

LAND DESCRIPTION:

A PARCEL OF LAND BEING PORTIONS OF HODGSON'S ADDITION TO SWANSEA AND RACE STREET RIGHT-OF-WAY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 89°50'51" EAST, A DISTANCE OF 2,645.35 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "DEA INC T3S R68W C S1/16 C 2016 PLS 34592" IN RANGE BOX AT THE CENTER-SOUTH SIXTEENTH CORNER OF SECTION 23 AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER OF SECTION 23, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH SIXTEENTH CORNER OF SECTION 23; THENCE SOUTH 80°16'20" WEST, A DISTANCE OF 1,144.13 FEET TO THE SOUTHWESTERLY CORNER OF LOT 8, BLOCK 2, HODGSON'S ADDITION TO SWANSEA; THENCE ALONG THE WESTERLY LINE OF SAID LOT 9, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF RACE STREET, SOUTH 00°06'41" WEST, A DISTANCE OF 21.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF RACE STREET, SOUTH 00°06'41" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°50'51" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RACE STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF RACE STREET, NORTH 00°06'41" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°50'51" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 600 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.