

TWO PARCELS OF LAND WITHIN THE DETROIT STREET RIGHT-OF-WAY AND THE 2ND AVENUE RIGHT-OF-WAY ABUTTING THE EASTERLY AND SOUTHERLY LINES OF PLOT 10, BLOCK 61, HARMANS SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

BEGINNING AT THE SOUTHEAST CORNER OF SAID PLOT 10;
THENCE ALONG SAID EASTERLY LINE, N00°00'43"W A DISTANCE OF 97.44 FEET;
THENCE N89°59'17"E A DISTANCE OF 10.00 FEET;
THENCE S00°00'43"E A DISTANCE OF 97.44 FEET;
THENCE N89°59'17"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.022 ACRES, 974 SQUARE FEET, MORE OF LESS.

TOGETHER WITH:

PARCEL B

COMMENCING AT THE SOUTHEAST CORNER OF SAID PLOT 10; THENCE ALONG SAID SOUTHERLY LINE N89°54'36"W, A DISTANCE OF 1.60 FEET TO THE POINT OF BEGINNING;
THENCE S00°05'24"W A DISTANCE OF 18.00 FEET;
THENCE N89°54'36"W A DISTANCE OF 120.89 FEET;
THENCE N00°05'24"E A DISTANCE OF 18.00 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST OF MAY, 2017, AT RECEPTION NUMBER 2017056932 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;
THENCE ALONG SAID SOUTHERLY LINE, S89°54'36"E A DISTANCE OF 120.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.050 ACRES, 2,176 SQUARE FEET, MORE OF LESS.

BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH-SOUTH 20' RANGE LINE IN CLAYTON STREET BETWEEN EAST 2ND AVE AND EAST 3RD AVENUE, BEARING N00°00'00"E AND BEING MONUMENTED BY A FOUND PIN AND 1.5" PLASTIC CAP IN RANGE BOX AT THE INTERSECTION OF EAST 2ND AVENUE AND CLAYTON STREET AND A FOUND CROSS CUT IN STONE IN RANGE BOX AT THE INTERSECTION OF EAST 3RD AVENUE AND CLAYTON STREET.