

A PARCEL OF LAND BEING ALL THAT PORTION OF 9th AVENUE VACATED BY ORDINANCE 251, SERIES OF 2005, AND THE SOUTHERLY PORTION OF THE ALLEY VACATED BY ORDINANCE 251, SERIES OF 2005 IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF BANNOCK STREET AND 9TH AVENUE FROM WHENCE A RANGE POINT IN THE INTERSECTION OF BANNOCK STREET AND 10TH AVENUE BEARS NORTH 00°10'16" WEST A DISTANCE OF 579.79 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE N 83°10'28" W, A DISTANCE OF 171.28 FEET TO THE SOUTHWEST CORNER OF LOT 20, BLOCK 6, WHITSITT'S ADDITION TO DENVER AND THE EAST LINE OF THE ALLEY OF SAID BLOCK 6 AND THE POINT OF BEGINNING;

THENCE S 00°10'16" E, A DISTANCE OF 15.59 FEET TO THE EASTERLY RIGHT OF WAY OF SPEER BOULEVARD;

THENCE N 29°54'36" W ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 40.32 FEET;

THENCE N 00°10'16" W, A DISTANCE OF 247.52 FEET;

THENCE N 89°51'11" E, A DISTANCE OF 20.00 FEET;

THENCE S 00°10'16" E, A DISTANCE OF 266.94 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 5,294 SQUARE FEET, OR 0.122 ACRES OF LAND, MORE OR LESS.