

A PARCEL OF LAND BEING A PORTION OF THE 80 FOOT RIGHTS OF WAY OF NORTH PENNSYLVANIA STREET AND EAST 19TH AVENUE, AND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF NORTH PENNSYLVANIA STREET AND EAST 19TH AVENUE, BEING A FOUND 3" BRASS CAP, FLUSH IN CONCRETE, FROM WHENCE A RANGE POINT IN THE INTERSECTION OF NORTH PENNSYLVANIA STREET AND EAST 19TH AVENUE, BEING A FOUND 2" ALUMINUM CAP IN RANGE BOX, BEARS SOUTH 00°13'29" EAST, A DISTANCE OF 479.91 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 47°46'41" WEST, A DISTANCE OF 85.36 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°18'38" EAST, A DISTANCE OF 39.77 FEET;
THENCE 11.41 FEET ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 7.20 FEET, A DELTA OF 90°46'48", AND A CHORD WHICH BEARS SOUTH 45°17'58" EAST, A DISTANCE OF 10.25 FEET;
THENCE SOUTH 00°05'26" WEST, A DISTANCE OF 23.24 FEET;
THENCE SOUTH 89°47'33" WEST, A DISTANCE OF 3.46 FEET TO THE EAST LINE OF BLOCK 263, CLEMENTS ADDITION TO THE CITY OF DENVER;
THENCE NORTH 00°13'29" WEST ALONG THE EAST LINE OF SAID BLOCK 263, A DISTANCE OF 27.29 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 263;
THENCE SOUTH 89°49'21" WEST ALONG THE NORTH LINE OF SAID BLOCK 263, A DISTANCE OF 43.44 FEET;
THENCE NORTH 00°15'03" WEST, A DISTANCE OF 2.83 FEET TO THE POINT OF BEGINNING;

CONTAINING: 228 SQUARE FEET, 0.005 ACRES OF LAND, MORE OR LESS.