ZONE LOT 1:

BEING ALL OF LOTS 1-6 AND THE WESTERLY 60.00 FEET OF LOTS 43-48, BLOCK 1, EAST BERKELEY, LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BEING THE NORTHWEST CORNER OF PARCEL 1 AND BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF FEDERAL BOULEVARD, A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES AND THE SOUTHERLY RIGHT-OF-WAY OF WEST 49TH AVENUE, A 60-FOOT-WIDE PUBLIC RIGHT-OF-WAY; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1, NORTH 89°56'33" EAST, A DISTANCE OF 193.08 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, SOUTH 00°02'27" EAST, A DISTANCE OF 149.91 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1, BEING THE SOUTHERLY LINE OF LOT 43; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, BEING THE SOUTHERLY LINE OF LOT 6 AND LOT 43, SOUTH 89°56'33" WEST, A DISTANCE OF 193.08 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1, BEING THE EASTERLY RIGHT-OF-WAY OF FEDERAL BOULEVARD, A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1, BEING THE EASTERLY RIGHT-OF-WAY OF SAID FEDERAL BOULEVARD, NORTH 00°02'27" WEST, A DISTANCE OF 149.91 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING.

CONTAINS 28,945 SQUARE FEET OR 0.664 ACRES, MORE OR LESS.

ZONE LOT 2:

BEING ALL OF LOTS 7-12 AND 37-48, BLOCK 1, EAST BERKELEY, EXCEPTING THE WESTERLY 60.00 FEET OF LOTS 43-48, BLOCK 1, EAST BERKELEY AND EXCEPTING A PORTION OF LOTS 11 AND 12, BLOCK 1, EAST BERKELEY, AND EXCEPTING A PORTION OF LOTS 7-11, BLOCK 1, EAST BERKELEY AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AUGUST 14, 2023 AT RECEPTION NO. 2023077642 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 1, EAST BERKELEY, BEING THE NORTHWEST CORNER OF PARCEL 1 AND BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF FEDERAL BOULEVARD, A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES AND THE SOUTHERLY RIGHT-OF-WAY OF WEST 49TH AVENUE, A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1, NORTH 89°56'33" EAST, A DISTANCE OF 193.08 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE, NORTH 89°56'33" EAST, A DISTANCE OF 72.99 FEET TO THE NORTHEAST CORNER OF PARCEL 2, BEING THE NORTHEAST CORNER OF LOT 48 AND BEING THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY OF WEST 49TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF ELIOT STREET, A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2, BEING THE WESTERLY RIGHT-OF-WAY OF SAID ELIOT STREET, SOUTH 00°02'27" EAST, A DISTANCE OF 299.82 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2, BEING THE SOUTHEAST CORNER OF LOT 37; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, BEING THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 70, A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, AS DESCRIBED IN THE INSTRUMENT RECORDED NOVEMBER 5, 1964 IN BOOK 9332, PAGE 526 IN SAID OFFICE OF THE CLERK AND RECORDER, THE FOLLOWING TWO (2) COURSES:

1) SOUTH 89°56'33" WEST, A DISTANCE OF 216.18 FEET TO THE SOUTH CORNER OF SAID PARCEL 2;
2) NORTH 45°00'00" WEST, A DISTANCE OF 55.28 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AUGUST 14, 2023 AT RECEPTION NO. 2023077642;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1) NORTH 09°42'24" WEST, A DISTANCE OF 16.69 FEET;
2) NORTH 04°22'06" WEST, A DISTANCE OF 70.63 FEET;
3) NORTH 06°28'23" WEST, A DISTANCE OF 24.05 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1, BEING THE SOUTHWEST CORNER OF LOT 6;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, NORTH 89°56'33" EAST, A DISTANCE OF 193.08 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, NORTH 00°02'27" WEST, A DISTANCE OF 149.91 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING.

CONTAINS 49,076 SQUARE FEET OR 1.127 ACRES, MORE OR LESS.