

2013-0577-02-001

A PARCEL OF LAND BEING A PORTION OF THE ALLEY AS DEDICATED BY PLAT IN BLOCK 4 OF BURNSDALE AND BLOCK 49 OF BURLINGTON CAPITAL HILL ADDITION AS RECORDED IN BOOK 18, PAGE 45 TOGETHER WITH THAT PORTION OF ALLEY AS DEDICATED BY CITY AND COUNTY RECEPTION NUMBER 2014052159 LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1 OF SAID BLOCK 49; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S89°58'22"E A DISTANCE OF 15.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 10 OF SAID BLOCK 49; THENCE S00°00'11"W A DISTANCE OF 114.43 FEET ALONG THE WESTERLY LINE OF LOTS 6 THROUGH 10 OF BLOCK 49 TO THE SOUTHWESTERLY CORNER OF LOT 6 OF BLOCK 49; THENCE S00°02'40"E A DISTANCE OF 91.07 FEET ALONG THE WESTERLY LINE OF LOTS 47 THROUGH 50 OF BLOCK 4 TO A POINT ON THE WESTERLY LINE OF LOT 47 OF BLOCK 4; THENCE S89°56'07"W A DISTANCE OF 15.00 FEET TO A POINT ON THE EASTERLY LINE OF LOT 4 OF BLOCK 4; THENCE S89°56'07"W A DISTANCE OF 44.00 FEET; THENCE N58°27'26"W A DISTANCE OF 30.53 FEET; THENCE S89°56'07"W A DISTANCE OF 55.07 FEET TO A POINT ON THE WESTERLY LINE OF LOT 3 OF BLOCK 4; THENCE N00°02'40"W A DISTANCE OF 16.00 FEET ALONG THE WESTERLY LINE OF LOT 3 OF BLOCK 4 TO A POINT ON THE WESTERLY LINE OF LOT 3 OF BLOCK 4; THENCE DEPARTING THE WESTERLY LINE OF LOT 3 OF BLOCK 4 N89°56'07"E A DISTANCE OF 125.07 FEET TO A POINT ON THE EASTERLY LINE OF LOT 3 OF BLOCK 4; THENCE N00°02'40"W A DISTANCE OF 59.06 FEET ALONG THE EASTERLY LINE OF LOTS 1 AND 2 OF BLOCK 4 TO THE NORTHEASTERLY CORNER OF LOT 1 OF BLOCK 4; THENCE N00°00'11 "E A DISTANCE OF 114.46 FEET ALONG THE EASTERLY LINE OF LOTS 1 THROUGH 5 OF BLOCK 49 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,997 SQUARE FEET (0.138 ACRES) MORE OR LESS.