

A PARCEL OF LAND BEING A PORTION OF SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8), RECORDED APRIL 9, 1952 IN BOOK 21 AT PAGE 8 AT RECEPTION NO. 76315 AND A PORTION OF SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12) RECORDED MARCH 13, 1956 IN BOOK 23 AT PAGE 4 AT RECEPTION NO. 93449 IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, AND SITUATED IN THE EAST HALF OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF WEST 11TH AVENUE AND DECATUR STREET FROM WHENCE THE RANGE POINT AT WEST 10TH AVENUE AND DECATUR STREET BEARS SOUTH 00°31'40" EAST 342.20 FEET AND ON WHICH ALL BEARINGS HEREIN ARE BASED; THENCE SOUTH 35°58'47" EAST A DISTANCE OF 68.96 FEET TO THE NORTHWEST CORNER OF SAID SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8), THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF WEST 11TH AVENUE AND EAST RIGHT-OF-WAY OF DECATUR STREET AND THE POINT OF BEGINNING; THENCE NORTH 89°43'32" EAST, ALONG THE NORTH LINE OF SAID SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8) AND SAID SOUTH RIGHT-OF-WAY LINE OF DECATUR STREET, A DISTANCE OF 1,205.03 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID SUN VALLEY HOMES; THENCE ALONG THE EAST LINE OF SAID SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8) AND SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12) THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 00°32'39" EAST A DISTANCE OF 133.01 FEET TO A POINT;
2. NORTH 89°43'36" EAST A DISTANCE OF 1.00 FEET TO A POINT;
3. SOUTH 00°33'24" EAST A DISTANCE OF 163.00 FEET TO A POINT;
4. NORTH 89°43'36" EAST A DISTANCE OF 4.00 FEET TO A POINT;
5. SOUTH 00°33'24" EAST A DISTANCE OF 622.17 FEET TO THE SOUTHEAST CORNER OF SAID SUN VALLEY HOMES SECOND FILING AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 9TH AVENUE;

THENCE SOUTH 89°43'30" WEST, ALONG THE SOUTH LINE OF SAID SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12) AND SAID NORTH RIGHT-OF-WAY LINE OF WEST 9TH AVENUE, A DISTANCE OF 525.13 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BRYANT STREET; THENCE NORTH 00°33'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF BRYANT STREET, A DISTANCE OF 326.19 FEET TO A POINT;

THENCE SOUTH 89°43'53" WEST A DISTANCE OF 59.70 FEET TO A POINT;

THENCE NORTH 00°33'24" WEST A DISTANCE OF 260.49 FEET TO A POINT;

THENCE SOUTH 89°45'08" WEST A DISTANCE OF 250.18 FEET TO A POINT;

THENCE NORTH 00°39'50" WEST A DISTANCE OF 65.53 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 10TH AVENUE;

THENCE SOUTH 89°40'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST 10TH AVENUE, A DISTANCE OF 375.00 FEET THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST 10TH AVENUE AND SAID EAST RIGHT-OF-WAY LINE OF DECATUR STREET;

THENCE NORTH 00°31'40" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF DECATUR STREET, A DISTANCE OF 266.17 FEET TO A POINT TO THE POINT OF BEGINNING.

CONTAINING 698,889 SQUARE FEET OR 16.04 ACRES, MORE OR LESS.