

TWO (2) PARCELS OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22ND DAY OF MARCH, 2016, AT RECEPTION NUMBER 2016035802 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL BEING A PORTION OF LOTS 3 AND 4, BLOCK 63 HARMAN'S SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 63, HARMAN'S SUBDIVISION THENCE ALONG THE EASTERLY LINE OF SAID LOT 4, BLOCK 63, HARMAN'S SUBDIVISION, S00°20'58"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EASTERLY LINE, S00°20'58"E A DISTANCE OF 88.56 FEET;
THENCE S89°42'25"W A DISTANCE OF 2.50 FEET;
THENCE N00°20'58"W A DISTANCE OF 88.56 FEET;
THENCE N89°42'04"E A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL DESCRIBED LIES BETWEEN ONE (1) FOOT BELOW THE FINISHED GRADE OF THE ALLEY, AND FOURTEEN (14) FEET ABOVE THE FINISHED GRADE OF THE ALLEY.

PARCEL 2:

A PARCEL BEING A PORTION OF LOTS 3 AND 4, BLOCK 63 HARMAN'S SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 63, HARMAN'S SUBDIVISION THENCE ALONG THE EASTERLY LINE OF SAID LOT 4, BLOCK 63, HARMAN'S SUBDIVISION, S00°20'58"E A DISTANCE OF 138.56 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EASTERLY LINE, S00°20'58"E A DISTANCE OF 11.45 FEET TO A POINT ON THE NORTHERLY LINE OF ALLEY DEDICATION BY ORDINANCE 212 SERIES 1958;
THENCE ALONG SAID NORTHERLY LINE, S89°42'25"W A DISTANCE OF 5.50 FEET;
THENCE N14°20'11"E A DISTANCE OF 11.83 FEET;
THENCE N89°42'25"E A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL DESCRIBED LIES BETWEEN ONE (1) FOOT BELOW THE FINISHED GRADE OF THE ALLEY, AND SIXTEEN POINT FIVE (16.5) FEET ABOVE THE FINISHED GRADE OF THE ALLEY.

ALL DIMENSIONS ARE U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE 20' RANGE LINE IN JOSEPHINE STREET ASSUMED TO BEAR N00°19'58"W AND BEING MONUMENTED BY A FOUND 2-1/4" ALUMINUM CAP PLS #34579 IN RANGE BOX AT THE INTERSECTION OF 2ND AVENUE AND JOSEPHINE STREET AND A FOUND 2-1/4" ALUMINUM CAP PLS #24579 IN RANGE BOX AT THE INTERSECTION OF 3RD AVENUE AND JOSEPHINE STREET.