

A TRACT OF LAND CONTAINING 6,617 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23 AND NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAZEE ST. (80' R.O.W.), FROM WHENCE THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS S82°01'12"W, A DISTANCE OF 566.12 FEET;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAZEE ST. (80' R.O.W.) S44°54'07"W, A DISTANCE OF 346.70 FEET TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAZEE ST. WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 35TH ST. (80' R.O.W.);

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 35TH ST. (80' R.O.W.) N45°05'24"W, A DISTANCE OF 34.30 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 35TH ST., N51°44'12"E, A DISTANCE OF 49.42 FEET;

THENCE N45°13'38"E, A DISTANCE OF 63.51 FEET;

THENCE N51°44'12"E, A DISTANCE OF 235.79 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAZEE ST. (80' R.O.W.), AND THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PROPERTY CONTAINS 6,617 SQUARE FEET OR 0.152 ACRES, MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 23, T.3S., R.68W., 6TH P.M. (FOUND STONE) AND THE WEST ONE-QUARTER CORNER OF SECTION 23, T.3S., R.68W., 6TH P.M. (FOUND 3-1/2" ALUMINUM CAP STAMPED "PLS 24961, 2008) HAVING A BEARING OF N00°03'50"E.