

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12<sup>TH</sup> OF AUGUST 2013, BY RECEPTION NUMBER 2013118531 (DESCRIBED AS "EXHIBIT B"), IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, STATE OF COLORADO:

**DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOTS 17 THROUGH 24, INCLUSIVE, BLOCK 35, SECOND FILING OF A PORTION OF HIGHLAND PARK, SITUATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID LOT 24, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF JULIAN ST AND ON THE NORTH RIGHT-OF-WAY LINE OF THE PLATTED ALLEY IN SAID BLOCK;

THENCE N 00°00'04" W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 4.00 FEET;

THENCE N 90°00'00" E PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY, A DISTANCE OF 199.90 FEET TO A POINT ON THE EAST LINE OF SAID LOT 17;

THENCE S 00°00'10" W ALONG SAID EAST LINE, A DISTANCE OF 4.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY;

THENCE S 90°00'00" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 199.89 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 800 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF W. 38<sup>TH</sup> AVE, ASSUMED TO BEAR S 87°32'41" E.