

LAND DESCRIPTIONS

PARCEL 1:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, BARRICKS COLFAX ADDITION; THENCE NORTH 89°58'27" EAST, ALONG THE NORTH LINE OF SAID BLOCK 1, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE, A DISTANCE OF 25.97 FEET TO THE **POINT OF BEGINNING:**

THENCE NORTH 00°01'33" WEST A DISTANCE OF 2.03 FEET;
THENCE NORTH 89°58'27" EAST, PARALLEL WITH SAID NORTH LINE OF BLOCK 1 , A DISTANCE OF 5.16 FEET;
THENCE SOUTH 00°01'33" EAST A DISTANCE OF 2.03 FEET TO SAID NORTH LINE OF BLOCK 1;
THENCE SOUTH 89°58'27" WEST, ALONG SAID NORTH LINE OF BLOCK 1, A DISTANCE OF 5.16 FEET TO THE **POINT OF BEGINNING.**

PARCEL 1 CONTAINS 10 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK 1, BARRICKS COLFAX ADDITION AS BEARING NORTH 89°58'27" EAST. THE NORTH LINE OF SAID BLOCK 1 IS MONUMENTED ON THE WEST BY A #5 REBAR W/ BLUE PLASTIC CAP "LS 38035" AND ON THE EAST BY A #5 REBAR, NO CAP.

TOGETHER WITH:

PARCEL 2:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, BARRICKS COLFAX ADDITION; THENCE NORTH 89°58'27" EAST, ALONG THE NORTH LINE OF SAID BLOCK 1, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE, A DISTANCE OF 88.48 FEET TO THE **POINT OF BEGINNING:**

THENCE NORTH 00°01'33" WEST A DISTANCE OF 1.90 FEET;
THENCE NORTH 89°58'27" EAST, PARALLEL WITH SAID NORTH LINE OF BLOCK 1, A DISTANCE OF 14.20 FEET;
THENCE SOUTH 00°01'33" EAST A DISTANCE OF 1.90 FEET TO SAID NORTH LINE OF BLOCK 1;
THENCE SOUTH 89°58'27" WEST, ALONG SAID NORTH LINE OF BLOCK 1, A DISTANCE OF 14.20 FEET TO THE **POINT OF BEGINNING.**

PARCEL 2 CONTAINS 27 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK 1, BARRICKS COLFAX ADDITION AS BEARING NORTH 89°58'27" EAST. THE NORTH LINE OF SAID BLOCK 1 IS MONUMENTED ON THE WEST BY A #5 REBAR W/ BLUE PLASTIC CAP "LS 38035" AND ON THE EAST BY A #5 REBAR, NO CAP.

TOGETHER WITH:

PARCEL 3:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, BARRICKS COLFAX ADDITION; THENCE NORTH 89°58'27" EAST, ALONG THE NORTH LINE OF SAID BLOCK 1, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE, A DISTANCE OF 84.73 FEET TO THE **POINT OF BEGINNING:**

THENCE NORTH 00°01'33" WEST A DISTANCE OF 3.75 FEET;
THENCE NORTH 89°58'27" EAST, PARALLEL WITH SAID NORTH LINE OF BLOCK 1, A DISTANCE OF 37.20 FEET;
THENCE SOUTH 00°01'33" EAST A DISTANCE OF 3.75 FEET TO SAID NORTH LINE OF BLOCK 1;
THENCE SOUTH 89°58'27" WEST, ALONG SAID NORTH LINE OF BLOCK 1, A DISTANCE OF 37.20 FEET TO THE **POINT OF BEGINNING.**

PARCEL 3 CONTAINS 140 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK 1, BARRICKS COLFAX ADDITION AS BEARING NORTH 89°58'27" EAST. THE NORTH LINE OF SAID BLOCK 1 IS MONUMENTED ON THE WEST BY A #5 REBAR W/ BLUE PLASTIC CAP "LS 38035" AND ON THE EAST BY A #5 REBAR, NO CAP.