

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 S89°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 N25°14'46"E, A DISTANCE OF 435.85 FEET TO A POINT BEING ON THE SOUTH LINE OF WEST 40TH AVENUE, AND THE NORTHEAST CORNER OF LOT 1, BLOCK 38 VIADUCT ADDITION TO DENVER RECORDED IN BOOK 4, PAGE 20 IN THE RECORDS OF CITY AND COUNTY OF DENVER, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTH LINE OF SAID BLOCK 38 VIADUCT ADDITION TO DENVER, N89°54'38"W, A DISTANCE OF 124.70 FEET;

THENCE DEPARTING SAID BLOCK 38, N00°11'56"E, A DISTANCE OF 80.00 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 15, BLOCK 27 VIADUCT ADDITION TO DENVER;

THENCE ALONG SAID SOUTH LINE OF SAID BLOCK 27 VIADUCT ADDITION TO DENVER, S89°54'38"E, A DISTANCE OF 124.59 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 15, BLOCK 27 VIADUCT ADDITION TO DENVER;

THENCE DEPARTING SAID BLOCK 27, S00°07'11"E, A DISTANCE OF 80.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 9,972 SQ. FT. OR 0.229 ACRES, MORE OR LESS.