

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

A land description being more fully described as follows:

Commencing at a Range point in the intersection of East 1st Ave and Adams Street from whence a Range point in the intersection of East 1st Ave and Cook Street bears South 89°57'26" East a distance of 340.00 feet with all bearings herein relative thereto:

Thence South 39°44'47" East a distance of 281.35 feet to the Point of Beginning;

Thence South 89°57'26" East a distance of 59.03 feet;

Thence South 58°33'41" East a distance of 15.36 feet; Thence South 89°57'26" East a distance of 67.86 feet; Thence South 00°01'44" West a distance of 4.93 feet; Thence North 89°57'26" West a distance of 140.00 feet;

Thence North 00°01'44" East a distance of 12.93 feet;

To the TRUE POINT OF BEGINNING.

CONTAINING: 1,215 square feet or 0.028 acres of land, more or less.