

TRACT I:

Lots 1 to 10, Block 37, Park Avenue Addition to Denver, and the vacated alley adjacent to and South of said Lots 1 to 10, Block 37; also Lots 12 to 20, Block 1, and Lots 6 to 13, Block 3, Landon and Curry's Addition to Denver; Lots 12 to 20, Block 1, Glencoe Addition to Denver, also, the vacated portion of the alley lying between Block 1 and 3, Landon and Curry's Addition to Denver, which lies North of a line which is 11 feet North of and parallel with the extended South line of Lot 13, Block 1, Landon and Curry's Addition to Denver,

EXCEPT that portion conveyed to the City and County of Denver by Special Warranty Deed recorded October 24, 1967 in Book 9801 at Page 497, more particularly described as follows:

Those parts of Lots 12 and 13, Block 1, Landon and Curry's Addition to Denver, located within the boundaries described as follows:

Beginning at a point on the West line of said Lot 12 and 10 feet North of the Southwest corner thereof; thence Northeasterly to point which is 10 feet East of the said West line and 5 feet South of the North line of said Lot 12; thence Easterly on a line parallel with the said North line of the East line of said Lot 12; thence Northerly on the said East line of Lots 12 and 13, 16 feet; thence Westerly on a line which is 11 feet North of and parallel with the South line of said Lot 13 to the West line thereof; thence Southerly on the said West line of Lots 12 and 13, to the Point of Beginning, ALSO the North 5 feet of Lot 12 and the South 11 feet of Lot 13, Block 1, Glencoe Addition to the City and County of Denver.

AND EXCEPT those certain described Parcels One and Two conveyed to the City and County of Denver by Special Warranty Deed recorded June 29, 2021 at Reception No. 2021123548 and the Deed Correction Certificate recorded July 28, 2021 at Reception No. 2021141036, more particularly described as follows:

Land Description Parcel One:

Commencing at the Northeast corner of Lot 12, Block 1, Glencoe Addition to the City of Denver; thence South 00°00'11" East along the East line of said Lot 12, a distance of 5.00 feet to the point of beginning; thence South 00°00'11" East along said East line, a distance of 20.01 feet to the Southeast corner of said Lot 12; thence North 89°40'34" West along the South line of said Lot 12 and Lot 12, Block 1, Landon and Curry's Addition to Denver, a distance of 126.02 feet to the Southwest corner of Lot 12, Block 1, Landon and Curry's Addition to Denver; thence North 00°00'16" East along the West line of Block 1, Landon and Curry's Addition to Denver, a distance of 10.00 feet; thence North 44°45'32" East, a distance of 14.12 feet; thence South 89°38'21" East, a distance of 116.07 feet to the point of beginning.

Land Description Parcel Two:

Beginning at the Southeast corner of Lot 13, Block 3 Landon and Curry's Addition to Denver; thence North 89°53'55" West along the South line of said Lot 13, a distance of 2.00 feet; thence North 00°00'12" East, a distance of 13.09 feet; thence South 89°38'21" East, a distance of 2.00 feet to the East line of said Lot 13; thence South 00°00'12" West along said East line, a distance of 13.08 feet to the point of beginning.

TRACT II:

A parcel of land being a portion of Lots 12 and 13, Block 1, Glencoe Addition to Denver and a portion of Lot 13, Block 1, Landon and Curry's Addition to Denver, situated in the Northwest Quarter of Section 2, Township 4 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 Northeast corner of Lot 13, Block 1, Glencoe Addition to the City of Denver; thence South 00°00'11" East along the East line of said Lot 13, a distance of 14.01 feet to the Northeast corner of parcel described in Book 9801 Page 497 recorded October 24, 1967, also being to the point of beginning;

Thence South 00°00'11" East along said East line, a distance of 16.00 feet to the Southeast corner of said parcel; thence along the South line of said parcel North 89°38'21" West, a distance of 38.15 feet; thence departing the South line of said parcel North 64°54'04" West, a distance of 28.56 feet; thence North 89°40'34" West, a distance of 60.00 feet; thence North 00°00'16" East, a distance of 4.09 feet to the North line of said parcel; thence along the North line of said parcel South 89°38'21" East, a distance of 124.01 feet to the point of beginning.

The above-described Tracts I and II being the same property described as follows:

A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 37 PARK AVENUE ADDITION TO CITY OF DENVER, A PORTION OF LOTS 12 AND 13, BLOCK 1 GLENCOE ADDITION TO CITY OF DENVER, ALL OF LOTS 14 THROUGH 20, INCLUSIVE, BLOCK 1 GLENCOE ADDITION TO CITY OF DENVER, A PORTION OF LOT 13, BLOCK 1 LONDON & CURRY'S ADDITION TO CITY OF DENVER, ALL OF LOTS 14 THROUGH 20, INCLUSIVE, BLOCK 1 LONDON & CURRY'S ADDITION TO CITY OF DENVER, ALL OF LOTS 6 THROUGH 12, INCLUSIVE, BLOCK 3 LONDON & CURRY'S ADDITION TO CITY OF DENVER, A PORTION OF LOT 13, BLOCK 3 LONDON & CURRY'S ADDITION TO THE CITY OF DENVER, TOGETHER WITH A PORTION OF THE ALLEY VACATED BY ORDINANCE 38 SERIES OF 1934, LOCATED SOUTH OF BLOCK 37 PARK ADDITION TO CITY OF DENVER, A PORTION OF THE ALLEY VACATED BY ORDINANCE 334, SERIES OF 1967, AND A PORTION OF THE ALLEY VACATED BY ORDINANCE 111 SERIES OF 1959, LOCATED IN BLOCK 3, LONDON & CURRY'S ADDITION TO CITY OF DENVER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST BLOCK CORNER OF SAID BLOCK 37
THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF MARION STREET THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 00°00'46" WEST, A DISTANCE OF 134.42 FEET;
- 2) SOUTH 89°53'44" EAST, A DISTANCE OF 0.95 FEET;
- 3) SOUTH 00°00'11" EAST, A DISTANCE OF 196.63 FEET TO A POINT ON THE NORTH LINE OF A PARCEL DEEDED TO THE CITY AND COUNTY OF DENVER, RECEPTION NUMBER 2021123548;

THENCE ALONG THE NORTH AND WEST LINES OF SAID PARCEL DEEDED TO THE CITY AND COUNTY OF DENVER THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 89°38'21" WEST, A DISTANCE OF 38.15 FEET;
- 2) NORTH 64°54'04" WEST, A DISTANCE OF 28.56 FEET;
- 3) NORTH 89°40'34" WEST, A DISTANCE OF 60.00 FEET;
- 4) NORTH 00°00'16" EAST, A DISTANCE OF 4.09 FEET;
- 5) NORTH 89°38'21" WEST, A DISTANCE OF 20.00 FEET;
- 6) SOUTH 00°00'12" WEST, A DISTANCE OF 13.09 FEET TO A POINT ON THE SOUTH LINE OF LOT 13, BLOCK 3, LONDON AND CURRY'S ADDITION TO CITY OF DENVER;

THENCE NORTH 89°53'55" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 123.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DOWNING STREET;

NORTH 00°00'38" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 329.32 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF COLFAX AVENUE;

THENCE SOUTH 89°30'09" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 266.03 FEET TO THE POINT OF BEGINNING.