

A tract or parcel of land Parcel No. 1 containing 8,547 sq. ft. (0.196 acres). more or less, As acquired by Quit Claim Deed from Denver Water as recorded at Reception No. 2011081433 on 7/27/2011 located in Section 12, Township 5 South, Range 69 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the Northwest corner of Section 12, thence N. 89°34'04" E. along the North line of said Section 12, a distance of 575.02 feet; Thence S. 00°31'16" W., departing said North line, a distance of 30.00 feet, more or less, to a point on the South Right of Way line of West Quincy Ave., said point also being the TRUE POINT OF BEGINNING;

1. Thence N. 89°34'04" E. along said South Right of Way line, a distance of 2849.06 feet;
2. Thence S. 00°25'56" E. departing said South Right of Way line, a distance of 3.00 feet to a line parallel and distant 3.00 feet, measured at right angles, from said South Right of Way line;
4. Thence S. 89°34'04" W., along said parallel line, a distance of 2849.11 feet to the westerly boundary of a parcel of land at 6100 West Quincy Avenue under the ownership of the Board of Water Commissioners of the City and County of Denver;
5. Thence N. 00°31'16" E., along said westerly boundary, a distance of 3.00 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 8,547 sq. ft. (0.196 acres). more or less.

Basis of Bearings: All bearings are based on a line between the Northwest corner of Section 12, T. 5 S., R. 69 W., being a found 3-1/4" Denver Water Department brass cap in a range box marked "LS 16398" and the Northeast corner of said Section 12, being a found 3-1/4" aluminum cap in a range box marked "LS 16398"; said line bears N. 89°34'04" E.