

**EXHIBIT A**

**LAND DESCRIPTION: PARCEL A**

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARING FOR THIS DESCRIPTION IS THE WEST LINE OF BLOCK 18, SHERMAN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF DENVER COUNTY BETWEEN LOTS 3 AND 24 BEING MONUMENTED BY A CHISELED MALTESE CROSS OFFSET 11.75 FEET WEST OF THE NORTHWEST CORNER OF LOT 3 AND A CHISELED MALTESE CROSS OFFSET 11.75 FEET WEST AND 4.00 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 24, SAID LINE IS ASSUMED TO BEAR SOUTH 00°00'00" EAST WITH ALL BEARINGS HEREON RELATIVE THERETO;

COMMENCING AT THE NORTHWESTERLY MOST CORNER OF LOT 1, BLOCK 18, SHERMAN SUBDIVISION; THENCE SOUTH 00°00'00" EAST ALONG SAID WESTERLY LINE OF BLOCK 18, A DISTANCE OF 13.19 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SOUTH PEARL STREET, SAID POINT ALSO BEING ON THE WEST LINE OF BLOCK 18, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, SOUTH 00°00'00" EAST A DISTANCE OF 20.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 90°00'00" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH PEARL STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 00°00'00" EAST A DISTANCE OF 20.00 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 90°00'00" EAST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 1200 SQUARE FEET OR 0.028 ACRES, MORE OR LESS.

PREPARED BY: RY P. RUSK  
FORESIGHT WEST SURVEYING, INC.  
1285 W. BYERS PL., UNIT A  
DENVER, CO 80223

**EXHIBIT A**

**LAND DESCRIPTION: PARCEL B**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARING FOR THIS DESCRIPTION IS THE 16.0 FOOT RANGE LINE BETWEEN BLOCKS 2 AND 3, FLEMMING'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF DENVER COUNTY BEING MONUMENTED ON THE SOUTH END BY A 2.5 INCH ALLOY CAP STAMPED PLS 34183 IN A RANGE BOX AND AT THE NORTH END BY A 2.5 INCH ALLOY CAP STAMPED PLS 34183 IN A RANGE BOX, SAID LINE IS ASSUMED TO BEAR NORTH 00°04'16" EAST WITH ALL BEARINGS HEREON RELATIVE THERETO;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 2, FLEMING'S SUBDIVISION THENCE NORTH 00°04'16" EAST ALONG THE EASTERLY LINE OF BLOCK 2, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY OF SOUTH PEARL STREET, A DISTANCE OF 42.14 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 00°04'16" EAST A DISTANCE OF 20.00 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 89°55'44" EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SOUTH PEARL STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, SOUTH 00°04'16" WEST A DISTANCE OF 20.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 89°55'44" WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 1200 SQUARE FEET OR 0.028 ACRES, MORE OR LESS.

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**EXHIBIT A**

**LAND DESCRIPTION: PARCEL C**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARING FOR THIS DESCRIPTION IS THE 20.0 FOOT RANGE LINE BETWEEN BLOCKS 10 AND 11, GRANT SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF DENVER COUNTY BEING MONUMENTED ON THE SOUTH END BY STONE WITH A MALTESE CROSS ON TOP IN A RANGE BOX AND AT THE NORTH END BY A 3 INCH BRASS CAP FLUSH WITH CONCRETE STAMPED PLS 28669, SAID LINE IS ASSUMED TO BEAR NORTH 00°06'15" EAST WITH ALL BEARINGS HEREON RELATIVE THERETO;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 11, GRANT SUBDIVISION THENCE NORTH 00°06'15" EAST ALONG THE EASTERLY LINE OF BLOCK 11, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PEARL STREET, A DISTANCE OF 35.38 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY OF SOUTH PEARL STREET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 00°06'15" EAST A DISTANCE OF 20.00 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 89°53'45" EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SOUTH PEARL STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, SOUTH 00°06'15" WEST A DISTANCE OF 20.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 89°53'45" WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 1200 SQUARE FEET OR 0.028 ACRES, MORE OR LESS.

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