

LEGAL DESCRIPTION

10353 E MISSISSIPPI AVENUE

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACT 9, RANGE VIEW SECOND FILING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 ASSUMED TO BEAR NORTH 89°34'45" EAST.

BEGINNING AT THE NORTHEAST CORNER OF TRACT 9, RANGE VIEW SECOND FILING, WHENCE THE SOUTHEAST QUARTER OF SAID SECTION 15 BEARS SOUTH 45°28'29" EAST, A DISTANCE OF 466.83 FEET, MORE OR LESS;

THENCE SOUTH 00°26'02" EAST, ALONG THE EAST LINE OF SAID TRACT 9, A DISTANCE OF 269.79 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MISSISSIPPI AVENUE AS DESCRIBED IN RECEPTION NO. 93-0068665;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES:

1. SOUTH 89°34'45" WEST, A DISTANCE OF 274.63 FEET;
2. NORTHWESTERLY 39.26 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°58'04", THE CHORD OF WHICH BEARS NORTH 45°26'13" WEST, A DISTANCE OF 35.35 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH GENEVA STREET AS SHOWN ON THE PLAT OF RANGE VIEW SECOND FILING;

THENCE NORTH 00°27'11" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 244.74 FEET TO THE NORTHWEST CORNER OF SAID TRACT 9;

THENCE NORTH 89°33'58" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 9, A DISTANCE OF 299.71 FEET TO THE POINT OF BEGINNING.