

TWO PARCELS OF LAND BEING PORTIONS OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 2014130608 IN THE RECORDS OF THE CLERK AND RECORDER IN THE CITY AND COUNTY OF DENVER; SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, 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:

**BASIS OF BEARINGS**

THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, BEING MONUMENTED ON THE WEST BY A 3 ¼" ALUMINUM CAP STAMPED "PLS 30099", AND ON THE EAST BY A 3" BRASS CAP IN A RANGE BOX STAMPED "LS 7104", AND HAVING AN ASSUMED BEARING OF NORTH 89°31'52" EAST.

**PARCEL 1**

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 2014130608;  
THENCE SOUTH 00°09'03" EAST, ALONG THE EAST BOUNDARY OF SAID PARCEL, ALSO BEING THE WEST RIGHT-OF-WAY OF WASHINGTON STREET, A DISTANCE OF 465.89 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 910000127566 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;  
THENCE SOUTH 89°38'20" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 21.00 FEET;  
THENCE NORTH 00°09'03" WEST, A DISTANCE OF 465.85 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15;  
THENCE NORTH 89°31'52" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING AN AREA OF 0.225 ACRES, (9,783 SQUARE FEET), MORE OR LESS.

**PARCEL 2**

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 2014130608;  
THENCE NORTH 04°01'27" EAST, ALONG THE WEST BOUNDARY OF SAID PARCEL, A DISTANCE OF 6.02 FEET;  
THENCE NORTH 89°38'12" EAST, A DISTANCE OF 949.66 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 2007154932 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;  
THENCE SOUTH 00°09'03" EAST, ALONG SAID WEST LINE, A DISTANCE OF 6.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, ALSO BEING A POINT ON THE NORTH RIGHT-WAY OF EAST 51<sup>ST</sup> AVENUE;  
THENCE SOUTH 89°38'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 950.09 FEET TO THE POINT OF BEGINNING.  
CONTAINING AN AREA OF 0.131 ACRES, (5,699 SQUARE FEET), MORE OR LESS.