

PARCEL 1
4877 Pearl Street

DESCRIPTION

A parcel of land in the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, said parcel being more particularly described as follows:

Basis of Bearings: Bearings are based upon the East line of the Southeast One-Quarter of Section 15, said to bear North 00°08'33" West a distance of 2,663.19 Feet between the monuments listed below:

Southeast Corner of Section 15 - monumented by a 3.25-inch aluminum cap, 0.1 Foot below grade, stamped "LAND CORNER, #164 1, 15 14, 68W 1994, HMARK, EYING LTD 6TH PM" (Note: partially unreadable due to concrete on monument).

East One-Quarter Corner of Section 15 - monumented by a 3-inch brass cap, 0.1 Foot down in a range box, no lid, stamped "D.M.W.W., SEC.15 SEC.14, 1/4 COR. T.3S. R.69W., LS7104 1980".

Commencing (P.O.C.) at the Southeast Corner of Section 15; Thence North 00°08'33" West along the East line of the Southeast One-Quarter of Section 15, a distance of 1,320.80 Feet to the City and County of Denver Range Line for East 50th Avenue; Thence South 89°55'27" West along said Range Line, a distance of 516.00 Feet to the intersection with the City and County of Denver Range Line for Pearl Street, said intersection being monumented by a #4 rebar 0.3 Foot below asphalt grade; Thence continue westerly along said Range Line for East 50th Avenue, a distance of 20.00 Feet to the West Right-of-Way Line of Pearl Street; Thence North 00°08'33" West along said West Right-of-Way Line of Pearl Street, a distance of 37.58 Feet to the North Right-of-Way line of East 50th Avenue; Thence South 00°08'33" East along said West Right-of-Way of Pearl Street, a distance of 160.68 Feet to the North Line of a parcel of land recorded at Reception No. 2009104173; Thence South 89°55'27" West along said North Line, a distance of 218.00 Feet to the West Line of Plot 11-W.H. Clark's Second Subdivision; Thence South 00°08'33" East along said West Line of Plot 11 and continuing along the West Lines of Plot 12, Plot 13 and Plot 14, a distance of 660.00 Feet to the North Line of a parcel of land recorded at Reception No. 2008139423 and to the **POINT OF BEGINNING (P.O.B.);**

Thence North 89°55'27" East along said North Line of the South Half of Plot 14 – W.H. Clark's Second Subdivision, a distance of 218.00 Feet to the West Right-of-Way Line of Pearl Street;

Thence South 00°08'33" East along said West Right-of-Way Line of Pearl Street, a distance of 50.00 Feet to a line parallel with and 50 feet southerly from said North Line;

Thence South 89°55'27" West along said parallel line, a distance of 218.00 Feet to said West Line of Plots 14 and 15 – W.H. Clark's Second Subdivision;

Thence North 00°08'33" West along said West Line of Plots 14 and 15 – W.H. Clark's Second Subdivision, a distance of 50.00 Feet to the **POINT OF BEGINNING (P.O.B.)**.

The above described parcel description contains 10,900 Square Feet or 0.250 Acre, more or less.

I hereby certify that the above parcel description was prepared under my direct supervision.

Eric D. Carson, PLS

Prepared For and on Behalf of
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4877 Pearl Street
North: 711743.7087' East: 145677.9465'

Segment #1 : Line

Course: N89°55'27"E Length: 218.00'
North: 711743.9972' East: 145895.9463'

Segment #2 : Line

Course: S00°08'33"E Length: 50.00'
North: 711693.9974' East: 145896.0707'

Segment #3 : Line

Course: S89°55'27"W Length: 218.00'
North: 711693.7088' East: 145678.0709'

Segment #4 : Line

Course: N00°08'33"W Length: 50.00'
North: 711743.7087' East: 145677.9465'

Perimeter: 536.00' Area: 10899.99 Sq. Ft.
Error Closure: 0.0000 Course: N00°00'00"E
Error North: 0.00000 East: 0.00000

Precision 1: 536000000.00