

A PARCEL OF LAND BEING LOTS 40, 41 AND 42, BLOCK 17, FIRST ADDITION TO IRONTON, TOGETHER WITH THE EASTERLY 1/2 OF THE VACATED ALLEY ADJACENT THERETO AS VACATED BY ORDINANCE NO. 584 SERIES OF 1991 RECORDED AUGUST 08, 1991 UNDER RECEPTION NO. 75551, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 22 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF 36TH STREET AND DELGANY STREET BEING A 2" ALUMINUM CAP "PLS 37929" IN RANGE BOX FROM WHENCE A RANGE POINT IN THE INTERSECTION OF 36TH STREET AND CHESTNUT PLACE BEING A 2" ALUMINUM CAP "PLS 39926" IN RANGE BOX BEARS NORTH 45°25'55" WEST A DISTANCE OF 345.81 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

THENCE NORTH 26°16'27" EAST A DISTANCE OF 63.72 FEET TO THE SOUTH CORNER OF SAID BLOCK 17;

THENCE NORTH 44°34'01" EAST ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 17 A DISTANCE OF 174.93 FEET TO THE SOUTH CORNER OF SAID LOT 40 AND THE POINT OF BEGINNING;

THENCE NORTH 45°25'55" WEST ALONG THE SOUTHWESTERLY EXTENDED LINE OF SAID LOT 40, A DISTANCE OF 132.97 FEET;

THENCE NORTH 44°32'51" EAST A DISTANCE OF 74.97 FEET TO THE NORTHEASTERLY EXTENDED LINE OF SAID LOT 42;

THENCE SOUTH 45°25'55" EAST ALONG THE NORTHEASTERLY EXTENDED LINE OF SAID LOT 42, A DISTANCE OF 132.99 FEET TO THE EAST CORNER OF SAID LOT 42;

THENCE SOUTH 44°34'01" WEST ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 17 A DISTANCE OF 74.97 FEET TO THE POINT OF BEGINNING.

CONTAINING:9,969 SQUARE FEET, 0.229 ACRES OF LAND, MORE OR LESS.