A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED AND DESCRIBED AS PARCEL 1, RECORDED ON THE 10TH DAY OF JUNE, 2016, AT RECEPTION NUMBER 2016076729 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 1:

A PORTION OF BLOCK 2, THE COMMONS SUBDIVISION - FILING NO. 5, RECORDED UNDER RECEPTION NO. 2003013146, CITY AND COUNTY OF DENVER RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST PROPERTY CORNER OF SAID BLOCK 2;

THENCE NORTH 45 DEGREES 24 MINUTES 24 SECONDS WEST ALONG THE SOUTHWESTERLY PROPERTY LINE OF SAID BLOCK 2, A DISTANCE OF 120.00 FEET;

THENCE NORTH 44 DEGREES 18 MINUTES 02 SECONDS EAST LEAVING SAID PROPERTY LINE, A DISTANCE OF 334.49 FEET TO A POINT ON THE NORTHEASTERN PROPERTY LINE OF SAID BLOCK 2;

THENCE SOUTH 44 DEGREES 57 MINUTES 42 SECONDS EAST ALONG SAID NORTHEASTERN PROPERTY LINE, A DISTANCE OF 120.01 FEET TO THE EASTERN MOST CORNER OF SAID BLOCK 2;

THENCE SOUTH 44 DEGREES 18 MINUTES 02 SECONDS WEST ALONG THE SOUTHEASTERN PROPERTY LINE OF SAID BLOCK 2, A DISTANCE OF 333.56 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED AUGUST 11, 2011 UNDER RECEPTION NO. 2011088706;

TOGETHER WITH:

A PORTION OF VACATED CHESTNUT STREET, RECORDED UNDER ORDINANCE NO. 832, SERIES 2006, CITY AND COUNTY OF DENVER RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHESTNUT STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 17TH STREET, SAID POINT ALSO BEING THE EASTERNMOST CORNER OF BLOCK 2 OF SAID THE COMMONS SUBDIVISION - FILING NO. 5;

THENCE SOUTH 44 DEGREES 57 MINUTES 42 SECONDS EAST A DISTANCE OF 5.00 FEET,

THENCE SOUTH 44 DEGREES 18 MINUTES 02 SECONDS WEST AND PARALLEL WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CHESTNUT STREET AND THE SOUTHEASTERLY LINE OF SAID BLOCK 2, A DISTANCE OF 333.52 FEET;

THENCE NORTH 45 DEGREES 24 MINUTES 24 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CHESTNUT STREET AND SAID SOUTHEASTERLY LINE OF BLOCK 2, SAID POINT ALSO BEING THE SOUTHERNMOST CORNER OF SAID BLOCK 2;

THENCE NORTH 44 DEGREES 18 MINUTES 02 SECONDS EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CHESTNUT STREET AND SAID SOUTHEASTERLY LINE OF BLOCK 2, A DISTANCE OF 333.56 FEET TO THE POINT OF BEGINNING.