

A PARCEL OF LAND BEING A PORTION OF LOTS 36 AND 37, BLOCK 9, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, 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:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF STUART STREET AND WEST 10TH AVENUE BEING A NUMBER 5 REBAR FROM WHENCE A RANGE POINT IN THE INTERSECTION OF TENNYSON STREET AND WEST 10TH AVENUE BEING AN AXLE BEARS NORTH 89°39'45" WEST, A DISTANCE OF 305.08 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 03°14'59" WEST, A DISTANCE OF 320.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT 37 AND THE POINT OF BEGINNING;

THENCE SOUTH 80°47'03" WEST, A DISTANCE OF 126.84 FEET TO THE WEST LINE OF SAID LOT 36;

THENCE NORTH 00°19'43" EAST ALONG THE WEST LINE OF SAID LOT 36, A DISTANCE OF 19.81 FEET;

THENCE NORTH 80°19'22" EAST, A DISTANCE OF 127.01 FEET TO THE EAST LINE OF SAID LOT 37;

THENCE SOUTH 00°19'43" WEST ALONG THE EAST LINE OF SAID LOT 37, A DISTANCE OF 20.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 37 AND THE POINT OF BEGINNING.

CONTAINING: 2,543 SQUARE FEET, 0.058 ACRES OF LAND, MORE OR LESS.