

TWO PARCELS OF LAND BEING A PART OF THE RIGHT-OF-WAY OF S. BELLAIRE STREET, BLOCK 56, THE EASTERN CAPITOL HILL SUBDIVISION, AS RECORDED UNDER BOOK 7, PAGE 17 IN THE DENVER CITY RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A GRID BEARING ALONG THE WEST LINE OF PLOT 5, BETWEEN TWO FOUND MONUMENTS BEARING SOUTH 00°04'44" EAST, ONE MONUMENT BEING A FOUND #5 REBAR W/1.25" DIAMETER ORANGE PLASTIC CAP STAMPED P.E. & L.S. 9489 AT THE NORTHWEST CORNER OF PLOT 5 AND BY A FOUND MONUMENT BEING A #4 REBAR WITH NO CAP AT THE SOUTHWEST CORNER OF PLOT 5.

PARCEL A

COMMENCING AT THE SOUTHWEST CORNER OF SAID PLOT 5;

THENCE NORTH 00°04'44" WEST ALONG THE WEST LINE OF PLOT 5, A DISTANCE OF 6.51 FEET **POINT OF BEGINNING**;

THENCE DEPARTING THE SAID WEST LINE NORTH 40°30'54" WEST, A DISTANCE OF 7.20 FEET;

THENCE PARALLEL TO THE SAID WEST LINE, NORTH 00°04'44" WEST A DISTANCE OF 86.59 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 6.86 FEET, HAVING A RADIUS OF 4.62 FEET, A CENTRAL ANGLE OF 85°07'35", AND A CHORD WHICH BEARS NORTH 46°04'35" EAST A CHORD DISTANCE OF 6.24 FEET;

THENCE NORTH 89°58'24" EAST, A DISTANCE OF 0.17 FEET TO A POINT ON THE SAID WEST LINE;

THENCE ALONG SAID WEST LINE SOUTH 00°04'44" EAST, A DISTANCE OF 96.40 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 433 SQUARE FEET OR 0.010 ACRES. MORE OR LESS.

PARCEL B

COMMENCING AT THE SOUTHWEST CORNER OF SAID PLOT 5;

THENCE ALONG THE SOUTH LINE OF PLOT 5 NORTH 89°58'24" EAST, A
DISTANCE OF 5.55 FEET **POINT OF BEGINNING**;

THENCE CONTINUING SAID SOUTH LINE NORTH 89°58'24" EAST, A DISTANCE OF
43.12 FEET;

THENCE DEPARTING SAID SOUTH LINE SOUTH 00°01'36" EAST, A DISTANCE OF
0.83 FEET;

THENCE PARALLEL TO THE SAID SOUTH LINE SOUTH 89°58'24" WEST, A
DISTANCE OF 42.41 FEET;

THENCE NORTH 40°30'54" WEST, A DISTANCE OF 1.09 FEET **POINT OF
BEGINNING**.

SAID PARCEL CONTAINS 36 SQUARE FEET OR 0.001, MORE OR LESS.

PARCELS A & B CONTAIN 469 SQUARE FEET OR 0.011 ACRES MORE OR LESS.