

PARCEL A: (4407 WEST ALAMEDA AVENUE)

THAT PART OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 7; THENCE WEST 160 FEET; THENCE AT A RIGHT ANGLE NORTH 50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH AT RIGHT ANGLE WITH THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER A DISTANCE OF 172.50 FEET (173.06 FEET AS MEASURED) TO THE SOUTH LINE OF THE NORTH 25 FEET OF THE SOUTH ONE HALF OF THE EAST 4 ACRES OF THE SOUTH 15 ACRES OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER; THENCE WEST ALONG SAID SOUTH LINE 191.95 FEET (196.48' AS MEASURED) TO THE WEST LINE OF THE SOUTH ONE HALF OF THE EAST 4 ACRES OF THE SOUTH 15 ACRES OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER; THENCE SOUTH ALONG SAID WEST LINE 172.50 FEET (172.40 FEET AS MEASURED) TO A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER; THENCE EAST 191.95 FEET (192.95 FEET AS MEASURED) TO THE TRUE POINT OF BEGINNING.

PARCEL B: (4501 WEST ALAMEDA AVENUE)

THE NORTH 120 FEET OF THE SOUTH 170 FEET OF THE EAST 1 ACRE OF THE WEST 5 ACRES OF THE EAST 9 ACRES OF SOUTH 15 ACRES OF SE1/4 SW1/4 SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL C: (4505 WEST ALAMEDA AVENUE)

A PART OF THE SE1/4 SW1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE AND 50 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST ONE ACRE OF THE WEST 5 ACRES OF THE EAST 9 ACRES OF THE SOUTH 15 ACRES OF SAID SOUTHEAST QUARTER;  
THENCE WESTERLY AND PARALLEL TO THE SOUTH LINE OF SAID SE1/4, 176 FEET (169.65 FEET AS MEASURED) TO THE SOUTHWEST CORNER OF THE EAST 1 ACRE OF THE WEST 3 ACRES OF THE EAST 9 ACRES OF THE SOUTH 15 ACRES;  
THENCE NORTHERLY ALONG THE WEST LINE OF SAID EAST ONE ACRE OF THE WEST 3 ACRES OF THE EAST 9 ACRES OF THE SOUTH 15 ACRES TO THE NORTH LINE OF SAID SOUTH 15 ACRES;  
THENCE EASTERLY ALONG SAID NORTH LINE, 90.76 FEET (90.83 FEET AS MEASURED) TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN BOOK 7904 AT PAGE 210;  
THENCE SOUTHERLY ON AN ANGLE TO THE RIGHT OF 90°02', 55 FEET (55.04 FEET AS MEASURED);  
THENCE EASTERLY ON AN ANGLE TO THE LEFT OF 90°02', 38 FEET (37.95 FEET AS MEASURED);  
THENCE SOUTHERLY ON AN ANGLE TO THE RIGHT OF 90°02', 58.92 FEET (59.03 FEET AS MEASURED);  
THENCE EASTERLY ON AN ANGLE TO THE LEFT OF 90°02', 5.23 FEET;  
THENCE SOUTHERLY ON AN ANGLE TO THE RIGHT OF 90°02', 211.68 FEET (211.48 FEET AS MEASURED);  
THENCE EASTERLY ON AN ANGLE TO THE LEFT OF 90°02', 41.36 FEET (41.41 FEET AS MEASURED) TO THE WEST LINE OF SAID EAST ONE ACRE OF THE WEST 5 ACRES OF THE EAST 9 ACRES OF SAID SOUTH 15 ACRES;  
THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL D: (4601 WEST ALAMEDA AVENUE)

THE WEST ONE ACRE OF THE EAST FOUR ACRES OF THE WEST FIVE ACRES OF THE EAST NINE ACRES OF THE SOUTH FIFTEEN ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 614.84 FEET TO A POINT OF BEGINNING;

THENCE CONTINUING ALONG AFORESAID LINE 87.86 FEET;  
THENCE ON AN ANGLE TO THE RIGHT OF 88° 50'00" AND NORTHERLY ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 495.05 FEET (495.41 FEET AS CALCULATED);  
THENCE ON AN ANGLE TO THE RIGHT OF 91° 28'0" AND EASTERLY 87.86 FEET;  
THENCE ON AN ANGLE TO THE RIGHT OF 88° 32'00" AND SOUTHERLY ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 494.60 FEET (495.40 FEET AS CALCULATED) TO A POINT OF BEGINNING,

EXCEPT THE SOUTH 50 FEET THEREOF FOR THE RIGHT OF WAY OF WEST ALAMEDA AVENUE,

EXCEPT THAT PORTION DESCRIBED IN SPECIAL WARRANTY DEEDS RECORDED JULY 29, 1992 UNDER RECEPTION NOS. R-92-0085717 AND R-92-0085718, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL E: (4595 WEST ALAMEDA AVENUE)

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;  
THENCE N01°11'04"W ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE FOR WEST ALAMEDA AVENUE;  
THENCE S89°58'54"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 633.00 FEET TO THE POINT OF BEGINNING;

THENCE S89°58'54"W CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 247.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE FOR SOUTH WINONA COURT;  
THENCE N01°02'39"W ALONG SAID EASTERLY RIGHT-OF-WAY AND A PROLONGATION OF SAID LINE A DISTANCE OF 445.58 FEET (445.34 FEET AS CALCULATED) TO A POINT ON THE SOUTH LINE OF ALAMEDA HILLS FILING NO. 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF ALAMEDA GARDENS;  
THENCE N89°57'49"E ALONG THE SOUTH LINE OF SAID ALAMEDA HILLS FILING NO. 1 A DISTANCE OF 247.00 FEET;  
THENCE S01°06'43"E A DISTANCE OF 445.67 FEET (445.41 FEET AS CALCULATED) TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION GRANTED TO THE STATE DEPARTMENT OF HIGHWAYS BY RECEPTION NO. 88-0288804, BEING A PARALLELOGRAM 18.0 FEET ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF WEST ALAMEDA AVENUE AND 7.0 FEET ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF SOUTH WINONA COURT.

CONTAINING 221,790 SQUARE FEET OR 5.091 ACRES OF LAND, MORE OR LESS.