

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 20' RANGE LINE OF NORTH COLUMBINE STREET, A FOUND AXLE IN A RANGE BOX IN THE INTERSECTION OF NORTH COLUMBINE STREET AND EAST 3RD AVENUE AND A FOUND ILLEGIBLE ALUMINUM CAP IN A RANGE BOX IN THE INTERSECTION OF NORTH COLUMBINE STREET AND EAST 2ND AVENUE, TO BEAR N0°22'41"W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 63, HARMANS SUBDIVISION; THENCE N0°22'41"W ALONG THE EAST LINE OF SAID BLOCK 63, 233.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, N0°22'41"W, A DISTANCE OF 44.00 FEET; THENCE N89°43'05"E, 23.00 FEET TO A LINE 23.00 FEET EAST AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 63; THENCE S0°22'41"E ALONG SAID PARALLEL LINE, A DISTANCE OF 44.00 FEET; THENCE S89°43'05"W, 23.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.023 ACRES (1012 SF) MORE OR LESS.