

PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF 7TH STREET RIGHT-OF-WAY LOCATED BETWEEN BLOCKS 1 AND 2, HIGHLAND (COMMONLY CALLED NORTH DENVER), SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF LOT 3, SAID BLOCK 1;
THENCE NORTH 30°13'00" WEST, ALONG THE NORTHEAST LINE OF SAID BLOCK 1, A DISTANCE OF 166.14 FEET TO A POINT ON THE 7TH STREET/1-25 RIGHT-OF-WAY LINE;
THENCE NORTH 32°20'21" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 16.29 FEET;
THENCE SOUTH 30°13'00" EAST, A DISTANCE OF 100.96 FEET;
THENCE SOUTH 59°47'00" WEST, A DISTANCE OF 11.13 FEET;
THENCE SOUTH 30°13'00" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 59°47'00" EAST, A DISTANCE OF 4.99 FEET;
THENCE SOUTH 30°13'00" EAST, A DISTANCE OF 51.71 FEET TO A POINT ON A LINE FROM THE EAST CORNER OF SAID LOT 3, BLOCK 1 TO THE SOUTH CORNER OF LOT 18, SAID BLOCK 2;
THENCE SOUTH 59°57'52" WEST ALONG SAID LINE, A DISTANCE OF 8.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,909 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF 7TH STREET RIGHT-OF-WAY LOCATED BETWEEN BLOCKS 1 AND 2, HIGHLAND (COMMONLY CALLED NORTH DENVER), SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNINGS AT THE SOUTH CORNER OF LOT 18, SAID BLOCK 2;
THENCE SOUTH 59°54'00" WEST ALONG A LINE FROM THE EAST CORNER OF LOT 3, SAID BLOCK 1 TO THE SOUTH CORNER OF LOT 18, SAID BLOCK 2, A DISTANCE OF 14.47 FEET;
THENCE NORTH 30°13'00" WEST, A DISTANCE OF 166.03 FEET;
THENCE NORTH 14°47'00" EAST, A DISTANCE OF 20.46 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID BLOCK 2; THENCE SOUTH 30°13'00" EAST ALONG SAID LINE, A DISTANCE OF 180.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,507 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 1, HIGHLAND (COMMONLY CALLED NORTH DENVER), ASSUMED TO BEAR SOUTH 30°13'00" EAST.