

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED 9/18/2018, AT RECEPTION NUMBER 2018118616, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF A PARCEL OF LAND DESCRIBED IN BOOK 3066 AT PAGE 99 RECORDED MARCH 30, 1984, LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON A 20 FOOT RANGE LINE WITHIN 10TH AVENUE BETWEEN ZENOBIA STREET AND YATES STREET, BEING MONUMENTED AT THE INTERSECTION OF 10TH AVENUE AND ZENOBIA STREET BY A FOUND AXLE IN A RANGE BOX AND AT THE INTERSECTION OF 10TH AVENUE AND YATES STREET BY A FOUND AXLE IN A RANGE BOX, SAID RANGE LINE IS ASSUMED TO BEAR SOUTH 89°22'37" EAST A DISTANCE OF 319.79 FEET, WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF ZENOBIA STREET AND 10TH AVENUE;

THENCE NORTH 52°10'48" WEST A DISTANCE OF 66.16 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°22'37" WEST A DISTANCE OF 70.00 FEET;

THENCE NORTH 00°13'35" EAST A DISTANCE OF 7.00 FEET;

THENCE SOUTH 89°22'37" EAST A DISTANCE OF 70.00 FEET;

THENCE SOUTH 00°13'35" WEST A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINING +/-490 SQ. FT. OR +/-0.011 ACRES.