

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID SOUTH 1/2 NORTHEAST 1/4 NORTHEAST 1/4, WHICH IS THE SOUTH LINE OF DAKOTA AVENUE AND THE NORTHEASTERLY LINE OF CHERRY CREEK NORTH DRIVE;

THENCE SOUTH 42°54' EAST ALONG THE NORTHEASTERLY LINE OF CHERRY CREEK NORTH DRIVE, A DISTANCE OF 607.34 FEET TO A POINT 216.55 FEET NORTH OF THE SOUTH LINE OF SAID SOUTH 1/2 NORTHEAST 1/4 NORTHEAST 1/4 AND MEASURED AT RIGHT ANGLES THERETO, SAID POINT BEING THE TRUE POINT OF BEGINNING;

FROM SAID TRUE POINT OF BEGINNING, THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTH 1/2 NORTHEAST 1/4 NORTHEAST 1/4, A DISTANCE OF 215.42 FEET TO A POINT 360.0 FEET WEST OF THE EAST LINE OF SAID SOUTH 1/2 NORTHEAST 1/4 NORTHEAST 1/4;

THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SOUTH 1/2 NORTHEAST 1/4 NORTHEAST 1/4 A DISTANCE OF 127.0 FEET;

THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTH 1/2 NORTHEAST 1/4 NORTHEAST 1/4 A DISTANCE OF 333.40 FEET TO A POINT ON THE NORTHEASTERLY LINE OF CHERRY CREEK NORTH DRIVE;

THENCE SOUTH 42°54' EAST ALONG THE NORTHEASTERLY LINE OF CHERRY CREEK NORTH DRIVE, A DISTANCE OF 173.40 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.