

A PARCEL OF LAND BEING ALL THAT PORTION OF 9th AVENUE VACATED BY ORDINANCE 313, SERIES OF 1988, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF BANNOCK STREET AND 9TH AVENUE FROM WHENCE A RANGE POINT IN THE INTERSECTION OF BANNOCK STREET AND 10TH AVENUE BEARS NORTH 00°10'16" WEST A DISTANCE OF 579.79 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE N 44°02'52" W, A DISTANCE OF 28.86 FEET THE WEST RIGHT OF WAY OF BANNOCK STREET AND THE SOUTHEAST CORNER OF LOT 20, BLOCK 6 WHITSITT'S ADDITION TO DENVER AND THE POINT OF BEGINNING;

THENCE S 07°45'30" W ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 40.25 FEET;

THENCE S 07°10'45" W ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 40.33 FEET TO THE NORTHERLY LINE OF LOT 1, BLOCK 11, SAID WHITSITT'S ADDITION TO DENVER;

THENCE S 89°46'51" W ALONG SAID NORTH LINE, A DISTANCE OF 102.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE EASTERLY RIGHT OF WAY OF SPEER BOULEVARD;

THENCE N 29°53'19" W ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 74.19 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY WITH THE EAST LINE OF THE ALLEY IN SAID BLOCK 6;

THENCE N 00°10'16" W ALONG SAID EAST ALLEY LINE, A DISTANCE OF 15.59 FEET TO THE SOUTHWEST CORNER OF LOT 20, SAID BLOCK 6;

THENCE N 89°51'11" E ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 150.00 FEET TO THE WESTERY RIGHT OF WAY OF SAID BANNOCK STREET AND TO THE TRUE POINT OF BEGINNING.

CONTAINING: 10,372 SQUARE FEET, OR 0.238 ACRES OF LAND, MORE OR LESS.