

QUITCLAIM DEED  
(Wastewater/Roslyn Properties Leasing Trust 2010)

**THE CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city ("Grantor"), whose address is 1437 Bannock Street, Denver, Colorado, 80202, for the consideration of Twenty Five Million Two Hundred Thousand Dollars and no/100 (\$25,200,000.00), and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, hereby sells and quitclaims to **WASTEWATER/ROSLYN PROPERTIES LEASING TRUST 2010**, a Colorado Trust ("Grantee"), whose address is c/o Zions First National Bank, as Trustee, Corporate Trust Department, 1001 - 17th Street, Suite 850, Denver, CO 80202, the following real property in the City and County of Denver, State of Colorado, to-wit:

SEE EXHIBIT 1 ATTACHED HERETO AND  
INCORPORATED HEREIN BY THIS REFERENCE

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

**ATTEST:**

**CITY AND COUNTY OF DENVER**

By: \_\_\_\_\_  
STEFANIE Y. O'MALLEY,  
Clerk and Recorder, Ex-Officio Clerk  
of the City and County of Denver

By: \_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

DAVID R. FINE, Attorney for  
the City and County of Denver

By: \_\_\_\_\_  
Assistant City Attorney

STATE OF COLORADO                    )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ by \_\_\_\_\_, Mayor of the City and County of Denver.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

10-1001-A

EXHIBIT 1

(Preliminary subject to revision)

**PARCEL 1:**

**A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 3 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 THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 16;**

**THENCE NORTH 89 DEGREES 39 MINUTES 53 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 595.00 FEET;**

**THENCE SOUTH 00 DEGREES 30 MINUTES 14 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 56TH AVENUE AS ESTABLISHED IN RIGHT OF WAY NO. 427, BOOK 4 DATED JULY 7, 1927, RECORDED IN THE RECORDS OF ADAMS COUNTY, SAID POINT BEING THE POINT OF BEGINNING;**

**1. THENCE NORTH 89 DEGREES 39 MINUTES 53 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 379.00 FEET;**

**2. THENCE SOUTH 00 DEGREES 13 MINUTES 26 SECONDS EAST, A DISTANCE OF 150.68 FEET;**

**3. THENCE SOUTH 89 DEGREES 52 MINUTES 03 SECONDS WEST, A DISTANCE OF 5.19 FEET;**

**4. THENCE SOUTH 00 DEGREES 43 MINUTES 33 SECONDS EAST, A DISTANCE OF 68.92 FEET;**

**5. THENCE SOUTH 21 DEGREES 34 MINUTES 59 SECONDS EAST, A DISTANCE OF 42.78 FEET;**

**6. THENCE SOUTH 01 DEGREES 07 MINUTES 23 SECONDS EAST, A DISTANCE OF 122.13 FEET;**

**7. THENCE NORTH 89 DEGREES 36 MINUTES 44 SECONDS EAST, A DISTANCE OF 739.92 FEET TO THE WESTERLY LINE OF A SURVEY OF A PORTION OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, OF THE STAPLETON AIRPORT PREPARED BY ZYLSTRA BAKER SURVEYING, INC. DATED NOVEMBER 11, 1992 AND RECORDED IN THE LAND SURVEY PLATS OF THE CITY AND COUNTY OF DENVER IN BOOK 11 AT PAGE 8, IN RECEPTION NO. L000925;**

**8. THENCE ALONG SAID SURVEY THE FOLLOWING TWO (2) COURSES:**

**8a. THENCE SOUTH 00 DEGREES 30 MINUTES 14 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 1362.49 FEET TO A CORNER OF SAID SURVEY;**

**8b. THENCE SOUTH 89 DEGREES 39 MINUTES 53 SECONDS WEST, ALONG A SOUTHERLY LINE OF SAID SURVEY AND ITS WESTERLY EXTENSION, A DISTANCE OF 1130.81 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 53RD PLACE AS ESTABLISHED BY ORDINANCE NO. 34, SERIES 1987;**

**9. THENCE NORTH 00 DEGREES 20 MINUTES 13 SECONDS WEST, ALONG SAID EASTERLY LINE OF ORDINANCE NO. 34, SERIES 1987 AND THE EASTERLY LINE OF ORDINANCE NO. 747, SERIES 1986 ESTABLISHING THE RIGHT OF WAY FOR ROSLYN STREET, A DISTANCE OF 290.99 FEET TO THE SOUTHEAST CORNER OF ORDINANCE NO. 648, SERIES 1975 ESTABLISHING THE RIGHT OF WAY FOR ROSLYN STREET;**

**10. THENCE NORTH 00 DEGREES 30 MINUTES 14 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID ROSLYN STREET AS ESTABLISHED BY ORDINANCE NO. 648, SERIES 1975, A DISTANCE OF 1452.40 FEET TO THE POINT OF BEGINNING.**

EXCLUDING THE FOLLOWING FROM PARCEL 1:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING A PART OF PARCEL 1 AS RECORDED AT RECEPTION NO. 2001201150 IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 16;

