

PARCEL DESCRIPTION:

A PORTION OF LOTS 8 TO 15, INCLUSIVE, BLOCK 25, RIVERSIDE ADDITION TO DENVER, ALSO BEING A PORTION OF DOWNING STREET RIGHT-OF-WAY DESCRIBED AS PARCEL 2 IN ORDINANCE 127 SERIES 2010, BEING IN THE SOUTHWEST ONE QUARETER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 8 WHICH IS 16 FEET SOUTHWESTERLY OF THE NORTHERN MOST CORNER OF LOT 8, THENCE ALONG SAID PARCEL 2 OF ORDINANCE 127, SERIES 2010 THE FOLLOWING SEVEN (7) COURSES:

1. SOUTHWESTERLY TO A POINT 3 FEET SOUTHEASTERLY OF THE WEST CORNER OF LOT 8;
2. SOUTHWESTERLY TO A POINT 11.5 FEET SOUTHEASTERLY OF THE WEST CORNER OF LOT 9;
3. SOUTHWESTERLY TO A POINT 22.5 FEET SOUTHEASTERLY OF THE WEST CORNER OF LOT 10;
4. SOUTHERLY TO A POINT 37 FEET SOUTHEASTERLY OF THE WEST CORNER OF LOT 11;
5. SOUTHERLY TO A POINT 56 FEET SOUTHEASTERLY OF THE WEST CORNER OF LOT 12;
6. SOUTHERLY TO A POINT 45 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER OF LOT 14;
7. SOUTHERLY TO A POINT ON THE NORTHWESTERLY LINE OF ALLEY AND 8 FEET SOUTHWESTERLY FROM THE EAST CORNER OF LOT 15,

THENCE SOUTHWESTERLY ALONG SAID ALLEY LINE TO A POINT 10.5' NORTHEASTERLY FROM THE SOUTHERLY CORNER OF LOT 15; THENCE NORTHERLY TO A POINT 60 FEET NORTHWESTERLY FROM THE EASTERLY CORNER OF LOT 14, THENCE NORTHWESTERLY TO A POINT 4.2 FEET SOUTHWESTERLY FROM THE NORTHERLY CORNER OF LOT 13, THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID BLOCK 25 TO THE POINT OF BEGINNING.

CONTAINING 3,993 S.F. (0.092 ACRES) MORE OR LESS

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