

**APPENDIX A
Schedule of Projects**

3. Sloans Block 3 Project

Developer: Sloans Block 3, LLC

Description: Rehabilitation of the 44,000 square foot Kuhlman Building into affordable rental apartments, the rehabilitation of the auditorium attached to the Kuhlman Building into approximately 5,000 square feet of retail/restaurant space, the construction of approximately 2,500 square feet of new retail restaurant space and the construction of approximately 25 market rate townhomes (the "Project") as one of the projects for tax increment funding

APPENDIX B

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF LOT 2, BLOCK 3, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1 AS RECORDED MAY 15TH 2014, RECORDED AT RECEPTION NO. 2014055707 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 3, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1, AND CONSIDERING THE EAST LINE OF SAID BLOCK 3 TO BEAR SOUTH 00°18'04" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, BLOCK 3 SOUTH 00°18'04" EAST A DISTANCE OF 63.72 FEET;

THENCE SOUTH 89°42'20" WEST A DISTANCE OF 117.82 FEET;

THENCE NORTH 00°17'40" WEST A DISTANCE OF 63.97 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 2, BLOCK 3;

THENCE NORTH 89°49'41" EAST A DISTANCE OF 117.82 FEET TO THE **POINT OF BEGINNING**;

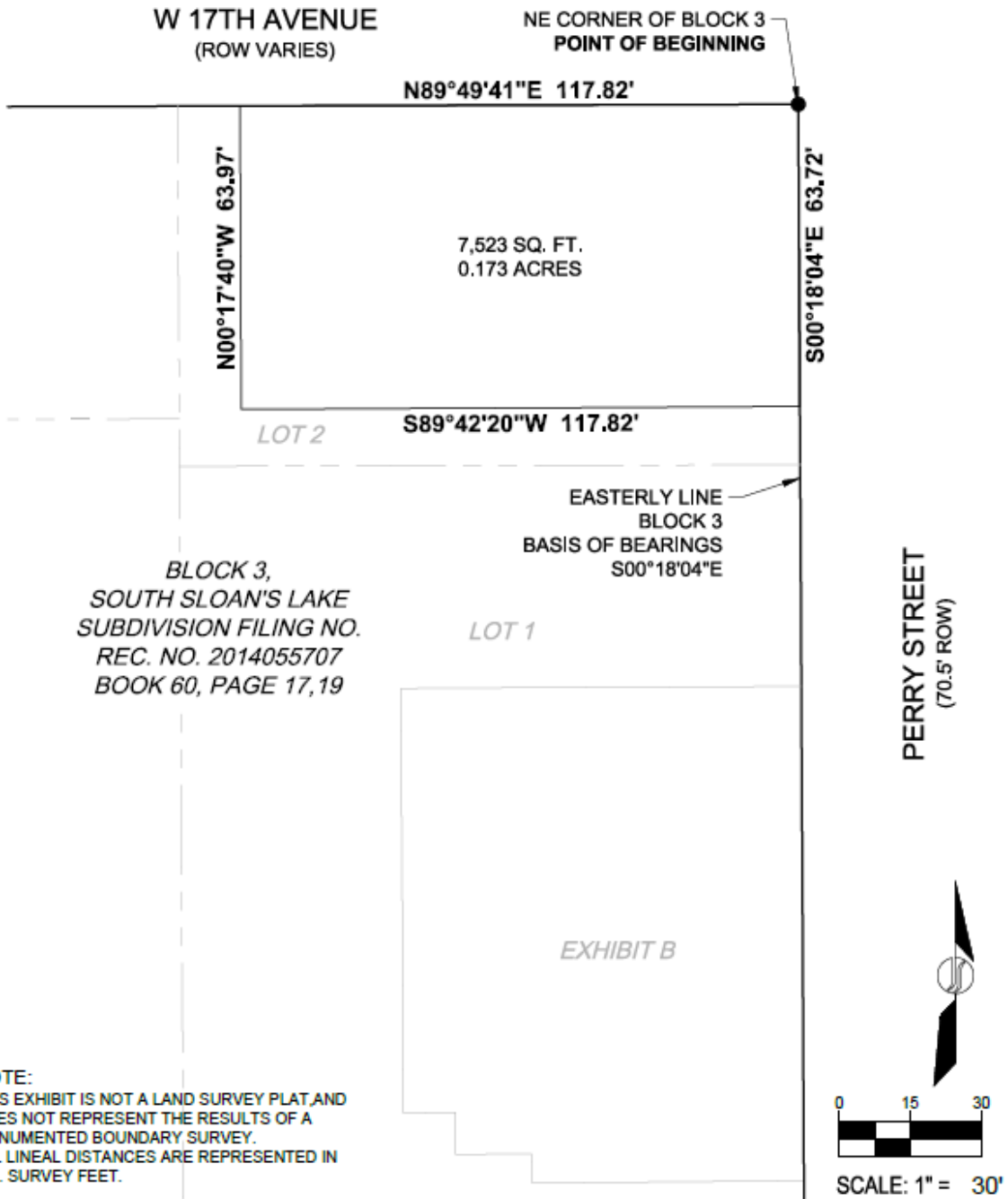
SAID PARCEL CONTAINS AN AREA OF 7,523 SQUARE FEET, OR 0.173 ACRES, MORE OR LESS.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



