

LEGAL DESCRIPTION

A portion of Lots 20 through 22, Block 3, West Broadway Addition, City and County of Denver, State of Colorado, more particularly described as follows:
 Beginning at the Northeast corner of said Lot 22; thence Southerly along the West right-of-way line of South Bannock Street, 72.25 feet to the point lying 2.75 feet North of the Southeast corner of said lot 20; thence Westwily 125.00 feet to a point lying 2.75 feet North of the Southwest corner of said Lot 20; thence Northerly along the West boundary lines of said Lots 20, 21, and 22, 72.75 feet to the Northwest corner of said Lot 22; thence Easterly along the North boundary line of said Lot 22, 125.00 feet to the Point of Beginning.
 Said parcel contains 9,331.25 square feet more or less.

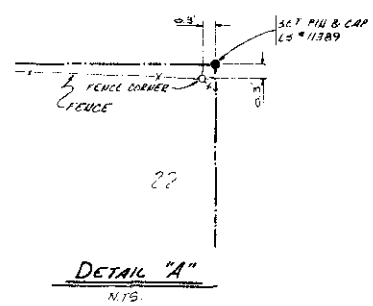
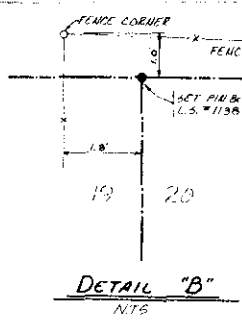
SURVEYOR'S CERTIFICATE

I, Frederick J. Spoor, do hereby certify to Bannock Street Partnership, a Colorado General Partnership that a field survey was performed under my direct supervision on June 20, 1984 of the property described herein; that property lines were found or set as indicated; that all buildings, improvements, easements and rights-of-way in evidence of record to me are correctly shown hereon; and that this plat is a true and correct representation of said survey.

Frederick J. Spoor
 Frederick J. Spoor, Colorado L.S. #11389
 DATE: 6/29/84



SOUTH BANNOCK STREET



Futura Engineering Inc. Engineering Consultants, Planners, Land Surveyors 10491 E. Bethany Drive - Suite 400 Aurora, Colorado 80014 - (303) 751-4040	DATE: 6-27-84
	DRAWN: PRICE
BOUNDARY SURVEY 1121 SOUTH BANNOCK STREET	CHECKED: F. SPOOR
	REVISIONS: _____ DATE: _____
Prepared for:	Sheet: 1 of 1
BANNOCK STREET PARTNERSHIP	