

LAND DESCRIPTION:

THAT PART OF THE BLAKE STREET RIGHT-OF-WAY ADJOINING A PORTION OF THE MCPHEE AND MCGINNITY BLOCK, SITUATE IN THE SW 1/4 OF SECTION 27, T.3.S., R.68.W. OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BLAKE STREET, WHICH IS 425.0 FEET NORTHEASTERLY FROM THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 24TH STREET;

THENCE N44°37'12"E, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BLAKE STREET, A DISTANCE OF 24.26 FEET TO THE POINT OF BEGINNING; THENCE N44°37'12"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 207.21 FEET, WHENCE THE MOST SOUTHERLY CORNER OF PARCEL NO. 218 OF THE CITY AND COUNTY OF DENVER BROADWAY VIADUCT REPLACEMENT PROJECT BEARS N44°37'12"E, A DISTANCE OF 15.94 FEET +/-; THENCE S45°22'48"E, DEPARTING SAID RIGHT-OF-WAY LINE PERPENDICULARLY, A DISTANCE OF 5.50 FEET; THENCE S44°37'12"W, ALONG A LINE 5.50 FEET SOUTHEASTERLY OF & PARALLEL WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 126.67 FEET; THENCE S45°22'48"E, DEPARTING SAID LINE PERPENDICULARLY, A DISTANCE OF 6.21 FEET; THENCE S44°34'05"W, A DISTANCE OF 80.54 FEET; THENCE N45°22'48"W, A DISTANCE OF 11.78 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1,643 SQ. FT, +/-