

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 22nd day of February 2019, at Reception No. 2019021100 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A PORTION OF LOTS 9 AND 10, BLOCK 11, PIERSON'S ADDITION TO DENVER, LOCATED IN THE SOUTHEAST QUARTER 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:

CONSIDERING THE NORTHERLY LINE OF SAID LOT 9, PIERSON'S ADDITION TO DENVER, TO BEAR NORTH 89°45'24" EAST, A DISTANCE OF 125.04 FEET BETWEEN FOUND 1 1/2" ALUMINUM CAPS ON #5 REBAR STAMPED "FLATIRONS SURV 16406" AT THE NORTHWESTERLY AND NORTHEASTERLY CORNERS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID NORTHEASTERLY CORNER; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 9 AND 10, SOUTH 00°17'57" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 10, PIERSON'S ADDITION TO DENVER;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 10, SOUTH 89°42'03" WEST, A DISTANCE OF 1.00 FOOT;

THENCE ALONG A LINE BEING PARALLEL WITH AND 1.00 FOOT WESTERLY FROM SAID EASTERLY LINE OF LOTS 9 AND 10, NORTH 00°17'57" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 9;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°42'03" EAST, A DISTANCE OF 1.00 FOOT TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 50.00 SQ.FT., MORE OR LESS.