

Legal Description of Property

Parcel: 0223200049000

That part of the Northwest $\frac{1}{4}$ and of the Southwest $\frac{1}{4}$ of Section 23, Township 3 South, Range 68 West of the 6th Principal Meridian, described as follows:

Beginning at a point on the Northwesterly line of Brighton Boulevard, formerly St. Vincent Avenue, as said roadway was established in the recorded plat of St. Vincent Addition, 660 feet Northeasterly from the point of intersection of the Northeasterly line of 40th Street as likewise established (produced Northwesterly) with the Northwesterly line of Brighton Boulevard; Thence Northwesterly at right angles to said Brighton Boulevard 160.5 feet to a point; Thence Northeasterly parallel with Brighton Boulevard 391.33 feet to a point; Thence Southeasterly 160.5 feet to a point on the Northwesterly line of said Brighton Boulevard; Thence Southwesterly along said Northwesterly line of Brighton Boulevard a distance of 391.33 feet to the point of beginning,

City and County of Denver, State of Colorado.

Parcel: 0223200182000

Beginning at a point that is 190.5 feet distant Northwesterly from the Northwesterly line of Brighton Boulevard, formerly St. Vincent Avenue as said roadway was established in the recorded plat of St. Vincent Addition measured along a straight line at right angles thereto from a point thereon that is 660 feet Northeasterly from the point of intersection of the Northeasterly line of 40th Street as likewise established (produced Northwesterly) with the Northwesterly line of Brighton Boulevard, as measured along the said Northwesterly line of Brighton Boulevard; Thence Northeasterly along a straight line parallel with and 190.5 feet distance Northwesterly measured at right angles from said Northwesterly line of Brighton Boulevard a distance of 391.33 feet to a point;

Thence Northwesterly along a straight line at right angles to the last described course a distance of 175 feet to a point; Thence Southwesterly along a straight line at right angles to the last described course a distance of 391.33 feet to a point; Thence Southeasterly along a straight line at right angles to the last described course a distance of 175 feet to the point of beginning, except that portion thereof as described in the Deed recorded February 20, 1975 in Book 1013 at Page 553,

City and County of Denver, State of Colorado.