

AS NORTH ZENOBIA STREET

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY AND COUNTY OF DENVER, COLORADO, ACQUIRED BY A DEED RECORDED MAY 11, 1936 AT BOOK 4948, PAGE 593 IN THE CLERK AND RECORDER'S OFFICE OF SAID CITY AND COUNTY OF DENVER, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF ZENOBIA STREET WITH THE NORTH LINE OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID POINT BEING DISTANT 347.82 FEET, EAST OF THE NORTHWEST CORNER OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SAID SECTION;

THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 6 A DISTANCE OF 561 FEET, MORE OR LESS, TO THE NORTH LINE OF RIGHT OF WAY OF THE DENVER AND INTER-MOUNTAIN RAILROAD COMPLANY;

THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE TO A POINT DISTANT 299 FEET EASTERLY, WHEN MEASURED PARALLEL WITH NORTH LINE OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SAID SECTION, FROM WEST LINE OF SAID SECTION 6;

THENCE NORTH AND PARALLEL WITH WEST LINE OF SAID SECTION TO NORTH LINE OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SAID SECTION;

THENCE EAST ON SAID NORTH LINE 48.82 FEET, MORE OR LESS, TO POINT OF BEGINNING.

EXCEPT

A PARCEL OF LAND CALLED PARCEL V-20 IN ORDINANCE 681 OF 2009, RECORDED NOVEMBER 30, 2009 AT RECEPTION NUMBER 2009154954 IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6, WHENCE THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6 BEARS S89°38'18"E, A DISTANCE OF 1279.22 FEET;

THENCE S33°01'34"E, A DISTANCE OF 549.45 FEET TO A POINT ON A CURVE ON THE WEST RIGHT-OF-WAY LINE OF ZENOBIA STREET EXTENDED SOUTHERLY, BEING THE POINT OF BEGINNING;

THENCE ALONG A CURVE TO THE LEFT RAVING A DELTA OF 88°38'52", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 77.36 FEET AND A CHORD BEARING S44°22'57"E, A DISTANCE OF 69.87 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID ZENOBIA STREET EXTENDED SOUTHERLY;

THENCE S00°03'31"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 53.73 FEET TO A POINT ON THE NORTH LINE OF A 50 FOOT RAILROAD RIGHT-OF-WAY;

THENCE N87°23'00"W, ALONG SAID NORTH LINE, A DISTANCE OF 48.87 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID ZENOBIA STREET EXTENDED SOUTHERLY; THENCE N00°03'31"W, ALONG SAID WEST RIGHT-OF-WAY LINE EXTENDED SOUTHERLY, A DISTANCE OF 101.44 FEET TO THE POINT OF BEGINNING.