

PARCEL 1:

A TRACT OF LAND LOCATED IN BLOCK 258, WEST DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID TRACT BEING A PORTION OF LOTS 5, 6, 7, 8 AND 9, AND A PORTION OF THE VACATED ALLEY IN SAID BLOCK 258 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID BLOCK 258, WHICH CORNER IS ALSO THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF 5TH STREET AND THE SOUTHEASTERLY LINE OF WAZEE STREET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 258 AND ALONG THE SOUTHEASTERLY LINE OF WAZEE STREET, A DISTANCE OF 257.19 FEET TO A POINT ON A CURVE BEARING SOUTHERLY, THE CHORD OF SAID CURVE MAKING AN ANGLE OF 37°10' TO LAST DESCRIBED COURSE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 474.21 FEET, A CENTRAL ANGLE OF 15°12'42", AN ARC DISTANCE OF 125.9 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE SOUTHERLY ON TANGENT, A DISTANCE OF 87.28 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 335.3 FEET, A CENTRAL ANGLE OF 14°37'59", AN ARC DISTANCE OF 85.63 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK 258 150.36 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID BLOCK 258; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 258, A DISTANCE OF 150.36 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION OF THE ABOVE DESCRIBED TRACT SITUATED IN BLOCK 258 THAT LIES WITHIN THAT PARCEL OF LAND DESCRIBED IN TRANSFER PARCEL NO. 20, PARCEL 11 IN THAT DEED RECORDED DECEMBER 29, 1993 UNDER RECEPTION NO. 9300178419 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER.

CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 2:

LOTS 11 AND 12, A PORTION OF LOT 10, BLOCK 259 AND ADJACENT VACATED STREETS AND ALLEYS, WEST DENVER, LOCATED WITHIN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT LOCATED IN THE INTERSECTION OF WAZEE STREET AND 5TH STREET, WHENCE THE RANGE POINT LOCATED AT THE INTERSECTION OF WALNUT STREET AND 5TH STREET BEARS S 30°13'55" E, 477.52 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG SAID RANGE LINE S 30°13'55" E, 21.00 FEET TO THE CENTERLINE OF VACATED WAZEE STREET; THENCE ALONG SAID CENTERLINE N 59°54'22" E, 45.00 FEET TO THE POINT OF BEGINNING, BEING A POINT ALONG THE CENTERLINE OF VACATED WAZEE STREET AND THE EXTENDED WESTERLY LINE OF BLOCK 259; THENCE N 30°13'55" W, 205.65 FEET ALONG THE EXTENDED WESTERLY LINE OF SAID BLOCK 259 TO THE CENTERLINE OF THE VACATED ALLEY, PER ORDINANCE NUMBER 176, SERIES 2004; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

1. N 59°54'22" E, 97.52 FEET;
2. THENCE N 35°45'58" E, 10.39 FEET;
3. THENCE N 59°54'22" E, 33.28 FEET; TO THE CENTERLINE OF THE VACATED ALLEY, PER ORDINANCE NO. 176 SERIES 2004.

THENCE S 30°13'20" E, 209.90 FEET ALONG SAID CENTERLINE EXTENDED TO THE CENTERLINE OF VACATED WAZEE STREET; THENCE S 59°54'22" W, 104.26 FEET ALONG SAID CENTERLINE TO THE TRUE POINT OF BEGINNING, CONTAINING 0.66 ACRES MORE OR LESS.

PARCEL 3:

LOTS 1, 2, 3 AND THE SOUTHEASTERLY 41 FEET OF LOT 4,
BLOCK 259, WEST DENVER

TOGETHER WITH THOSE PORTIONS OF 6TH STREET AND ALLEY OF BLOCK 259, WEST DENVER,
APPURTENANT TO LOTS DESCRIBED HEREIN UNDER ORDINANCE OF VACATION NO. 750 SERIES 1997
RECORDED NOVEMBER 7, 1997 AT RECEPTION NO. 9700150821.
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

TOGETHER WITH:

VACATED WAZEE STREET IMMEDIATELY ADJACENT TO SAID PARCELS AS VACATED IN ORDINANCE NO.
176, SERIES OF 2004 RECORDED APRIL 20, 2004 AT RECEPTION NO. 2004093187.