

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE VACATED RIGHT-OF-WAY OF LARIMER STREET, 80 FOOT RIGHT-OF-WAY VACATED PER ORDINANCE NO. 43 SERIES OF 1914 RECORDED IN THE OFFICES OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, 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:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 5TH STREET (80 FEET IN WIDTH) AND THE SOUTHEASTERLY LINE OF VACATED LARIMER STREET (80 FEET IN WIDTH); THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 5TH STREET N30°31'27"W, A DISTANCE OF 80.00 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF VACATED LARIMER STREET N59°35'12"E, A DISTANCE OF 280.36 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF VACATED 6TH STREET (80 FEET IN WIDTH) S30°32'55"E, A DISTANCE OF 80.00 FEET; THENCE ALONG SAID SOUTHEASTERLY LINE OF VACATED LARIMER STREET S59°35'12"W, A DISTANCE OF 280.40 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 22,430 SQUARE FEET OR 0.515 ACRE, MORE OR LESS.

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

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