

Section II

Exhibit "B": Legal Description

Application No. 4648

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN SECTIONS 27, 28, AND 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING PORTIONS OF BLOCKS D, E, F, G, 9, 10, AND 14 OF EAST DENVER AND PORTIONS OF BLOCKS D, 1, 2, 3, AND AN UNPLATTED PORTION LYING SOUTHWESTERLY OF BLOCK 3 OF HOYT AND ROBINSON'S ADDITION TO DENVER AND PORTIONS OF BLOCKS 7 AND 8 OF GASTON'S ADDITION TO THE CITY OF DENVER, TOGETHER WITH PORTIONS OF VACATED STREETS AND ALLEYS LYING WITHIN EAST DENVER, HOYT AND ROBINSON'S ADDITION TO DENVER AND GASTON'S ADDITION TO THE CITY OF DENVER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK E, EAST DENVER, THENCE S44°33'46"W ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK E, 400.42 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK E; THENCE S44°34'14"W AND ACROSS VACATED 17TH STREET, 80.00 FEET TO THE NORTHEAST CORNER OF BLOCK 14, EAST DENVER; THENCE S44°35'38"W ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 14, 400.75 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 14; THENCE N45°29'18"W ALONG THE SOUTHWEST LINE OF SAID BLOCK 14, 141.07 FEET TO THE SOUTHEAST CORNER OF LOT 16, OF SAID BLOCK 14; THENCE S44°35'20"W ACROSS THE SOUTH LINE OF A VACATED PORTION OF 16TH STREET 80.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF BLOCK 13, EAST DENVER; THENCE N45°29'03"W ALONG THE NORTHEAST LINE OF SAID LOT 1, BLOCK 13 AND THE SOUTHWESTERLY LINE OF VACATED 16TH STREET, 205.06 FEET TO THE NORTHEAST CORNER OF LOT 32 OF BLOCK 10, EAST DENVER; THENCE S44°35'05"W ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 10, 207.03 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PROPOSED WEWATTA STREET; THENCE FOLLOWING SAID PROPOSED RIGHT-OF-WAY 72.54 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 12°47'19" AND A CHORD WHICH BEARS N04°56'38"W A DISTANCE OF 72.39 FEET; THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY, N11°20'18"W A DISTANCE OF 122.32 FEET TO A POINT OF CURVATURE; THENCE 120.62 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 32°08'39" AND A CHORD WHICH BEARS N04°44'02"E A DISTANCE OF 119.04 FEET TO A POINT OF CURVATURE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 16TH STREET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF PROPOSED WEWATTA STREET ACROSS 16TH STREET AND A PORTION OF LOT 16, BLOCK 9, EAST DENVER 89.37 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 23°49'03" AND A CHORD WHICH BEARS N32°40'11"E A DISTANCE OF 88.73 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PROPOSED WEWATTA STREET; THENCE ALONG SAID PROPOSED SOUTHEASTERLY RIGHT-OF-WAY N44°34'00"E A DISTANCE OF

