

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND AXLE IN RANGE BOX IN THE INTERSECTION OF LINCOLN STREET AND EAST 51ST AVENUE FROM WHENCE A FOUND AXLE IN RANGE BOX IN THE INTERSECTION OF BROADWAY STREET AND EAST 51ST AVENUE BEARS S89°36'40"W A DISTANCE OF 310.04 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE N45°12'19"W A DISTANCE OF 28.19 FEET TO THE SOUTHEAST CORNER OF BLOCK 3 OF MIDLAND ADDITION SUBDIVISION;

THENCE N 89°36'40"W ALONG THE SOUTH LINE OF SAID BLOCK 3 A DISTANCE OF 127.02 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 3 AND THE POINT OF BEGINNING;

THENCE N89°36'40"W ALONG THE SOUTH LINE OF SAID BLOCK 3 A DISTANCE OF 16.00 FEET TO THE SOUTHEAST CORNER OF LOT 48 OF SAID BLOCK 3;

THENCE N00°01'03"W A DISTANCE OF 23756 FEET;

THENCE N89°36'40"E A DISTANCE OF 16.00 FEET TO THE WEST LINE OF LOT 10 OF SAID BLOCK 3;

THENCE S00°01'04"E A DISTANCE OF 23756 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 3 AND THE POINT OF BEGINNING;

CONTAINING AN AREA OF 3,800 SQ. FT. OR 0087 ACRE.