

EXHIBIT "A"
(LAND DESCRIPTION)

A PARCEL OF LAND BEING A PORTION OF BLOCK 2, HUNT'S ADDITION TO DENVER, ACCORDING TO THE OFFICIAL MAP THEREOF, SAID PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF SAID BLOCK 2, BEING MONUMENTED ON THE SOUTH END, AT THE SOUTHWEST CORNER OF LOT 15, BY A FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38111", AND MONUMENTED ON THE NORTH END, 10.00 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 13, BY A FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38111" – ASSUMED TO BEAR NORTH 00°00'00" EAST A DISTANCE OF 215.00 FEET:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 15: THENCE NORTH 00°00'00" EAST, COINCIDENT WITH THE WEST LINE OF BLOCK 2, A DISTANCE OF 10.50 FEET;

THENCE SOUTH 89°58'42" EAST, COINCIDENT WITH A LINE BEING 10.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 160.00 FEET TO THE CENTER LINE OF THE NORTH SOUTH ALLEY LOCATED IN SAID BLOCK 2 AND THE **POINT OF BEGINNING**;

THENCE CONTINUE SOUTH 89°58'42" EAST, COINCIDENT WITH SAID PARALLEL LINE, A DISTANCE OF 160.08 FEET TO THE EAST LINE OF SAID BLOCK 2;

THENCE SOUTH 00°00'00" EAST, COINCIDENT WITH THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 110.79 FEET TO THE SOUTHEAST CORNER OF LOT 34, BLOCK 2;

THENCE NORTH 89°58'42" WEST, COINCIDENT WITH THE SOUTHERLY LINE OF SAID LOT 34 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 160.08 FEET TO THE CENTER LINE OF THE NORTH SOUTH ALLEY IN SAID BLOCK 2;

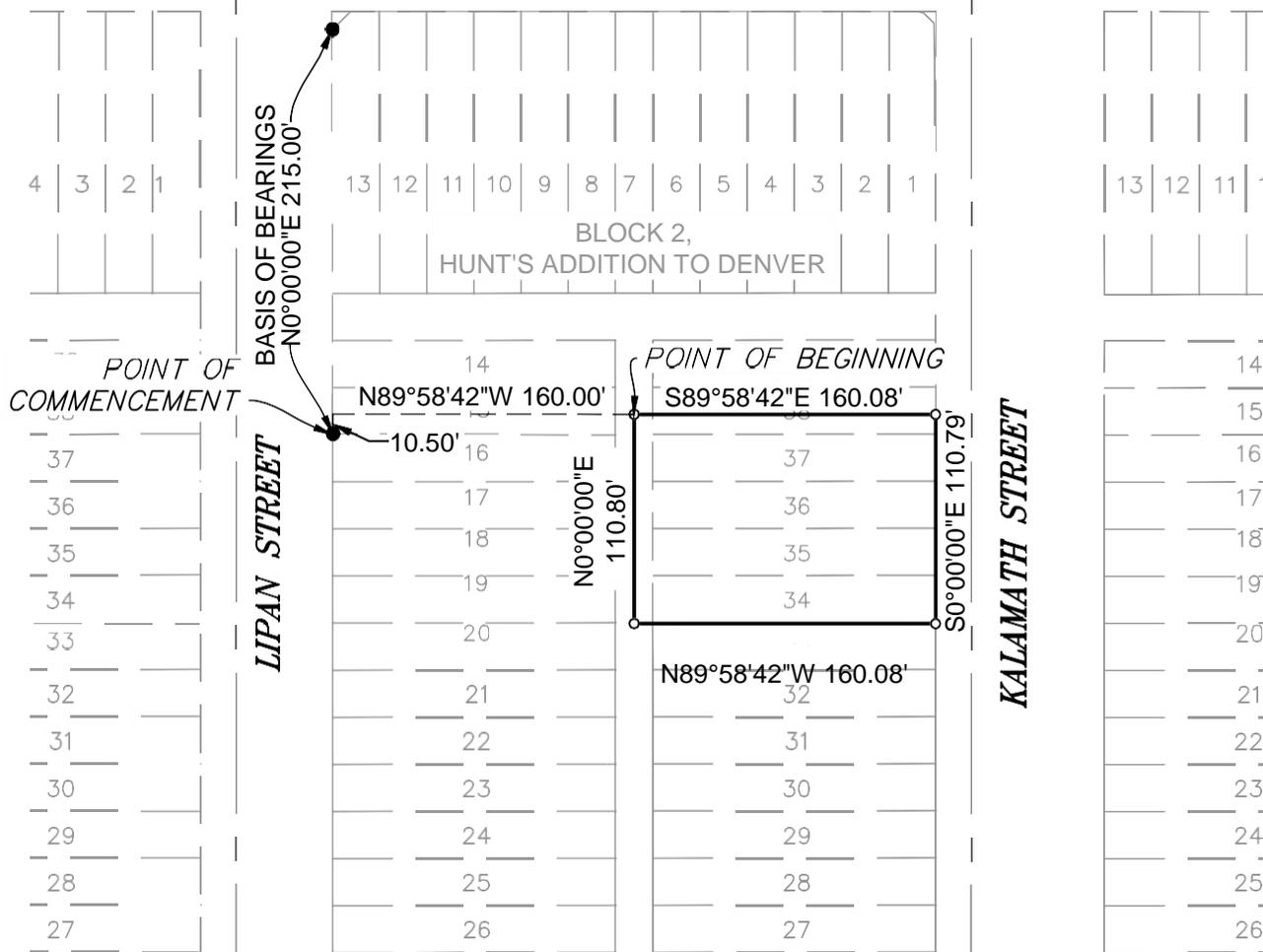
THENCE NORTH 00°00'00" EAST, COINCIDENT WITH SAID CENTERLINE, A DISTANCE OF 110.80 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 17,735 SQUARE FEET (0.40715 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

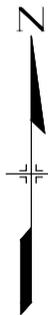


JEFFREY A. MILLER, PLS 38467
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP

W. COLFAX AVENUE



W. 14TH AVENUE



SCALE: 1"= 100'

AREA: 17,735 S.F. (0.40715 ACRES)

LAND DESCRIPTION

EXHIBIT A

DATE: JUNE 16, 2020



1601 Blake Street, Suite 200
 Denver, CO 80202
 Phone 303-572-0200
 Fax 303-572-0202

CHECKED BY:

