

PW Legal Description No. 2012-0209-06-001

Two parcels of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 5th of April 2013 by Reception No. 2013048343, in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

PARCEL 1

A portion of Lots 6-12, Block 1, Skinner Bros. Subdivision, located in the Southwest One-Quarter of Section 6, Township 4 South, Range 67 West of the 6th P.M., City & County of Denver, State of Colorado, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 6: thence $N00^{\circ}14'21''E$ along the west line of said Southwest One-Quarter of Section 6, a distance of 955.81 feet; thence $S89^{\circ}45'39''E$ perpendicular to said west line, a distance of 50.00 feet to the southwest corner of Lot 12 of said Block 1, also being a point on the easterly right-of-way line of Colorado Boulevard and the point of beginning; thence $N00^{\circ}14'21''E$ along the said easterly right-of-way line of Colorado Boulevard and the westerly boundary line of said Block 1, a distance of 175.05 feet to the northwest corner of said Lot 6; thence $S89^{\circ}56'39''E$ along the northerly line of said Lot 6, a distance of 5.00 feet; thence $S00^{\circ}14'21''W$, a distance of 175.05 feet to a point on the southerly boundary line of said Lot 12; thence $N89^{\circ}56'39''W$ along the southerly boundary line of said Lot 12, a distance of 5.00 feet to the Point of Beginning., containing a calculated area of 875 square feet or 0.020 acres.

PARCEL 2

A portion of Lots 6-12, Block 1, Skinner Bros. Subdivision, located in the Southwest One-Quarter of Section 6, Township 4 South, Range 67 West of the 6th P.M., City & County of Denver, State of Colorado, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 6: thence $N00^{\circ}14'21''E$ along the west line of said Southwest One-Quarter of Section 6, a distance of 1295.28 feet; thence $S89^{\circ}45'39''E$ perpendicular to said west line, a distance of 55.00 feet to a point on the southerly right-of-way line of East 8th Avenue, also being a point on a line parallel to and 5.00 feet east of the easterly right-of-way line of Colorado Boulevard, and the Point of Beginning; thence $N89^{\circ}57'26''E$ along said southerly right-of-way line of said East 8th Avenue, a distance of 3.53 feet; thence $S45^{\circ}14'21''W$ a distance of 4.99 feet to a point on the south line parallel to and 5.99 feet east of the easterly right-of-way line of Colorado Boulevard; thence $N00^{\circ}14'21''E$ parallel to and 5.00 feet east of the easterly right-of-way line of Colorado Boulevard, a distance of 3.51 feet to the Point of Beginning., containing a calculated area of 6.2 square feet.

Basis of Bearing; the west line of the Southwest One-Quarter of Section 6 monumented at the West One-Quarter Corner by a 3.25 inch aluminum cap in a range box stamped "LS 13212, and monumented at the southwest corner by a 3.25 inch aluminum cap in range box stamped "1991 LS 1312", with the line considered to bear $S00^{\circ}14'21''W$.