

A PARCEL OF LAND BEING A PORTION OF MARKET STREET RIGHT-OF-WAY ADJOINING BLOCK 50, EAST DENVER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 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 WEST CORNER OF SAID BLOCK 50;  
THENCE NORTH  $44^{\circ}59'13''$  EAST ALONG THE NORTHWEST LINE OF SAID BLOCK 50, A DISTANCE OF 98.30 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH  $45^{\circ}06'13''$  WEST, A DISTANCE OF 12.50 FEET;  
THENCE NORTH  $44^{\circ}59'13''$  EAST PARALLEL WITH SAID NORTHWEST LINE, A DISTANCE OF 104.00 FEET;  
THENCE SOUTH  $45^{\circ}06'13''$  EAST, A DISTANCE OF 12.50 FEET TO A POINT ON SAID NORTHWEST LINE;  
THENCE SOUTH  $44^{\circ}59'13''$  WEST ALONG SAID NORTHWEST LINE, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,300 SQUARE FEET OF 0.03 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE IN MARKET STREET BETWEEN 19TH STREET AND 20TH STREET. SAID LINE ASSUMED AS BEARING NORTH  $44^{\circ}59'13''$  EAST.