

EXHIBIT "A"  
PARCEL NO 1  
EASEMENT AREA

LAND DESCRIPTION

BEARINGS USED HEREIN ARE BASED ON THE 20' RANGE LINE IN 27TH AVE. BETWEEN WALNUT STREET AND BLAKE STREET, BEING S45°01'58"E AS MEASURED USING THE CITY AND COUNTY OF DENVER COORDINATE SYSTEM, AND AS MONUMENTED ON THE NORTH BY A 3.25" ALUMINUM CAP STAMPED PLS 25384 IN DENVER RANGE BOX, AND AS MONUMENTED ON THE SOUTH BY A 2" ALUMINUM CAP STAMPED PLS 34977 IN DENVER RANGE BOX

A PORTION OF WALNUT STREET SITUATE IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY CORNER OF LOT 32, BLOCK 2, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 32, S45°01'52"W, 00.25 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 32, S45°00'52"W, 99.97 FEET;

THENCE S44°59'41"E, 8.25 FEET;

THENCE N45°00'19"E, 29.09 FEET;

THENCE N44°59'09"W, 3.75 FEET;

THENCE N45°00'51"E, 4.50 FEET;

THENCE S44°59'09"E, 3.75 FEET;

THENCE N45°00'51"E, 10.58 FEET;

THENCE N44°59'09"W, 2.83 FEET;

THENCE N45°00'51"E, 55.79 FEET;

THENCE N44°59'04"W, 5.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 650 SQUARE FEET OR 0.015 ACRES, MORE OR LESS.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS H. ORT, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

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