

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 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 LOT 14 OF THE W.H. CLARK'S SECOND SUBDIVISION, RECORDED AT BOOK 16, PAGE 1, AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF E. 49TH AVENUE, ALSO CONSIDERING THE 20.0' RANGE LINE IN PEARL STREET BETWEEN E. 49TH AVENUE, AND E. 50TH AVENUE MONUMENTED AT THE SOUTH END BY A 1" IRON BAR IN RANGE BOX, AND AT THE NORTH END BY A 0.5" REBAR IN RANGE BOX TO BEAR NORTH 00°06'21" WEST, A DISTANCE OF 639.92 FEET (AS MEASURED), WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF E. 49TH AVENUE, SOUTH 89°54'56" WEST A DISTANCE OF 218.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN ORD.10-1952;

THENCE, ALONG THE EAST LINE OF SAID PARCEL NORTH 00°09'40" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID E. 49TH AVENUE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL;

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST 49TH AVENUE, NORTH 89°54'56" EAST A DISTANCE OF 218.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PEARL STREET;

THENCE, SOUTH 00°09'40" EAST A DISTANCE OF 60.00 FEET TO SAID NORTHEAST CORNER OF LOT 14, BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, AND THE **POINT OF BEGINNING**, WITH SAID PARCEL CONTAINING AN AREA OF 13,080 SQUARE FEET, OR 0.3003 OF AN ACRE, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, LUCAS G. DAVIS, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, IS

BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE
WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A
GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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