850.26 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY 148.52 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 39°34'45" AND A CHORD WHICH BEARS N64°21'23"E A DISTANCE OF 145.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE 224.59 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 39°35'39" AND A CHORD WHICH BEARS N64°20'56"E A DISTANCE OF 220.15 FEET; THENCE N44°33'09"E, A DISTANCE OF 397.39 FEET TO A POINT OF CURVATURE; THENCE 97.99 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 295.00 FEET, A CENTRAL ANGLE OF 19°01'55" AND A CHORD WHICH BEARS N54°04'07"E A DISTANCE OF 97.54 FEET; THENCE N63°35'04"E, A DISTANCE OF 61.22 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE 51.30 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 04°32'35" AND A CHORD WHICH BEARS N61°17'23"E A DISTANCE OF 51.29 FEET; THENCE N63°33'42"E, A DISTANCE OF 13.72 FEET; THENCE DEPARTING SAID PROPOSED RIGHT-OF-WAY OF WEWATTA STREET S45°27'07"E, A DISTANCE OF 57.32 FEET; THENCE N57°31'10"E, A DISTANCE OF 31.51 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LOT 1 BLOCK 8, GASTON'S ADDITION TO THE CITY OF DENVER; THENCE S45°27'07"E, A DISTANCE OF 8.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 8 AND THE NORTHWESTERLY RIGHT-OF-WAY OF VACATED WEWATTA STREET; THENCE N44°34'29"E ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF VACATED WEWATTA STREET, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 9, GASTON'S ADDITION TO THE CITY OF DENVER; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY, S45°27'07"E ACROSS VACATED WEWATTA STREET, A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF LOT 8 BLOCK 6, GASTON'S ADDITION TO THE CITY OF DENVER AND THE SOUTHEASTERLY RIGHT-OF-WAY OF VACATED WEWATTA STREET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY, S45°27'07"E ALONG THE SOUTHWEST LINE OF SAID LOT 8, BLOCK 6, A DISTANCE OF 8.88 FEET; THENCE S38°14'38"W A DISTANCE OF 485.73 FEET TO A POINT ON THE SOUTHWEST LINE OF BLOCK 1, HOYT AND ROBINSON'S ADDITION TO DENVER, SAID POINT BEING 62.44 FEET SOUTHEAST OF THE SOUTHWEST CORNER OF SAID BLOCK 1; THENCE S44°32'50"W ACROSS VACATED 19TH STREET, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHEAST LINE OF BLOCK D, HOYT AND ROBINSON'S ADDITION TO DENVER, SAID POINT BEING 62.48 FEET SOUTHEAST OF THE NORTHWEST CORNER OF SAID BLOCK D; THENCE S44°34'06"W ALONG A LINE MIDWAY BETWEEN THE NORTHWEST LINE OF BLOCK D AND THE NORTHWEST LINE OF THE ALLEY IN BLOCK D, A DISTANCE OF 441.44 FEET; THENCE S45°29'18"E, A DISTANCE OF 203.53 FEET; THENCE S44°34'08"W ACROSS VACATED 18TH STREET, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 864,465 SQUARE FEET OR 19.85 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, BEING N 00°15'43" W, AS SHOWN ON ATTACHED EXHIBIT.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

PREPARED BY: THE LUND PARTNERSHIP
12265 WEST BAYAUD AVENUE, SUITE 130
LAKEWOOD, CO 80228
(303) 989-1461
DATE: APRIL 2, 2003



ROBERT C. MAESTAS, PLS 34986

THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED LEGAL DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.

