

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, A PORTION OF LOTS 26 THRU 28, BLOCK 2, ADAMS PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND CONVEYED BY A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, AND RECORDED ON THE 11<sup>TH</sup> DAY OF SEPTEMBER 2015, AT RECEPTION NUMBER 2015127986 IN CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, A FOUND 3 1/4" ALUMINUM CAP IN CDOT MONUMENT BOX, CAP STAMPED LS #13485 FROM WHENCE THE NORTH 1/4 CORNER OF SAID SECTION 17, A FOUND CDOT 3 1/2" ALUMINUM CAP IN RANGE BOX MARKED 1/4 COR SEC 8/17, 1998, STAMPED PLS 29420, BEARS N 89°59'09" E A DISTANCE OF 2638.86 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 86°32'44" EAST A DISTANCE OF 1241.42 FEET TO A POINT ON THE SOUTHERLY LINE OF RIGHT OF WAY AS CONVEYED BY RULE AND ORDER RECORDED MAY 11, 2000 AT RECEPTION NO. 2000066588, DENVER COLORADO; AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY THE FOLLOWING TWO COURSES:

1. SOUTH 51°04'23 EAST A DISTANCE OF 11.10 FEET;
2. SOUTH 11°58'15" EAST A DISTANCE OF 121.86 FEET TO THE WESTERLY RIGHT OF WAY OF SOUTH IRVING STREET;

THENCE SOUTH 00°42'32" EAST ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 95.78 FEET TO THE SOUTH LINE OF SAID LOT 28;

THENCE SOUTH 89°36'11" WEST ALONG SAID SOUTH LINE A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°42'32" WEST A DISTANCE OF 69.97 FEET;

THENCE NORTH 11°58'15" WEST A DISTANCE OF 155.38 FEET;

TO THE TRUE POINT OF BEGINNING.

CONTAINING: 1,136 SQUARE FEET, OR 0.026 ACRES OF LAND, MORE OR LESS.