

A PARCEL OF LAND WITHIN THE ST. PAUL STREET AND EAST 2ND AVENUE RIGHT-OF-WAYS ABUTTING THE WESTERLY AND SOUTHERLY LINES OF LOTS 1 AND 2, BLOCK 57, HARMAN'S SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WESTERLY LINE OF SAID LOT 2, S00°22'07"E, 2.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY LINES OF SAID LOTS 1 AND 2, S00°22'07"E, 198.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, N89°43'10"E, 124.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S00°21'43"E, 2.50 FEET; THENCE S89°43'10"W, 144.48 FEET; THENCE N00°22'07"W, 200.47 FEET; THENCE N89°37'53"E, 19.50 FEET TO THE POINT OF BEGINNING:

SAID PARCEL CONTAINS 0.097 ACRES, 4,222 SQUARE FEET, MORE OF LESS.

BASIS OF BEARING: BEARINGS ARE BASED ON THE 20' RANGE LINE IN SAINT PAUL STREET ASSUMED TO BEAR N00°22'07"W AND BEING MONUMENTED BY A FOUND 2-1/2" BRASS CAP IN RANGE BOX AT THE INTERSECTION OF SAINT PAUL AND 2ND AVENUE AND A FOUND #5 REBAR WITH 3" ALUMINUM CAP IN RANGE BOX PLS #28283 AT THE INTERSECTION OF SAINT PAUL STREET AND 3RD AVENUE.