

EXHIBIT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 2

PARCELS 1 AND 2, LYING EASTERLY OF LOTS 26 AND 27, BLOCK 30, SHERMAN SUBDIVISION, PER BOOK 3, PAGE 4, FILED IN ARAPAHOE COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE TWENTY (20) FOOT RANGE LINE OF EAST FLORIDA AVENUE TO BEAR SOUTH 89°48'00" EAST, A DISTANCE OF 325.00 FEET BETWEEN THE INTERSECTION OF S. PENNSYLVANIA STREET AND EAST FLORIDA AVENUE AND THE INTERSECTION OF SOUTH PEARL STREET AND EAST FLORIDA AVENUE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

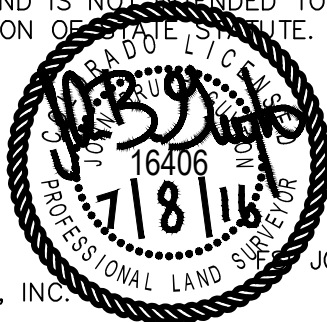
COMMENCING AT THE SOUTHEAST CORNER OF LOT 24, BLOCK 30, OF SAID SHERMAN SUBDIVISION; THENCE NORTH 00°00'00" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SOUTH PEARL STREET, A DISTANCE OF 51.42 FEET TO THE POINT OF BEGINNING FOR PARCEL 1; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, NORTH 00°00'00" EAST, A DISTANCE OF 15.83 FEET, TO POINT 'A'; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 15.83 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 3.00 FEET, MORE OR LESS, TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING OF PARCEL 1.

SAID PARCEL 1 CONTAINING 47.5 SQ.FT., MORE OR LESS.

COMMENCING AT POINT 'A', SAID POINT BEING ON SAID WESTERLY RIGHT OF WAY LINE OF SOUTH PEARL STREET; THENCE NORTH 00°00'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING FOR PARCEL 2; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 00°00'00" EAST, A DISTANCE OF 15.83 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 15.83 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 3.00 FEET, MORE OR LESS, TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING OF PARCEL 2.

SAID PARCEL 2 CONTAINING 47.5 SQ.FT., MORE OR LESS.

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOB NUMBER: 16-67,741
DRAWN BY: E. DAVIS
DATE: JUNE 7, 2016
REV: JUNE 9, 2016
REV: JULY 8, 2016

JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS, INC. JOB NO. 16-67,741

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Surveying, Engineering & Geomatics



655 FOURTH AVE
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www.FlatironsInc.com

BY:EDAVIS FILE:67741-EXHIBIT (C16).DWG DATE:7/8/2016 4:43 PM

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SHEET 2 OF 2

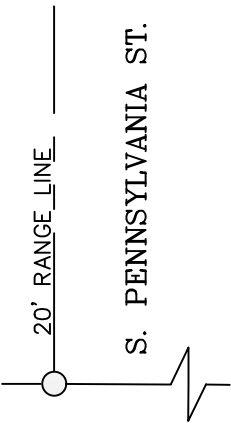
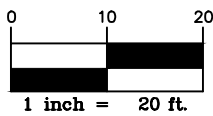
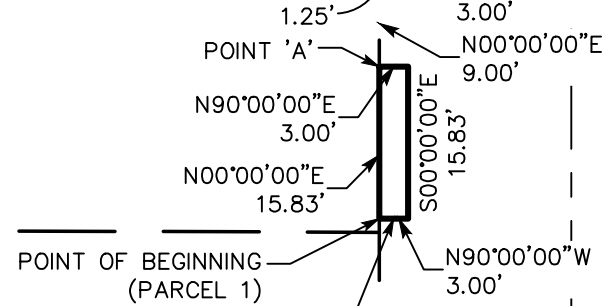
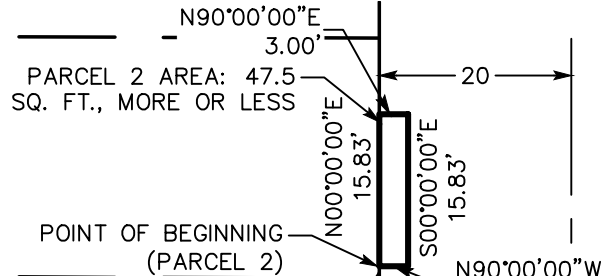


LOT 27, BLOCK 30
SHERMAN SUBDIVISION

LOT 26, BLOCK 30
SHERMAN SUBDIVISION

LOT 25, BLOCK 30
SHERMAN SUBDIVISION

LOT 24, BLOCK 30
SHERMAN SUBDIVISION



BASIS OF BEARINGS
S89°48'00"E 325.00' (P)

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