

A PARCEL OF LAND BEING A PORTION OF THAT 80 FOOT RIGHT-OF-WAY OF WYNKOOP STREET BETWEEN 17TH STREET AND 18TH STREET, SITUATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE 20 FOOT RANGE POINT IN SAID WYNKOOP STREET AND SAID 18TH STREET, MONUMENTED BY A #6 REBAR IN RANGE BOX, FROM WHICH THE 20 FOOT RANGE POINT IN WAZEE STREET AND 18TH STREET BEARS S45°27'12"E, A DISTANCE OF 346.10 FEET, MONUMENTED BY A 2" ALUMINUM CAP ILLEGIBLE IN RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S45°27'12"E, A DISTANCE OF 60.00 FEET, ON THAT 20 FOOT RANGE LINE, TO THE EXTENSION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WYNKOOP STREET;

THENCE S44°40'52"W, A DISTANCE OF 198.00 FEET, ON SAID SOUTHEAST RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING;

THENCE CONTINUING S44°40'52"W, A DISTANCE OF 70.00 FEET;

THENCE N45°19'08"W, A DISTANCE OF 31.65 FEET;

THENCE N44°40'52"E, A DISTANCE OF 70.00 FEET;

THENCE S45°19'08"E, A DISTANCE OF 31.65 FEET, TO THE POINT OF BEGINNING;

CONTAINING 2,216± SQUARE FEET (0.051± ACRES)