

LAND DESCRIPTION:

A PORTION OF THAT PARCEL DESCRIBED IN RESOLUTION NO. CR14-0465 RECORDED AT RECEPTION NO. 2014070527, BEING A PORTION OF LOTS 13 THROUGH 17, BLOCK 37, PARK AVENUE ADDITION TO DENVER, AND OUTLOT B, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 18' RANGE LINE OF CORONA STREET TO BEAR SOUTH 00°45'01" EAST, A DISTANCE OF 600.17 FEET BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 38162" IN CONCRETE WALK AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET, AND A FOUND NO. 6 REBAR WITH ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF 14TH AVENUE AND CORONA STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET; THENCE SOUTH 75°18'14" EAST A DISTANCE OF 311.56 FEET TO THE NORTHEASTERLY CORNER OF LOT 13, BLOCK 37, PARK AVENUE ADDITION TO DENVER; THENCE ALONG THE EASTERLY LINE OF SAID LOT 13, SOUTH 00°41'41" EAST, A DISTANCE OF 85.10 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL DESCRIBED IN RESOLUTION NO. CR14-0465 RECORDED AT RECEPTION NO. 2014070527; THENCE SOUTH 89°30'23" WEST, A DISTANCE OF 2.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN RESOLUTION NO. CR14-0465 AND THE POINT OF BEGINNING;

THENCE ALONG A LINE PARALLEL WITH, AND 2.00 FEET WESTERLY THEREFROM, SAID EASTERLY LINE OF LOT 13, AND THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN RESOLUTION NO. CR14-0465, SOUTH 00°41'41" EAST, A DISTANCE OF 20.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN RESOLUTION NO. CR14-0465, SOUTH 89°30'23" WEST, A DISTANCE OF 71.96 FEET; THENCE NORTH 65°45'31" WEST, A DISTANCE OF 1.20 FEET; THENCE SOUTH 89°30'23" WEST A DISTANCE OF 57.98 FEET TO A POINT ON THE WESTERLY LINE OF OUTLOT B, BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER, AND A POINT ON THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN RESOLUTION NO. CR14-0465; THENCE ALONG SAID WESTERLY LINE OF SAID OUTLOT B, AND SAID PARCEL DESCRIBED IN RESOLUTION NO. CR14-0465, NORTH 00°43'18" WEST, A DISTANCE OF 19.49 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN RESOLUTION NO. CR14-0465, NORTH 89°30'23" EAST, A DISTANCE OF 131.03 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,591 SQ. FT. OR 0.06 ACRES, MORE OR LESS