

AS NORTH YATES 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 AS PARCEL NO. 2 IN A QUIT CLAIM DEED RECORDED APRIL 23, 1941 AT BOOK 5481, PAGE 535 IN THE CLERK AND RECORDER'S OFFICE OF SAID CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF (S ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE EXTENDED WEST LINE OF YATES STREET PRODUCED SOUTH; THENCE SOUTH ON THE SAID EXTENDED WEST LINE OF YATES STREET 27.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON SAID EXTENDED WEST LINE OF SAID YATES STREET PRODUCED SOUTH A DISTANCE OF 546.00 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE DENVER AND INTERMOUNTAIN RAILROAD COMPANY; THENCE EASTERLY ON SAID RIGHT OF WAY LINE TO A POINT 52.28 FEET EAST AT RIGHT ANGLES FROM AFORESAID PRODUCED WEST LINE OF YATES STREET, SAID POINT BEING THE POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE AND THE EXTENDED EAST LINE OF SAID YATES STREET PRODUCED SOUTH; THENCE NORTH ON THE PRODUCED EAST LINE OF SAID YATES STREET, EXTENDED FROM THE NORTH TO A POINT 27.47 FEET SOUTH OF THE NORTH LINE OF AFORESAID SOUTH HALF (S ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 6; THENCE WEST 52.28 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

EXCEPT

A PARCEL OF LAND CALLED PARCEL V-21 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, STATE OF 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 S53°03'38"E, A DISTANCE OF 768.53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF YATES STREET EXTENDED SOUTHERLY, BEING THE POINT OF BEGINNING; THENCE S89°38'18"E, A DISTANCE OF 52.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID YATES STREET EXTEND SOUTHERLY; THENCE S00°12'08"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 116.70 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 52.34 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID YATES STREET EXTENDED SOUTHERLY; THENCE N00°12'08"W, ALONG SAID WEST RIGHT-OF-WAY LINE EXTENDED SOUTHERLY, A DISTANCE OF 114.65 FEET TO THE POINT OF BEGINNING.