

A PARCEL OF LAND BEING THE NORTH HALF OF THE EAST WEST PUBLIC ALLEY LYING BETWEEN THE SOUTH LINE OF LOT 36 AND THE NORTH LINE OF MARION SQUARE IN BLOCK 26, AS RECORDED AT ORDINANCE NO. 35, SERIES OF 1933 AND AS SHOWN ON THE PLAT OF PARK AVENUE ADDITION TO DENVER, RECORDED IN BOOK 2, PAGE 66, OF THE OFFICIAL ARAPAHOE COUNTY RECORDS, SAID PARCEL BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF MARION STREET AND 17TH AVENUE ALSO BEING THE INTERSECTION OF A 27.50' RANGE LINE RUNNING EAST/ WEST AND A 21.00' RANGE LINE RUNNING NORTH/ SOUTH;

THENCE SOUTH 25°59'42" EAST, A DISTANCE OF 192.58 FEET TO THE SOUTHWEST CORNER OF LOT 36 AND THE NORTH LINE OF A 12.00 FOOT WIDE ALLEY LOCATED IN BLOCK 26, OF SAID PARK AVENUE ADDITION TO DENVER, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE SOUTH 89°35'41" EAST ALONG THE NORTH LINE OF SAID 12.00 WIDE ALLEY, A DISTANCE OF 98.77 FEET TO THE SOUTHEAST CORNER OF LOT 36, BLOCK 26 OF SAID PARK AVENUE ADDITION TO DENVER;

THENCE SOUTH 00°18'49" WEST, A DISTANCE OF 6.00 FEET TO THE CENTERLINE OF SAID 12.00 FOOT WIDE ALLEY;

THENCE NORTH 89°35'41" WEST PARALLEL WITH THE NORTH LINE OF SAID 12.00 WIDE ALLEY, A DISTANCE OF 92.73 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PARK AVENUE;

THENCE NORTH 44°48'41" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 8.52 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 574.50 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTHERLY (27.5') RANGE LINE COINCIDENT WITH SEVENTEENTH AVENUE REFERENCED IN PARK AVENUE ADDITION TO DENVER, RECORDED IN BOOK 2, PAGE 66, OF THE OFFICIAL ARAPAHOE COUNTY RECORDS, BEARS SOUTH 89°35'41" EAST. WEST END OF SAID LINE IS LOCATED AT THE INTERSECTION OF MARION STREET & 17TH AVENUE AS MONUMENTED WITH A 1" AXLE IN MONUMENT BOX, EAST END OF SAID LINE IS LOCATED AT THE INTERSECTION OF LAFAYETTE STREET AND SEVENTEENTH AVENUE AS MONUMENTED WITH A 1" AXLE IN MONUMENT BOX.