

ALL OF THAT LAND DESCRIBED AS PARCEL 1 AND PARCEL 2 IN BARGAIN AND SALE DEED RECORDED AT RECEPTION NO. 2019089561 AND QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019089560; TOGETHER WITH ALL OF THAT LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120; AND BEING A PORTION OF BLOCK 1, ALL OF BLOCKS 2 AND 3, AND A PORTION OF BLOCK 4, KIBLER ADDITION; IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 AND IS CONSIDERED TO BEAR  $S00^{\circ}22'51''E$ , MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 3.25" ALUMINUM CAP STAMPED, "EHRHART, T4S, R68W R67W, S13/S18, S24/S19, 2021, LS 29414" AND ON THE SOUTH END OF THE LINE BY A CALCULATED POINT FOR THE 1/16 CORNER FOR SECTION 19, AS DETERMINED BY EXISTING REFERENCE TIES PER MONUMENT RECORD DATED NOVEMBER 30, 2011: A 2" ALUM. CAP STAMPED, "CALVADA, T4S, N1/16, R68W/R67W, S24/S19, RM, 2010, PLS 36580", A DISTANCE OF 45.58 FEET; A NAIL AND BRASS TAG STAMPED, "LS 11434", A DISTANCE OF 80.90 FEET; AND A NAIL & BRASS TAG STAMPED, "LS 11434", A DISTANCE OF 110.55 FEET.

COMMENCING AT SAID NORTHWEST 1/16 CORNER FOR SECTION 19;

THENCE WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19,  $S00^{\circ}22'51''E$ , A DISTANCE OF 30.00 FEET;

THENCE DEPARTING SAID SECTION LINE,  $N89^{\circ}27'03''E$ , A DISTANCE OF 80.00 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF S. COLORADO BLVD. AND THE SOUTH RIGHT OF WAY LINE OF E. LOUISIANA AVE., AND BEING A POINT ON THE NORTH LINE OF SAID KIBLER ADDITION;

THENCE CONTINUING WITH SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE,  $N89^{\circ}27'03''E$ , A DISTANCE OF 94.84 FEET TO A POINT 31 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 4, SAID KIBLER ADDITION, BEING THE NORTHWEST CORNER OF SAID PARCEL 1, AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING WITH SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE,  $N89^{\circ}27'03''E$ , A DISTANCE OF 876.94 FEET TO THE NORTHWEST CORNER OF PARCEL 3, DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED

AT RECEPTION NO. 2019008809, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE AND WITH THE WEST LINE OF SAID PARCEL 3, S00°25'19"E, A DISTANCE OF 224.84 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3;

THENCE WITH THE SOUTH LINE OF SAID PARCEL 3, N89°29'34"E, A DISTANCE OF 185.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S. BIRCH ST. AND BEING A POINT ON THE EAST LINE OF SAID KIBLER ADDITION;

THENCE WITH SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE, S00°25'19"E, A DISTANCE OF 52.33 FEET TO THE NORTHEAST CORNER OF QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019091660, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE AND WITH THE NORTH LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019091660, S89°29'34"W, A DISTANCE OF 148.00 FEET;

THENCE WITH THE WEST LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019091660, S00°25'19"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH LINE OF PARCEL 4 OF SAID DENVER ASSESSOR'S PARCEL RECONFIGURATION AT RECEPTION NO. 2019008809;

THENCE WITH THE NORTH LINE OF SAID PARCEL 4, S89°29'34"W, A DISTANCE OF 80.32 FEET TO THE NORTH EAST CORNER OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;

THENCE WITH THE EAST LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120, S00°25'19"E, A DISTANCE OF 168.22 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2022123120;

THENCE WITH THE SOUTH LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120, S89°34'41" W, A DISTANCE OF 8.00 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2022123120 AND A POINT ON THE WEST LINE OF SAID PARCEL 4;

THENCE WITH THE WEST LINE OF SAID PARCEL 4, S00°25'19"E, A DISTANCE OF 95.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF E. ARKANSAS AVE. AND BEING A POINT ON THE SOUTH LINE OF SAID KIBLER ADDITION;

THENCE WITH SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH LINE, S89°26'57"W, A DISTANCE OF 623.04 FEET TO THE SOUTHEAST CORNER OF

GENERAL WARRANTY DEED RECORDED AT RECEPTION NO. 2015029392 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID GENERAL WARRANTY DEED, N00°30'34"W, A DISTANCE OF 350.69 FEET TO THE NORTHEAST CORNER OF SAID GENERAL WARRANTY DEED;

THENCE WITH THE NORTH LINE OF SAID GENERAL WARRANTY DEED, S89°29'09"W, A DISTANCE OF 202.14 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1, AND BEING A POINT 31 FEET WEST OF THE NORTHEAST CORNER OF LOT 11, BLOCK 4, SAID KIBLER ADDITION;

THENCE WITH THE WEST LINE OF SAID PARCEL 1 AND WITH A LINE 31 FEET WEST OF THE EAST LINE OF LOTS 1-10, BLOCK 4, SAID KIBLER ADDITION, N00°24'06"W, A DISTANCE OF 250.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS TOGETHER CONTAIN A MEASURED TOTAL OF 10.46 ACRES (455,708 SQUARE FEET), MORE OR LESS.