PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-00000170-001:

LAND DESCRIPTION - ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF MAY, 2021, AT RECEPTION NUMBER 2021089531 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE EAST 2.00 FEET OF LOTS 1 THRU 9, BLOCK 123, STILES' ADDITION, TO THE CITY OF DENVER. ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, COLORADO, LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTI0N 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1 OF BLOCK 123, AND CONSIDERING THE NORTHEAST LINE OF SAID LOT 1 TO BEAR NORTH 45°23'20" WEST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE ALONG THE SOUTHEAST LINES OF SAID LOTS 1 THRU 9, SOUTH 44°36' 13" WEST, 225. 11 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 9; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 9, NORTH 45°23'32" WEST, 2.00 FEET TO A LINE WHICH IS 2.00 FEET NORTHIWEST OF AND PARALLEL WITH THE SOUTHEAST LINES OF SAID LOTS 1 THRU 9; THENCE ALONG SAID PARALLEL LINE, NORTH 44°36'13" EAST, 225.11 FEET TO THE NORTHEAST LINE OF SAID LOT 1; THENCE ALONG SAID NORTHEAST LINE, SOUTH 45°23'20" EAST, 2.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 450 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: THE 20 FOOT RANGE LINE, NORTHEAST OF BLOCK 123, STILES' ADDITION TO THE CITY OF DENVER, IS ASSUMED TO BEAR S 45°23'20'' E, PER THE MONUMENTATION AS SHOWN ON SHEET 2 OF THIS EXHIBIT.