

PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GALAPAGO STREET AND WEST 39TH AVENUE, AS MONUMENTED BY A DENVER RANGE POINT BEING AN AXLE IN A RANGE BOX, WHENCE THE INTERSECTION OF ELATI STREET AND SAID 39TH AVENUE, AS MONUMENTED BY A DENVER RANGE POINT BEING A 3-1/4" ILLEGIBLE ALUMINUM CAP, BEARS S 89°48'47" E, A DISTANCE OF 691.68 FEET ALONG THE 20' RANGE LINE OF SAID 39TH AVENUE, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE N 45°10'47" E, A DISTANCE OF 28.28 FEET TO A POINT BEING THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF VACATED GALAPAGO STREET, RECORDED IN BOOK 6269, PAGE 137 IN THE RECORDS OF CITY AND COUNTY OF DENVER, AND THE NORTH LINE OF SAID 39TH AVENUE, AND THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE OF THE EAST HALF, N 00°10'22" E, A DISTANCE OF 184.18 FEET;
THENCE DEPARTING SAID WEST LINE OF THE EAST HALF, N 89°46'24" W, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF SAID VACATED GALAPAGO STREET RECORDED IN BOOK 6269, PAGE 137;

THENCE ALONG SAID WEST LINE OF VACATED GALAPAGO STREET, RECORDED IN BOOK 6269, PAGE 137, N 00°10'22" E, A DISTANCE OF 270.27 FEET TO A POINT ON THE NORTH LINE OF WEST 40TH AVENUE AND THE WEST LINE OF VACATED GALAPAGO STREET, RECORDED IN BOOK 4782, PAGE 98 IN THE RECORDS OF CITY AND COUNTY OF DENVER;

THENCE ALONG SAID WEST LINE OF VACATED GALAPAGO STREET, RECORDED IN BOOK 4782, PAGE 98, N 00°10'22" E, A DISTANCE OF 100.70 FEET;

THENCE DEPARTING SAID WEST LINE OF VACATED GALAPAGO STREET, RECORDED IN BOOK 4782, PAGE 98, S 89°47'51" E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST LINE OF SAID VACATED GALAPAGO STREET RECORDED IN BOOK 4782, PAGE 98;

THENCE ALONG SAID EAST LINE, S 00°10'22" W, A DISTANCE OF 100.54 FEET TO A POINT ON THE NORTH LINE OF SAID 40TH AVENUE AND THE EAST LINE OF VACATED GALAPAGO STREET, RECORDED IN BOOK 6269, PAGE 137;

THENCE ALONG SAID EAST LINE OF VACATED GALAPAGO STREET, RECORDED IN BOOK 6269, PAGE 137, S 00°10'22" W, A DISTANCE OF 454.61 FEET TO A POINT ON THE NORTH LINE OF SAID 39TH AVENUE;
THENCE ALONG SAID NORTH LINE, S 89°48'47" E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 37,045 SQ. FT. OR 0.85 ACRES, MORE OR LESS.