THOMAS D. STAAB, P.L.S. 25965
FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.
45 W. 2ND AVENUE
Denver, Co 80223
Phone: 303-561-3333

SHEET
1 OF 2



JANSEN STRAWN
CONSULTING ENGINEERS
A WARR MALLONER Company

45 WEST 2ND AVENUE
DENVER, CO 80223
P. 303.561.3333
F. 303.561.3330

PROJECT NAME: SLOAN'S LAKE BLOCK 3		
JOB NO.: 16004	DATE: 01/09/2017	
DRAFTED BY: JP	CHECKED BY: TS	SCALE: 1" = 30'

SHEET

2 of 2

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF LOT 1, BLOCK 3, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1 AS RECORDED MAY 15TH 2014, RECORDED AT RECEPTION NO. 2014055707 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 3, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1, AND CONSIDERING THE EAST LINE OF SAID BLOCK 3 TO BEAR SOUTH 00°18'04" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF SAID BLOCK 3 SOUTH 00°18'04" EAST A DISTANCE OF 122.72 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, BLOCK 3 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EAST LINE OF SAID LOT 1, BLOCK 3 SOUTH 00°18'04" EAST A DISTANCE OF 104.32 FEET;

THENCE SOUTH 89°37'07" WEST A DISTANCE OF 57.43 FEET;

THENCE NORTH 00°22'53" WEST A DISTANCE OF 6.11 FEET;

THENCE SOUTH 89°39'54" WEST A DISTANCE OF 16.02 FEET;

THENCE NORTH 00°20'06" WEST A DISTANCE OF 8.81 FEET;

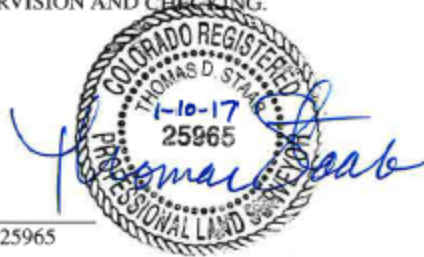
THENCE SOUTH 89°42'20" WEST A DISTANCE OF 11.00 FEET;

THENCE NORTH 00°17'40" WEST A DISTANCE OF 89.50 FEET;