THENCE NORTH 89 DEGREES 40 MINUTES 10 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 595.00 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 56<sup>TH</sup> AVENUE AS ESTABLISHED IN RIGHT OF WAY NO. 427, BOOK 4 DATED JULY 7, 1927, ADAMS COUNTY RECORDS, AND ORDINANCE NO. 508, SERIES OF 1995, CITY AND COUNTY OF DENVER RECORDS, AND BEING THE POINT OF BEGINNING;

1. THENCE NORTH 89 DEGREES 40 MINUTES 10 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 379.00 FEET TO THE EASTERLY LINE OF SAID PARCEL 1;
2. THENCE SOUTH 00 DEGREES 13 MINUTES 22 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 54.00 FEET;
3. THENCE SOUTH 89 DEGREES 40 MINUTES 10 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 349.19 FEET;
4. THENCE SOUTH 00 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 24.00 FEET;
5. THENCE SOUTH 89 DEGREES 40 MINUTES 10 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, A DISTANCE OF 29.48 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ROSLYN STREET AS ESTABLISHED IN ORDINANCE NO. 648, SERIES OF 1975, CITY AND COUNTY OF DENVER RECORDS;
6. THENCE NORTH 00 DEGREES 30 MINUTES 11 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY AND BEING PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 78.00 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE WEST END BY A 3" BRASS CAPPED MONUMENT STAMPED "DMWW, LS7104, 1972" IN RANGE BOX, AND ON THE EAST END BY #8 REBAR, NO CAP, IN A RANGE BOX, WHICH BEARS NORTH 89 DEGREES 40 MINUTES 10 SECONDS EAST A DISTANCE OF 1319.57 FEET.

PARCEL 2:

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 16;

THENCE NORTH 89 DEGREES 39 MINUTES 53 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 14 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 56TH AVENUE AS ESTABLISHED IN RIGHT OF WAY NO. 427, BOOK 4 DATED JULY 7, 1927, RECORDED IN THE RECORDS OF ADAMS COUNTY, BEING ALSO THE EASTERLY RIGHT OF WAY LINE OF QUEBEC STREET AS ESTABLISHED BY ORDINANCE NO. 34, SERIES 1987, AS RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, SAID POINT BEING THE POINT OF BEGINNING;

1. THENCE NORTH 89 DEGREES 39 MINUTES 53 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 485.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROSLYN STREET AS ESTABLISHED BY ORDINANCE NO. 648, SERIES 1975;
2. THENCE SOUTH 00 DEGREES 30 MINUTES 14 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 1402.31 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 54TH AVENUE AS ESTABLISHED BY ORDINANCE NO. 648, SERIES 1975;
3. THENCE SOUTH 89 DEGREES 39 MINUTES 53 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF 54TH AVENUE, A DISTANCE OF 485.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID QUEBEC STREET;
4. THENCE NORTH 00 DEGREES 30 MINUTES 14 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 1402.31 FEET TO THE POINT OF BEGINNING.

EXCLUDING THE FOLLOWING FROM PARCEL 2:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING A PART OF PARCEL 2 AS RECORDED AT RECEPTION NO. 2001201150 IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 16;

THENCE NORTH 89 DEGREES 40 MINUTES 10 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 56<sup>TH</sup> AVENUE AS ESTABLISHED IN RIGHT OF WAY NO. 427, BOOK 4 DATED JULY 7, 1927, ADAMS COUNTY RECORDS, AND ORDINANCE NO. 508, SERIES OF 1995, CITY AND COUNTY OF DENVER RECORDS, AND BEING THE POINT OF BEGINNING;

1. THENCE NORTH 89 DEGREES 40 MINUTES 10 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 485.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROSLYN STREET AS ESTABLISHED IN ORDINANCE NO. 648, SERIES OF 1975, CITY AND COUNTY OF DENVER RECORDS;
2. THENCE SOUTH 00 DEGREES 30 MINUTES 11 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE AND BEING PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 78.00 FEET;
3. THENCE SOUTH 89 DEGREES 40 MINUTES 10 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 269.96 FEET;
4. THENCE SOUTH 46 DEGREES 31 MINUTES 19 SECONDS WEST, A DISTANCE OF 209.16 FEET;
5. THENCE SOUTH 00 DEGREES 30 MINUTES 11 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 633.35 FEET;

