

A PARCEL OF LAND BEING THE 16 FOOT WIDE ALLEY IN BLOCK 26, BETWEEN PARK AVENUE AND EAST 17th AVENUE, AS SHOWN ON THE PLAT OF PARK AVENUE ADDITION TO DENVER, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID ALLEY, ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 26;

THENCE SOUTH 00°17'38" WEST, ALONG THE EAST LINE OF SAID ALLEY, A DISTANCE OF 214.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID PARK AVENUE;

THENCE NORTH 44°50'02" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 22.58 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY AND THE WEST LINE OF SAID ALLEY;

THENCE NORTH 00°17'38" EAST, ALONG SAID WEST LINE, A DISTANCE OF 198.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST 17th AVENUE;

THENCE SOUTH 89°26'43" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3,300 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF LOT 1, BLOCK 26, PARK AVENUE ADDITION TO DENVER BEARS NORTH 89°26'43" WEST. THE NORTHWEST CORNER OF SAID LOT 1 IS MONUMENTED WITH A CHISELED CROSS AND BROKEN NAIL, AND THE NORTHEAST CORNER OF SAID LOT 1 IS MONUMENTED BY A REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 27601".