

LEGAL DESCRIPTION FOR 4050 N. KITTREDGE STREET, DENVER, CO

A PARCEL OF LAND BEING A PORTION OF PLOT 1, BLOCK 1, GATEWAY PARK IV - DENVER FILING NO. 7 RECORDED JANUARY 25, 2002 IN PLAT BOOK 33 AT PAGES 95-96, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PLOT 1; THENCE NORTH 89°52'06" EAST ALONG THE NORTH LINE OF SAID PLOT 1 A DISTANCE OF 295.63 FEET; THENCE SOUTH 00°07'54" EAST A DISTANCE OF 281.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°07'54" EAST A DISTANCE OF 182.84 FEET TO A POINT ON THE SOUTH LINE OF SAID PLOT 1, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF 40TH AVENUE AS DEDICATED BY 40TH AVENUE, CHAMBERS ROAD - PENA BOULEVARD SUBDIVISION RECORDED MAY 6, 1997 IN PLAT BOOK 31 AT PAGES 52-54 OF SAID CITY AND COUNTY OF DENVER RECORDS; THENCE SOUTH 89°52'06" WEST ALONG THE SOUTH LINE OF SAID PLOT 1 AND THE NORTH RIGHT-OF-WAY LINE OF SAID 40TH AVENUE A DISTANCE OF 254.63 FEET TO A POINT OF CURVE ON THE EAST RIGHT-OF-WAY LINE OF KITTREDGE STREET AS DEDICATED BY GATEWAY PARK IV – DENVER FILING NO. 1 RECORDED APRIL 10, 1998 IN PLAT BOOK 32 AT PAGES 14-16 OF SAID CITY AND COUNTY OF DENVER RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WEST LINE OF SAID PLOT 1 AND THE EAST RIGHT-OF-WAY LINE OF SAID KITTREDGE STREET:

- 1) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.27 FEET;
- 2) THENCE NORTH 00°07'54" WEST A DISTANCE OF 120.33 FEET;
- 3) THENCE NORTH 03°56'39" WEST A DISTANCE OF 0.61 FEET;

THENCE NORTH 89°52'06" EAST A DISTANCE OF 174.17 FEET; THENCE NORTH 59°18'49" EAST A DISTANCE OF 72.58 FEET; THENCE NORTH 89°52'06" EAST A DISTANCE OF 43.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 43,414 SQUARE FEET OR 0.9966 ACRES MORE OR LESS.