

0000140-002

EXHIBIT A  
SHEET 1 OF 2

LAND DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 42, BLOCK 3, CHAMBERLIN'S COLFAX PLACE 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:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 42, THENCE ALONG THE NORTH LINE OF SAID LOT 42, S89°39'43"W A DISTANCE OF 67.14 FEET TO THE POINT OF BEGINNING; THENCE S00°20'17"E A DISTANCE OF 20.00 FEET, THENCE ALONG A LINE THAT IS 20.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF LOT 42, S89°39'43"W A DISTANCE OF 20.00 FEET, THENCE N00°20'17"W A DISTANCE OF 20.00 FEET, TO A POINT ON SAID NORTH LINE OF LOT 42: THENCE ALONG SAID NORTH LINE, N89°39'43"E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.009 ACRES OR 400 SQUARE FEET MORE OR LESS.

ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE 21' RANGE LINE, IN EAST 9TH AVENUE ASSUMED TO BEAR N89°39'14"E BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" ALLOY CAP IN RANGE BOX ILLEGIBLE AT THE INTERSECTION OF CHERRY STREET AND EAST 9TH AVENUE AND A FOUND REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #38141 AT THE INTERSECTION OF DAHLIA STREET AND EAST 9TH AVENUE.

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