

A PARCEL OF LAND BEING A PORTION OF RIGHT-OF-WAY OF E. 17TH AVENUE BETWEEN HUMBOLDT STREET AND FRANKLIN STREET LOCATED WITHIN THE SOUTHWEST QUARTER SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: A 20.5 FOOT RANGE LINE IN HUMBOLDT STREET BETWEEN 17TH AVENUE AND 18TH AVENUE IS ASSUMED TO BEAR NORTH 00°01 '35" EAST, A DISTANCE OF 582.37 FEET BETWEEN A 2.5" ALUMINUM CAP STAMPED "LS 9489" IN A RANGE BOX FOUND AT THE INTERSECTION OF 17TH AVENUE AND HUMBOLDT STREET AND A 2" ALUMINUM CAP STAMPED "PLS 34579" IN A RANGE BOX FOUND AT THE INTERSECTION OF 18TH AVENUE AND HUMBOLDT STREET.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF E. 17TH AVENUE AND HUMBOLDT STREET;

THENCE NORTH 65°43'11" EAST A DISTANCE OF 65.29 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 20, BLOCK 13, PARK AVENUE ADDITION TO DENVER; THENCE ALONG THE SOUTH LINE OF SAID LOT 20, BLOCK 13, SOUTH 89°51'06" EAST A DISTANCE OF 74.98 FEET TO A POINT ON SAID SOUTH LINE OF LOT 20, BLOCK 13, BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE OF LOT 20, BLOCK 13, SOUTH 89°51'06" EAST A DISTANCE OF 44.97 FEET TO A POINT ON SAID SOUTH LINE OF LOT 20, BLOCK 13;

THENCE DEPARTING SAID SOUTH LINE OF LOT 20, BLOCK 13, SOUTH 00°08'54" WEST A DISTANCE OF 5.70 FEET;

THENCE SOUTH 89°59 '12" WEST A DISTANCE OF 3.68 FEET;

THENCE SOUTH 00°01 '02" EAST A DISTANCE OF 10.34 FEET;

THENCE SOUTH 89°59'16" WEST A DISTANCE OF 39.06 FEET;

THENCE NORTH 07°50'31" WEST A DISTANCE OF 16.32 FEET TO A POINT ON SAID SOUTH LINE OF LOT 20, BLOCK 13, AND THE POINT OF BEGINNING;

CONTAINING ±668 SQUARE FEET OR ±0.015 ACRES

Sincerely,

Hans Osheim
ArcDen Studio
720.688.9028