

LAND DESCRIPTION:

A PORTION OF WEST 20<sup>TH</sup> AVENUE RIGHT-OF-WAY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AT THE INTERSECTION OF THE 28 FOOT RANGE LINE IN INCA STREET AND THE 20 FOOT RANGE LINE IN WEST 29<sup>TH</sup> AVENUE; THENCE S79°44'41"W A DISTANCE OF 143.63 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WEST 20TH AVENUE AS DEDICATED BY ORDINANCE 732 SERIES 2003, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1) S39°11'47"E A DISTANCE OF 19.38 FEET;

2) THENCE S45°30'03"E A DISTANCE OF 173.63 FEET;

THENCE S44°29'56"W A DISTANCE OF 50.00 FEET;

THENCE N45°30'03"W A DISTANCE OF 199.15 FEET;

THENCE N00°12'29"W A DISTANCE OF 32.65 FEET;

THENCE N89°47'31"E A DISTANCE OF 41.12 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.241 ACRES OR 10,500 SQUARE FEET MORE OR LESS.

ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

BEARINGS ARE BASED ON THE 20' RANGE LINE IN EAST 29TH AVENUE ASSUMED TO BEAR N89°44'10"E BEING MONUMENTED BY A FOUND #8 REBAR IN RANGE BOX ILLEGIBLE AT THE INTERSECTION OF INCA STREET AND WEST 29TH AVENUE AND A FOUND REBAR WITH 2-1/2" ALUMINUM CAP AT THE INTERSECTION OF HURON STREET AND WEST 29<sup>TH</sup> AVENUE.