



A PARCEL OF LAND BEING A PORTION OF LOTS 37 THRU 40, BLOCK 206, LOTS 1 THRU 4, BLOCK 205, A PORTION OF VACATED FAIRFAX STREET BETWEEN BLOCKS 205 & 206, AND THE WEST 1/2 OF THE VACATED ALLEY IN BLOCK 206, EAST CAPITOL HILL SUBDIVISION OF BLOCK E, JERSEY SUBDIVISION, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 18, 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:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF EAST ALAMEDA AVENUE AND SOUTH ELM STREET, BEING A FOUND AXLE IN RANGE BOX, FROM WHENCE A RANGE POINT IN THE INTERSECTION OF EAST ALAMEDA AVENUE AND SOUTH FAIRFAX STREET, BEING A FOUND MAG NAIL IN ASPHALT, BEARS NORTH 89°27'47" EAST, A DISTANCE OF 330.15 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 25°32'55" EAST, A DISTANCE OF 678.76 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°28'56" EAST, A DISTANCE OF 210.00 FEET;

THENCE SOUTH 00°39'17" EAST, A DISTANCE OF 92.00 FEET;

THENCE SOUTH 89°28'56" WEST, A DISTANCE OF 210.00 FEET;

THENCE NORTH 00°39'17" WEST, A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 19,320 SQUARE FEET, 0.444 ACRES OF LAND, MORE OR LESS.