

Parcels A and B conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 11th day of January 2019, at Reception Number 2019004229 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

PARCEL A

The South 7.00 feet of that property described in Reception Number 2017140201, recorded October 25, 2017 at the City and County of Denver Clerk and Recorder's Office, situated in the SE 1/4 of Section 33, T.3S., R.67W., of the 6th P.M., City and County of Denver, State of Colorado, and being more particularly described as follows:

Beginning at the Southeast Corner of Lot 29, Block 6, East Colfax Subdivision;
Thence N90°00'00"W along the North R.O.W. Line of East Colfax Avenue, a distance of 150.50 feet to the West Line of the East 6 inches of Lot 23, said Block 6;
Thence N00°01'30"W along said West Line of the East 6 inches of Lot 23, a distance of 7.00 feet;
Thence N90°00'00"E a distance of 150.50 feet to a point on the West R.O.W. Line of Xanthia Street;
Thence S00°01'30"E along said West R.O.W. Line, a distance of 7.00 feet to the Point of Beginning.

Parcel Contains (1,054 Square Feet) 0.0242 Acres.

PARCEL B

The North 2.00 feet of that property described in Reception Number 2017140201, recorded October 25, 2017 at the City and County of Denver Clerk and Recorder's Office, situated in the SE 1/4 of Section 33, T.3S., R.67W., of the 6th P.M., City and County of Denver, State of Colorado, and being more particularly described as follows:

Beginning at the Northeast Corner of Lot 29, Block 6, East Colfax Subdivision;
Thence S00°01'30"E along the West R.O.W. Line of Xanthia Street, a distance of 2.00 feet;
Thence N90°00'00"W a distance of 150.50 feet to the West Line of the East 6 inches of Lot 23, said Block 6;
Thence N00°01'30"W along said West Line of the East 6 inches of Lot 23, a distance of 2.00 feet to a point on the North Line of said Lot 23;
Thence N90°00'00"E along the North Line of said Block 6, a distance of 150.50 feet to the Point of Beginning.

Parcel Contains (301 Square Feet) 0.0069 Acres.