

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 25th day of October, 2017, at Reception No. 2017140410 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A 2.00 FOOT STRIP OF LAND BEING A PORTION OF LOTS 25 AND 26, BLOCK 3 OF COLFAX AVENUE SUBDIVISION OF MAPLE SUBDIVISION, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A 20 FOOT RANGE LINE LOCATED IN WEST 14TH AVENUE BETWEEN KNOX COURT AND KING STREET, BEING MONUMENTED AT THE WEST END (KING STREET) BY A FOUND STONE IN RANGE BOX AND AT THE EAST END (KNOX COURT) BY A FOUND 1" AXLE IN RANGE BOX, BEARS SOUTH 89°47'24" WEST A DISTANCE OF 327.96 FEET, WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT LOCATED IN THE INTERSECTION OF WEST 14TH AVENUE AND KNOX COURT;

THENCE, NORTH 45°15'56" WEST, A DISTANCE OF 28.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25 AND THE POINT OF BEGINNING;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 25, SOUTH 89°47'24" WEST, A DISTANCE OF 2.00 FEET;

THENCE, DEPARTING SAID SOUTH LINE OF LOT 25, TWO (2) FEET WEST OF AND PARALLEL WITH THE EAST PROPERTY LINE OF SAID LOTS 25 AND 26, NORTH 00°19'16" WEST A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 26 BEING TWO (2) FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 26;

THENCE, NORTH 89°47'24" EAST, ALONG SAID NORTH LINE OF LOT 26, A DISTANCE OF 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 26;

THENCE SOUTH 00°19'16" EAST, ALONG THE EAST LINE OF SAID LOTS 25 AND 26, A DISTANCE OF 50.01 FEET TO THE SOUTHEAST CORNER SAID LOT 25 AND THE POINT OF BEGINNING.

CONTAINS +/-100 SQ. FT. OR +/-0.002 ACRES.