

LEGAL DESCRIPTION:

THAT PORTION OF LOT 2, BLOCK 2, H.WITTER'S NORTH DENVER ADDITION LYING SOUTHWEST OF THE NORTHEAST LINE OF 18TH STREET PROJECTED NORTHWESTERLY, AS SAID STREET NOW EXISTS BETWEEN BLOCKS 17 AND 18 OF KASSERMAN'S ADDITION TO DENVER AND DESCRIBED IN THE WARRANTY DEED RECORDED JULY 15, 1887 IN BOOK 344 AT PAGE 135 IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF THE COUNTY OF ARAPAHOE, STATE OF COLORADO, SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2;

THENCE SOUTH 00°04'23" EAST, ALONG THE WEST LINE OF SAID LOT 2 AND ALONG THE EAST RIGHT-OF-WAY LINE OF SHOSHONE STREET, A DISTANCE OF 100.02 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LIES ON THE NORTHWESTERLY EXTENSION OF SAID NORTHEAST LINE OF 18TH STREET;

THENCE SOUTH 45°06'59" EAST, DEPARTING SAID WEST LINE OF LOT 2 AND ALONG THE NORTHWEST EXTENSION OF THE NORTHEAST LINE OF 18TH STREET, A DISTANCE OF 118.79 FEET TO A POINT THREE FEET (3') NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2, BLOCK 2 AND THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF WEST 32ND AVENUE;

THENCE SOUTH 89°59'58" WEST, DEPARTING SAID NORTHWEST PROJECTION OF THE NORTHEAST LINE OF 18TH STREET AND ALONG A LINE THREE FEET (3') NORTH OF AND PARALLEL WITH SAID WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF WEST 32ND AVENUE, A DISTANCE OF 84.06 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, BLOCK 2 AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF SHOSHONE STREET;

THENCE NORTH 00°04'23" WEST, DEPARTING SAID THREE FOOT (3') PARALLEL LINE WITH THE NORTH RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE FOR SHOSHONE STREET, A DISTANCE OF 83.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,523 SQUARE FEET OR 0.08 ACRES, MORE OR LESS

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE WEST LINE OF SAID LOT 2, BLOCK 2, H. WITTER'S NORTH DENVER ADDITION AS MONUMENTED BY A NAIL WITH A 1" BRASS TAG LS 23689 AT A 18.5' OFFSET TO THE NORTHWEST CORNER OF SAID LOT 2 AND BY A #5 REBAR WITH 1-1/4 OARANGE PLASTIC CAP STAMPED LS 38026 AT THE SOUTH END AND BEARS SOUTH 0°04'23" EAST.