

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN KITTREDGE'S RESUBDIVISION OF BLOCK 11, CHELTENHAM HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 33, KITTREDGE'S RESUBDIVISION OF BLOCK 11, CHELTENHAM HEIGHTS AND CONSIDERING THE NORTH LINE OF SAID KITTREDGES RESUBDIVISION OF BLOCK 11 TO BEAR NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST. WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE SOUTH 00 DEGREES 02 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 33, AN AS MEASURED DISTANCE OF 145.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 02 MINUTES 06 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST LINE OF LOT 36 OF SAID KITTREDGE'S RESUBDIVISION OF BLOCK 11; THENCE NORTH 44 DEGREES 59 MINUTES 05 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 36, A DISTANCE OF 14.14 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 36; THENCE SOUTH 89 DEGREES 59 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 36, A DISTANCE OF 60.09 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 36; THENCE SOUTH 45 DEGREES 00 MINUTES 28 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 36, A DISTANCE OF 14.15 FEET TO A POINT ON THE EAST LINE OF SAID LOT 36; THENCE NORTH 00 DEGREES 01 MINUTES 13 SECONDS WEST AND PARALLEL WITH THE EAST LINE OF SAID LOT 36, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF LOT 35, KITTREDGE'S RESUBDIVISION OF BLOCK 11, CHELTENHAM HEIGHTS; THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF LOTS 35, 34 AND 33, KITTREDGE'S RESUBDIVISION OF BLOCK 11. CHELTENHAM HEIGHTS, A DISTANCE OF 80.09 FEET TO THE POINT OF BEGINNING.

(CONTAINING 1,301 SQUARE FEET MORE OR LESS)