

PARCEL 1

A PARCEL OF LAND AS DESCRIBED BEING THE VACATED SOUTH 237 FEET OF THE ALLEY IN BLOCK 3, PIERSON'S ADDITION TO DENVER PER ORDINANCE NO. 86, SERIES OF 1979 RECORDED IN BOOK 1876, PAGE 314 AND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT IN THE INTERSECTION OF NEWTON STREET AND WEST 16TH AVENUE BEING A FOUND 2.5" ALUMINUM CAP "PLS 34183" FROM WHENCE THE RANGE POINT IN THE INTERSECTION OF LOWELL BOULEVARD AND WEST 16TH AVENUE BEING A FOUND 2" ALUMINUM CAP "PLS 37066" BEARS NORTH 89°48'03" EAST, A DISTANCE OF 702.89 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 82°25'22" EAST, A DISTANCE OF 171.32 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID BLOCK 3 AND THE POINT OF BEGINNING;

THENCE NORTH 00°18'25" WEST ALONG THE WEST LINE OF SAID ALLEY, A DISTANCE OF 237.02 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 3;

THENCE NORTH 89°48'03" EAST, A DISTANCE OF 14.00 FEET TO THE SOUTHWEST CORNER OF LOT 24 OF SAID BLOCK 3;

THENCE SOUTH 00°18'25" EAST ALONG THE EAST LINE OF SAID ALLEY, A DISTANCE OF 237.02 FEET TO THE SOUTHWEST CORNER OF LOT 15 OF SAID BLOCK 3;

THENCE SOUTH 89°48'03" WEST ALONG THE SOUTH LINE OF SAID BLOCK 3, A DISTANCE OF 14.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14 AND THE TRUE POINT OF BEGINNING.

CONTAINING 3,318 SQUARE FEET OR 0.076 ACRES OF LAND, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND DESCRIBED AS VACATED MEADE STREET PER ORDINANCE NO. 86, SERIES OF 1979 RECORDED IN BOOK 1876, PAGE 314 AND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT IN THE INTERSECTION OF NEWTON STREET AND WEST 16TH AVENUE BEING A FOUND 2.5" ALUMINUM CAP "PLS 34183" FROM WHENCE THE RANGE POINT IN THE INTERSECTION OF LOWELL BOULEVARD AND WEST 16TH AVENUE BEING A FOUND 2" ALUMINUM CAP "PLS 37066" BEARS NORTH 89°48'03" EAST, A DISTANCE OF 702.89 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 85°43'35" EAST, A DISTANCE OF 309.63 FEET TO THE SOUTHEAST CORNER OF BLOCK 3, PIERSON'S ADDITION TO DENVER AND THE POINT OF BEGINNING;

THENCE NORTH 00°18'25" WEST ALONG THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 362.02 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 3;

THENCE NORTH 89°48'03" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF WEST 17TH AVENUE, A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF BLOCK 4, PIERSON'S ADDITION TO DENVER;

THENCE SOUTH 00°18'25" EAST ALONG THE WEST LINE OF SAID BLOCK 4, A DISTANCE OF 362.02 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 4;

THENCE SOUTH 89°48'03" WEST ALONG THE NORTH RIGHT OF WAY LINE OF WEST 16TH AVENUE, A DISTANCE OF 65.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 3 AND THE TRUE POINT OF BEGINNING.

CONTAINING 23,531 SQUARE FEET OR 0.540 ACRES OF LAND, MORE OR LESS.