A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 22nd day of February, 2017, at Reception No. 2017025211 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

THAT PART OF LOTS 10 TO 18, EVANS SUBDIVISION OF PART OF BLOCK 20, WITTER'S FIRST ADDITION TO DENVER, SITUATE IN THE NE 1/4 OF SECTION 4, T.4.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 10; THENCE S00°06'20"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE ALLEY, A DISTANCE OF 224.94 FEET TO THE SOUTHEASTERLY CORNER OF LOT 18; THENCE N89°52'10"W, ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 2.00 FEET; THENCE N00°06'20"E, ALONG A LINE 2.00 FEET WESTERLY OF & PARALLEL TO THE WESTERLY RIGHT-OF-WAY LINE OF THE ALLEY, A DISTANCE OF 206.94 FEET; THENCE N44°52'55"W, A DISTANCE OF 22.63 FEET TO A POINT 2.00 FEET SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ALLEY; THENCE N89°52'10"W, ALONG A LINE 2.00 FEET SOUTHERLY OF & PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 107.09 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ELATI STREET; THENCE N00°06'00"E, ALONG SAID LINE, A DISTANCE OF 2.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 10; THENCE S89°52'10"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ALLEY, A DISTANCE OF 125.08 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 824 SQ. FT., +/-.

NOTES:
BASIS OF BEARINGS: AN ASSUMED BEARING OF N89°52'10"W FOR THE RANGE LINE 21.25 FEET SOUTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF W 13TH AVENUE.

SURVEYOR'S STATEMENT:
I, BRADLEY D. PETERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS "DESCRIPTION" AND THE 27 APRIL 2016 "ALTA/NSPS LAND TITLE SURVEY" ON WHICH IT IS BASED WERE GENERATED BY ME AND ARE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

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BRADLEY D. PETERSON, P.L.S. NO. 28660
FOR & ON BEHALF OF TRISTATE SURVEYING, INC.

_____
DATE