

PARCEL 51:

A STRIP OF LAND CONTAINING 2,213 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 23, 2015 AT RECEPTION NO. 2015134198 (PARCEL A), CITY AND COUNTY OF DENVER RECORDS, FURTHERLY DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 52 THRU 57, BLOCK 9, FIRST ADDITION TO IRONTON, EXCEPTING THE SOUTHWESTERLY 2.50 FEET OF LOT 52 THEREOF.

THE ABOVE DESCRIBED STRIP CONTAINS 2,213 SQUARE FEET OR 0.051 ACRES, MORE OR LESS.

PARCEL 54:

A STRIP OF LAND CONTAINING 1,125 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 23, 2015 AT RECEPTION NO. 2015134198 (PARCEL B), CITY AND COUNTY OF DENVER RECORDS, FURTHERLY DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 58 THRU 60, INCLUSIVE, BLOCK 9, FIRST ADDITION TO IRONTON.

THE ABOVE DESCRIBED STRIP CONTAINS 1,125 SQUARE FEET OR 0.026 ACRES, MORE OR LESS.

PARCEL 58:

A STRIP OF LAND CONTAINING 1,500 SQUARE FEET, MORE OR LESS, LOCATED WITHIN THOSE PORTIONS OF LOTS 61 THRU 63, BLOCK 9, FIRST ADDITION TO IRONTON TOGETHER WITH THOSE PORTIONS OF LOTS 62 THRU 64, BLOCK 40, ST. VINCENTS ADDITION, 2ND FILING, ALSO IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF BRIGHTON BOULEVARD (80' ROW) ALSO BEING THE EASTERLY CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2015134198 (PARCEL B), CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2015134198 (PARCEL B) NORTHWESTERLY, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID NORTHEASTERLY LINE AND ALONG A LINE 15.00 FEET NORTHWESTERLY FROM AND PARALLEL TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW) NORTHEASTERLY, A DISTANCE OF 100.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 38TH ST. (80' ROW); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 38TH ST. (80' ROW) SOUTHEASTERLY, A DISTANCE OF 15.00 FEET TO SAID

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NORTHWESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE SOUTHWESTERLY, A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED STRIP CONTAINS 1,500 SQUARE FEET OR 0.034 ACRES, MORE OR LESS.