

LEGAL DESCRIPTION

Parcel 1:

A Parcel of Land being a portion of the Right-of-Way for West 11th Avenue, Situated in the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 4 South, Range 69 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Center-East 1/16th Corner of Said Section 1;

Thence N89°28'08"E, coincident with the South Line of the Southeast 1/4 of the Northeast 1/4 of said Section 1, a distance of 662.13 feet to the West Line of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Said Section 1;

Thence N00°02'31"W, coincident with said West Line, a distance of 482.57 feet to the South Right-of-Way Line of West 11th Avenue, as described in Special Warranty deed, recorded February 10, 2026 in the records of the City and County of Denver Clerk and Recorder's Office under Reception No. 2026010199 and the **Point of Beginning**;

Thence continue N00°02'31"W a distance of 17.00 feet;

Thence N89°28'32"E a distance of 10.00 feet;

Thence S00°02'31"E a distance of 17.00 feet to the previously cited South Right-of-Way Line of West 11th Avenue;

Thence S89°28'32"W, coincident with said South Right-of-Way Line, a distance of 10.00 feet to the **Point of Beginning**.

Parcel 1 Contains (170 Square Feet) 0.00390 Acres, more or less.

Parcel 2:

A Parcel of Land being a portion of the Right-of-Way for West 11th Avenue, Situated in the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 4 South, Range 69 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Center-East 1/16th Corner of Said Section 1;

Thence N89°28'08"E, coincident with the South Line of the Southeast 1/4 of the Northeast 1/4 of said Section 1, a distance of 662.13 feet to the West Line of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Said Section 1;

Thence N00°02'31"W, coincident with said West Line, a distance of 482.57 feet to the South Right-of-Way Line of West 11th Avenue, as described in Special Warranty deed, recorded February 10, 2026 in the records of the City and County of Denver Clerk and Recorder's Office under Reception No. 2026010199;

Thence N89°28'32"E, coincident with said South Right-of-Way Line, a distance of 110.50 feet to the Point of Beginning;

Thence N00°05'52"W a distance of 73.00 feet to the North Right-of-Way Line of West 11th Avenue, as described in Quit Claim Deed Recorded January 14, 2014 in said records under Reception No. 2014004092;

Thence N89°28'32"E, coincident with said North Right-of-Way Line, a distance of 20.00 feet;

Thence S00°05'52"E a distance of 73.00 feet to the previously cited South Right-of-Way Line of West 11th Avenue;

Thence S89°28'32"W, coincident with said South Right-of-Way Line, a distance of 20.00 feet to the Point of Beginning.

Parcel 2 Contains (1,460 Square Feet) 0.03352 Acres, more or less.

Bearings are based on the West Line of the SE 1/4 of the NE 1/4 of Section 1, Township 4 South, Range 69 West of the 6th Principal Meridian having a grid bearing of N00°01'48"W and bounded by a found 3-1/4" Aluminum Cap on a Rebar, stamped "COLO ENGN AND SURVEY 26958" at the Center-East 1/16th corner of said Section 1, and by a found 3-1/4" Aluminum Cap on a Rebar, stamped "34986" at the NE 1/16th corner of said Section 1.