

AN ENCROACHMENT EASEMENT AROUND FRACTIONAL BLOCK 1, H. WITTER'S ADDITION TO DENVER AND LOTS 17 TO 30, BLOCK 20, CASE & EBERT'S ADDITION TO DENVER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHEASTERLY LINE OF LOTS 1 TO 16, BLOCK 20, CASE & EBERT'S ADDITION TO BEAR NORTH 45°00'30" EAST, A DISTANCE OF 400.00 FEET BETWEEN A FOUND 1.25" RED PLASTIC CAP STAMPED "HKS PLS 36082" ON #5 REBAR AT THE SOUTHEASTERLY CORNER OF LOT 16 AND A FOUND 2" ALUMINUM CAP STAMPED "LS 30830" ON #5 REBAR AT THE SOUTHEASTERLY CORNER OF LOT 1, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF FRACTION BLOCK 1, H. WITTER'S ADDITION EXTENDED, BEING 8.0 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY CORNER OF FRACTIONAL BLOCK 1, MONUMENTED BY A FOUND 1.5" ALUMINUM CAP STAMPED "FLATIRONS SURV 16406 8.0WC" ON #5 REBAR; THENCE NORTH 44°58'26" WEST, A DISTANCE OF 2.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45°00'54" WEST, A DISTANCE OF 44.61 FEET; THENCE SOUTH 45°00'21" EAST, A DISTANCE OF 4.69 FEET; THENCE SOUTH 45°00'54" WEST, A DISTANCE OF 6.64 FEET; THENCE SOUTH 44°59'06" EAST, A DISTANCE OF 7.25 FEET; THENCE SOUTH 45°00'54" WEST, A DISTANCE OF 55.09 FEET; THENCE NORTH 44°59'06" WEST, A DISTANCE OF 7.32 FEET; THENCE SOUTH 44°56'07" WEST, A DISTANCE OF 50.14 FEET; THENCE NORTH 45°01'40" WEST, A DISTANCE OF 4.69 FEET; THENCE SOUTH 45°00'54" WEST, A DISTANCE OF 44.42 FEET; THENCE SOUTH 45°00'55" WEST, A DISTANCE OF 5.50 FEET; THENCE SOUTH 44°55'23" WEST, A DISTANCE OF 8.50 FEET; THENCE SOUTH 45°00'54" WEST, A DISTANCE OF 56.74 FEET; THENCE SOUTH 44°58'38" EAST, A DISTANCE OF 3.46 FEET; THENCE SOUTH 45°00'54" WEST, A DISTANCE OF 3.46 FEET; THENCE SOUTH 44°58'38" EAST, A DISTANCE OF 6.48 FEET; THENCE SOUTH 45°04'13" WEST, A DISTANCE OF 19.33 FEET; THENCE NORTH 44°59'14" WEST, A DISTANCE OF 6.48 FEET; THENCE SOUTH 45°00'54" WEST, A DISTANCE OF 3.46 FEET; THENCE NORTH 44°59'07" WEST, A DISTANCE OF 3.46 FEET; THENCE SOUTH 45°00'54" WEST, A DISTANCE OF 97.35 FEET; THENCE NORTH 44°59'30" WEST, A DISTANCE OF 0.41 FEET; THENCE ALONG A LINE PARALLEL TO AND SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF SAID BLOCK 20 SOUTH 45°00'30" WEST, A DISTANCE OF 5.00 FEET; THENCE ALONG A LINE PARALLEL AND SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 17 NORTH 45°00'00" WEST, A DISTANCE OF 9.37 FEET; THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 4.42 FEET; THENCE NORTH 44°57'35" WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 45°02'25" EAST, A DISTANCE OF 3.92 FEET; THENCE NORTH 44°59'14" WEST, A DISTANCE OF 46.71 FEET; THENCE SOUTH 45°00'46" WEST, A DISTANCE OF 3.98 FEET; THENCE NORTH 44°59'14" WEST, A DISTANCE OF 51.51 FEET; THENCE NORTH 45°00'46" EAST, A DISTANCE OF 3.33 FEET; THENCE NORTH 44°59'14" WEST, A DISTANCE OF 6.52

FEET; THENCE NORTH 44°58'04" EAST, A DISTANCE OF 5.12 FEET; THENCE ALONG A LINE PARALLEL TO AND SOUTHWESTERLY OF SAID SOUTHWESTERLY LINE OF LOT 17 NORTH 45°00'00" WEST, A DISTANCE OF 12.90 FEET; THENCE ALONG A LINE PARALLEL AND NORTHWESTERLY OF THE NORTHWESTERLY LINE OF SAID LOTS 17 TO 30, BLOCK 20 NORTH 45°00'30" EAST, A DISTANCE OF 361.43 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 5.79 FEET; THENCE NORTH 45°00'00" EAST, A DISTANCE OF 14.95 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 5.79 FEET; THENCE ALONG A LINE PARALLEL TO AND NORTHWESTERLY OF THE NORTHWESTERLY LINE OF SAID LOTS 17 TO 30 NORTH 45°00'30" EAST, A DISTANCE OF 25.62 FEET; THENCE ALONG A LINE PARALLEL AND NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 30 SOUTH 45°00'00" EAST, A DISTANCE OF 4.39 FEET; THENCE NORTH 44°55'17" EAST, A DISTANCE OF 2.24 FEET; THENCE SOUTH 45°04'43" EAST, A DISTANCE OF 6.62 FEET; THENCE SOUTH 44°55'17" WEST, A DISTANCE OF 0.19 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 2.06 FEET; THENCE ALONG A LINE PARALLEL TO AND NORTHEASTERLY OF SAID NORTHEASTERLY LINE OF LOT 30 SOUTH 45°00'00" EAST, A DISTANCE OF 6.26 FEET; THENCE ALONG A LINE PARALLEL TO AND EASTERLY OF THE EASTERLY LINE OF SAID LOT 30 SOUTH 00°05'30" WEST, A DISTANCE OF 1.38 FEET; THENCE ALONG THE LINE OF AN EXISTING BUILDING SOUTH 46°03'37" EAST, A DISTANCE OF 2.87 FEET; HENCE CONTINUING ALONG SAID EXISTING BUILDING LINE SOUTH 40°00'33" EAST, A DISTANCE OF 44.01 FEET; THENCE ALONG A LINE PARALLEL TO AND NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID FRACTIONAL BLOCK 1 SOUTH 45°00'00" EAST, A DISTANCE OF 52.05 FEET; THENCE ALONG A LINE PARALLEL TO AND SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF SAID FRACTIONAL BLOCK 1 SOUTH 45°00'30" WEST, A DISTANCE OF 1.00 FEET TO A POINT ON SAID NORTHEASTERLY LINE OF FRACTIONAL BLOCK 1 EXTENDED; THENCE ALONG SAID NORTHEASTERLY LINE OF FRACTIONAL BLOCK 1 EXTENDED SOUTH 45°00'00" EAST, A DISTANCE OF 4.47 FEET TO THE POINT OF BEGINNING.