

A PARCEL OF LAND LYING SOUTH OF LOT 24, BLOCK 30, SHERMAN SUBDIVISION, PER BOOK 3, PAGE 4, FILED IN ARAPAHOE COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE TWENTY (20) FOOT RANGE LINE OF EAST FLORIDA AVENUE TO BEAR SOUTH 89°48'00" EAST, A DISTANCE OF 325.00 FEET BETWEEN THE INTERSECTION OF S. PENNSYLVANIA STREET AND EAST FLORIDA AVENUE AND THE INTERSECTION OF SOUTH PEARL STREET AND EAST FLORIDA AVENUE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 24, BLOCK 30, OF SAID SHERMAN SUBDIVISION, PER BOOK 8, PAGE 7, FILED IN ARAPAHOE COUNTY; THENCE SOUTH 00°12'00" WEST, A DISTANCE OF 7.17 FEET; THENCE NORTH 89°48'00" WEST, A DISTANCE OF 34.00 FEET; THENCE NORTH 00°12'00" EAST, A DISTANCE OF 7.17 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 24, SAID POINT ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF EAST FLORIDA AVENUE; THENCE SOUTH 89°48'00" EAST, ALONG THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 34.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 244 SQ.FT., MORE OR LESS.