

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE CENTER-WEST SIXTEENTH CORNER OF SAID SECTION 6, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "AZTEC CONSULTANTS INC. 2013 PLS 38064", IN RANGE BOX, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 6, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP, STAMPED "AZTEC CONSULTANTS INC. 2005 LS 36580", IN RANGE BOX, BEARS N 89°54'29" E, A DISTANCE OF 1330.10 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, N 89°54'29" E, A DISTANCE OF 55.88 FEET;

THENCE DEPARTING SAID NORTH LINE, S 00°03'40" W, A DISTANCE OF 161.31 FEET;

THENCE S00°00'00"E, A DISTANCE OF 15.22 FEET;

THENCE N90°00'00"W, A DISTANCE OF 178.69 FEET;

THENCE S00°00'00"E, A DISTANCE OF 3.79 FEET;

THENCE N90°00'00"W, A DISTANCE OF 6.20 FEET;

THENCE S00°00'00"E, A DISTANCE OF 102.00 FEET;

THENCE N90°00'00"W, A DISTANCE OF 19.00 FEET;

THENCE S00°00'00"E, A DISTANCE OF 26.25 FEET;

THENCE N90°00'00"E, A DISTANCE OF 7.88 FEET;

THENCE S00°00'00"E, A DISTANCE OF 57.10 FEET;

THENCE N90°00'00"E, A DISTANCE OF 39.00 FEET;

THENCE S00°00'00"E, A DISTANCE OF 215.48 FEET;

THENCE N90°00'00"E, A DISTANCE OF 411.28 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CLERMONT STREET;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S 00°07'39" E, A DISTANCE OF 80.92 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID SOUTH LINE S 89°58'46" W, A DISTANCE OF 320.10 FEET TO A POINT ON THE WEST LINE OF VACATED BIRCH STREET AND EAST LINE OF PARCEL DESCRIBED IN BOOK 2250, PAGE 221 AND RESOLUTION 2008-0146;

THENCE ALONG THE EAST AND NORTH LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1 )N 00°04'06" W, A DISTANCE OF 31.00 FEET;

2) S 89°58'46" W, A DISTANCE OF 284.82 FEET;

THENCE N 00°03'40" E, A DISTANCE OF 630.74 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6;

THENCE ALONG SAID NORTH LINE N 89°54'29" E, A DISTANCE OF 294.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 173,666 SQ. FT. OR 3.9868 ACRES, MORE OR LESS.