

LAND DESCRIPTIONS

PARCEL 1

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER SEPTEMBER 24, 1908, AT BOOK 1967, PAGE 299, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-SEVEN (27), IN TOWNSHIP THREE (3) SOUTH, RANGE SIXTY-EIGHT (68) WEST OF THE SIXTH PRINCIPAL MERIDIAN, PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE SAID NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION TWENTY-SEVEN (27) WITH THE SOUTHEASTERLY LINE OF ARKINS COURT (ARKINS AVENUE) AS ESTABLISHED BY ORDINANCE NUMBERED 2 OF THE SERIES OF 1895, SAID POINT OF COMMENCEMENT BEING ONE THOUSAND ONE HUNDRED AND FOUR AND SIXTY-SEVEN HUNDREDTHS (1104.67) FEET, MORE OR LESS, NORTH OF THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION TWENTY-SEVEN (27);

THENCE NORTH ALONG SAID EAST LINE ONE HUNDRED FIFTY-THREE AND THIRTY-THREE HUNDREDTHS (153.33) FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF SAID ARKINS COURT, THE NORTHWESTERLY LINE OF SAID ARKINS COURT BEING THE SOUTHEASTERLY BANK OF THE SOUTH PLATTE RIVER, AS ESTABLISHED BY ORDINANCE NUMBER TWENTY-FIVE (25) OF THE SERIES OF 1894 OF THE CITY OF DENVER;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE ALONG THE NORTHWESTERLY LINE OF SAID ARKINS COURT SEVEN HUNDRED EIGHTY AND EIGHTY-NINE HUNDREDTHS (780.89) FEET, MORE OR LESS TO THE NORTHEASTERLY LINE OF THIRTY-FIRST STREET;

THENCE SOUTHEASTERLY ALONG THE SAID NORTHEASTERLY LINE OF SAID THIRTY-FIRST STREET EIGHTY-TWO AND TWENTY-THREE HUNDREDTHS (82.23) FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID ARKINS COURT;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID ARKINS COURT SIX HUNDRED SIXTY-NINE AND THIRTEEN HUNDREDTHS (669.13) FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

CONTAINING ONE AND THREE HUNDRED THIRTY-ONE THOUSANDTHS (1.331) ACRES (58,098 SQUARE FEET), MORE OR LESS.

PARCEL 2

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER (FORMERLY ARAPAHOE COUNTY) MARCH 25, 1895, AT BOOK 1038, PAGE 232, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SECTION TWENTY-SEVEN (27) TOWNSHIP THREE (3) SOUTH OF RANGE SIXTY-EIGHT (68) WEST, DISTANT WESTERLY ALONG SAID NORTH LINE, ELEVEN HUNDRED AND EIGHTY-NINE (1189) FEET FROM THE NORTHEAST CORNER OF SAID SECTION, AND RUNNING WESTERLY ALONG SAID NORTH LINE OF SAID SECTION, A DISTANCE OF NINETY-THREE AND 91-100 (93.91) FEET;

THENCE SOUTHWESTERLY A DISTANCE OF SEVENTY-TWO AND 71-100 (72.71) FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE AFORESAID SECTION TWENTY-SEVEN (27) TWELVE HUNDRED AND FIFTY-EIGHT FEET (1258) NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER (1/4) SECTION;
THENCE SOUTH ALONG SAID WEST LINE, A DISTANCE OF ONE HUNDRED AND FIFTY-THREE AND 33-100 (153.33) FEET;
THENCE NORTHEASTERLY ON A RIGHT LINE, A DISTANCE OF TWO HUNDRED AND FIFTY-TWO AND 67-100 (252.67) FEET, MORE OR LESS, TO PLACE OF BEGINNING.

CONTAINING THREE-TENTHS (3-10) OF AN ACRE (13,095 SQUARE FEET), MORE OR LESS.

PARCEL 3

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER (FORMERLY ARAPAHOE COUNTY) FEBRUARY 13, 1895, AT BOOK 1018, PAGE 622, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH LINE OF SECTION TWENTY-TWO (22) TOWNSHIP THREE (3) SOUTH OF RANGE SIXTY-EIGHT (68) WEST, AT A POINT TWELVE HUNDRED AND EIGHTY-TWO AND 91/100 (1282.91) FEET WEST, ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION TWENTY-TWO (22) AND RUNNING EAST ALONG SAID SECTION LINE A DISTANCE OF NINETY-THREE AND 91/100 (93.91) FEET;
THENCE NORTHEASTERLY ON A RIGHT LINE, A DISTANCE OF THREE HUNDRED AND TEN AND 01/100 (310.01) FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF FIRST ADDITION TO IRONTON, DISTANT EASTERLY ALONG SAID SOUTH LINE FIVE AND 56/100 (5.56) FEET FROM ITS INTERSECTION WITH THE NORTHWEST LINE OF THE ALLEY IN BLOCK NUMBERED FOURTEEN (14) OF SAID FIRST ADDITION TO IRONTON;
THENCE WEST ALONG SAID SOUTH LINE OF FIRST ADDITION TO IRONTON A DISTANCE OF NINETY-THREE AND 91/100 (93.91) FEET;
THENCE SOUTHWESTERLY ON A RIGHT LINE, A DISTANCE OF THREE HUNDRED AND TEN AND 1/100 (310.01) FEET, MORE OR LESS, TO PLACE OF BEGINNING.

