

A PARCEL OF LAND BEING A PORTION OF 7TH STREET RIGHT-OF-WAY LOCATED BETWEEN BLOCKS 1 AND 2, HIGHLAND (COMMONLY CALLED NORTH DENVER), SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST CORNER OF LOT 3, SAID BLOCK 1;
THENCE NORTH 59°57'52" EAST ALONG A LINE FROM THE EAST CORNER OF LOT 3, SAID BLOCK 1 TO THE SOUTH CORNER OF LOT 18, SAID BLOCK 2, A DISTANCE OF 8.31 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 30°13'00" WEST, A DISTANCE OF 52.71 FEET; THENCE SOUTH 59°47'00" WEST, A DISTANCE OF 4.99 FEET; THENCE NORTH 3°13'00" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 59°47'00" EAST, A DISTANCE OF 11.13 FEET;
THENCE NORTH 30°13'00" WEST, A DISTANCE OF 100.96 FEET TO A POINT ON THE 7TH STREET/1-25 RIGHT-OF-WAY LINE;
THENCE NORTH 32°21'07" EAST ALONG SAID LINE, A DISTANCE OF 73.85 FEET TO A POINT ON THE SOUTHWEST LINE OF LOT 14, SAID BLOCK 2;
THENCE SOUTH 30°13'00" EAST ALONG THE SOUTHWEST LINE OF SAID LOT 14, A DISTANCE OF 27.30 FEET; THENCE SOUTH 14°47'00" WEST, A DISTANCE OF 20.46 FEET;
THENCE SOUTH 30°13'00" EAST, A DISTANCE OF 166.03 FEET TO A POINT ON THE LINE FROM THE EAST CORNER OF SAID LOT 3, BLOCK 1 TO THE SOUTH CORNER OF SAID LOT 18, BLOCK 2;
THENCE SOUTH 59°53'26" WEST ALONG SAID LINE, A DISTANCE OF 57.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,543 SQUARE FEET OR 0.24 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 1, HIGHLAND (COMMONLY CALLED NORTH DENVER), ASSUMED TO BEAR SOUTH 30°13'00" EAST.