A PARCEL OF LAND BEING THE VACATED ALLEY WITHING BLOCK 27, ST. VINCENTS ADDITION TO DENVER THAT WAS VACATED BY ORDINANCE 102, SERIES 1923 LOCATED IN NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY MOST CORNER OF SAID BLOCK 27, ST. VINCENTS ADDITION TO DENVER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 40TH STREET, THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, S45°13'44"E A DISTANCE OF 124.98 FEET TO THE WESTERLY MOST CORNER OF SAID 16' ALLEY VACATED BY ORDINANCE NO. 102, SERIES 1923, POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHWESTERLY LINE OF SAID ALLEY, N44°35'23"E A DISTANCE OF 368.88 FEET TO A POINT ON THE EASTERLY LINE OF SAID BLOCK 27; THENCE ALONG SAID EASTERLY LINE, S00°20'04"E A DISTANCE OF 22.66 FEET TO THE SOUTHEASTERLY LINE OF SAID ALLEY; THENCE ALONG SAID SOUTHEASTERLY ALLEY LINE, S44°35'23"W A DISTANCE OF 352.89 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 40TH STREET; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, N45°13'44"W A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.133 ACRES, (5775 SQUARE FEET), MORE OR LESS.

ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARING

BEARINGS ARE BASED ON THE 20' RANGE LINE, IN BRIGHTON BOULEVARD ASSUMED TO BEAR N44°35'12"E BEING MONUMENTED BY A FOUND #6 REBAR WITH A 2-1/2" ALUMINUM CAP PLS #29425 IN RANGE BOX AT THE INTERSECTION OF 40TH STREET AND BRIGHTON BOULEVARD AND A FOUND #6 REBAR WITH A 2-1/2" ALUMINUM CAP PLS #29425 IN RANGE BOX ON BRIGHTON BOULEVARD AT THE EASTERLY LINE OF BLOCK 27, ST. VINCENT'S ADDITION RECORDED AT BOOK 2, PAGE 57.