

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF ST PAUL STREET RIGHT-OF-WAY ADJACENT TO PLOT 2, PLOT 3, AND THE SOUTH HALF OF PLOT 4, BLOCK 57, HARMANS SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, HAVING A LOWER ELEVATION OF 5291.17 FEET (NAVD 88) AND AN UPPER ELEVATION OF 5321.00 FEET (NAVD 88), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PLOT 3, BLOCK 57, HARMANS SUBDIVISION , SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF SAID PLOT 2, S00°22'37"E A DISTANCE OF 3.86 FEET; THENCE S89°37'23"W A DISTANCE OF 11.50 FEET; THENCE ALONG A LINE 11.50 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY LINE OF SAID PLOT 2, PLOT 3, AND THE SOUTH HALF OF PLOT 4, N00°22'37"W A DISTANCE OF 148.00 FEET; THENCE N89°37'23"E A DISTANCE OF 11.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTH HALF OF PLOT 4; THENCE ALONG THE WESTERLY LINE OF SAID SOUTH HALF OF PLOT 4 AND PLOT 3, S00°22'37"E A DISTANCE OF 144.14 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.039 ACRES (1,702 SQUARE FEET), MORE OR LESS.

ALL DIMENSIONS ARE IN U.S. SURVEY FEET.

BENCHMARK:

ELEVATIONS ARE BASED ON THE CITY AND COUNTY OF DENVER BM #396A, A CITY AND COUNTY OF DENVER BRASS CAP LOCATED AT THE INTERSECTION OF EAST 3RD AVENUE AND STEELE STREET AT THE SOUTHEAST CORNER ON TOP OF CURB. ELEVATION = 5322.54' (NAVD1988) DATUM.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE 20' RANGE LINE, IN SAINT PAUL STREET ASSUMED TO BEAR N00°22'37"W BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" BRASS CAP IN RANGE BOX PLS #28283 AT THE INTERSECTION OF SAINT PAUL STREET AND EAST 3RD AVENUE AND BY A FOUND REBAR WITH A 2-1/2" ALUMINUM CAP IN RANGE BOX PLS #10945 AT THE INTERSECTION OF SAINT PAUL STREET AND EAST 2ND AVENUE.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF PLOT 3, A PORTION OF THE SOUTH HALF OF PLOT 4 AND A PORTION OF THE ALLEY WITHIN, BLOCK 57, HARMANS SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, HAVING A LOWER ELEVATION OF 5290.67 FEET (NAVD 88) AND AN UPPER ELEVATION OF 5321.00 FEET (NAVD 88), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PLOT 3, BLOCK 57, HARMANS SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF SAID PLOT 3 AND THE

EASTERLY LINE OF SAID SOUTH HALF OF PLOT 4, N00°22'22"W A DISTANCE OF 144.00 FEET; THENCE N89°37'38"E A DISTANCE OF 2.50 FEET; THENCE ALONG A LINE 2.50 FEET EASTERLY OF AND PARALLEL TO SAID EASTERLY LINE OF PLOT 3 AND THE SOUTH HALF OF PLOT 4, S00°22'22"E A DISTANCE OF 144.00 FEET TO A POINT ON SAID SOUTHERLY LINE OF PLOT 3 EXTENDED; THENCE ALONG SAID SOUTHERLY LINE EXTENDED, S89°42'49"W A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.008 ACRES (360 SQUARE FEET), MORE OR LESS.

ALL DIMENSIONS ARE IN U.S. SURVEY FEET.

BENCHMARK:

ELEVATIONS ARE BASED ON THE CITY AND COUNTY OF DENVER BM #396A, A CITY AND COUNTY OF DENVER BRASS CAP LOCATED AT THE INTERSECTION OF EAST 3RD AVENUE AND STEELE STREET AT THE SOUTHEAST CORNER ON TOP OF CURB. ELEVATION = 5322.54' (NAVD1988) DATUM.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE 20' RANGE LINE, IN SAINT PAUL STREET ASSUMED TO BEAR N00°22'37"W BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" BRASS CAP IN RANGE BOX PLS #28283 AT THE INTERSECTION OF SAINT PAUL STREET AND EAST 3RD AVENUE AND BY A FOUND REBAR WITH A 2-1/2" ALUMINUM CAP IN RANGE BOX PLS #10945 AT THE INTERSECTION OF SAINT PAUL STREET AND EAST 2ND AVENUE.