

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 20th day of April 2020, at Reception Number 2020053987 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PART OF MONTBELLO NO. 19, RECORDED FEBRUARY 9, 1970 AT PLAT BOOK 26, PAGE 51, ALSO BEING PART OF PROPERTY DESCRIBED AS "PAD 1" IN SPECIAL WARRANTY DEED RECORDED AUGUST 9, 2016 AT RECEPTION NO. 2016104656, CITY & COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PAD 1; THENCE S00°19'22"E ALONG THE EAST LINE OF SAID PAD 1, AND ALONG THE WEST RIGHT OF WAY LINE OF PEORIA STREET A DISTANCE OF 169.58 FEET TO A POINT OF A NON-TANGENT CURVATURE, THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT, AND ALONG SAID RIGHT OF WAY LINE (SAID CURVE HAVING A CENTRAL ANGLE OF 43°02'59", AND A CHORD BEARING S20°59'11"W A DISTANCE OF 22.01 FEET) AN ARC LENGTH OF 22.54 FEET; THENCE N00°19'22"W ALONG A LINE 8 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF PAD 1 A DISTANCE OF 190.09 FEET TO A POINT ON THE NORTH LINE OF SAID PAD 1; THENCE N89°40'38"E ALONG SAID NORTH LINE A DISTANCE OF 8.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 1,470 SQUARE FEET OR 0.034 ACRE, MORE OR LESS.

BASIS OF BEARINGS: THE EAST LINE OF PAD #1, BEARING S00°19'22"E (ASSUMED), A DISTANCE OF 169.58 FEET, MONUMENTED BY A NAIL AND 1" BRASS TAG, PLS 29414 ON THE NORTH END, AND BY A #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, LS 1802 ON THE SOUTH END.