

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THE ORDINANCE RECORDED IN BOOK 8549 AT PAGE 361 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY LINE OF W. 29TH AVENUE, MONUMENTED BY A NAIL AND SHINER STAMPED "LS 36062" AT THE WEST END AND A NAIL AND SHINER ILLEGIBLE AT THE EAST END. SAID LINE BEING ASSUMED TO BEAR S89°56'31"E.

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF W. 29TH AVENUE AND INCA STREET, BEING MONUMENTED BY A #6 REBAR WITH NO CAP, IN A RANGE BOX;

THENCE S10°26'48"W A DISTANCE OF 41.01 FEET, TO THE NORTHEASTERLY CORNER OF THAT PROPERTY DESCRIBED IN ORDINANCE NO. 207-1960 RECORDED IN BOOK 8549 AT PAGE 361 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY LINE OF SAID ORDINANCE, S00°03'29"W A DISTANCE OF 20.00 FEET, TO THE SOUTHEASTERLY CORNER OF SAID ORDINANCE;

THENCE ON THE SOUTHERLY LINE OF SAID ORDINANCE, N89°56'31"W A DISTANCE OF 101.79 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 20TH STREET;

THENCE ON SAID RIGHT-OF-WAY LINE, N45°10'45"W A DISTANCE OF 28.40 FEET, TO THE NORTHWEST CORNER OF SAID ORDINANCE;

THENCE ON THE NORTHERLY LINE OF SAID ORDINANCE, S89°56'31"E A DISTANCE OF 121.96 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2237 SQUARE FEET OR 0.0514 ACRES.