

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF 17TH STREET, LYING BETWEEN BLOCKS 7 & 8 OF KASSERMAN'S ADDITION TO DENVER. LOCATED IN THE SOUTHWEST ONE- QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20' RANGE LINE IN PLATTE STREET BETWEEN 16TH AND 17TH STREETS, MONUMENTED AT THE NORTH END BY A 3.0' ALUMINUM CAP STAMPED 'COLORADO DEPT. OF HIGHWAYS DENVER RANGE POINT 1988' AND MONUMENTED AT THE SOUTH END BY A 3.25' ALUMINUM CAP STAMPED 'COLORADO DEPT. OF HIGHWAYS RANGE POINT", WITH THE LINE BEARING S44°33'03"W PER COLORADO STATE PLANE COORIDINATE SYSTEMS, CENTRAL ZONE, NAD 83.

COMMENCING AT THE NORTH END OF SAID RANGE LINE; THENCE N62°31'01"W, A DISTANCE OF 73.24 FEET TO THE MOST EASTERLERY CORNER OF SAID LOT 30 AND THE POINT OF BEGINNING; THENCE N4°26'44"W ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID LOTS 26 THROUGH 30, A DISTANCE OF 125.00 FEET; THENCE THE FOLLOWING TWO COURSES ALONG THE COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PER ORDINANCE NO.3 SERIES OF 1962:

- 1) N44°33'03"E, A DISTANCE OF 68.00 FEET;
  - 2) 845°26'44"E, ALONG A LINE PARALLEL TO AND 68.00' NORTHEASTERLY OF THE NORTHEAST LINE OF LOTS 26 THROUGH 30 A DISTANCE OF 125.00 FEET;
- THENCE S44°33'03"W, A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 8,500 SQUARE FEET OR 0.195 ACRES.