

LAND DESCRIPTION:

A PORTION OF THAT PARCEL DESCRIBED AS PARCEL 1-C IN THE WARRANTY DEED RECORDED AT RECEPTION NO. 2003240306 IN THE CLERK AND RECORDERS OFFICE OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY RANGE POINT OF THE 35-FOOT RANGE LINE RUNNING NORTH FROM EAST MISSISSIPPI AVENUE WITHIN SOUTH SHERMAN STREET;
THENCE NORTH 58°00'13" EAST, A DISTANCE OF 47.14 FEET TO A POINT ON THE NORTHEAST LINE OF THAT PARCEL DEEDED TO THE CITY AND COUNTY OF DENVER BY RECEPTION NO. 2008034977 AND THE POINT OF BEGINNING;
THENCE NORTH 89°53'06" EAST, A DISTANCE OF 562.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 20032404306;
THENCE SOUTH 00°24'02" EAST ALONG SAID EAST LINE, A DISTANCE OF 22.62 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL;
THENCE SOUTH 89°40'07" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 537.88 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2008034977;
THENCE NORTH 45°44'42" WEST ALONG SAID NORTHEAST LINE, A DISTANCE OF 35.25 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 13,022 SQUARE FEET OR 0.30 ACRES, MORE OR LESS

BEARINGS ARE BASED ON THE RANGE LINE RUNNING NORTH FROM EAST MISSISSIPPI AVENUE WITHIN SOUTH SHERMAN STREET AS BEARING NORTH 00°44'42" WEST, AS SHOWN ON THE PLAT OF LIONSTONE DEVELOPMENT FILING NO. 1, RECORDED AT RECEPTION NO. 2008078936, AS MONUMENTED AT BOTH ENDS BY A #5 REBAR WITH 2" ALUMINUM CAP PLS 23899 IN A RANGE BOX