

LEGAL DESCRIPTION

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY & COUNTY OF DENVER ON THE 16<sup>TH</sup> OF AUGUST 2012, BY RECEPTION NO. 2012109983, RECORDED IN THE CITY AND COUNTY OF DENVER, CLERK AND RECORDER'S OFFICE, STATE OF COLORADO.

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 38 AND 39, BLOCK 20 OF KETTLE'S ADDITION THIRD FILING AS RECORDED IN BOOK 13 AT PAGE 7, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 38, WHENCE THE NORTHWEST CORNER THEREOF BEARS N00°26'02"W; THENCE N00°26'02"W, ALONG THE WEST LINE OF SAID LOT 38 AND THE WEST LINE OF SAID LOT 39, A DISTANCE OF 25.43 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AS RECORDED IN RESOLUTION NO. 18, SERIES OF 2008; THENCE S51°22'48"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 16.02 FEET; THENCE S38°37'12"W, A DISTANCE OF 19.75 FEET TO THE POINT OF BEGINNING.  
CONTAINING 158 SQUARE FEET OR 0.004 ACRES MORE OR LESS.