

Parcels of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 28th day of June, 2023, at Reception Number 2023060713 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

Three (3) parcels of land being a portion of Lots 25 through 34, inclusive, Block 8, Fisk's Broadway Addition, located in the Southeast Quarter of the Southwest Quarter of Section 27, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

PARCEL DESCRIPTION ROW-NO. 2022-DEDICATION-0000156-001:

LAND DESCRIPTION - STREET PARCEL NO. 1

Commencing at the intersection of the 20 foot range line along South Broadway with the 15.84 foot range line along West Yale Avenue and considering said South Broadway range line to bear North 00°15'23" West, with all bearings contained herein being relative thereto;

Thence North 00°15'23" West, along said 20 foot range line, a distance of 265.86 feet to the intersection with the easterly extension of the northerly line of said Lot 34;

Thence South 89°44'15" West, along said easterly extension, a distance of 20.00 feet to the northeast corner of said Lot 34 and the **Point of Beginning**;

Thence South 00°15'23" East, along the easterly line of said Block 8, a distance of 248.02 feet to a line 2.00 feet North of and parallel with the southerly line of said Block 8;

Thence South 89°44'01" West, along said parallel line, a distance of 3.00 feet to a line 3.00 feet West of and parallel with said easterly line of Block 8;

Thence North 00°15'23" West, along last said parallel line, a distance of 248.02 feet to the northerly line of said Lot 34;

Thence North 89°44'15" East, along said northerly line, a distance of 3.00 feet to the **Point of Beginning**;

Parcel 1 contains a calculated area of 744 square feet or 0.0171 acres, more or less.

PARCEL DESCRIPTION ROW-NO. 2022-DEDICATION-0000156-002:

LAND DESCRIPTION - STREET PARCEL NO. 2

Commencing at the intersection of the 20 foot range line along South Broadway with the 15.84 foot range line along West Yale Avenue and considering said South Broadway range line to bear North 00°15'23" West, with all bearings contained herein being relative thereto;

Thence North 00°15'23" West, along said 20 foot range line, a distance of 15.84 feet to the intersection with the easterly extension of the southerly line of said Block 8;

Thence South 89°44'01" West, along last said easterly extension, a distance of 20.00 feet to the southeast corner of said Block 8 and the **Point of Beginning**;

Thence South 89°44'01" West, along the southerly line of said Block 8, a distance of 122.96 feet to a parallel line 2.00 feet East of and parallel with the westerly line of said Lot 25;

Thence North 00°15'29" West, along last said parallel line, a distance of 2.00 feet to a line 2.00 feet North of and parallel with said southerly line of Block 8;

Thence North 89°44'01" East, along last said parallel line, a distance of 122.96 feet to the easterly line of said Lot 25;

Thence South 00°15'23" East, along said easterly line, a distance of 2.00 feet to the **Point of Beginning**;

Parcel 2 contains a calculated area of 246 square feet or 0.0056 acres, more or less.

PARCEL DESCRIPTION ROW-NO. 2022-DEDICATION-0000156-003:

LAND DESCRIPTION - ALLEY PARCEL NO. 3

Commencing at the intersection of the 20 foot range line along South Broadway with the 15.84 foot range line along West Yale Avenue and considering said South Broadway range line to bear North 00°15'23" West, with all bearings contained herein being relative thereto;

Thence North 00°15'23" West, along said 20 foot range line, a distance of 15.84 feet to the intersection with the easterly extension of the southerly line of said Block 8;

Thence South 89°44'01" West, along last said easterly extension and said southerly line of Block 8, a distance of 142.96 feet to the **Point of Beginning**;

Thence continuing South 89°44'01" West, along said southerly line, a distance of 2.00 feet to the southwest corner of said Lot 25;

Thence North 00°15'29" West, along the westerly lines of said Lots 25 through 34, a distance of 250.03 feet to the northwest corner of said Lot 34;

Thence North 89°44'15" East, along the northerly line of said Lot 34, a distance of 2.00 feet to a line 2.00 East of and parallel with said westerly lines of Lots 25 through 34;

Thence South 00°15'29" East, along last said parallel line, a distance of 250.03 Feet to the **Point of Beginning**;

Parcel 3 contains a calculated area of 500 Square feet or 0.0115 acres, more or less.