

PARCEL 60

A STRIP OF LAND CONTAINING 55 SQUARE FEET, MORE OR LESS, LOCATED WITHIN A PORTION OF LOT 14, BLOCK 38, ST. VINCENTS 2ND FILING, ALSO IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 38TH ST. (80' ROW), WHENCE THE WEST ONE-QUARTER CORNER OF SAID SECTION 23 BEARS N32°10'34"W, A DISTANCE OF 1,453.15 FEET; THENCE S87°19'01"E, A DISTANCE OF 14.87 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW) S44°58'03"W, A DISTANCE OF 10.00 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 38TH ST. (80' ROW); THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW) AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 38TH ST. (80' ROW) N45°03'08"W, A DISTANCE OF 11.00 FEET TO THE **POINT OF BEGINNING**.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 24961) AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 23521) BEARING S89°54'32"E.

PARCEL 61

A STRIP OF LAND CONTAINING 5,695 SQUARE FEET, MORE OR LESS, LOCATED WITHIN A PORTION OF LOTS 1-13, BLOCK 39, ST. VINCENTS 2ND FILING, ALSO IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 39TH ST. (80' ROW), WHENCE THE WEST ONE-QUARTER CORNER OF SAID SECTION 23 BEARS N44°50'14"W, A DISTANCE OF 1,507.73 FEET; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 39TH ST. (80' ROW) S44°51'00"E, A DISTANCE OF 18.00 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE S44°58'03"W, A DISTANCE OF 318.11 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 38TH ST. (80' ROW); THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 38TH ST. (80' ROW) N45°03'08"W, A DISTANCE OF 10.70 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2011094881 (PARCEL EC-19A), CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG SAID EASTERLY LINE N04°22'08"E, A DISTANCE OF 11.22 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW); THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW) N44°58'03"E, A DISTANCE OF 309.65 FEET TO THE **POINT OF BEGINNING**.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 24961) AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 23521) BEARING S89°54'32"E.

PARCEL 63

A STRIP OF LAND CONTAINING 2,012 SQUARE FEET, MORE OR LESS, LOCATED WITHIN A PORTION OF LOT'S 9-16, BLOCK 30, ST. VINCENTS ADDITION, ALSO IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW), ALSO BEING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2011094881 (PARCEL EC-19), CITY AND COUNTY OF DENVER RECORDS, WHENCE THE WEST ONE-QUARTER CORNER OF SAID SECTION 23 BEARS N49°11'29"W, A DISTANCE OF 1,511.70 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2011094881 (PARCEL EC-19), N51°37'35"E, A DISTANCE OF 155.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY LINE S44°57'28"W, A DISTANCE OF 188.78 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 39TH ST. (80' ROW); THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 39TH ST. (80' ROW) N44°51'00"W, A DISTANCE OF 18.00 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW); THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW) N44°57'28"E, A DISTANCE OF 34.76 FEET TO THE **POINT OF BEGINNING**.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 24961) AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 23521) BEARING S89°54'32"E.