

**PW Legal Description No. 2010-0519-07-001**

**A parcel of land conveyed by Special Warranty Deed to the City & County of Denver, recorded on the 2nd of December 2013, by Reception No. 2013172491 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows:**

**A parcel of land being portions of Blocks 88 and 89, Case & Ebert's Addition to the City of Denver, further being a portion of Parcel 1 as described in Special Warranty Deed recorded at Reception No. 2006199526 in the Office of the Clerk & Recorder of the City and County of Denver, situated in the Northeast Quarter of Section 27, Township 3 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:**

**Beginning at the North Corner of said Parcel 1, said point also being on the Southeasterly Right-of-Way line of Brighton Boulevard; Thence South 44°59'55" East a distance of 15.00 feet; Thence South 44°59'55" West a distance of 121.35 feet; Thence North 44°59'55" West a distance of 15.00 feet to a point on the Southeasterly Right-of-Way line of Brighton Boulevard; Thence North 44°59'55" East along said Right-of-Way line a distance 121.35 feet to the Point of Beginning.**

**Containing 1,820 square feet or 0.04 acres, more or less.**

**Bearings are based on the Southeasterly line of Brighton Boulevard assumed to bear North 44°59'55" East.**