

A PARCEL OF LAND BEING THE ALLEY TO THE SOUTH OF THE SOUTH LINE OF LOTS 24, 25 & 26 AND TO THE NORTH LINE OF LOTS 36 & 37 OF RESUBDIVISION OF BLOCK 31 CHELTENHAM HEIGHTS, ALSO LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON A 20 FOOT RANGE LINE OF WEST CONEJOS PLACE BETWEEN LOWEL BOULEVARD AND KING STREET, SAID LINE IS ASSUMED TO BEAR SOUTH 89°53'09" EAST, A DISTANCE OF 390.01 FEET, MONUMENTED AT THE INTERSECTION OF LOWELL BOULEVARD AND WEST CONEJOS PLACE BY A FOUND 2.5" ALUMINUM CAP (IN RANGE BOX), STAMPED P.L.S #16116, AND AT THE INTERSECTION OF KING STREET AND WEST CONEJOS PLACE BY A FOUND 2.5" ALUMINUM CAP (IN RANGE BOX), STAMPED P.L.S #16116.

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24;

THENCE SOUTH 89°53'09" EAST, ALONG THE SOUTH LINE OF SAID LOTS 24, 25 AND 26, A DISTANCE OF 74.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE SOUTH 00°02'06" WEST, ALONG THE WEST LINE OF A 12.5' WIDE PUBLIC ALLEY, A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 36;

THENCE NORTH 89°53'09" WEST, ALONG THE NORTH LINE OF SAID LOTS 36 AND 37, A DISTANCE OF 74.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 37;

THENCE NORTH 00°01'32" EAST, ALONG THE WEST LINE OF A 12.5' WIDE PUBLIC ALLEY, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±1,125 SQ FT OR ±0.026 ACRES.