

EXHIBIT "A"
LAND DESCRIPTION
SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF EAST 11TH AVENUE RIGHT OF WAY AND SITUATED IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 2, 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:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF EAST 11TH AVE AND OGDEN STREET FROM WHENCE A RANGE POINT IN THE INTERSECTION OF EAST 10TH AVE AND OGDEN STREET BEARS SOUTH 00'24'13" EAST A DISTANCE OF 601.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 64'15'22" WEST A DISTANCE OF 158.28 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89'19'32" EAST A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00'40'28" EAST A DISTANCE OF 4.50 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 88, BROWN SMITH & PORTERS ADDITION;

THENCE SOUTH 29'19'32" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 25.00 FEET;

THENCE NORTH 00'40'28" WEST A DISTANCE OF 4.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 113 SQUARE FEET, 0.003 ACRES OF LAND, MORE OR LESS.

PREPARED BY:
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