

## ZONE LOT 1 LAND DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21, BLOCK 28, HUNT'S ADDITION TO DENVER AS DEPICTED ON THE OFFICIAL RE-SURVEY AT BOOK E06 AT PAGE 002 OF THE RECORDS OF THE COUNTY ENGINEER OF THE CITY AND COUNTY OF DENVER, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF WEST 9<sup>TH</sup> AVE.;

THENCE N89°17'10"W, 169.70 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 890000488 IN THE CITY AND COUNTY OF DENVER RECORDS, ON EXHIBIT A, SCHEDULE 5;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) THENCE N13°56'13"W, 30.65 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5,740.65 FEET, AND A LONG CHORD OF N12°45'24"W, 235.09 FEET;
- 2) THENCE NORTHERLY, A DISTANCE OF 235.11 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°20'48";

THENCE S89°45'20"E, 230.46 FEET TO AN INTERIOR CORNER OF LOT 28, BLOCK 28, HUNT'S ADDITION TO DENVER;

THENCE ALONG THE WEST LINE OF LOTS 26 THROUGH 28 INCLUSIVE, BLOCK 28 HUNT'S ADDITION TO DENVER, S00°13'24"W, 55.39 FEET TO THE NORTHWEST CORNER OF LOT 25, BLOCK 28, HUNT'S ADDITION TO DENVER;

THENCE ALONG THE NORTH LINE OF SAID LOT 25, S89°20'26"E, 70.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 25;

THENCE ALONG THE EAST LINE OF LOTS 21 THROUGH 25, INCLUSIVE, BLOCK 28, HUNT'S ADDITION TO DENVER, S00°13'24"W, 124.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21;

THENCE ALONG THE SOUTH LINE OF SAID LOT 21, N89°17'10"W, 70.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21;

THENCE S00°33'04"W, 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 60,986 SQUARE FEET OR 1.400 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON A 21' RANGELINE ON W. TENTH AVE BETWEEN NAVAJO ST. AND OSAGE ST., BEING N89°46'11"W USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE EAST ON W. TENTH AVE AND NVAJO ST. BY A FOUND 3.25" ALUM CAP PLS 34591. AND MONUMENTED AT THE WEST ON W. TENTH AVE AND OSAGE ST. BY A FOUND 3.25" ALUM CAP PLS 34591.

PREPARED UNDER THE SUPERVISION OF:  
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