

LAND DESCRIPTION

A PARCEL OF LAND FIVE (5) FEET IN WIDTH BEING A PART OF VACATED IVY STREET, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 17, PORTER AND RAYMOND'S MONTCLAIR SUBDIVISION AND CONSIDERING THE WEST LINE OF SAID BLOCK 17 TO BEAR NORTH 00°01'22" EAST, WITH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE NORTH 89°59'59" EAST ALONG THE SOUTH LINE OF SAID BLOCK 17, AND THE SOUTH LINE OF SAID VACATED IVY STREET A DISTANCE OF 305.01 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°00'59" EAST A DISTANCE OF 376.00 FEET TO A POINT ON THE NORTH LINE OF SAID VACATED IVY STREET;

THENCE ALONG SAID NORTH LINE SOUTH 79°37'17" EAST A DISTANCE OF 5.08 FEET TO THE NORTHEAST CORNER OF SAID VACATED IVY STREET;

THENCE SOUTH 00°00'59" WEST ALONG THE EAST LINE OF SAID VACATED IVY STREET A DISTANCE OF 375.09 FEET TO THE SOUTHEAST CORNER OF SAID VACATED IVY STREET;

THENCE ALONG SAID SOUTH LINE OF VACATED IVY STREET SOUTH 89°59'59" WEST A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 0.37 ACRES (15,926 SQUARE FEET), MORE OR LESS.