

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF BLOCK 17 OF EAST DENVER, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED FEBRUARY 24, 1876 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER IN BOOK 1 PAGE 14, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE 20 FOOT RANGE LINE LOCATED IN WYNKOOP STREET, MONUMENTED ON THE NORTHEAST END, AT THE INTERSECTION OF WYNKOOP STREET AND 15TH STREET, BY A FOUND 3 INCH BRASS CAP, STAMPED "PLS 13155", AND ON THE SOUTHWEST END, AT A 60 FOOT OFFSET NORTHEAST FROM A RANGE POINT LOCATED IN THE CHANNEL OF CHERRY CREEK, BY A FOUND 1-1/2 INCH ALUMINUM CAP, STAMPED "60 W.C. FLATIRONS SURV PLS 16406", ASSUMED TO BEAR NORTH 44°33'14" EAST A DISTANCE OF 419.84 FEET:

COMMENCING AT SAID 60 FOOT WITNESS CORNER; THENCE NORTH 72°07'45" EAST, A DISTANCE OF 113.07 FEET TO A POINT ON A LINE 7.66 FEET NORTHWESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 17 AND THE POINT OF BEGINNING; THENCE NORTH 44°33'14" EAST, COINCIDENT WITH SAID PARALLEL LINE, A DISTANCE OF 83.25 FEET;

THENCE SOUTH 45°40'48" EAST, A DISTANCE OF 7.66 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 17;

THENCE ALONG SAID WESTERLY LINE SOUTH 44°33'14" WEST, A DISTANCE OF 83.25 FEET;

THENCE NORTH 45°40'48" WEST, A DISTANCE OF 7.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 637 SQUARE FEET OR (0.014 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.