

A PARCEL OF LAND BEING A PORTION OF THE 10-FOOT ALLEY IN BLOCK 37, PARK AVENUE ADDITION TO DENVER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHEAST CORNER OF THE WEST 17 FEET OF LOT 13, SAID BLOCK 37, SAID POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF AN EXISTING 10-FOOT ALLEY AND THE WEST RIGHT-OF-WAY LINE OF DOWNING STREET;
THENCE SOUTH 00°14'37" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY;
THENCE NORTH 89°35'57" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 117.21 FEET;
THENCE NORTH 00°12'36" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY;
THENCE SOUTH 89°35'57" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 117.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,172 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.