A PARCEL OF LAND BEING A PORTION OF A LARGER TRACT RECORDED AT RECEPTION NO. 2022151558 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS THE EAST RIGHT-OF-WAY LINE OF NORTH RACE STREET BETWEEN A REBAR WITH PLASTIC CAP AND A #5 REBAR, HAVING A BEARING OF N00°28'47"W AND A DISTANCE OF 852.36 FEET;

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF EAST 49TH AVENUE AND THE EAST LINE OF NORTH RACE STREET BEING MARKED BY A REBAR WITH PLASTIC CAP;
THENCE N 13°39'57" E A DISTANCE OF 1091.96 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT PARCEL DESCRIBED UNDER INSTRUMENT #2022151558 OF THE DENVER COUNTY RECORDS AND BEING THE POINT OF BEGINNING;

THENCE N 89°34'20" E A DISTANCE OF 309.19 FEET;
THENCE N 00°10'25" W A DISTANCE OF 30.85 FEET TO THE NORTH LINE OF VACATED EAST 51ST AVENUE AS DESCRIBED UNDER ORDINANCE NO. 50-1922;
THENCE N 89°32'35" E A DISTANCE OF 194.18 FEET TO THE EAST LINE OF THAT PARCEL DESCRIBED UNDER INSTRUMENT #2022151558;
THENCE ALONG SAID EAST LINE S 00°17'33" E A DISTANCE OF 60.00 FEET TO THE SOUTH LINE OF VACATED EAST 51ST AVENUE;
THENCE ALONG SAID SOUTH LINE S 89°32'35" W A DISTANCE OF 503.61 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED UNDER INSTRUMENT #2022151558;
THENCE ALONG SAID WEST LINE N 00°03'03" E A DISTANCE OF 29.31 FEET TO THE POINT OF BEGINNING;

HAVING AN AREA OF 20,692 SQUARE FEET OR 0.475 ACRES±