

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING A PORTION OF BLOCK 43, BEAR VALLEY SUBDIVISION, A PLAT RECORDED MARCH 7, 1961 AT RECEPTION NUMBER 64912 IN THE RECORDS OF CITY AND COUNTY OF DENVER, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 TO HAVE AN ASSUMED BEARING OF NORTH 00°27'25" WEST, (THE SOUTH END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3 1/4" ALUMINUM CAP MARKED BY PLS LICENSE NUMBER 13258 IN A MONUMENT BOX AND THE NORTH END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ILLEGIBLE 3 1/4" ALUMINUM CAP IN A MONUMENT BOX), WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID EAST LINE, NORTH 00°27'25" WEST A DISTANCE OF 1,241.20 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 43, SAID BEAR VALLEY SUBDIVISION, SOUTH 89°52'00" WEST A DISTANCE OF 174.17 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF PARCEL C, AS DESCRIBED IN THE DEED RECORDED OCTOBER 28, 2014 AT RECEPTION NUMBER 2014130939 IN THE RECORDS OF CITY AND COUNTY OF DENVER, NORTH 00°08'00" WEST A DISTANCE OF 178.00 FEET TO THE NORTHERLY BOUNDARY OF PARCEL B, AS DESCRIBED IN SAID DEED;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°52'00" EAST A DISTANCE OF 173.17 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF THE AFOREMENTIONED BEAR VALLEY SUBDIVISION, SOUTH 00°27'25" EAST A DISTANCE OF 178.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 30,913 SQ. FT. (0.71 ACRES), MORE OR LESS.