6. THENCE SOUTH 00 DEGREES 46 MINUTES 12 SECONDS WEST, A DISTANCE OF 540.13 FEET;
7. THENCE SOUTH 00 DEGREES 30 MINUTES 11 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 7.88 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 54<sup>TH</sup> AVENUE AS ESTABLISHED IN ORDINANCE NO. 648, SERIES OF 1975, CITY AND COUNTY OF DENVER RECORDS;
8. THENCE SOUTH 89 DEGREES 40 MINUTES 10 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE EASTERLY LINE OF QUEBEC STREET AS ESTABLISHED IN ORDINANCE NO. 34, SERIES OF 1987, CITY AND COUNTY OF DENVER RECORDS;
9. THENCE NORTH 00 DEGREES 30 MINUTES 11 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE AND BEING PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 1402.31 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE SOUTH END BY A 3.25" ALUMINUM CAPPED MONUMENT STAMPED "ZBS INC., LS11434, 1991" IN RANGE BOX, AND ON THE NORTH END BY A 3" BRASS CAPPED MOUNUMENT STAMPED "DMWW, LS7104, 1972" IN A RANGE BOX, WHICH BEARS NORTH 00 DEGREES 30 MINUTES 11 SECONDS WEST A DISTANCE OF 2651.64 FEET.

**PARCEL 3:**

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 3 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 THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 16;

THENCE SOUTH 00 DEGREES 30 MINUTES 14 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 1482.31 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 53 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 54TH AVENUE, AS ESTABLISHED BY ORDINANCE NO. 648, SERIES 1975, BEING ALSO THE EASTERLY RIGHT OF WAY LINE OF QUEBEC STREET AS ESTABLISHED BY ORDINANCE NO. 34, SERIES 1987, SAID POINT BEING THE POINT OF BEGINNING;

1. THENCE NORTH 89 DEGREES 39 MINUTES 53 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 485.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROSLYN STREET AS ESTABLISHED BY ORDINANCE NO. 747, SERIES 1986;

2. THENCE SOUTH 00 DEGREES 20 MINUTES 13 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 264.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 53<sup>RD</sup> PLACE AS ESTABLISHED BY ORDINANCE NO. 34, SERIES 1987;

3. THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

3a. THENCE NORTH 83 DEGREES 36 MINUTES 37 SECONDS WEST, A DISTANCE OF 178.30 FEET;

3b. THENCE SOUTH 89 DEGREES 39 MINUTES 47 SECONDS WEST, A DISTANCE OF 200.93 FEET;

3c. THENCE NORTH 46 DEGREES 52 MINUTES 44 SECONDS WEST, A DISTANCE OF 127.24 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF QUEBEC STREET;

4. THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

4a. THENCE NORTH 03 DEGREES 25 MINUTES 26 SECONDS WEST, A DISTANCE OF 82.09 FEET;

4b. THENCE NORTH 00 DEGREES 30 MINUTES 14 SECONDS WEST, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 73.78 FEET TO THE POINT OF BEGINNING.

EXCLUDING THE FOLLOWING FROM PARCEL 3:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING A PART OF PARCEL 3 AS RECORDED AT RECEPTION NO. 2001201150 ON NOVEMBER 28, 2001 IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 16;

THENCE SOUTH 00 DEGREES 30 MINUTES 11 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 1482.31 FEET;

THENCE NORTH 89 DEGREES 40 MINUTES 10 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF QUEBEC STREET AS ESTABLISHED IN ORDINANCE NO. 34, SERIES OF 1987, CITY AND COUNTY OF DENVER RECORDS, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF 54<sup>TH</sup> AVENUE AS ESTABLISHED IN ORDINANCE NO. 648, SERIES OF 1975, CITY AND COUNTY OF DENVER RECORDS, AND BEING THE POINT OF BEGINNING;

1. THENCE NORTH 89 DEGREES 40 MINUTES 10 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET;

2. THENCE SOUTH 00 DEGREES 30 MINUTES 11 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 93.83 FEET;

3. THENCE SOUTH 41 DEGREES 44 MINUTES 51 SECONDS EAST. A DISTANCE OF 199.25 FEET A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 53<sup>RD</sup> PLACE AS ESTABLISHED BY ORDINANCE NO. 34, SERIES OF 1987, CITY AND COUNTY OF DENVER RECORDS;

4. THENCE SOUTH 89 DEGREES 39 MINUTES 50 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF 53<sup>RD</sup> PLACE, A DISTANCE OF 85.07 FEET TO A POINT ON THE EASTRELY RIGHT OF WAY OF QUEBEC STREET;

5. THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES:

5A. THENCE NORTH 46 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 127.24 FEET;

5B. THENCE NORTH 03 DEGREES 25 MINUTES 23 SECONDS WEST, A DISTANCE OF 82.09 FEET;

6. THENCE NORTH 00 DEGREES 30 MINUTES 11 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 73.78 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE SOUTH END BY A 3.25" ALUMINUM CAPPED MONUMENT STAMPED "ZBS INC, LS11434, 1991" IN RANGE BOX, AND ON THE NORTH END BY A 3" BRASS CAPPED MONUMENT STAMPED "DMWW, LS7104, 1972" IN

**RANGE BOX, WHICH BEARS NORTH 00 DEGREES 30 MINUTES 11 SECONDS WEST A DISTANCE OF 2651.64 FEET.**

Also known and numbered as 5440 Roslyn Street, Denver, Colorado