

LAND DESCRIPTIONS

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY & COUNTY OF DENVER, RECORDED ON SEPTEMBER 10, 2013 BY RECEPTION NUMBER 2013133470 IN THE CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO.

A PARCEL OF LAND BEING A PORTION OF BLOCK 6 AND A PORTION OF BLOCK 5 TOGETHER WITH A PORTION OF VACATED ALLEYS WITHIN BLOCK 5 VACATED ORDINANCE NO. 460-2010 AND BLOCK 6 VACATED ORDINANCE NO. 225-2009 TOGETHER WITH A PORTION OF VACATED ALCOTT STREET VACATED ORDINANCE NO. 125-2010 TOGETHER WITH A PORTION OF VACATED 28TH AVENUE VACATED ORDINANCE NOS. 224-2209 & 461-2010 LOCATED WITHIN EMERY'S SUBDIVISION OF BLOCKS 5, 6, 7, 14, 15, AND 16 HIGHLAND, LOCATED IN THE SOUTH EAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 15 OF BLOCK 6, EMERY'S SUBDIVISION OF BLOCKS 5, 6, 7, 14, 15, AND 16 HIGHLAND; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 6 AND THE EASTERLY RIGHT-OF-WAY LINE EXTENDED OF BRYANT STREET N00°03'56"W A DISTANCE OF 428.05 FEET TO THE **POINT OF BEGINNING**; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE EXTENDED OF BRYANT STREET N00°03'56"W A DISTANCE OF 16.54 FEET TO A POINT ON A LINE THAT IS 70 FEET SOUTHWESTERLY OF AND PARALLEL TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD; THENCE ALONG SAID PARALLEL LINE OF SPEER BOULEVARD S64°42'34"E A DISTANCE OF 776.39 FEET TO A POINT ON THE NORTHEASTERLY CORNER OF THE WEST 19.80 FEET OF SAID LOT 21, BLOCK 5; THENCE ALONG THE EASTERLY LINE OF THE WEST 19.80 FEET OF SAID LOT 21 S00°01'47"E A DISTANCE OF 13.21 FEET; THENCE DEPARTING THE EASTERLY LINE OF SAID WEST 19.80 FEET OF LOT 21, N64°42'34"W A DISTANCE OF 354.03 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 5; THENCE N67°02'09"W A DISTANCE OF 73.90 FEET TO A POINT ON THE EASTERLY LINE OF SAID BLOCK 6; THENCE N64°42'34"W A DISTANCE OF 347.09 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE EXTENDED OF SAID BRYANT STREET BEING THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.239 ACRES (10,425 SQ. FT.)

BASIS OF BEARINGS: THE SOUTHERLY LINE OF BLOCK 6, EMERY'S SUBDIVISION OF BLOCKS 5, 6, 7, 14, 15, AND 16, HIGHLAND BEING MONUMENTED BY A FOUND 4' X 4' OFFSET CORNER AT THE SOUTHEAST CORNER AND THE SOUTHWEST CORNER OF SAID BLOCK 6, ASSUMED TO BEAR N89°59'47"W.