

LAND DESCRIPTION:

A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE PLATTED 16 FOOT ALLEY BETWEEN LOTS 10-15 AND 17-22, BLOCK 49, FIRST ADDITION TO SWANSEA, AS RECORDED AT BOOK 1, PAGE 29, NOVEMBER 13th, 1873, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT FOUND 2 INCH ALLOY CAP IN THE RANGE BOX COMMON TO THE NORTH-SOUTH RANGE LINE IN STEELE STREET AND THE EAST-WEST RANGE LINE IN EAST 42nd AVENUE; THENCE N00°10'16"E COINCIDENT WITH SAID NORTH-SOUTH RANGE LINE, A DISTANCE OF 18.25 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF EAST 42nd AVENUE; THENCE S89°49'33"W COINCIDENT WITH THE SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 153.00 FEET TO THE WEST LINE OF A 16 FOOT PLATTED ALLEY THE TRUE POINT OF BEGINNING; THENCE N00°11'44"E COINCIDENT TO SAID WEST LINE, A DISTANCE OF 152.30 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE N85°53'50"E COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 16.04 FEET TO THE EAST LINE OF A 16 FOOT PLATTED ALLEY; THENCE S00°11'44"E COINCIDENT WITH SAID EAST LINE A DISTANCE OF 153.42 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 42ND AVENUE, THENCE S89°49'33"W COINCIDENT WITH THE SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 16.00 FEET AND THE POINT OF BEGINNING.

EXCEPT FOR RIGHTS OF WAY OF RECORD.

PARCEL CONTAINS 2443.24 SQ. FT. OR 0.056 ACRES, MORE OR LESS

BASIS OF BEARING EAST-WEST RANGE LINE IN E. 42nd AVE. WHICH BEARS S89°49'44"W BETWEEN THE FOUND 2" ALLOY CAP IN THE RANGE BOX COMMON TO THE NORTH-SOUTH RANGE LINE IN STEELE STREET AND THE EAST-WEST RANGE LINE IN EAST 42ND AVENUE AND THE FOUND 2" ALLOY CAP IN THE RANGE BOX COMMON TO THE NORTH-SOUTH RANGE LINE IN MILWAUKEE STREET AND THE EAST-WEST RANGE LINE IN EAST 42nd AVENUE