CONTAINING FIFTY-SEVEN HUNDREDTHS (0.57) OF AN ACRE (24,880 SQUARE FEET), MORE OR LESS

PARCEL 4

A PORTION OF THE PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER (FORMERLY ARAPAHOE COUNTY) APRIL 10, 1895, AT BOOK 1024, PAGE 637, SAID PARCEL BEING A PORTION OF LOTS 3 THROUGH 10, INCLUSIVE, BLOCK 14, FIRST ADDITION TO IRONTON, A SUBDIVISION RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER (FORMERLY ARAPAHOE COUNTY) JUNE 6, 1881, AT BOOK 2, PAGE 89, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID FIRST ADDITION TO IRONTON, SAID POINT BEING 88.35 FEET WEST OF THE SOUTHWEST CORNER OF THE ALLEY IN BLOCK 14 OF SAID FIRST ADDITION TO IRONTON;

THENCE EASTERLY ALONG SAID SOUTH LINE OF THE FIRST ADDTION TO IRONTON, A DISTANCE OF 88.35 FEET TO THE SOUTHWEST CORNER OF SAID ALLEY IN BLOCK 14,
THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID ALLEY 20.56 FEET, MORE OR LESS,
THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 13°20'00", A DISTANCE OF 87.39 FEET, MORE OR LESS, TO A POINT WHICH IS 20 FEET DISTANT BY PERPENDICULAR MEASUREMENT TO THE MOST WESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER ON APRIL 21, 2011 AT RECEPTION NUMBER 2011044032;
THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES A DISTANCE OF 80 FEET, TO THE EASTERLY LINE OF THE CHANNEL OF THE SOUTH PLATTE RIVER AS DESCRIBED IN ORDINANCE 25 OF 1894;
THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES, SOUTHWESTERLY ALONG SAID EASTERLY LINE OF THE SOUTH PLATTE RIVER, 153.63 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 10,287 SQUARE FEET (0.236 ACRES), MORE OR LESS.

PARCEL 5

A PORTION OF THE PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER JULY 28, 1932, AT BOOK 4678, PAGE 398, SAID PARCEL BEING A PORTION OF LOTS 3 THROUGH 6, INCLUSIVE, BLOCK 14, FIRST ADDITION TO IRONTON, A SUBDIVISION RECORDED IN THE CLEARK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER (FORMERLY ARAPAHOE COUNTY) JUNE 6, 1881, AT BOOK 2, PAGE 89, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 6, SAID POINT BEING 20.56 FEET NORTHEAST OF THE SOUTHWESTERLY CORNER OF THE ALLEY IN SAID BLOCK 14;
THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID ALLEY 86.54 FEET, MORE OR LESS;
THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 13°20'00", A DISTANCE OF 3.20 FEET, MORE OR LESS, TO THE MOST WESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER ON APRIL 21, 2011 AT RECEPTION NUMBER 2011044032;
THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES, 20.00 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL CONVEYED TO THE CITY OF DENVER BY WARRANTY DEED RECORDED APRIL 10, 1895, IN BOOK 1024, PAGE 637 OF RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER (FORMERLY ARAPAHOE COUNTY);
THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES, 87.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 905.3 SQUARE FEET (0.021 ACRES), MORE OR LESS.

PARCEL 6

A PARCEL OF LAND CALLED PARCEL NO. 17½, CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER DECEMBER 15, 1939, AT BOOK 5369, PAGE 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 26 AND THAT PART OF LOT 27, IN BLOCK 14, FIRST ADDITION TO IRONTON, DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 26 IN SAID BLOCK 14, FIRST ADDITION TO IRONTON;
THENCE EAST ON THE SOUTH LINE OF SAID LOTS 26 AND 27 A DISTANCE OF 6.47 FEET, MORE OR LESS, TO A POINT 20 FEET SOUTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE, EXTENDED NORTHEASTERLY, OF ARKINS COURT AS ESTABLISHED BY ORDINANCE NO 19. SERIES OF 1904, OF THE CITY AND COUNTY OF DENVER;
THENCE NORTHEASTERLY PARALLEL WITH SAID SOUTHEASTERLY LINE, EXTENDED NORTHEASTERLY, 19.85 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF AFORESAID LOT 27;
THENCE SOUTHWESTERLY ON THE NORTHWESTERLY LINE OF LOTS 27 AND 26 A DISTANCE OF 23.88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 55 SQUARE FEET (0.0012 ACRES), MORE OR LESS.

PARCEL 7

A PARCEL OF LAND CALLED PARCEL NO. 18, CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER DECEMBER 15, 1939, AT BOOK 5369, PAGE 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING ON THE SOUTH LINE OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AT A POINT 1189 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION, SAID POINT BEING THE SOUTHEASTERLY CORNER OF A TRACT OF LAND HERETOFORE CONVEYED BY WM. J. WULFF TO CITY OF DENVER BY WARRANTY DEED RECORDED FEBRUARY 13, 1895, IN BOOK 1018, PAGE 622 OF RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER;
THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF LAND SO CONVEYED, ON A STRAIGHT LINE 310.09 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF FIRST ADDITION TO IRONTON DISTANT EASTERLY ALONG SAID SOUTH LINE 5.56 FEET FROM ITS INTERSECTION WITH THE NORTHWEST LINE OF THE ALLEY IN BLOCK 14 OF SAID FIRST ADDITION TO IRONTON;
THENCE EAST ALONG THE SOUTH LINE OF SAID FIRST ADDITION TO IRONTON 23.48 FEET, MORE OR LESS, TO A POINT DISTANT EXACTLY 20 FEET, MEASURED AT RIGHT ANGLES FROM LINE FIRST HEREINABOVE DESCRIBED, IF EXTENDED NORTHEASTERLY;
THENCE SOUTHWESTERLY PARALLEL WITH SAID FIRST DESCRIBED LINE 310.11 FEET, MORE OR LESS, TO AFORESAID SOUTH LINE OF SECTION 22; THENCE WEST ON SAID SOUTH LINE 23.48 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 0.142 ACRES (6,198 SQUARE FEET), MORE OR LESS.