

A portion of Lots 11 to 13 and the south one half of Lot 14, Block 37, Hunts Addition to Denver as platted in the records of the City and County of Denver, Colorado, being located in the SE ¼, Section 4, Township 4 South, Range 68 West of the Sixth Principal Meridian, being more particularly described as follows:

Commencing at the southeast corner of said Lot 11;  
Thence N0°12'12"W along the west right-of-way line of Kalamath Street, 175.01 feet;  
Thence S89°50'06"W, 6.00 feet;  
Thence S0°12'12"E, 175.01 feet to the north right-of-way line of W. 7<sup>th</sup> Avenue;  
Thence N89°50'04"E along said north line, 6.00 feet to the Point of Beginning.

Said parcel, as described, contains 1,050 square feet or 0.024 acres, more or less.

**BASIS OF BEARINGS**

Bearings are based upon a 20 foot range line in W. 7th Avenue between Lipan Street and Kalamath Street and is assumed to bear S89°50'04"W a distance of 390.00 feet between a range box and 3.25" aluminum cap stamped PLS 35597 located at W. 7th Avenue and Kalamath Street and a range box and no. 6 rebar and 3.25" aluminum cap stamped PLS 37929 located at W. 7th Avenue and Lipan Street.