

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF OLD WEWATTA STREET RIGHT-OF-WAY, EAST DENVER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTHWESTERLY LINE OF OLD WEWATTA STREET TO BEAR SOUTH 44°53'23" WEST A DISTANCE OF 206.76 BETWEEN TWO FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAPS "FLATIRONS SURV 16406," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EASTERN MOST CORNER OF BLOCK 10, SAID EAST DENVER; THENCE SOUTH 45°10'41" EAST ALONG THE SOUTHWESTERLY LINE OF 16TH STREET RIGHT-OF-WAY, A DISTANCE OF 71.50 FEET; THENCE SOUTH 44°53'23" WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD WEWATTA STREET, A DISTANCE OF 26.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°06'37" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 44°53'23" WEST, PARALLEL TO THE SOUTHEASTERLY LINE OF SAID OLD WEWATTA STREET RIGHT-OF-WAY, A DISTANCE OF 130.00 FEET; THENCE SOUTH 45°06'37" EAST, A DISTANCE OF 35.00 FEET TO A POINT ON SAID SOUTHEASTERLY LINE OF OLD WEWATTA RIGHT-OF-WAY; THENCE NORTH 44°53'23" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4,550 SQ. FT., MORE OR LESS.