

PROPERTY DESCRIPTION

THAT CERTAIN PARCEL OF LAND LYING WITHIN BLOCK 14, COLFAX AVENUE PARK SUBDIVISION, BEING THE VACATED PORTION OF THE PLATTED ALLEY, AS VACATED BY ORDINANCE NO. 303, SERIES OF 1969, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID VACATED ALLEY, SAID CORNER ALSO BEING ON THE SOUTH LINE OF 16TH AVENUE AND THE NORTHWEST CORNER OF LOT 46, BLOCK 14, SAID SUBDIVISION;

THENCE ALONG THE EAST LINE OF SAID VACATED ALLEY, SOUTH $00^{\circ}15'23''$ EAST, 161.45 FEET TO A POINT THAT IS 11.478 FEET SOUTHERLY OF THE NORTHWEST CORNER OF LOT 40, BLOCK 14, SAID SUBDIVISION;

THENCE SOUTH $89^{\circ}58'23''$ WEST, 16.00 FEET TO THE WEST LINE OF SAID VACATED ALLEY, SAID LINE ALSO BEING THE EAST LINE OF LOT 7, BLOCK 14, SAID SUBDIVISION;

THENCE ALONG SAID WEST LINE, NORTH $00^{\circ}15'23''$ WEST, 161.44 FEET TO THE SOUTH LINE OF 16TH AVENUE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 14, SAID SUBDIVISION;

THENCE ALONG SAID SOUTH LINE, NORTH $89^{\circ}55'21''$ EAST, 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,583 SQUARE FEET OR 0.059 ACRES, MORE OR LESS.