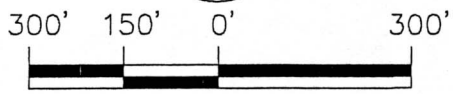
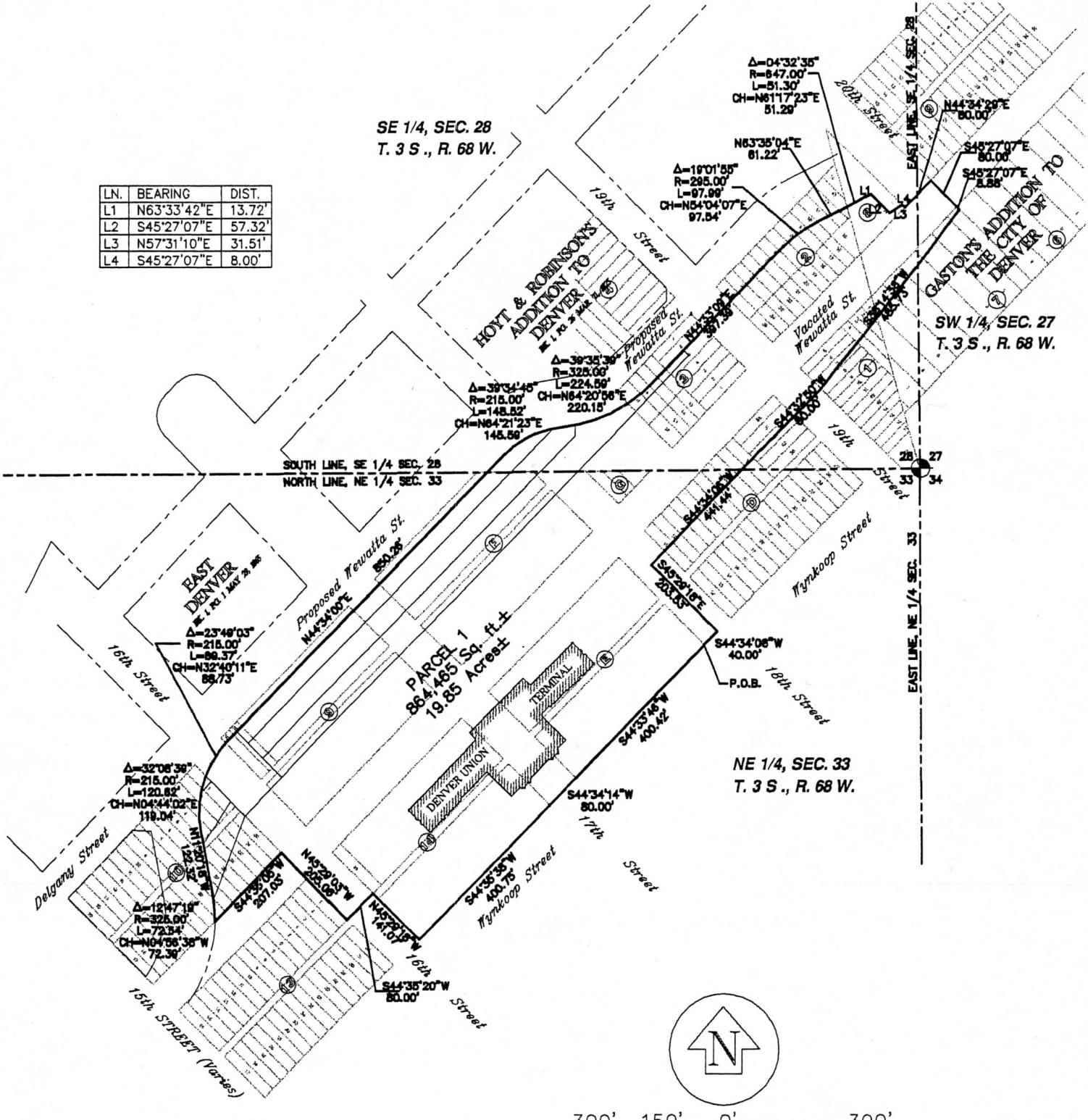
LN.	BEARING	DIST.
L1	N63°33'42"E	13.72'
L2	S45°27'07"E	57.32'
L3	N57°31'10"E	31.51'
L4	S45°27'07"E	8.00'

SE 1/4, SEC. 28
T. 3 S., R. 68 W.

SW 1/4, SEC. 27
T. 3 S., R. 68 W.

NE 1/4, SEC. 33
T. 3 S., R. 68 W.

PARCEL 1
864,465 Sq. ft.
19.85 Acres



SCALE : 1" = 300 FEET

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

JOB NO. 365-0101

SCALE: 1" = 300'

DATE: APRIL 2, 2003

PAGE 2 OF 2

DRAWN BY: RCM

A PART OF EAST DENVER, HOYT AND ROBINSON'S ADDITION TO DENVER AND GASTON'S ADDITION TO DENVER TOGETHER W/ PORTIONS OF STREETS, VACATED STREETS AND ALLEYS SECTIONS 27, 28 & 33, T. 3 S., R. 68 W., 6TH P.M. CITY & COUNTY OF DENVER, COLORADO

THE LUND PARTNERSHIP, INC.

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