

LAND DESCRIPTION FOR PARCEL 1:

A TRACT OF LAND LOCATED IN THE SOUTHEAST OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING A PORTION OF THE VACATED OSAGE STREET (ORDINANCE NO. 246 SERIES 1968), CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 28, HUNT'S ADDITION TO DENVER; THENCE S00°12'23"E, 319.63 FEET TO THE SOUTHWEST CORNER OF LOT 13, HUNT'S ADDITION TO DENVER; THENCE S89°47'30"W, 2.72 FEET; THENCE N13°16'53"W, 53.56 FEET; THENCE N00°02'13"E, 267.27 FEET; THENCE N88°58'51"E, 13.70 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 4,272 SQUARE FEET OR 0.0981 ACRES MORE OR LESS.

LAND DESCRIPTION FOR PARCEL 2:

A TRACT OF LAND LOCATED IN THE SOUTHEAST OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING A PORTION OF THE VACATED OSAGE STREET (ORDINANCE NO. 246 SERIES 1968), CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 27, HUNT'S ADDITION TO DENVER; THENCE N88°58'51"E, 16.30 FEET; THENCE S00°02'13"W, 162.21 FEET; THENCE N14°38'55"W, 62.59 FEET; THENCE N00°12'23"W, 101.37 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,113 SQUARE FEET OR 0.0485 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF N89°48'18"E BETWEEN BEING A 21 FOOT RANGE LINE IN WEST 10TH AVENUE BETWEEN TWO FOUND MONUMENTS 336.24 FEET APART; BOTH MONUMENTS BEING A 3.25" DIAMETER ALLOY CAP STAMPED PLS 34591 IN RANGE BOXES; ONE AT THE INTERSECTION OF OSAGE STREET AND WEST 10TH AVENUE AND THE OTHER AT THE INTERSECTION OF NAVAJO STREET AND WEST 10TH AVENUE.