

PARCEL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF MONTVIEW BOULEVARD LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF THE 20 FOOT RANGE LINES OF MONTVIEW BOULEVARD AND OLIVE STREET; THENCE N78°37'53"E, A DISTANCE OF 40.74 FEET TO A POINT ON THE BACK OF WALK ALONG THE SOUTH SIDE OF MONTVIEW BOULEVARD, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE N89°30'56"E, ALONG SAID BACK OF WALK, A DISTANCE OF 920.41 FEET; THENCE S00°25'09"E, DEPARTING SAID BACK OF WALK, A DISTANCE OF 6.00 FEET; THENCE S89°30'56"W, A DISTANCE OF 920.41 FEET; THENCE N00°26'00"W, A DISTANCE OF 6.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINS 5522 SQUARE FEET, OR 0.127 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE 20 FOOT RANGE LINE BETWEEN THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT THE INTERSECTION OF OLIVE STREET AND 19TH AVENUE AND THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT THE INTERSECTION OF OLIVE STREET AND MONTVIEW BOULEVARD WAS FOUND TO BEAR N00°26'00"W BY A GLOBAL POSITIONING SYSTEM SURVEY PERFORMED BY ZYLSTRA BAKER SURVEYING, INC. IN NOVEMBER, 2013.