

A PARCEL OF LAND BEING A PORTION OF EAST COLFAX AVENUE RIGHT OF WAY ADJOINING BLOCK 37, PARK AVENUE ADDITION TO DENVER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF N DOWNING ST WITH THE SOUTH RIGHT OF WAY OF E COLFAX AVE;
THENCE SOUTH 89°30'09" EAST ALONG THE NORTH LINE OF SAID BLOCK 37, A DISTANCE OF 83.79 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°29'51" EAST, A DISTANCE OF 10.50 FEET;
THENCE SOUTH 89°30'09" EAST, A DISTANCE OF 6.50 FEET;
THENCE SOUTH 00°29'51" WEST, A DISTANCE OF 4.50 FEET;
THENCE SOUTH 89°30'09" EAST, A DISTANCE OF 43.00 FEET;
THENCE NORTH 00°29'51" EAST, A DISTANCE OF 4.11 FEET;
THENCE SOUTH 89°30'09" EAST, A DISTANCE OF 6.50 FEET;
THENCE SOUTH 00°29'51" WEST, A DISTANCE OF 10.11 FEET TO THE NORTH LINE OF SAID BLOCK 37;
THENCE NORTH 89°30'09" WEST ALONG SAID NORTH LINE, A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 392 SQUARE FEET OR 0.0090 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE 20 FOOT RANGE LINE IN NORTH DOWNING STREET BETWEEN EAST COLFAX AVENUE AND EAST 14TH AVENUE, MONUMENTED BY A 2" ALUMINUM CAP IN CONCRETE AT GRADE AT THE NORTH END, AND BY A 1" AXLE 1.3' DOWN IN A RANGE BOX AT THE SOUTH END, ASSUMED TO BEAR NORTH 00°00'38" EAST.