

A PARCEL OF LAND BEING PART OF THAT ALLEY SIXTEEN FEET (16') IN WIDTH LYING WITHIN BLOCK 1, GAVIN ADDITION AS RECORDED NOVEMBER 8TH, 1927, IN PLAT BOOK 18 AT PAGE 68 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 28, OF SAID BLOCK 1, GAVIN ADDITION, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID ALLEY, AND CONSIDERING THE SOUTHERLY LINE OF SAID LOT 28 OF SAID BLOCK 1 TO BEAR NORTH 90°00'00" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTHERLY LINE OF SAID ALLEY NORTH 90°00'00" WEST A DISTANCE OF 16.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1, SAID BLOCK 1 AND THE SOUTHWESTERLY CORNER OF SAID ALLEY;

THENCE ALONG THE EASTERLY LINE OF LOTS 1 THROUGH 5, INCLUSIVE, SAID BLOCK 1 AND THE WESTERLY LINE OF SAID ALLEY NORTH 00°00'00" EAST A DISTANCE OF 118.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 5, BLOCK 1;

THENCE NORTH 90°00'00" EAST A DISTANCE OF 16.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 24, SAID BLOCK 1;

THENCE ALONG THE WESTERLY LINE OF LOTS 24 THROUGH 28, INCLUSIVE, SAID BLOCK 1, AND THE EASTERLY LINE OF SAID ALLEY SOUTH 00°00'00" EAST A DISTANCE OF 118.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 1,888 SQUARE FEET, OR 0.043 ACRES, MORE OR LESS.