

KNOW ALL MEN BY THESE PRESENTS DENVER HOUSING LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO THREE LOTS ON TWO BLOCKS AND FIVE TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8), RECORDED APRIL 9, 1952 IN BOOK 21 AT PAGE 8 AT RECEPTION NO. 76315 AND A PORTION OF SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12) RECORDED MARCH 13, 1956 IN BOOK 23 AT PAGE 4 AT RECEPTION NO. 93449 IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF WEST 10TH AVENUE AND DECATUR STREET FROM WHENCE THE RANGE POINT AT VACATED WEST MULBERRY AVENUE AND DECATUR STREET BEARS SOUTH 00°32'53" EAST 325.91 FEET AND ON WHICH ALL BEARINGS HEREIN ARE BASED;

THENCE SOUTH 45°26'03" EAST A DISTANCE OF 56.68 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12) AND THE POINT OF BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF WEST 10TH AVENUE AND EAST RIGHT-OF-WAY OF DECATUR STREET;

THENCE NORTH 89°40'48" EAST, ALONG SAID SOUTH RIGHT-OF-WAY OF WEST 10TH AVENUE, A DISTANCE OF 375.13 FEET TO A POINT;

THENCE SOUTH 00°39'50" EAST A DISTANCE OF 5.52 FEET TO A POINT;

THENCE NORTH 89°45'08" EAST A DISTANCE OF 250.18 FEET TO A POINT;

THENCE SOUTH 00°33'24" EAST A DISTANCE OF 260.49 FEET TO A POINT ON THE SOUTH LINE OF SAID SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8);

THENCE SOUTH 89°43'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 0.30 FEET TO A POINT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF VACATED WEST MULBERRY PLACE AND THE WEST RIGHT-OF-WAY LINE OF BRYANT STREET;

THENCE SOUTH 00°33'30" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF BRYANT STREET, A DISTANCE OF 326.20 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 9TH AVENUE;

THENCE SOUTH 89°43'30" WEST, ALONG SAID NORTH RIGHT-OF-WAY OF WEST 9TH AVENUE, A DISTANCE OF 625.16 FEET TO A POINT AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF DECATUR STREET;

THENCE NORTH 00°32'21" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF DECATUR STREET, A DISTANCE OF 306.28 FEET TO A POINT;

THENCE NORTH 00°32'53" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF DECATUR STREET, A DISTANCE OF 285.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 368,870 SQUARE FEET OR 8.47 ACRES, MORE OR LESS.