

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF MAY, 2017, AT RECEPTION NUMBER 2017059380 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL OF LAND BEING A PORTION OF LOTS 2, 3, 27, 28 AND 29 OF BALDWIN'S ADDITION TO DENVER, AND A PORTION OF THE VACATED ALLEY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BLAKE STREET AND THE WESTERLY RIGHT-OF-WAY OF DOWNING STREET; THENCE ALONG SAID WESTERLY LINE OF DOWNING STREET S09°51'48"E A DISTANCE OF 93.78 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY LINE OF DOWNING STREET THE FOLLOWING FIVE (5) CONSECUTIVE COURSES: 1) S09°56'04"E A DISTANCE OF 59.95 FEET; 2) THENCE S45°26'07"E A DISTANCE OF 8.00 FEET; 3) THENCE S44°33'53"W A DISTANCE OF 9.96 FEET; 4) THENCE S45°44'01"E A DISTANCE OF 8.00 FEET; 5) THENCE S16°15'29"E A DISTANCE OF 143.19 FEET TO A POINT ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF WALNUT STREET, S44°33'47"W A DISTANCE OF 3.53 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF WALNUT STREET, N16°27'14"W A DISTANCE OF 139.10 FEET; THENCE N18°23'53"W A DISTANCE OF 12.79 FEET; THENCE N15°36'04"W A DISTANCE OF 45.31 FEET; THENCE N14°14'04"W A DISTANCE OF 17.88 FEET; THENCE N35°09'09"E A DISTANCE OF 13.24 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.022 ACRES OR 976 SQUARE FEET MORE OR LESS.

BASIS OF BEARING

BEARINGS ARE BASED ON THE 19.5 RANGE LINE IN WALNUT STREET ASSUMED TO BEAR N44°33'47"E AND BEING MONUMENTED BY A FOUND AXLE IN RANGE BOX NORTH OF 38<sup>TH</sup> STREET AND WALNUT STREET AND A FOUND 2-1/2" ALUMINUM CAP PLS #24942 AT THE INTERSECTION OF 40<sup>TH</sup> STREET AND WALNUT STREET.