

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF MARKET STREET RIGHT-OF-WAY ADJACENT TO BLOCK 47, EAST DENVER LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF 16TH STREET AND 20' RANGE LINE OF MARKET STREET BEING A 2-1/4" ALUMINUM CAP IN RANGE BOX PLS #24961.

THENCE DEPARTING SAID INTERSECTION, N61°07'20"E A DISTANCE OF 157.52 FEET, TO THE POINT OF BEGINNING;

THENCE N44°07'36"E A DISTANCE OF 39.27 FEET;

THENCE N45°52'24"W A DISTANCE OF 6.52 FEET;

THENCE N44°07'36"E A DISTANCE OF 264.86 FEET;

THENCE S45°52'24"E A DISTANCE OF 20.47 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET;

THENCE ALONG SAID RIGHT-OF-WAY LINE, S44°07'36"W A DISTANCE OF 304.13 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N45°52'24"W A DISTANCE OF 13.96 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.137 ACRES OR 5,970 SQUARE FEET, MORE OR LESS. ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARING:

BEARINGS ARE BASED ON THE 20' FOOT RANGE LINE IN MARKET STREET BEARING N44°7'36"E AND BEING MONUMENTED BY A FOUND 2-1/4" ALUMINUM CAP AT THE INTERSECTION OF MARKET STREET AND 16TH STREET AND A FOUND AXLE IN RANGE BOX AT THE INTERSECTION OF MARKET STREET AND 17th STREET.