

LEGAL DESCRIPTION

A tract of land located in the Southwest $\frac{1}{4}$ of Section 12, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, described as follows:

Commencing at the West $\frac{1}{4}$ Corner of said Section 12; thence South $00^{\circ}06'30''$ East, along the west line of said Southwest $\frac{1}{4}$, a distance of 792.49 feet; thence North $89^{\circ}53'30''$ East, at right angles to said west line, 130.00 feet to the intersection of the east line of University Boulevard and the north line of vacated Cherry Creek North Drive, said north line being a 2794.58 foot radius, non-tangent curve which is concave southerly, a radial line from said intersection bears South $09^{\circ}40'31''$ East; thence easterly, along said north line, through a central angle of $00^{\circ}23'35''$ an arc distance of 19.17 feet to a point from which a radial line bears South $09^{\circ}16'56''$ East, said point being the Point of Beginning; thence North $05^{\circ}36'24''$ West, 95.63 feet; thence North $00^{\circ}07'59''$ West, 567.77 feet to a point in a segment of the south line of 1st Avenue, said segment being a 65 foot radius, non-tangent curve which is concave southerly, a radial line from said point bears South $33^{\circ}16'26''$ East; thence easterly, along said south line through a central angle of $43^{\circ}58'38''$ an arc distance of 49.89 feet to a point of tangency; thence South $79^{\circ}17'48''$ East, along said tangent south line, 68.95 feet; thence North $87^{\circ}12'54''$ West, 73.37 feet; thence South $56^{\circ}24'59''$ West, 20.61 feet; thence South $00^{\circ}07'59''$ East, 555.40 feet; thence South $05^{\circ}36'24''$ East, 92.94 feet to a point in said north line from which a radial line bears South $08^{\circ}46'08''$ East; thence westerly, along said north line, through a central angle of $00^{\circ}30'48''$ an arc distance of 25.04 feet to the Point of Beginning.

Said tract of land contains 17,341 square feet (0.398 acres), more or less.

Basis of Bearings:

The north line and the west line of said Southwest $\frac{1}{4}$ being North $90^{\circ}00'00''$ East and South $00^{\circ}06'30''$ East, respectively. The monuments used to establish the Southwest $\frac{1}{4}$ are described as follows:

Southwest corner	- "+" chiseled in concrete.
West $\frac{1}{4}$ corner	- 3 $\frac{1}{4}$ " dia. brass cap in range box.
Center	- 3 $\frac{1}{4}$ " dia. brass cap in range box.
South $\frac{1}{4}$ corner	- 1 $\frac{1}{4}$ " dia. axle in range box.