

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF THAT PARCEL DESCRIBED IN ORDINANCE NO. 166, SERIES OF 1987, RECORDED AT RECEPTION NO. 8700115372 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, BEING A PORTION OF PLOT 5, BLOCK 62, HARMANS SUBDIVISION, RECORDED APRIL 15, 1889 IN BOOK 7 AT PAGE 34 OF THE ARAPAHOE COUNTY RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLOT 5, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 3RD AVENUE AND ON THE WEST RIGHT -OF -WA Y LINE OF THE PLA TTED ALLEY IN SAID BLOCK 62;

THENCE; SOUTH 00°01'44" EAST ALONG SAID WEST LINE, A DISTANCE OF 47.17 FEET;

THENCE; NORTH 44°59'27" WEST, A DISTANCE OF 5.66 FEET;

THENCE; NORTH 00°01'44" WEST, A DISTANCE OF 43.17 FEET TO A POINT ON THE NORTH LINE OF SAID PLOT 5;

THENCE; SOUTH 89°57'09" EAST ALONG SAID NORTH LINE, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.