

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN THE RIGHT-OF-WAY OF 7TH STREET, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VACATED LARIMER STREET (80 FEET IN WIDTH, VACATED PER ORD. NO. 179 SERIES OF 1989) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET (80 FEET IN WIDTH); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET S30°31'25"E, A DISTANCE OF 7.74 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE N59°14'54"E, A DISTANCE OF 18.64 FEET; THENCE S30°45'06"E, A DISTANCE OF 322.00 FEET; THENCE S59°14'54"W, A DISTANCE OF 15.24 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET N30°31'08"W, A DISTANCE OF 5.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE N59°14'54"E, A DISTANCE OF 3.22 FEET; THENCE N30°45'06"W, A DISTANCE OF 298.50 FEET; THENCE S59°14'54"W, A DISTANCE OF 6.72 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET N30°31'25"W, A DISTANCE OF 18.50 FEET TO THE POINT OF BEGINNING;

PARCEL CONTAINS 4,004 SQUARE FEET, 0.092 ACRE, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTHEAST LINE OF VACATED LARIMER STREET. ASSUMED TO BEAR S59°35'12"W.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.