

Part of Block 9, Rosedale, together with the vacated alley as vacated by Ordinance No. 370, series of 1991 recorded July 3, 1991 at Reception No. 1991060774, located in the Northwest Quarter of Section 27, Township 4 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 foot range line along W. Warren Avenue with the 20 foot range line along S. Broadway and considering said S. Broadway range line to bear North 00°15'45" West, with all bearings contained herein being relative thereto;

Thence North 00°15'45" West, along said S. Broadway range line, a distance of 24.00 feet;

Thence South 89°33'54" West, a distance of 20.00 feet to the intersection of the easterly line of said Block 9 with a line 4.00 feet North of and parallel with the southerly line of said Block 9, and the Point of Beginning;

Thence continuing South 89°33'54" West, along said parallel line, a distance of 262.02 feet to a line 4.00 feet East of and parallel with the westerly line of said Block 9;

Thence North 00°15'38" West, along last said parallel line, a distance of 535.87 feet to the southerly right-of-way line described in rule and order recorded February 11, 2011 at Reception No. 2011016186, in the office of the City and County of Denver Clerk and Recorder;

Thence along said southerly right-of-way line for the following seven (7) courses:

- 1) North 44°45'17" East, a distance of 4.31 feet;
- 2) North 88°42'35" East, a distance of 50.68 feet;
- 3) North 87°16'40" East, a distance of 75.35 feet;
- 4) North 87°15'21" East, a distance of 113.10 feet;
- 5) South 45°15'45" East, a distance of 9.91 feet;
- 6) South 00°15'45" East, a distance of 44.24 feet;
- 7) North 89°34'30" East, a distance of 5.79 feet;

Thence South 00°15'45" East, a distance of 67.76 feet;

Thence South 05°10'55" East, a distance of 84.07 feet to said easterly line of block 9;

Thence South 00°15'45" East, along said easterly line, a distance of 344.41 feet to the Point of Beginning;

Containing a calculated area of 140,753 square feet or 3.2312 acres, more or less.