

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF MAY 2019, AT RECEPTION NO. 2019058600 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN DESCRIBED AS:

A PARCEL OF LAND BEING A PORTION OF LOTS 23 THRU 32, BLOCK 9, H. WITTERS SUBDIVISION AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF WALNUT STREET AND 35TH STREET FROM WHENCE A RANGE POINT IN THE INTERSECTION OF WALNUT STREET AND 34TH STREET BEARS SOUTH 44°37'03" WEST A DISTANCE OF 476.16 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE NORTH 52°04'55" WEST A DISTANCE OF 144.70 FEET TO THE POINT OF BEGINNING (INCORRECTLY IDENTIFIED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 2019058600 AS: SOUTH 52°04'55" WEST);

THENCE SOUTH 44°36'16" WEST A DISTANCE OF 249.90 FEET;  
THENCE NORTH 45°25'25" WEST A DISTANCE OF 2.00 FEET;  
THENCE NORTH 44°36'16" EAST A DISTANCE OF 249.90 FEET;  
THENCE SOUTH 45°25'25" EAST A DISTANCE OF 2.00 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING: 500 SQUARE FEET, 0.011 ACRES OF LAND, MORE OR LESS.