

A PARCEL OF LAND BEING ALL OF BLOCK 4 AND BLOCK 5, WEST FAIRVIEW, A PORTION OF BLOCK 2 AND BLOCK 3, WEST FAIRVIEW, A PORTION OF BLOCK 12, BLOCK 13 AND BLOCK 14, SOUTH FAIRVIEW, A PORTION OF SUN VALLEY HOMES SECOND FILING, A PORTION OF VACATED WEST 12TH AVENUE AND VACATED ELIOT STREET ABUTTING SAID BLOCKS 2, 3, 4 AND 5, ALL OF WEST 11 TH AVENUE ABUTTING SAID BLOCKS 4, 12, 13, 14 AND SUN VALLEY HOMES SECOND FILING A PORTION OF THE VACATED ALLEY IN SAID BLOCK 2 AND ALL OF THE VACATED ALLEY IN SAID BLOCKS 3, 4 AND 5, A PORTION OF BLOCK 3, FAIRVIEW ALL SITUATED IN THE NE 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 5, WEST FAIRVIEW, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST HOLDEN PLACE; THENCE S 89°58'32" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 505.14 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S 00°17' 13" E, 333.60 FEET; THENCE S 89° 58' 43" E, 269.33 FEET; THENCE S 00° 17' 13" E, 259.20 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 11 TH AVENUE; THENCE N 89° 59' 27" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 113.07 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 12, SOUTH FAIRVIEW; THENCE S 00° 17' 10" E, 30.00 FEET TO THE CENTER OF THE VACATED RIGHT-OF-WAY OF SAID WEST 11TH AVENUE, ORDINANCE NUMBER 1015, SERIES 2001; THENCE S 89°59' 27" W, ALONG SAID CENTER OF VACATED RIGHT-OF-WAY, 365.06 FEET, TO THE EASTERLY LINE OF THE PROPERTY REFERRED TO AS PARCEL E IN THE DEED RECORDED AT RECEPTION NUMBER 2005132001; THENCE DEPARTING SAID CENTER OF VACATED RIGHT-OF-WAY, S 00° 17' 18" E, 296.14 FEET, ALONG SAID EASTERLY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 10TH AVENUE; THENCE S 90° 00' 00" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 309.94 FEET TO THE WESTERLY LINE OF SUN VALLEY HOMES SECOND FILING; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE WESTERLY LINE N 00° 17' 18" W, 141.04 FEET TO THE NORTHERLY LINE OF THE ALLEY IN BLOCK 14, SOUTH FAIRVIEW; THENCE S 89° 59' 43" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 212.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD; THENCE N 00° 17' 14" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 778.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 520,761 SQUARE FEET OR 11.96 ACRES MORE OR LESS.

THE BASIS OF BEARINGS BEING THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD BETWEEN WEST 11TH AVENUE AND WEST HOLDEN PLACE AS MONUMENTED ON THE SOUTHERLY END BY 1-1/2" WASHER STAMPED WITH LS#28649 AND ON THE NORTHERLY END WITH 3/4" BRASS TAG STAMPED WITH LS#18475, SAID LINE ASSUMED TO BEAR N 00° 17' 14" W.