

LAND DESCRIPTION

A TRACT OF LAND BEING A PORTION OF CHAMPA STREET RIGHT-OF-WAY AND 16TH STREET RIGHT-OF-WAY ADJACENT TO LOTS 1 THROUGH 4, BLOCK 130, EAST DENVER, LOCATED IN BLOCK 130, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 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 THE WESTERNMOST CORNER OF LOT 4, SAID BLOCK 130, BEING MONUMENTED BY A FOUND NAIL AND 1-1/2" BRASS TAG STAMPED "PLS 38495" WHENCE THE SOUTHEAST END OF THE SOUTHWEST LINE OF SAID LOT 4, BEING MONUMENTED BY FOUND NAIL AND 1-1/2" BRASS TAG STAMPED "PLS 38495", IS ASSUMED TO BEAR NORTH 45°27'29" WEST, A DISTANCE OF 125.40 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE NORTHWEST LINE OF SAID BLOCK 130, NORTH 44°35'30" EAST, A DISTANCE OF 0.76 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID LINE, NORTH 45°27'32" WEST, A DISTANCE OF 3.58 FEET;
THENCE NORTH 44°35'30" EAST, A DISTANCE OF 103.42 FEET;
THENCE SOUTH 45°27'32" EAST, A DISTANCE OF 127.70 FEET;
THENCE SOUTH 44°35'30" WEST, A DISTANCE OF 4.18 FEET TO THE NORTHEAST LINE OF LOT 1, SAID BLOCK 130;
THENCE ALONG SAID NORTHEAST LINE, NORTH 45°27'32" WEST, A DISTANCE OF 124.12 FEET TO THE NORTHERNMOST CORNER OF SAID LOT;
THENCE SOUTH 44°35'30" WEST, A DISTANCE OF 99.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 889 SQUARE FEET OR 0.020 ACRE OF LAND.