

PARCEL 1

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT CALCULATED FROM FOUND REFERENCE POINTS AT THE INTERSECTION OF E. FLORIDA AVENUE AND S. PEARL STREET;

THENCE NORTH 44°41'46" WEST, A DISTANCE OF 28.28 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK 30, SHERMAN SUBDIVISION;

THENCE ALONG THE SOUTH LINE OF SAID LOT 24, SAME BEING THE NORTH LINE OF E. FLORIDA AVENUE, NORTH 89°41'50" WEST, A DISTANCE OF 40.67 FEET;

THENCE DEPARTING SAID LINES SOUTH 00°18'10" WEST, A DISTANCE OF 6.83 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°18'10" WEST, A DISTANCE OF 8.00 FEET;

THENCE PARALLEL WITH THE SOUTH LINE OF SAID LOT 24 NORTH 89°41'50" WEST, A DISTANCE OF 75.42 FEET;

THENCE NORTH 00°18'10" EAST, A DISTANCE OF 8.00 FEET;

THENCE PARALLEL WITH AND 6.83 FEET SOUTH OF THE SOUTH LINE OF SAID LOT 24 SOUTH 89°41'50" EAST, A DISTANCE OF 75.42 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 603 SQUARE FEET OR 0.014 ACRE, MORE OR LESS.

PARCEL 2

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT CALCULATED FROM FOUND REFERENCE POINTS AT THE INTERSECTION OF E. FLORIDA AVENUE AND S. PEARL STREET;

THENCE NORTH 44°41'46" WEST, A DISTANCE OF 28.28 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK 30, SHERMAN SUBDIVISION AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°18'10" WEST, A DISTANCE OF 7.17 FEET;

THENCE PARALLEL WITH THE SOUTH LINE OF SAID LOT 24, SAME BEING THE NORTH LINE OF EAST FLORIDA AVENUE, NORTH 89°41'50" WEST, A DISTANCE OF 31.33 FEET;

THENCE NORTH 00°18'10" EAST, A DISTANCE OF 7.17 FEET TO THE SOUTH LINE OF SAID LOT 24;

THENCE ALONG THE SOUTH LINE OF SAID LOT 24 SOUTH 89°41'50" EAST, A DISTANCE OF 31.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24 AND THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 225 SQUARE FEET OR 0.005 ACRE, MORE OR LESS.

THE BASIS OF BEARINGS FOR THE ABOVE LEGAL DESCRIPTIONS IS THE 20.00 FOOT RANGE LINE IN E. FLORIDA AVENUE, BEING CALCULATED AT THE INTERSECTION WITH S. PEARL STREET BY FOUND REFERENCE POINTS AND AT THE INTERSECTION WITH S. PENNSYLVANIA STREET BY A STONE WITH CHISELED CROSS FOUND IN A RANGE BOX. SAID 20.00 FOOT RANGE LINE IS ASSUMED TO BEAR NORTH 89°41'50" WEST, A DISTANCE OF 325.10 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.