

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO BEING A PORTION OF BLOCK 2, SOUTH UNIVERSITY PLACE SUBDIVISION, FILED IN THE DENVER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EAST LINE OF SAID BLOCK 2 OF SOUTH UNIVERSITY PLACE SUBDIVISION, ASSUMED TO BEAR $S00^{\circ}16'36''E$ A DISTANCE OF 600.17 FEET;

BEGINNING AT A POINT ON THE EASTERLY SIDE OF AN EXISTING 15' WIDE ALLEY IN SAID BLOCK 2, SAID POINT BEARS $S89^{\circ}32'28''W$ ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 125.00 FEET FROM SAID SOUTHEAST CORNER OF BLOCK 2;

THENCE CONTINUING $S89^{\circ}32'28''W$ A DISTANCE OF 15.00 FEET TO THE WESTERLY SIDE OF SAID EXISTING 15' WIDE ALLEY; THENCE $N00^{\circ}16'36''W$ ALONG SAID WESTERLY SIDE, A DISTANCE OF 180.05 FEET; THENCE $N89^{\circ}32'28''E$ A DISTANCE OF 15.00 FEET TO SAID EASTERLY SIDE OF AN EXISTING 15' WIDE ALLEY; THENCE $S00^{\circ}16'36''E$ ALONG SAID EASTERLY SIDE, A DISTANCE OF 180.05 FEET TO THE POINT OF BEGINNING; WHENCE SAID NORTHEAST CORNER OF BLOCK 2 BEARS $N11^{\circ}28'51''E$ A DISTANCE OF 613.43 FEET.

SAID PARCEL CONTAINS 2,701 SQUARE FEET OR 0.062 ACRES OF LAND, MORE OR LESS.