

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHERLY LINE OF LOT 10, BLOCK 2, JEROME'S BROADWAY SUBDIVISION TO BEAR SOUTH 89°57'33" EAST, A DISTANCE OF 124.89 FEET BETWEEN A FOUND 2" ALUMINUM DISK STAMPED "FLATIRONS SURVEYING LS 16406" AT THE SOUTHWESTERLY CORNER OF SAID LOT 10 AND A FOUND #5 REBAR AT THE SOUTHEASTERLY CORNER OF SAID LOT 10, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID SOUTHEASTERLY CORNER OF LOT 10; THENCE ALONG SAID SOUTHERLY LINE OF LOT 10, NORTH 89°57'33" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 45°02'46" EAST, A DISTANCE OF 28.29 FEET TO A POINT ON THE EASTERLY LINE OF SAID BLOCK 10, 5.0 FEET SOUTHERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 10, BEING MONUMENTED BY A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "FLATIRONS SURV 16406"; THENCE ALONG THE EASTERLY LINE OF SAID LOT 10, SOUTH 00°03'05" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 200 SQ. FT. MORE OR LESS.