

EXHIBIT A  
LAND DESCRIPTION  
SHEET 1 OF 3

A PARCEL OF LAND BEING ALL OF THE VACATED PORTION OF GALAPAGO STREET, VACATED BY ORDINANCE NO. 357, SERIES OF 1970, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF BLOCK 11, VIADUCT ADDITION TO DENVER;

THENCE NORTH 89°53'04" WEST, A DISTANCE OF 72.32 FEET TO THE **POINT OF BEGINNING**, ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 81.07 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 92°53'52", AND A CHORD WHICH BEARS SOUTH 86°06'21" EAST A CHORD DISTANCE OF 72.48 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SAID VACATED GALAPAGO STREET AND BEING 4.78 FEET SOUTH OF THE NORTHWEST CORNER OF SAID BLOCK 11;

THENCE SOUTH 00°08'12" WEST ALONG SAID EAST RIGHT OF WAY OF SAID VACATED GALAPAGO STREET, A DISTANCE OF 359.73 FEET TO A POINT OF NON-TANGENT CURVATURE SAID POINT BEING 10.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID BLOCK 11;

THENCE LEAVING SAID EAST RIGHT OF WAY OF VACATED GALAPAGO STREET ALONG AN ARC TO THE LEFT HAVING AN ARC LENGTH OF 78.55 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'21", AND A CHORD WHICH BEARS SOUTH 81°59'09" WEST A CHORD DISTANCE OF 70.71 FEET;

THENCE NORTH 89°53'04" WEST, A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 12, VIADUCT ADDITION TO DENVER AND THE WEST RIGHT OF WAY OF SAID VACATED GALAPAGO STREET;

THENCE NORTH 00°08'12" EAST ALONG SAID WEST RIGHT OF WAY OF VACATED GALAPAGO STREET, A DISTANCE OF 374.51 FEET TO THE NORTHEAST CORNER OF BLOCK 12, VIADUCT ADDITION TO DENVER; THENCE LEAVING SAID WEST RIGHT OF WAY TO VACATED GALAPAGO STREET SOUTH 89°53'04" EAST ALONG THE SOUTH RIGHT OF WAY OF 43<sup>RD</sup> AVENUE, A DISTANCE OF 7.68 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 27,946 SQUARE FEET OR 0.64 ACRES, MORE OR LESS

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK 11, VIADUCT ADDITION TO DENVER, ASSUMED TO BEAR NORTH 89°53'04" WEST.

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