

Legal Description for 2569 S. Federal Blvd:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED DECEMBER 15, 1950 IN BOOK 6846 AT PAGE 213, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SOUTH FEDERAL BOULEVARD AND THE NORTH LINE OF WEST VASSAR AVE., WHICH POINT OF INTERSECTION IS 50' WEST AND 1289.96 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, T. 4 S., R. 68 W.;

THENCE ALONG SAID NORTH LINE OF SAID WEST VASSAR AVE. AND ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL, SOUTH 89°22'00" WEST, 234.12 TO A POINT;

THENCE LEAVING SAID NORTH LINE AND SAID EXTERIOR BOUNDARY, NORTH 00°38'00" WEST, 28.00 FEET TO A POINT;

THENCE NORTH 89°22'00" EAST, 23.77 FEET TO A POINT;

THENCE NORTH 00°02'52" EAST, 161.92 FEET TO A POINT;

THENCE SOUTH 89°57'08" EAST, 210.52 FEET TO A POINT ON SAID WEST LINE OF SOUTH FEDERAL BLVD. AND SAID EXTERIOR BOUNDARY;

THENCE ALONG SAID WEST LINE AND SAID EXTERIOR BOUNDARY, SOUTH 00°00'02" WEST, 187.42 FEET TO THE POINT OF BEGINNING.

CONTAINING: ±40,393 SQ. FT. OR ±0.927 ACRES OF LAND.