

A PARCEL OF LAND BEING A PORTION OF STUART STREET RIGHT OF WAY ADJOINING BLOCK 2, GLEN PARK SECOND FILING, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 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 WEST CONEJOS PLACE AND STUART STREET MONUMENTED BY A 3-INCH BRASS DISK "LS 23899" WHENCE A RANGE POINT IN THE INTERSECTION OF WEST CONEJOS PLACE AND TENNYSON STREET MONUMENTED BY AN AXLE BEARS SOUTH 89°47'17" WEST, A DISTANCE OF 307.11 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 40°54'48" WEST, A DISTANCE OF 26.38 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 2;

THENCE NORTH 00°18'29" WEST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 9.75 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°18'29" WEST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 212.88 FEET;

THENCE NORTH 89°47'17" EAST, A DISTANCE OF 4.54 FEET;

THENCE SOUTH 00°18'29" EAST PARALLEL WITH AND 4.54 FEET EAST OF THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 212.92 FEET;

THENCE NORTH 89°42'26" WEST, A DISTANCE OF 4.54 FEET TO THE POINT OF BEGINNING.

CONTAINING: 967 SQUARE FEET, 0.022 ACRES OF LAND, MORE OR LESS.