

PARCEL 1

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A RANGE POINT FOUND AT THE INTERSECTION OF E. FLORIDA AVENUE AND S. PEARL STREET;

THENCE SOUTH 39°20'22" WEST, A DISTANCE OF 25.55 FEET TO THE NORTHEAST CORNER OF LOT 48, BLOCK 2, FLEMING'S SUBDIVISION;

THENCE ALONG THE NORTH LINE OF SAID LOT 48, SAME BEING THE SOUTH LINE OF E. FLORIDA AVENUE, SOUTH 89°58'24" WEST, A DISTANCE OF 16.29 FEET;

THENCE DEPARTING SAID LINES NORTH 00°01'36" WEST, A DISTANCE OF 7.00 FEET TO THE **POINT OF BEGINNING**;

THENCE PARALLEL WITH AND 7.00 FEET NORTH OF THE NORTH LINE OF SAID LOT 48 SOUTH 89°58'24" WEST, A DISTANCE OF 72.33 FEET;

THENCE NORTH 00°01'36" WEST, A DISTANCE OF 10.83 FEET;

THENCE PARALLEL WITH THE NORTH LINE OF SAID LOT 48 NORTH 89°58'24" EAST, A DISTANCE OF 72.33 FEET;

THENCE SOUTH 00°01'36" EAST, A DISTANCE OF 10.83 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 783 SQUARE FEET OR 0.018 ACRE, MORE OR LESS.

THE BASIS OF BEARINGS FOR THE ABOVE LEGAL DESCRIPTIONS IS THE 19.75 FOOT RANGE LINE IN E. FLORIDA AVENUE, BEING MONUMENTED AT THE INTERSECTION WITH S. PEARL STREET BY A 2-1/2" ALUMINUM CAP STAMPED "LS 3418\_" FOUND IN A RANGE BOX AND AT THE INTERSECTION WITH S. PENNSYLVANIA STREET BY A 2-1/2" ALUMINUM CAP STAMPED "LS 16406" FOUND IN A RANGE BOX. SAID 19.75 FOOT RANGE LINE IS ASSUMED TO BEAR SOUTH 89°58'24" WEST, A DISTANCE OF 322.15 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.