A PARCEL OF LAND BEING A PORTION OF A 16' WIDE PLATTED ALLEY LYING SOUTHEASTERLY AND ADJACENT TO LOT 12, BLOCK 78, CASE & EBERT'S ADDITION TO THE CITY OF DENVER RESURVEY AS DESCRIBED IN THE RECORDS OF THE CITY AND COUNTY OF DENVER IN PLAT BOOK 6 AT PAGE 63, AND A PORTION OF ORDINANCE NUMBER 104 OF SERIES 1998 AS DESCRIBED IN THE RECORDS OF THE CITY AND COUNTY OF DENVER ON FEBRUARY 17, 1998, LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, 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:

CONSIDERING THE SOUTHEASTERLY LINE OF LOT 12, SAID BLOCK 78, TO BEAR NORTH 44°44'20" EAST, A DISTANCE OF 22.52 FEET BETWEEN A FOUND 1" BRASS TAG SET IN A CHISELED CROSS "RPLS 26958" AT THE EASTERLY OF THE TWO SOUTH CORNERS OF SAID LOT 12 AND A FOUND 1" BRASS TAG SET IN A CHISELED CROSS "RPLS 26958", AT THE EASTERLY CORNER OF SAID LOT 12, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE EAST CORNER OF SAID LOT 12 AND A FOUND 1" BRASS TAG SET IN A CHISELED CROSS "RPLS 26958";
THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 12 EXTENDED SOUTHEASTERLY, SOUTH 45°15'40" EAST, A DISTANCE OF 22.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 26TH AVENUE;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST 26TH AVENUE, NORTH 90°00'00" WEST, A DISTANCE OF 31.99 FEET;
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 12, NORTH 44°44'20" EAST, A DISTANCE OF 22.52 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 256 SQ. FT. OR 0.006 ACRES, MORE OR LESS