

**LEGAL DESCRIPTION**

LOTS 43,44,45,46,47 AND 48 BLOCK 12, SLOANS LAKE HEIGHTS, CIY AND COUNTY OF DENVER, STATE OF COLORADO.

TOGETHER WITH A PARCEL OF LAND IN THE NW1/4 SE1/4 SECTION 30, T3S, R68W, 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST 30TH AVENUE AND THE WEST LINE OF STUART STREET WHICH IS 60.00 FOOT WESTERLY OF THE NORTHWEST CORNER OF BLOCK 4 CARTER'S ADDITION TO THE CITY OF DENVER; THENCE SOUTHERLY ALONG THE WEST LINE OF STUART STREET 593.80 FEET TO THE NORTH LINE OF THE WEST 29TH AVENUE; THENCE WESTERLY ALONG THE NORTH LINE OF SAID WEST 29TH AVENUE 271.06 FEET TO THE EAST LINE OF TENNYSON STREET; THENCE NORTHERLY ALONG THE EAST LINE OF TENNYSON STREET 595.10 FEET TO THE SOUTH LINE OF 30TH AVENUE; THENCE EASTERLY ALONG THE SOUTH LINE OF WEST 30TH AVENUE 270.98 FEET TO THE POINT OF BEGINNING, CONTAINING 161,105 SQUARE FEET OF 3.7 ACRES, MORE OR LESS.

THE ABOVE-DESCRIBED PARCELS OF LAND CONTAIN A TOTAL AREA OF 180,018 S.F. OR 4.13 ACRES, MORE OR LESS.