

LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING A PORTION OF THE ALLEY LOCATED IN BLOCK 2, VILLA PARK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2, VILLA PARK, WHENCE THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5 BEARS N86°37'12"W 518.52 FEET, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 13TH AVENUE;

THENCE S89°59'12"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 13TH AVENUE 15.00 FEET TO THE NORTHWEST CORNER OF LOT 48, BLOCK 2, VILLA PARK;

THENCE S00°08'31"E ALONG THE WEST LINE OF LOTS 38 THROUGH 48, INCLUSIVE, BLOCK 2, VILLA PARK, 274.96 FEET TO THE SOUTHWEST CORNER OF LOT 38, BLOCK 2, VILLA PARK;

THENCE N89°59'39"W 15.00 FEET TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 2, VILLA PARK;

THENCE N00°08'31"W ALONG THE EAST LINE OF LOTS 1 THROUGH 11, INCLUSIVE, BLOCK 2, VILLA PARK, 274.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,124 SQUARE FEET OR 0.095 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF LOTS 38 THROUGH 48, INCLUSIVE, BLOCK 2, VILLA PARK, BEING S00°08'31"E AS MONUMENTED ON THE NORTH BY A NAIL WITH SHINER, PLS 38162 AND ON THE SOUTH BY A NAIL WITH SHINER, PLS 38162.