARE BASED UPON THE NORTHERLY LINE OF LOT 1, BLOCK 6, PROVIDENT PARK, AS FORMED BY 1" BRASS NAIL AND TAGS STAMPED "PLS 29048" AT THE NORTHWEST AND NORTHEAST CORNERS OF SAID LOT 1, ASSUMED TO BEAR S 89°50'18" E AS SHOWN HEREON.