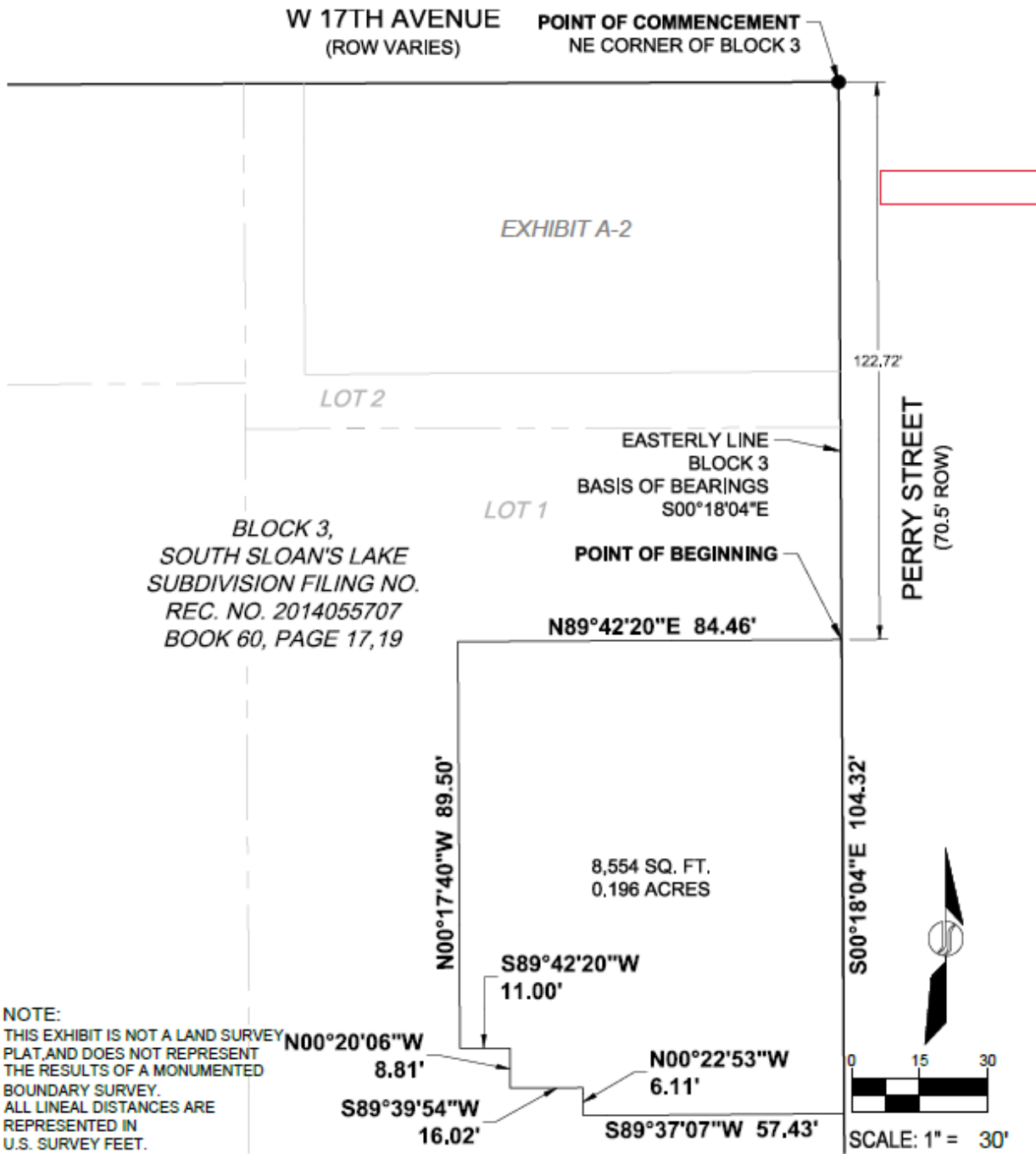
THENCE NORTH 89°42'20" EAST A DISTANCE OF 84.46 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 8,554 SQUARE FEET, OR 0.196 ACRES, MORE OR LESS.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



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A WARE MALCOLM COMPANY

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PROJECT NAME: SLOAN'S LAKE BLOCK 3		
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2 of 2