

LEGAL DESCRIPTION TAKEN FROM RECEPTION #2012169278, ORDINANCE NO. 635, COUNCIL BILL NO. CB12-0888, SERIES OF 2012, CONTAINED WITHIN THE RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

A PARCEL OF LAND BEING PART OF THAT ALLEY SIXTEEN FEET (16') IN WIDTH LYING WITHIN BLOCK 24, HUNT'S ADDITION TO DENVER AS RECORDED FEBRUARY 19TH, 1874, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN THE EAST HALF OF SECTION 4 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 21, OF SAID BLOCK 24, HUNT'S ADDITION TO DENVER, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID ALLEY, AND CONSIDERING THE 21' RANGE LINE IN 10TH AVENUE IMMEDIATELY SOUTH OF SAID BLOCK 24 TO BEAR NORTH 89°48'59" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE WESTERLY LINE OF LOTS 21 THROUGH 30, INCLUSIVE OF SAID BLOCK 24 AND THE EASTERLY LINE OF SAID ALLEY NORTH 00°11'17" WEST A DISTANCE OF 243.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 30, BLOCK 24, AND THE POINT OF BEGINNING;

THENCE SOUTH 89°53'24" WEST A DISTANCE OF 16 FEET TO A POINT ON THE EASTERLY LINE OF LOT 11, OF SAID BLOCK 24;

THENCE ALONG THE EASTERLY LINE OF LOTS 1 THROUGH 11, INCLUSIVE, SAID BLOCK 24 AND THE WESTERLY LINE OF SAID ALLEY NORTH 00°11'17" WEST A DISTANCE OF 256.03 FEET TO THE NORTHWESTERLY CORNER OF SAID ALLEY AND THE NORTHEASTERLY CORNER OF LOT 1, SAID BLOCK 24; THENCE ALONG THE NORTHERLY LINE OF SAID ALLEY NORTH 89°53'24" EAST A DISTANCE OF 16 FEET TO THE NORHTWESTERLY CORNER OF LOT 40, SAID BLOCK 24 AND THE NORTHEASTERLY CORNER OF SAID ALLEY;

THENCE ALONG THE WESTERLY LINE OF LOTS 30 THOUGH 40, INCLUSIVE, SAID BLOCK 24 AND THE EASTERLY LINE OF SAID ALLEY SOUTH 00°11'17" EAST A DISTANCE OF 256.03 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 4,096 SQUARE FEET, OR 0.094 ACRES, MORE OR LESS.