

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 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 SOUTHWESTERLY LINE OF A PROPERTY DESCRIBED IN DEED RECORDED OCTOBER 29, 2010 AT RECEPTION NO. 2010125588 TO BEAR N45°57'59"W, A DISTANCE OF 428.31 FEET BETWEEN A FOUND 1.25" YELLOW PLASTIC CAP STAMPED "BURDICK PE & PLS 9010" AT THE EASTERLY MOST CORNER OF SAID PROPERTY AND A FOUND 1.25" YELLOW PLASTIC CAP STAMPED "BURDICK PE & PLS 9010" AT THE SOUTHERLY MOST CORNER OF SAID PROPERTY, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTHERLY MOST CORNER; THENCE NORTH 15°57'56" EAST, A DISTANCE OF 283.15 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF 40TH STREET AND THE POINT OF BEGINNING; THENCE SOUTH 44°49'49" WEST, A DISTANCE OF 94.87 FEET; THENCE NORTH 45°58'00" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 44°49'49" EAST, A DISTANCE OF 95.01 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 45°10'11" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 949 SQ. FT. OR 0.02 ACRES, MORE OR LESS.