

LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN A PORTION OF THE 16 FEET WIDE ALLEY, BLOCK 26, RIVERSIDE ADDITION TO DENVER, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID BLOCK 26 WITH THE SOUTHEASTERLY LINE OF THE 16 FEET WIDE ALLEY IN SAID BLOCK 26; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 26 TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID 16 FEET WIDE ALLEY, N 89° 54' 55" W, 22.56 FEET, FROM SAID POINT OF INTERSECTION THE SOUTH CORNER OF LOT 13 IN SAID BLOCK 26 IS WESTERLY, DISTANT 13.17 FEET, AS MEASURED ALONG THE SOUTH LINE OF SAID BLOCK 26;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID 16 FEET WIDE ALLEY TO THE SOUTHEAST CORNER OF LOT 9 IN SAID BLOCK 26, PER RIVERSIDE ADDITION TO DENVER SUBDIVISION, YEAR 1871, N 44° 55' 13" E, 90.35 FEET;

THENCE TO THE SOUTHEASTERLY LINE OF SAID 16 FEET WIDE ALLEY, S 13° 57' 45" W, 31.10 FEET TO A POINT WHERE THE WEST CORNER OF LOT 55 IN SAID BLOCK 26 IS NORTHEASTERLY, DISTANT 2.50 FEET, AS MEASURED ALONG SAID SOUTHEASTERLY ALLEY LINE;

THENCE ALONG SAID SOUTHEASTERLY ALLEY LINE, S 44° 55' 13" W, 47.77 FEET TO THE POINT OF BEGINNING.

PARCEL HAVING AN AREA OF 1,104.81 SQUARE FEET, 0.03 ACRES (MORE OR LESS).

BEARINGS NOTED HEREON ARE BASED ON THE SOUTH LINE OF SAID BLOCK 26. SAID LINE BEARS N 89° 54' 55" W.