

EXHIBIT "A"

Master Project No. 2016PM0000068 PW-DES-WW Project No. 2016-SSPR-0000096

EASEMENT DESCRIPTION

A PORTION OF THAT SEWER EASEMENT RETAINED IN ORDINANCE 150 OF 1997 AND RECORDED AT RECEPTION NO. 9700150821 IN THE CITY AND COUNTY OF DENVER RECORDS LYING SOUTHEAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET AND NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHOPPER COURT OVER AND ACROSS A PORTION OF THAT PROPERTY SHOWN ON AND DESCRIBED IN THAT ALTA / ACSM LAND TITLE SURVEY DEPOSITED IN THE COUNTY SURVEYOR'S LAND SURVEY / RIGHT-OF-WAY SURVEYS ON JUNE 9, 2000, IN BOOK 37 AT PAGES 106-114, RECEPTION NUMBER L004692; LOCATED IN THE NORTH HALF OF SECTION 33, 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 INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 12TH STREET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHOPPER CIRCLE AS MONUMENTED BY A 3/4 INCH BRASS TAG STAMPED PLS 24949 AND CONSIDERING THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF SAID CHOPPER CIRCLE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AS MONUMENTED BY A 3/4 INCH BRASS TAG STAMPED PLS 24949 TO BEAR NORTH 44°53'56" EAST, A DISTANCE OF 226.75 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE NORTH 73°01'25" WEST A DISTANCE OF 328.29 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET AND THE POINT OF BEGINNING.

THENCE ALONG THE NORTHEASTERLY LINE OF VACATED 11TH STREET, SOUTH 30°16'12" EAST, A DISTANCE OF 334.69 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHOPPER CIRCLE AS DESCRIBED IN ORDINANCE 109 OF 1998 AND RECORDED AT RECEPTION NO. 9800030569;

THENCE SOUTHERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 598.14 FEET AND A CENTRAL ANGLE OF 09°50'00", AN ARC DISTANCE OF 102.65 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 21°00'58" WEST, A DISTANCE OF 102.53 FEET) TO THE SOUTHWESTERLY LINE OF VACATED 11TH STREET;

THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 30°16'12" WEST, A DISTANCE OF 399.08 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 59°55'00" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 29,200 SQUARE FEET OR 0.670 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THE ATTACHED EASEMENT DESCRIPTION WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.