

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF JULY, 2019, AT RECEPTION NUMBER 2019091418 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED OCTOBER 1, 2015 AT RECEPTION NO. 2015138820 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF BLOCK 8, CHERRY CREEK GARDENS, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, PER THE PLAT RECORDED DECEMBER 12, 1884 IN BOOK 3 AT PAGE 25 IN SAID OFFICE OF THE CLERK AND RECORDER, LYING WITHIN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/16 CORNER OF SAID SECTION 19, BETWEEN SECTION 24 AND SECTION 19, FROM WHICH THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19 BEARS NORTH 00°00'26" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID WEST LINE;

THENCE ALONG SAID WEST LINE, NORTH 00°00'26" WEST, A DISTANCE OF 660.57 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE WESTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK 8, CHERRY CREEK GARDENS;

THENCE ALONG SAID WESTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK 8, NORTH 89°49'01" EAST, A DISTANCE OF 69.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED AT RECEPTION NO. 2015138820 AND THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID CERTAIN PARCEL OF LAND, SAID WEST LINE ALSO BEING THE EAST RIGHT-OF-WAY OF SOUTH COLORADO BOULEVARD (PUBLIC RIGHT-OF-WAY, WIDTH VARIES, PER THE DEDICATIONS RECORDED IN BOOK 463, PAGE 413, ARAPAHOE COUNTY RECORDS, AND IN BOOK 1007, PAGE 541, ARAPAHOE COUNTY RECORDS), NORTH 00°00'26" WEST, A DISTANCE OF 126.19 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND;

THENCE ALONG THE NORTH LINE OF SAID CERTAIN PARCEL OF LAND, NORTH 89°42'41" EAST, A DISTANCE OF 9.32 FEET TO A LINE PARALLEL WITH AND DISTANT 9.32 FEET EASTERLY FROM THE WEST LINE OF SAID CERTAIN PARCEL OF LAND;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°00'26" EAST, A DISTANCE OF 126.20 FEET TO THE SOUTH LINE OF SAID CERTAIN PARCEL OF LAND, BEING THE SOUTH LINE OF SAID BLOCK 8, CHERRY CREEK GARDENS;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°49'01" WEST, A DISTANCE OF 9.32 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND AND THE POINT OF BEGINNING.

CONTAINS 1,176 SQUARE FEET OR 0.027 ACRES, MORE OR LESS.