

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN BLOCK 16, RESUBDIVISION OF BLOCKS 16, 19, 21 AND 31, CHELTENHAM HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY 3.00 FEET OF LOT 27 AND THE EASTERLY 3.00 FEET OF LOT 28, SAID BLOCK 16. TOGETHER WITH THAT PART LOT 29, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 29, AND CONSIDERING THE SOUTH LINE OF SAID LOT 29, TO BEAR SOUTH 89 DEGREES 59 MINUTES 57 SECONDS WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE SOUTH 89 DEGREES 59 MINUTES 57 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 29, A DISTANCE OF 3.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 44 SECONDS EAST AND PARALLEL WITH THE EAST LINE OF SAID LOT 29, A DISTANCE OF 29.00 FEET; THENCE SOUTH 44 DEGREES 56 MINUTES 07 SECONDS WEST, A DISTANCE OF 28.25 FEET TO A POINT 23.00 FEET WEST OF THE EAST LINE OF SAID LOT 29 AND 3.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 29; THENCE SOUTH 89 DEGREES 59 MINUTES 57 SECONDS WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 29, A DISTANCE OF 14.00 FEET TO A POINT 23.00 FEET EAST OF THE WEST LINE OF SAID LOT 29; THENCE NORTH 45 DEGREES 03 MINUTES 53 SECONDS WEST, A DISTANCE OF 28.32 FEET TO A POINT 3.00 FEET EAST OF THE WEST LINE OF SAID LOT 29; THENCE NORTH 00 DEGREES 07 MINUTES 44 SECONDS WEST AND PARALLEL WITH THE WEST LINE OF SAID LOT 29, A DISTANCE OF 29.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 29; THENCE SOUTH 89 DEGREES 59 MINUTES 57 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 29, A DISTANCE OF 3.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 29; THENCE SOUTH 00 DEGREES 07 MINUTES 44 SECONDS EAST A DISTANCE OF 52.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 29, THENCE NORTH 89 DEGREES 59 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 29, A DISTANCE 60.00 FEET TO THE SOUTH EAST CORNER OF SAID LOT 29; THENCE NORTH 00 DEGREES 07 MINUTES 44 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 29, A DISTANCE 52.00 FEET, MORE OR LESS, THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 1,774 SQUARE FEET, MORE OR LESS.