

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 27th day of June 2017, at Reception No. 2018079074 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF LOTS 17, 18, 19, 20, 21 AND 22, BLOCK 2, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID LOT 17 BY A FOUND NAIL AND BRASS TAG STAMPED P.L.S. 12346 AND BEING MONUMENTED AT THE SOUTHEAST CORNER OF SAID LOT 22 BY A PLASTIC CAP STAMPED P.L.S. 37929, BEARS SOUTH 00°16'44" EAST A DISTANCE OF 150.02 FEET (AS-MEASURED) WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 17 ALSO BEING THE NORTHEAST CORNER OF PARCEL 1, BLOCK 2, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION RECORDED AT RECEPTION NUMBER 2008015126;
THENCE SOUTH 00°16'44" EAST, ALONG THE EAST LINE OF PARCEL 1, A DISTANCE OF 100.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20;
THENCE CONTINUING SOUTH 00°16'44" EAST, ALONG THE EAST LINE OF PARCEL 2, BLOCK 2, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION RECORDED AT RECEPTION NUMBER 2006152919, ALSO BEING THE EAST LINE OF SAID LOT 21;
THENCE CONTINUING SOUTH 00°16'44" EAST, ALONG THE EAST LINE OF PARCEL 3, BLOCK 2, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION RECORDED AT RECEPTION NUMBER 2017100064, ALSO BEING THE EAST LINE OF SAID LOT 22;

THENCE 89°45'41" WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 2.00 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°16'44" WEST, A DISTANCE OF 150.02 FEET ACROSS ALL THREE SAID PARCELS, TO THE NORTH LINE OF SAID LOT 17;
THENCE NORTH 89°46'18" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±300 SQ. FT. OR ±0.007 ACRES.