

A parcel of land conveyed to the City & County of Denver by Special Warranty Deed recorded October 10, 2011 at Reception No. 2011113925 of the City and County of Denver records.

A tract or parcel of land of the City of Denver, State of Colorado, containing 19 sq. ft. of land, more or less, being a portion of that parcel of land as described in Special Warranty Deed recorded October 5, 1999 at Reception No. 9900174307 of the City and County of Denver records, located in the N.W. 1/4 of the S.E. 1/4 of the of Section 23, Township 4 South, Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the C-S 1/16 corner of Section 23, (Whence the S 1/4 corner of Section 23 bears S. 00°19'09" E., a distance of 1317.90 feet); Thence along the west line of the N.W. 1/4 of the S.E. 1/4 of Section 23, N. 00°18'13" W., a distance of 239.23 feet; Thence S. 89°57'32" E. parallel to the South line of the N.W. 1/4 of the S.E. 1/4 of Section 23, a distance of 30.00 feet to the S.W. corner of said parcel as described at Reception No. 9900174307; Thence along the west line of said parcel N. 00°18'54" W, a distance of 85.67 feet to the **TRUE POINT OF BEGINNING**;

1. Thence continuing along the west line of said parcel, N. 00°18'54" W., a distance of 6.26 feet, more or less, to the Southwesterly right-of-way line of Buchtel Boulevard (October, 2009);
2. Thence along the Southwesterly right-of-way line of Buchtel Boulevard (October, 2009) on the arc of a curve to the right, a radius of 5680.00 feet, a central angle of 00°04'30", a distance of 7.43 feet, (the chord bearing S. 54°33'18" E., a distance of 7.43 feet);
3. Thence S. 72°02'36" W., a distance of 6.33 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described Parcel contains 19 sq. ft. of land, more or less.

Basis of Bearings: All bearings are based on the line connecting the C-S 1/16 Corner of Section 23, T. 4 S., R. 68 W., 6TH PM (being a found 3 1/4" alum. cap in range box, cap unreadable) and the S 1/4 Corner of said Section 23, (being a found 3 1/4" alum. cap in range box, cap unreadable), being a grid bearing of S. 00°19'09" E., (1317.90') as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (1992) Colorado State Plane (Central Zone - 502).