

A PARCEL OF LAND BEING A PORTION OF EAST ASBURY AVENUE RIGHT-OF-WAY, ADJACENT TO BLOCKS 32, 33 AND UNIVERSITY PARK AMENDED MAP, VACATED SOUTH GAYLORD STREET, VACATED SOUTH VINE STREET, VACATED SOUTH RACE STREET AND VACATED ALLEYS WITHIN SAID BLOCKS 32 AND 33 AND FRATERNITY SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 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 NORTHEAST CORNER OF LOT 8 OF SAID FRATERNITY SUBDIVISION; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 8, S89°57'47"W A DISTANCE OF 128.80 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCKS 31, 32, 33, FRATERNITY SUBDIVISION AND SAID VACATED STREETS AND ALLEY, S89°57'47"W A DISTANCE OF 673.70 FEET; THENCE N00°10'59"W A DISTANCE OF 20.00 FEET; THENCE ALONG A LINE THAT IS 20 FEET NORTHERLY OF AND PARALLEL TO SAID EAST ASBURY AVENUE RIGHT-OF-WAY, N89°57'47"E A DISTANCE OF 552.78 FEET; THENCE S86°13'12"E A DISTANCE OF 71.48 FEET; THENCE S40°01'42"E A DISTANCE OF 12.06 FEET; THENCE ALONG A LINE THAT IS 6 FEET NORTHERLY OF AND PARALLEL TO SAID EAST ASBURY AVENUE RIGHT-OF-WAY, N89°57'47"E A DISTANCE OF 41.95 FEET; THENCE S00°24'14"W A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.290 ACRES (12,646 SQUARE FEET), MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS AND COORDINATES:

BEARINGS ARE BASED ON STATE PLANE COORDINATES FOR THE NAD 83(1996) COLORADO CENTRAL ZONE BASED ON THE CITY AND COUNTY OF DENVER HORIZONTAL CONTROL NETWORK. COORDINATES ARE MODIFIED TO GROUND LEVEL BY MULTIPLYING THE STATE PLANE COORDINATES BY A COMBINED SCALE FACTOR OF 1.000267379 AND SUBTRACTING 1,000,000 FROM THE NORTHING AND 3,000,000 FROM THE EASTING WITH A BEARING OF N89°57'47"E ALONG THE 20 FOOT RANGE LINE IN EAST ASBURY AVENUE BETWEEN S. RACE ST. AND S. YORK ST. BEING MONUMENTED BY A FOUND #4 REBAR IN RANGE BOX AT S. RACE ST. AND A FOUND 1 1/2" SQUARE ROD PLS # 31158 IN RANGE BOX AT S. YORK ST.