

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 23, BLOCK 2, RIVER FRONT IN THE TOWN OF HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND CONSIDERING AN ASSUMED BEARING FOR THE NORTH LINE OF SAID LOT 23 TO BEAR NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 64.11 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 74.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 23, THENCE SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 23, A DISTANCE OF 5.22 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 47 DEGREES 26 MINUTES 06 SECONDS, WHOSE CHORD BEARS SOUTH 23 DEGREES 16 MINUTES 53 SECONDS EAST, A CHORD DISTANCE OF 11.26 FEET, AN ARC DISTANCE OF 11.59 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 23 ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 407.30 FEET, A CENTRAL ANGLE OF 06 DEGREES 25 MINUTES 28 SECONDS, WHOSE CHORD BEARS SOUTH 50 DEGREES 12 MINUTES 40 SECONDS EAST, A CHORD DISTANCE OF 45.65 FEET, AN ARC DISTANCE OF 45.67 FEET; THENCE SOUTH 36 DEGREES 17 MINUTES 09 SECONDS WEST, A DISTANCE OF 4.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 23, SAID CURVE HAVING A RADIUS OF 411.30 FEET, A CENTRAL ANGLE OF 06 DEGREES 53 MINUTES 39 SECONDS, WHOSE CHORDS BEARS NORTH 50 DEGREES 16 MINUTES 02 SECONDS WEST, A CHORD DISTANCE OF 49.46 FEET, AN ARC DISTANCE OF 49.49 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST AND PARALLEL WITH THE WEST LINE OF SAID LOT 23, A DISTANCE OF 22.99 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 75.54 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST, A DISTANCE OF 6.80 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 730 SQUARE FEET, MORE OR LESS. CITY AND COUNTY OF DENVER, STATE OF COLORADO.