

PARCELS A AND B DESCRIBED IN WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF SEPTEMBER, 2016, AT RECEPTION NUMBER 2016134391 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL A

A PARCEL OF LAND BEING A PORTION OF LOTS 4, 7, AND THE VACATED ALLEY AS DESCRIBED IN ORDINANCE 1979-0005, AT THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, IN BLOCK 58 HARMAN'S SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 58, HARMAN'S SUBDIVISION; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MILWAUKEE STREET  $S00^{\circ}21'46''E$  A DISTANCE OF 110.13 FEET; THENCE  $N89^{\circ}41'32''E$  A DISTANCE OF 122.44 FEET TO THE POINT OF BEGINNING; THENCE  $N89^{\circ}41'32''E$  A DISTANCE OF 20.00 FEET; THENCE  $S00^{\circ}21'42''E$  A DISTANCE OF 1.93 FEET; THENCE  $S89^{\circ}42'18''W$  A DISTANCE OF 17.50 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 4; THENCE ALONG SAID EASTERLY LINE OF LOT 4,  $S00^{\circ}21'42''E$  A DISTANCE OF 38.07 FEET; THENCE  $S89^{\circ}41'17''W$  A DISTANCE OF 2.50 FEET; THENCE  $N00^{\circ}21'42''W$  A DISTANCE OF 39.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.003 ACRES OR 134 SQUARE FEET MORE OR LESS.

TOGETHER WITH:

PARCEL B

A PARCEL OF LAND BEING A PORTION OF LOTS 7, 8 AND 9, BLOCK 58 HARMAN'S SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 58, HARMAN'S SUBDIVISION THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MILWAUKEE STREET  $S00^{\circ}21'18''E$  A DISTANCE OF 155.67 FEET, THENCE  $N89^{\circ}38'42''$  A DISTANCE OF 139.96 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 7, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THAT ALLEY DEDICATION AS DESCRIBED IN ORDINANCE 1995-0396, AND THE POINT OF BEGINNING; THENCE THE FOLLOWING 2 (TWO) COURSES ALONG THE SOUTHERLY AND SOUTHEASTERLY LINES OF SAID ALLEY DEDICATION:

- 1)  $N89^{\circ}38'18''E$  A DISTANCE OF 1.50 FEET;
- 2) THENCE 8.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  $14^{\circ}02'24''$ , A RADIUS OF 33.38 FEET AND A CHORD WHICH BEARS  $N06^{\circ}40'42''E$  A DISTANCE OF 8.18 FEET;

THENCE ALONG A LINE 2.50 FEET EASTERLY OF AND PARALLEL TO THE SAID WESTERLY LINE OF LOTS 7, 8 AND 9,  $S00^{\circ}21'42''E$  A DISTANCE OF 202.76 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN RECEPTION NUMBER 2013045269, CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;

THENCE  $S89^{\circ}40'33''W$  ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN RECEPTION NUMBER 2013045269, 2.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 9;

THENCE ALONG THE SAID WESTERLY LINE OF LOTS 7, 8 AND 9, N00°21'42"W A DISTANCE OF 194.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.011 ACRES OR 492 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE 20' RANGE LINE IN EAST 2ND AVENUE ASSUMED TO BEAR N89°43'18"E AND BEING MONUMENTED BY A FOUND 2" BRASS DISK PLS #28283 AT THE INTERSECTION OF EAST 2ND AVENUE AND MILWAUKEE STREET AND A FOUND 2-1/2" BRASS CAP IN RANGE BOX PLS #10945 AT THE INTERSECTION OF EAST 2ND AVENUE AND SAINT PAUL STREET.