

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 29TH DAY OF AUGUST, 2018, AT RECEPTION NUMBER 2018109686 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN LOT 34, BLOCK 28, UNIVERSITY PARK AMENDED MAP, A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 34;

THENCE S89°59'53"W, ALONG THE NORTH LINE OF SAID LOT 34, A DISTANCE OF 134.13 FEET TO A POINT 16.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 34, ALSO BEING THE POINT OF BEGINNING;

THENCE S44°59'38"W, A DISTANCE OF 22.63 FEET TO THE WEST LINE OF SAID LOT 34;

THENCE N00°00'38"W ALONG SAID WEST LINE, A DISTANCE OF 16.00 FEET TO SAID NORTHWEST CORNER;

THENCE N89°59'53"E ALONG SAID NORTH LINE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 128.0 SQUARE FEET (0.003 ACRES) MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHERLY RANGE LINE OF BLOCK 28 OF UNIVERSITY PARK AMENDED MAP BETWEEN THE FOUND CHISELED CROSS IN RANGE BOX AT THE INTERSECTION OF SOUTH JOSEPHINE STREET AND ASBURY AVENUE AND THE FOUND SQUARE ROD IN RANGE BOX AT THE INTERSECTION OF SOUTH COLUMBINE STREET AND ASBURY AVENUE, ASSUMED TO BEAR N89°56'55"E.