

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF SEPTEMBER, 2015, AT RECEPTION NUMBER 2015128900 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, ALSO BEING DESCRIBED AS FOLLOWS:

A CERTAIN PORTION OF LOT 24, BLOCK 8, AS SHOWN ON THE PLAT OF ILIFF'S UNIVERSITY ADDITION, IN THE OLD COUNTY OF ARAPAHOE, STATE OF COLORADO, RECORDED DECEMBER 16, 1890 IN BOOK 11, AT PAGE 10, IN THE OFFICE OF THE CLERK AND RECORDER OF OLD ARAPAHOE COUNTY, STATE OF COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE NOW COUNTY OF DENVER AND STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24, AND CONSIDERING THE WESTERLY BOUNDARY OF SAID LOT 24 TO BEAR NORTH 00°00'51" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID WESTERLY BOUNDARY, ALSO BEING THE EASTERLY RIGHT-OF-WAY OF S. UNIVERSITY BOULEVARD, NORTH 00°00'51" EAST, A DISTANCE OF 4.00 FEET TO A LINE PARALLEL WITH AND 4.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY BOUNDARY OF SAID LOT 24;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY ALONG SAID PARALLEL LINE, SOUTH 89°58'21" EAST, A DISTANCE OF 51.83 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 80°52'56" EAST, A DISTANCE OF 25.32 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 24, ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF HARVARD AVENUE;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, NORTH 89°58'21" WEST, A DISTANCE OF 76.82 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.006 ACRE, (257 SQUARE FEET), MORE OR LESS.