

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 16th day of October, 2017, at Reception No. 2017135867 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A PARCEL OF LAND BEING A PORTION OF BLOCKS 9 AND 10, BAKER'S SUBDIVISION, TOGETHER WITH A PORTION OF VACATED QUIVAS STREET, VACATED BY ORDINANCE 98, SERIES OF 1948, RECORDED AT RECEPTION NO. 2004117961, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS:

THE SOUTH THREE (3) FEET OF THE PREVIOUSLY PLATTED LOT 10, BLOCK 9 AND LOTS 1 THROUGH 7, BLOCK 10 OF SAID BAKER'S SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RANGE POINT BEING A 2" ALUMINUM CAN IN RANGE BOX STAMPED LS14108;

THENCE N 89°59'40" E, ALONG A 20.00 FOOT RANGE LINE 379.96 FEET;

THENCE DEPARTING SAID RANGE LINE N 00°00'20" W, 20.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 10, BAKER'S SUBDIVISION, AND **POINT OF BEGINNING**;

THENCE N 00°00'01" E, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 3.00 FEET;

THENCE N 89°59'40" E, A DISTANCE OF 554.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RIO COURT;

THENCE S 00°00'22" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 3.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 13TH AVENUE;

THENCE S 89°59'40" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 554.55 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,664 SQUARE FEET, OR 0.038 ACRES.

BASIS OF BEARINGS: BEARINGS CONTAINED HEREIN ARE BASED ON THE 20 FOOT RANGE LINE IN W. 13TH AVENUE, BETWEEN SHOSHONE STREET AND QUIVAS STREET. SAID LINE IS ASSUMED TO BEAR N 89°59'40" E, AND IS MONUMENTED ON THE WEST BY A 2" ALUMINUM CAP, L.S.#14108, AND ON THE EAST BY A 1" REBAR.