

A PORTION OF 50 FOOT WIDE VACATED MADISON STREET, VACATED BY ORDINANCE 174 SERIES 1947 LOCATED WITHIN THE NORTH ONE HALF (N1/2) OF THE SOUTHEAST ONE QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, LOCATED BETWEEN BLOCKS 6 AND 9, CLAYTON PARK ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A 25 FOOT RANGE LINE IN WILSON COURT BETWEEN EAST 31ST AVENUE AND EAST 30TH AVENUE IS ASSUMED TO BEAR SOUTH 00°15'58" EAST A DISTANCE OF 690.89 (690.79 RECORD DISTANCE) BETWEEN A FOUND AXLE IN A RANGE BOX FOUND AT THE NORTH END OF SAID RANGE LINE AND A FOUND 2.5" ALUMINUM CAP (ILLEGIBLE) IN RANGE BOX FOUND THE SOUTH END OF SAID RANGE LINE.

COMMENCING AT SAID AXLE IN RANGE BOX: THENCE SOUTH 40°02'17" EAST A DISTANCE OF 39.08 FEET TO A FOUND ORANGE PLASTIC CAP (ILLEGIBLE) AND THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6, SAID CLAYTON PARK ADDITION; THENCE ALONG THE NORTH LINES OF LOT 1 AND LOT 20, SAID BLOCK 6, NORTH 89°48'58" EAST A DISTANCE OF 220.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 20, BLOCK 6, ALSO BEING THE NORTHWEST CORNER OF SAID VACATED MADISON STREET AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°48'58" EAST ALONG THE NORTH LINE OF SAID VACATED MADISON STREET AND THE SOUTH RIGHT OF WAY LINE OF EAST 31ST AVENUE, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 9, AND THE NORTHEAST CORNER OF SAID VACATED MADISON STREET; THENCE ALONG THE WEST LINE OF LOTS 1 THROUGH 7, AND THE NORTH 51 FEET OF LOT 8, SAID BLOCK 9, SOUTH 00°15'58" EAST A DISTANCE OF 499.98 FEET TO THE NORTH LINE OF A DEDICATED 16 FOOT WIDE ALLEY RECORDED AT ORDINANCE 102 SERIES 1950; THENCE ALONG SAID NORTH LINE OF DEDICATED 16 FOOT WIDE ALLEY, SOUTH 89°50'02" WEST A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH 51 FEET OF LOT 13, SAID BLOCK 6; THENCE ALONG THE EAST LINE OF SAID NORTH 51 FEET OF LOT 13, THE EAST LINE OF LOTS 14 THROUGH 20, SAID BLOCK 6, NORTH 00°15'58" WEST A DISTANCE OF 499.97 FEET TO SAID NORTHEAST CORNER LOT 20, BLOCK 6, NORTHWEST CORNER SAID VACATED MADISON STREET AND POINT OF BEGINNING.

TOTAL AREA OF SUBJECT PROPERTY IS ±24,999 SQ FT OR ±0.574 ACRES MORE OR LESS.