

**LAND DESCRIPTION**

A TRACT OR PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH/ PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF DIVISION STREET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF DIVISION STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEWATTA STREET, WHENCE THE SOUTHEAST CORNER OF SECTION 28 BEARS S18°28'17"E, 683.77 FEET;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF DIVISION STREET, N14°16'37"W, 106.82 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 20TH/ STREET;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 20TH/ STREET, S41°30'19"E, 108.51 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEWATTA STREET;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEWATTA STREET, S63°58'18"W, 50.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,652 SQUARE FEET OR 0.061 ACRES, MORE OR LESS.

BASIS OF BEARING: BEARINGS USED HEREIN ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, AS SHOWN ON THE SUBDIVISION PLAT OF THE COMMONS SUBDIVISION FILING NO. 6, AS RECORDED JULY 25, 2008 AT RECEPTION NO. 2008103305 OF THE CITY AND COUNTY OF DENVER RECORDS, STATE OF COLORADO, BEING MEASURED AS N00°07'24"W REFERENCING THE CITY AND COUNTY OF DENVER CONTROL SYSTEM, AND AS MONUMENTED ON THE EAST BY A FOUND 3.25" BRASS CAP STAMPED PLS 16395 1995 ACCEPTED AS THE EAST 1/4 CORNER OF SECTION 28, AND AS MONUMENTED ON THE WEST BY A FOUND 3.25" ALUMINUM CAP STAMPED PLS 25379 IN RANGE BOX, ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 28.