

LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, BLOCK 6 NORTH DENVER, BEING A PORTION OF ORDINANCE NO. 88, SERIES OF 1998, RECORDED FEBRUARY 17, 1998 UNDER RECEPTION NUMBER 9800022550, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION THE LINE BETWEEN AN ANGLE POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID ORDINANCE NO. 88, BEING A FOUND 1-1/4" PLASTIC CAP ON REBAR STAMPED PLS 16828, AND THE DENVER RANGE POINT AT 10<sup>TH</sup> AND WATER STREETS, BEING A FOUND NO. 8 REBAR IN A RANGE BOX, SHALL BE ASSUMED TO BEAR S 54°42'05" W, WITH ALL BEARINGS HEREIN BEING RELATIVE TO SAID LINE.

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID ORDINANCE NO. 88, FROM WHICH THE DENVER RANGE POINT AT 10<sup>TH</sup> AND WATER STREET BEARS S 54°42'05" W A DISTANCE OF 510.30 FEET; THENCE N 57°17'15" W, A DISTANCE OF 4.88 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 22°03'43", HAVING A RADIUS OF 220.00 FEET AND AN ARC LENGTH OF 84.71 FEET, WHOSE CORD BEARS N 10°48'18" W, A DISTANCE OF 84.19 FEET; THENCE N 21°50'10" W, A DISTANCE OF 8.63 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY LINE OF SAID ORDINANCE NO. 88 AND A POINT OF NON-TANGENT CURVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 77°18'10", HAVING A RADIUS OF 76.98 FEET AND AN ARC LENGTH OF 103.86 FEET, WHOSE CHORD BEARS S 13°54'01" E, A DISTANCE OF 96.16 FEET TO THE TRUE POINT OF BEGINNING.  
CONTAINING 970 SQUARE FEET OR 0.022 ACRE MORE OR LESS.