

A PARCEL OF LAND BEING A PORTION OF THE RIGHT-OF-WAY OF FRONT ST. AND 2ND ST. (AKA N. SPEER BLVD. & WYNKOOP ST.) DEDICATED BY THE PLAT OF WEST DENVER (EBERT'S SUBDIVISION) AND THE DEED RECORDED ON JUNE 8TH, 1867 IN BOOK 14 AT PAGE 120, ALSO BEING PORTIONS OF NORTH SPEER BOULEVARD ESTABLISHED PER ORDINANCE NO. 107 SERIES OF 1988 UNDER RECEPTION NUMBER 9800030567 AND PER RESOLUTION NO. CR25-1409, SERIES OF 2025 RECORDED UNDER RECEPTION NO. 2025103359, ALL IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER; LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 00°17'39" EAST, A DISTANCE OF 5,278.63 FEET, MONUMENTED AT THE NW CORNER BY A 2" BRASS CAP IN CONCRETE WALK - NO STAMPING, AND AT THE SW CORNER BY A 2.5" PIPE WITH 3.25" ALUMINUM CAP STAMPED "MERRICK & CO LS 13155 7 JULY 1998", WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 61°45'38" EAST, A DISTANCE OF 3,840.67 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF SAID NORTH SPEER BOULEVARD, ALSO BEING THE MOST WESTERLY CORNER OF LOT 7, BLOCK 240, SAID WEST DENVER;

THENCE SOUTH 31°00'24" EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF NORTH SPEER BOULEVARD AND THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 240, WEST DENVER, A DISTANCE OF 134.73 FEET;

THENCE SOUTH 59°36'34" WEST, A DISTANCE OF 191.26 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF SPEER BOULEVARD PER SAID RECEPTION NUMBER 9800030567 IN SAID RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,150.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 58°28'04" WEST;

THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°27'19", AN ARC LENGTH OF 169.71 FEET;

THENCE NORTH 59°36'34" EAST, NON-TANGENT TO SAID CURVE, A DISTANCE OF 218.31 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY OF NORTH SPEER BOULEVARD;

THENCE, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES;

1. SOUTH 45°49'56" EAST, A DISTANCE OF 35.19 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SAID BLOCK 240, WEST DENVER;
2. SOUTH 59°08'42" WEST, ALONG SAID NORTHWESTERLY BOUNDARY, A DISTANCE OF 22.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.774 ACRES, (33,714 SQUARE FEET), MORE OR LESS.