

A PARCEL OF LAND BEING A PORTION OF LOTS 5 THROUGH 23, BLOCK 7, HOYT AND ROBINSON'S ADDITION TO DENVER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE NORTH 26°42'32" WEST, A DISTANCE OF 5.65 FEET TO A POINT ON THE LINE 20 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°44'21" WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 147.59 FEET TO A POINT ON THE EAST LINE OF THE ALLEY IN SAID BLOCK 7;
THENCE NORTH 00°25'33" WEST ALONG THE EAST LINE OF SAID ALLEY, A DISTANCE OF 458.92 FEET TO A POINT 13 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 23;
THENCE NORTH 89°43'46" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 147.56 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID HURON STREET, AS DESCRIBED AT RECEPTION NO. 2013017374 OF THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER;
THENCE SOUTH 00°25'47" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 458.95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 67,726 SQUARE FEET OR 1.55 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 7, HOYT AND ROBINSON'S ADDITION TO DENVER, ASSUMED TO BEAR NORTH 00°25'47" WEST.

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