

LEGAL DESCRIPTION

A tract of land situate in the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 7 North, Range 69 West of the 6th P.M., Fort Collins, Colorado, which considering the South line of the said Northeast 1/4 as bearing North 89°34' West and with all bearings contained herein, relative thereto, is contained within the boundary lines which begin at a point which bears North 89°34' West 1016.96 feet, and again North 494.52 feet from the Southeast corner of said Northeast 1/4, and run thence North 98.88 feet; thence North 89°34' West 152.04 feet, thence North 89°36' West 130.78 feet to a point on the East line of City Park Avenue, said point being 30.00 feet Easterly of the West line of the Southeast 1/4 of the said Northeast 1/4; thence South 00°03' East 98.80 feet along the East line of City Park Avenue; thence South 89°34' East 282.74 feet to the point of beginning, containing 0.6418 acres, more or less, 812 City Park Avenue.