

LAND DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF BLOCK 27, ST. VINCENT ADDITION, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 40TH STREET; THENCE S44°48'31"E ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 40TH STREET, 266.03 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF BLOCK 27, ST. VINCENT'S ADDITION; THENCE N44°58'33"E ALONG THE SOUTHEASTERLY OF BLOCK 27, 228.47 FEET TO A POINT ON THE EAST LINE OF BLOCK 27, ST. VINCENT'S ADDITION; THENCE S00°03'46"W ALONG AN EXTENSION OF THE EAST LINE OF SAID BLOCK 27, 113.31 FEET; THENCE S44°58'33"W ALONG THE NORTHWESTERLY LINE OF BLOCK 28, ST. VINCENT'S ADDITION, 148.53 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 40TH STREET; THENCE N44°48'31"W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 40TH STREET, 80.00 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 15,067 SQUARE FEET OR 0.3459 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF S89°53'51"E BEING THE EAST-WEST CENTERLINE OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BETWEEN TWO FOUND MONUMENTS; ONE MONUMENT BEING A 3.25" DIAMETER ALUMINUM CAP STAMPED LS 24961 AT THE WEST CORNER OF SAID SECTION 23 AND THE OTHER BEING A 3.25" DIAMETER ALUMINUM CAP STAMPED LS 23521 IN A RANGE BOX BEING THE EAST CORNER OF SAID SECTION 23.

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FOR AND ON BEHALF OF  
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