

A PARCEL OF LAND BEING ALL OF SOUTH GRAPE STREET VACATED PER ORDINANCE 434, SERIES OF 1979 BETWEEN BLOCK 14 AND BLOCK 15, SOUTH CAPITOL HILL, SITUATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 14;

THENCE SOUTH 00°09'42" WEST ALONG THE EAST LINE OF SAID VACATED SOUTH GRAPE STREET, A DISTANCE OF 524.99 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LEETSDALE DRIVE;

THENCE NORTH 76°29'37" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 66.80 FEET TO THE WEST LINE OF SAID VACATED SOUTH GRAPE STREET;

THENCE NORTH 00°09'42" EAST ALONG THE WEST LINE OF SAID VACATED SOUTH GRAPE STREET, A DISTANCE OF 509.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DAKOTA AVENUE;

THENCE SOUTH 89°58'31" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 65.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 33,618 SQUARE FEET OR 0.77 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTHEAST SIXTEENTH CORNER BY A 2.5" ALUMINUM CAP PLS 36062 AND AT THE NORTH SIXTEENTH CORNER WITH 3.25" ALUMINUM CAP PLS 33200, ASSUMED TO BEAR NORTH 90°00'00" EAST.