

A 1.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOTS 27 AND 28, BLOCK 12 OF PIERSON'S ADDITION TO DENVER, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A 21 FOOT RANGE LINE LOCATED IN LOWELL BLVD. BETWEEN W. CONEJOS PL. AND COLFAX AVENUE, BEING MONUMENTED AT THE NORTH END (W. CONEJOS PL.) BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX AND AT THE SOUTH END (COLFAX AVENUE) BY A FOUND CHISELED "X" ON TOP OF A 6"x6" STONE INSIDE RANGE BOX, BEARS SOUTH 00°00'59" WEST A DISTANCE OF 430.28 FEET, WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT LOCATED AT THE INTERSECTION OF WEST CONEJOS PLACE AND LOWELL BLVD;

THENCE, SOUTH 44°34'48" WEST, A DISTANCE OF 84.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 28;

THENCE, ALONG SAID NORTH LINE, NORTH 89°53'51" WEST, A DISTANCE OF 130.11 FEET TO A POINT 1.00 FEET DISTANT FROM THE NORTHWEST CORNER OF SAID LOT 28, AND BEING THE POINT OF BEGINNING;

THENCE, PARALLEL WITH THE WEST LINE OF SAID LOT 28 AND 27, SOUTH 00°00'30" WEST, A DISTANCE OF 50.03 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 27;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 27, NORTH 89°53'18" WEST, A DISTANCE OF 1.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27;

THENCE, ALONG SAID WEST LINE OF SAID LOT 27 AND 28, NORTH 00°00'30" EAST, A DISTANCE OF 50.03 FEET TO THE AFOREMENTIONED NORTHWEST CORNER OF SAID LOT 28;

THENCE, ALONG THE AFOREMENTIONED NORTH LINE OF SAID LOT 28, SOUTH 89°53'31" EAST, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING.

CONTAINS +/-50 SQ. FT. OR +/-0.001 ACRES OF LAND, MORE OR LESS.