

LEGAL DESCRIPTION FOR 4100 N. KITTREDGE STREET, DENVER, COLORADO

A PARCEL OF LAND BEING A PORTION OF PLOT 1, BLOCK 1, GATEWAY PARK IV - DENVER FILING NO. 7 RECORDED JANUARY 25, 2002 IN PLAT BOOK 33 AT PAGES 95-96, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID PLOT 1, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°52'06" EAST ALONG THE NORTH LINE OF SAID PLOT 1 A DISTANCE OF 295.63 FEET; THENCE SOUTH 00°07'54" EAST A DISTANCE OF 281.39 FEET; THENCE SOUTH 89°52'06" WEST A DISTANCE OF 43.00 FEET; THENCE SOUTH 59°18'49" WEST A DISTANCE OF 72.58 FEET; THENCE SOUTH 89°52'06" WEST A DISTANCE OF 174.17 FEET TO A POINT ON THE WEST LINE OF SAID PLOT 1, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF KITTREDGE STREET AS DEDICATED BY GATEWAY PARK IV - DENVER FILING NO. 1 RECORDED APRIL 10, 1998 IN PLAT BOOK 32 AT PAGES 14-16 OF SAID CITY AND COUNTY OF DENVER RECORDS; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WEST LINE OF SAID PLOT 1 AND THE EAST RIGHT-OF-WAY LINE OF SAID KITTREDGE STREET:

- 1) THENCE NORTH 03°56'45" WEST A DISTANCE OF 239.92;
- 2) THENCE NORTH 00°07'54" WEST A DISTANCE OF 78.90 FEET TO THE TRUE POINT OF BEGINNING.