

A PARCEL OF LAND BEING A PORTION OF THE 20 FOOT WIDE ALLEY VACATED AT ORDINANCE 256, SERIES OF 1970 FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE AT BOOK 189, PAGE 387; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 6, BOULEVARD ADDITION TO DENVER, SAID SUBDIVISION PLAT AS FILED IN THE CITY AND COUNTY OF DENVER CLERK AT PLAT BOOK 2, PAGE 60A;

THENCE  $N00^{\circ}00'37''E$ , ALONG THE WEST LINE OF SAID VACATED ALLEY, A DISTANCE OF 223.00 FEET; THENCE  $S89^{\circ}53'26''E$  A DISTANCE OF 20.00 FEET TO THE EAST LINE OF SAID 20 FOOT ALLEY; THENCE  $S00^{\circ}00'37''W$ , ALONG THE EAST LINE OF SAID VACATED ALLEY, A DISTANCE OF 223.00 FEET TO THE SOUTHWEST CORNER OF LOT 28, BLOCK 6, OF SAID BOULEVARD ADDITION TO DENVER; THENCE  $N89^{\circ}53'26''W$  A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 4460 SQUARE FEET OR 0.102 ACRES MORE OR LESS.