

PARCEL A

A PARCEL OF LAND BEING BLOCKS 2, 3, 4 AND 5, BOULEVARD ADDITION TO THE CITY OF DENVER AND THE VACATED ALLEY WITHIN SAID BLOCK, BLOCK 2, GAVIN ADDITION, VACATED RIGHT-OF-WAY OF W. 17TH AVE., VACATED RIGHT-OF-WAY OF W. CONEJOS PL., VACATED W. 16TH AVE., VACATED RALEIGH ST., VACATED QUITMAN ST. AND UNPLATTED LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF THE OF SAID SECTION 31, THENCE S65°34'01"E A DISTANCE OF 3246.88 FEET TO THE NORTHWEST CORNER OF VACATED RIGHT-OF-WAY OF W. 17TH AVE. RECORDED _____ AT RECEPTION NO. _____ AND THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID VACATED RIGHT-OF-WAY N89°49'41"E A DISTANCE OF 921.68 FEET TO THE NORTHEAST CORNER OF SAID VACATED RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY LINE OF PERRY ST. EXTENDED; THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES;

- 1.) S00°13'32"E A DISTANCE OF 411.41 FEET;
- 2.) THENCE N89°48'36"E A DISTANCE OF 6.21 FEET;
- 3.) THENCE S00°18'32"E A DISTANCE OF 410.52 FEET TO POINT ON THE SOUTHERLY LINE OF VACATED RIGHT-OF-WAY OF W. CONEJOS PL.;

THENCE S89°47'53"W A DISTANCE OF 662.72 FEET;
THENCE S00°18'32"E A DISTANCE OF 2.00 FEET;
THENCE S89°47'53"W A DISTANCE OF 264.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE EXTENDED OF STUART ST.;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N00°18'49"W A DISTANCE OF 824.41 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17.458 ACRES (760,452 SQ. FT.), MORE OR LESS.

PARCEL B

A PARCEL OF LAND BEING BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER, VACATED RIGHT-OF-WAY OF W. CONEJOS PL. AND THE VACATED 16 FOOT ALLEY IN SAID BLOCK 1, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE N89°01'21"E A DISTANCE OF 2945.94 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 1, N00°18'49"W A DISTANCE OF 356.21 FEET TO THE NORTHWEST CORNER OF VACATED W. CONEJOS PL. RECORDED _____ AT RECEPTION NO. _____; THENCE ALONG THE NORTHERLY LINE SAID VACATED RIGHT-OF-WAY, N89°47'53"E A DISTANCE OF 270.02 FEET TO THE NORTHEAST CORNER OF SAID VACATED RIGHT-OF-WAY; THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 1, S00°18'38" E A DISTANCE OF 356.18 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 1, S89°47'33"W A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.208 ACRES (96,178 SQ. FT.), MORE OR LESS.

