

LAND DESCRIPTION:

ALL OF LOT 1 AND LOTS 45 THROUGH 48 AND PORTIONS OF LOTS 2 THROUGH 4, 43 AND 44 LYING NORTHEASTERLY OF HALE PARKWAY, BLOCK 14, BELLEVUE PARK, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, 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 20' RANGE LINE OF ASH STREET TO BEAR NORTH  $00^{\circ}16'56''$  WEST, A DISTANCE OF 806.43 FEET BETWEEN A FOUND #6 REBAR WITH AN ILLEGIBLE 2" ALUMINUM CAP IN A RANGE BOX AT THE INTERSECTION OF ASH STREET AND HALE PARKWAY, AND A FOUND #6 REBAR WITH A 2" ALUMINUM CAP STAMPED "23899" IN A RANGE BOX AT THE INTERSECTION OF ASH STREET AND 13TH AVENUE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF ASH STREET AND 13TH AVENUE; THENCE SOUTH  $03^{\circ}34'03''$  EAST, A DISTANCE OF 697.96 FEET TO THE NORTHWESTERLY CORNER OF BLOCK 14, BELLVUE PARK, AND THE POINT OF BEGINNING;  
THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 14, NORTH  $89^{\circ}34'08''$  EAST, A DISTANCE OF 250.57 FEET TO THE NORTHEASTERLY CORNER OF SAID BLOCK 14; THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 14, SOUTH  $00^{\circ}16'30''$  EAST, A DISTANCE OF 150.66 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HALE PARKWAY, ALSO BEING A POINT OF NON-TANGENT CURVATURE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HALE PARKWAY 196.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1834.87 FEET, AN INCLUDED ANGLE OF  $6^{\circ}07'34''$  AND A CHORD BEARING NORTH  $68^{\circ}29'20''$  WEST, A DISTANCE OF 196.09 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HALE PARKWAY, NORTH  $65^{\circ}25'23''$  WEST, A DISTANCE OF 75.47 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 14; THENCE ALONG SAID WESTERLY LINE OF BLOCK 14, NORTH  $00^{\circ}16'56''$  WEST, A DISTANCE OF 45.48 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 25,311 SQ. FT. OR 0.58 ACRES MORE OR LESS.