

A PARCEL OF LAND BEING A PORTION OF THE RIGHT OF WAY DEDICATION IN ORDINANCE NUMBER 171, SERIES OF 1927, AND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, 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:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF WEST 13TH AVENUE AND NORTH OSCEOLA STREET, BEING A FOUND STONE IN A RANGE BOX, FROM WHENCE A RANGE POINT IN THE INTERSECTION OF WEST 14TH AVENUE AND NORTH OSCEOLA STREET, BEING A FOUND STONE IN A RANGE BOX, BEARS NORTH 00°26'42" WEST A DISTANCE OF 705.26 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE NORTH 64°42'57" EAST A DISTANCE OF 72.06 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'54" WEST A DISTANCE OF 0.35 FEET;

THENCE SOUTH 89°50'21" EAST A DISTANCE OF 50.76 FEET;

THENCE SOUTH 00°00'54" EAST A DISTANCE OF 0.35 FEET;

THENCE NORTH 89°50'21" WEST A DISTANCE OF 50.76 FEET TO THE POINT OF BEGINNING.

CONTAINING: 17.7 SQUARE FEET, 0.0004 ACRES OF LAND, MORE OR LESS.