

MEP DESCRIPTION

SIX PARCELS OF LAND BEING PORTIONS OF CORONA STREET RIGHT-OF-WAY AND COLFAX AVENUE RIGHT-OF-WAY CONTIGUOUS WITH BLOCK 104, BREWER'S ADDITION TO THE CITY OF DENVER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COLFAX AVENUE AND THE EAST RIGHT-OF-WAY OF LINE OF CORONA STREET;
THENCE SOUTH 00°10'37" WEST ALONG SAID EAST LINE, A DISTANCE OF 94.02 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°10'37" WEST ALONG SAID EAST LINE, A DISTANCE OF 19.92 FEET.
THENCE NORTH 89°13'45" WEST, A DISTANCE OF 4.65 FEET;
THENCE NORTH 00°46'15" EAST, A DISTANCE OF 19.92 FEET;
THENCE SOUTH 89°13'45" EAST, A DISTANCE OF 4.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 90 SQUARE FEET, MORE OR LESS.

PARCEL B:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COLFAX AVENUE AND THE EAST RIGHT-OF-WAY OF LINE OF CORONA STREET;
THENCE SOUTH 00°10'37" WEST ALONG SAID EAST LINE, A DISTANCE OF 39.52 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°10'37" WEST ALONG SAID EAST LINE, A DISTANCE 20.00 FEET;
THENCE NORTH 89°13'45" WEST, A DISTANCE OF 4.08 FEET;
THENCE NORTH 00°46'15" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 89°13'45" EAST, A DISTANCE OF 3.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 80 SQUARE FEET, MORE OR LESS.

PARCEL C:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COLFAX AVENUE AND THE EAST RIGHT-OF-WAY OF LINE OF CORONA STREET;
THENCE SOUTH 00°10'37" WEST ALONG SAID EAST LINE, A DISTANCE OF 30.35 FEET;
THENCE NORTH 89°13'45" WEST, A DISTANCE OF 3.78 FEET;
THENCE NORTH 00°46'15" EAST, A DISTANCE OF 14.58 FEET;
THENCE NORTH 89°13'45" WEST, A DISTANCE OF 4.38 FEET;
THENCE NORTH 00°46'15" EAST, A DISTANCE OF 19.85 FEET;
THENCE SOUTH 89°13'45" EAST, A DISTANCE OF 20.15 FEET;
THENCE SOUTH 00°46'15" WEST, A DISTANCE OF 4.08 FEET TO A POINT ON SAID SOUTH LINE;
THENCE NORTH 89°15'06" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 12.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 261 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

PARCEL D:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COLFAX AVENUE AND THE EAST RIGHT-OF-WAY OF LINE OF CORONA STREET;
THENCE SOUTH 89°15'06" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 72.78 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°46'15" EAST, A DISTANCE OF 3.14 FEET;
THENCE SOUTH 89°13'45" EAST, A DISTANCE OF 10.92 FEET;
THENCE SOUTH 00°46'15" WEST, A DISTANCE OF 3.14 FEET TO A POINT ON SAID SOUTH LINE;
THENCE NORTH 89°15'06" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 10.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 34 SQUARE FEET, MORE OR LESS.

PARCEL E:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COLFAX AVENUE AND THE EAST RIGHT-OF-WAY OF LINE OF CORONA STREET;
THENCE SOUTH 89°15'06" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 92.78 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°46'15" EAST, A DISTANCE OF 3.14 FEET;
THENCE SOUTH 89°13'45" EAST, A DISTANCE OF 10.92 FEET;
THENCE SOUTH 00°46'15" WEST, A DISTANCE OF 3.13 FEET TO A POINT ON SAID SOUTH LINE;
THENCE NORTH 89°15'06" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 10.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 34 SQUARE FEET, MORE OR LESS.

PARCEL F:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COLFAX AVENUE AND THE EAST RIGHT-OF-WAY OF LINE OF CORONA STREET;
THENCE SOUTH 89°15'06" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 112.78 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°46'15" EAST, A DISTANCE OF 3.13 FEET;
THENCE SOUTH 89°13'45" EAST, A DISTANCE OF 10.92 FEET;
THENCE SOUTH 00°46'15" WEST, A DISTANCE OF 3.12 FEET TO A POINT ON SAID SOUTH LINE;
THENCE NORTH 89°15'06" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 10.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 34 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF COLFAX AVENUE BETWEEN CORONA STREET AND DOWNING STREET, ASSUMED TO BEAR SOUTH 89°15'06" EAST.