

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON 10/17/2018 AT RECEPTION NUMBER 2018134882 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 20 THROUGH 22, INCLUSIVE, BLOCK 1, MONTELIUS AND WALKER'S ADDITION, LOTS 1 THROUGH 11, INCLUSIVE, BLOCK 1, BROADWAY PLACE, LOTS 8 THROUGH 14, INCLUSIVE, BLOCK 2, BROADWAY PLACE, TOGETHER WITH A PORTION OF THE ALLEY BY ORDINANCE NO. 348, SERIES OF 1972, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 1, BROADWAY PLACE;

THENCE SOUTH 00°00'43" WEST ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 270.15 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1;

THENCE SOUTH 89°59'43" WEST ALONG THE SOUTH LINE OF SAID BLOCK 1 AND THE SOUTH LINES OF SAID BLOCK 2, BROADWAY PLACE AND BLOCK 1, MONTELIUS AND WALKER'S ADDITION, A DISTANCE OF 391.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20;

THENCE NORTH 00°02'46" EAST ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 6.00 FEET;

THENCE NORTH 89°59'43" EAST, A DISTANCE OF 388.22 FEET;

THENCE NORTH 00°00'43" EAST, A DISTANCE OF 264.15 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 1, BROADWAY PLACE;

THENCE NORTH 89°59'49" EAST ALONG SAID LINE, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,140 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH 20' RANGE LINE IN WEST ARCHER PLACE BETWEEN BROADWAY AND SOUTH BANNOCK STREET AS MONUMENTED AT EITHER END WITH A 1" SPIKE IN RANGE BOX, ASSUMED TO BEAR NORTH 89°58'30" WEST.