

A PARCEL OF LAND LOCATED IN A PORTION OF LOTS 1 THROUGH 6, BLOCK 12, EAST DENVER SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTHWEST LINE OF BLOCK 12, EAST DENVER SUBDIVISION AS ASSUMED TO BEAR NORTH 45 DEGREES 07 MINUTES 18 SECONDS EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHERLY-MOST CORNER OF SAID BLOCK 12, EAST DENVER SUBDIVISION; THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 12, ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 15TH STREET, SOUTH 44 DEGREES 54 MINUTES 48 SECONDS EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 45 DEGREES 07 MINUTES 18 SECONDS WEST, PARALLEL WITH THE SOUTHEAST RIGHT OF WAY LINE OF WEWATTA STREET, A DISTANCE OF 125.20 FEET; THENCE NORTH 44 DEGREES 54 MINUTES 48 SECONDS WEST, A DISTANCE OF 8.00 FEET TO A POINT ON SAID NORTHWESTERLY LINE OF BLOCK 12, EAST DENVER SUBDIVISION, ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET; THENCE NORTH 45 DEGREES 07 MINUTES 18 SECONDS EAST, A DISTANCE 125.20 FEET ALONG SAID NORTHWESTERLY LINE OF BLOCK 12, EAST DENVER SUBDIVISION AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 1,002 SQUARE FEET OR 0.023 ACRES MORE OR LESS.