

A PARCEL OF LAND BEING A PART OF LOT 17 AND LOT 32, BLOCK 8, SHERMAN SUBDIVISION AND THE ALLEY ADJACENT THERETO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 17;

THENCE SOUTH 00°04'20" EAST ALONG THE WEST LINE OF SAID ALLEY, A DISTANCE OF 11.69 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°55'40" EAST, A DISTANCE OF 16.00 FEET;

THENCE SOUTH 00°04'20" EAST, A DISTANCE OF 8.83 FEET;

THENCE SOUTH 89°55'40" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 00°04'20" WEST, A DISTANCE OF 8.83 FEET;

THENCE NORTH 89°55'40" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 177 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE 16.00 FOOT RANGE LINE IN SOUTH LINCOLN STREET BETWEEN MISSISSIPPI AVENUE AND ARIZONA AVENUE ASSUMED TO BEAR SOUTH 00°04'20" EAST.