

A PARCEL OF LAND BEING A PORTION OF RIGHT OF WAY OF HUMBOLDT STREET BETWEEN 17TH AVENUE AND 18TH AVENUE LOCATED WITHIN THE SOUTHWEST QUARTER SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: A 20.5 FOOT RANGE LINE IN HUMBOLDT STREET BETWEEN 17TH AVENUE AND 18TH AVENUE IS ASSUMED TO BEAR NORTH 00°01 '35" EAST, A DISTANCE OF 582.37 FEET BETWEEN A 2.5" ALUMINUM CAP STAMPED "LS 9489" IN A RANGE BOX FOUND AT THE INTERSECTION OF 17TH AVENUE AND HUMBOLDT STREET AND A 2" ALUMINUM CAP STAMPED "PLS 34579" IN A RANGE BOX FOUND AT THE INTERSECTION OF 18TH AVENUE AND HUMBOLDT STREET.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF 17TH AVENUE AND HUMBOLDT STREET, A FOUND 2.5" ALUMINUM CAP STAMPED LS 9489;

THENCE NORTH 65°43'11" EAST A DISTANCE OF 65.29 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 20, BLOCK 13, PARK AVENUE ADDITION TO DENVER; THENCE ALONG THE WEST LINE OF SAID LOT 20, BLOCK 13, NORTH 00°01 '35" EAST A DISTANCE OF 60.54 FEET TO A POINT ON THE WEST LINE OF LOT 21, BLOCK 13, BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE OF LOT 21, BLOCK 13, NORTH 89°39'47" WEST A DISTANCE OF 13.23 FEET;  
THENCE NORTH 00°48'43" EAST A DISTANCE OF 29.64 FEET;  
THENCE SOUTH 89°24'41" EAST A DISTANCE OF 12.82 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 22, BLOCK 13;  
THENCE ALONG SAID WEST LINE OF LOT 22, BLOCK 13, SOUTH 00°01 '35" WEST A DISTANCE OF 29.58 FEET TO THE POINT OF BEGINNING.  
CONTAINING ±386 SQUARE FEET OR ±0.0088 ACRES

Sincerely,

Hans Osheim  
ArcDen Studio  
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