

Exhibit B

Legal Description, amended*.

A Tract of Land, Being That 16 Foot Wide Alley Shown on Baldwin's Addition Lying Southeast of Blake Street, Northeast of 36th Street, Northwest of Walnut Street and Southwest of Downing Street, Situated in the Southwest $\frac{1}{4}$ of Section 23 And The Northwest $\frac{1}{4}$ of Section 26, Township 3 South, Range 68 West of The Sixth Principal Meridian, City and County of Denver, State of Colorado.

Containing 5,280 Square Feet, More or Less.

A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its successors and assigns, over, under, across, along, and through the vacated area for the purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities including, but not limited to, storm drainage, sanitary sewer, and water facilities and all appurtenances to said utilities. A hard surface shall be maintained by the property owner over the entire easement area. The City reserves the right to authorize the use of the reserved easement by all utility providers with existing facilities in the easement area. No trees, fences, retaining walls, landscaping or structures shall be allowed over, upon or under the easement area. Any such obstruction may be removed by the City or the utility provider at the property owner's expense. The property owner shall not re-grade or alter the ground cover in the easement area without permission from the City and County of Denver. The property owner shall be liable for all damages to such utilities, including their repair and replacement, at the property owner's sole expense. The City and County of Denver, its successors, assigns, licensees, permittees and other authorized users shall not be liable for any damage to property owner's property due to use of this reserved easement.

* Note: Language taken from Colorado Licensed Surveyor. Language for Easement taken from Denver Public Works.