

EXHIBIT "A"
LAND DESCRIPTION

PARCEL A:

A PARCEL OF LAND BEING A PORTION OF S. CHEROKEE ST. AS SHOWN ON THE PLAT OF VANDERBILT PARK AND SYLVESTER'S ADDITION TO VANDERBILT PARK IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, SAID PARCEL BEING LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER, MONUMENTED ON THE NORTH END BY A FOUND ORIGINAL NOTCHED STONE IN A RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP ON A 3/4" REBAR IN A RANGE BOX, STAMPED "JF SATO & ASSOC., 1/4. S15/S22, T4N R68W, PLS 37056, 2017, ASSUMED TO BEAR NORTH 00°44'36" WEST A DISTANCE OF 2647.74 FEET;

COMMENCING AT THE SOUTH END OF SAID EAST LINE; THENCE NORTH 34°57'37" WEST, A DISTANCE OF 2,335.42 FEET TO THE NORTHEAST CORNER OF THAT PORTION OF VACATED S. CHEROKEE ST. DESCRIBED AS PARCEL "A" IN ORDINANCE 1423 SERIES OF 2021 RECORDED DECEMBER 20, 2021, AT RECEPTION NUMBER 2021231033 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE COINCIDENT WITH THE NORTHERLY LINES OF SAID PARCEL "A" THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 80°32'52" WEST, A DISTANCE OF 14.38 FEET;
2. THENCE NORTH 09°27'08" WEST, A DISTANCE OF 88.94 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF BLOCK 1 OF SAID PLAT OF VANDERBILT PARK;

THENCE NORTH 00°30'29" WEST, COINCIDENT WITH SAID SOUTHERLY EXTENSION OF THE EAST LINE, A DISTANCE OF 119.70 FEET TO THE NORTHEAST CORNER OF LOT 28, BLOCK 1, OF SAID VANDERBILT PARK;

THENCE SOUTH 89°57'42" WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 28, A DISTANCE OF 1.91 FEET TO THE EAST LINE OF BLOCK 1, SAID SYLVESTER'S ADDITION TO VANDERBILT PARK;

THENCE NORTH 00°33'00" WEST, COINCIDENT WITH SAID EAST LINE OF BLOCK 1, SYLVESTER'S ADDITION TO VANDERBILT PARK A DISTANCE OF 297.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 25, DESCRIBED AS UNIT 5 IN ORDINANCE 3, SERIES OF 1962 RECORDED FEBRUARY 1, 1962, IN SAID RECORDS;

THENCE NORTH 84°21'10" EAST, COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.20 FEET TO THE EAST RIGHT-OF-WAY LINE OF S. CHEROKEE ST.;

THENCE SOUTH 00°37'46" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 58.36 FEET TO THE NORTHEAST CORNER OF THAT PORTION OF VACATED S. CHEROKEE ST. DESCRIBED AS PARCEL "B" IN ORDINANCE 1423 SERIES OF 2021 RECORDED DECEMBER 20, 2021, AT RECEPTION NUMBER 2021231033 IN SAID RECORDS;

THENCE COINCIDENT WITH THE NORTH AND WEST LINES OF SAID VACATED S. CHEROKEE ST. THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 78°17'23" WEST, A DISTANCE OF 13.50 FEET TO A 166.00 FOOT RADIUS TANGENT CURVE, WHOSE CENTER BEARS SOUTH 11°42'37" WEST;
2. THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 00°09'48", AN ARC DISTANCE OF 0.47 FEET AND HAVING A CHORD THAT BEARS NORTH 78°22'16" WEST, A DISTANCE OF 0.47 FEET;
3. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 09°27'08" EAST, A DISTANCE OF 89.00 FEET TO SAID EAST RIGHT-OF-WAY LINE OF S. CHEROKEE ST.;

THENCE SOUTH 00°37'46" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 362.63 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 13,343 SQUARE FEET (0.30630 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

TOGETHER WITH:

PARCEL B:

A PARCEL OF LAND BEING ALL THAT PORTION OF S. CHEROKEE ST. AS SHOWN ON THE PLAT OF SYLVESTER'S ADDITION TO VANDERBILT PARK IN THE RECORDS OF THE CITY AND COUNTY OF DENVER WHICH IS LOCATED WITHIN THE RIGHT-OF-WAY OF INTERSTATE 25, DESCRIBED AS "UNIT 5" IN ORDINANCE 3, SERIES OF 1962 RECORDED FEBRUARY 1, 1962 IN SAID RECORDS, SAID PARCEL BEING LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER, MONUMENTED ON THE NORTH END BY A FOUND ORIGINAL NOTCHED STONE IN A RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP ON A 3/4" REBAR IN A RANGE BOX, STAMPED "JF SATO & ASSOC., 1/4. S15/S22, T4N R68W, PLS 37056, 2017, ASSUMED TO BEAR NORTH 00°44'36" WEST A DISTANCE OF 2647.74 FEET;

COMMENCING AT THE SOUTH END OF SAID EAST LINE; THENCE NORTH 29°02'36" WEST, A DISTANCE OF 2,767.98 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 25, DESCRIBED AS UNIT 5 IN ORDINANCE 3, SERIES OF 1962 RECORDED FEBRUARY 1, 1962, IN SAID RECORDS AND THE EAST RIGHT-OF-WAY LINE OF S. CHEROKEE ST. AND THE **POINT OF BEGINNING**;

THENCE SOUTH 84°21'13" WEST, COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 25, A DISTANCE OF 29.21 FEET TO THE WEST RIGHT-OF-WAY LINE OF S. CHEROKEE ST.;

THENCE NORTH 00°33'00" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 200.05 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EXPOSITION AVNUE AS SHOWN ON THE PLAT OF SYLVESTER'S ADDITION TO VANDERBILT PARK;

THENCE NORTH 89°58'52" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 28.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF S. CHEROKEE ST.;

THENCE SOUTH 00°37'46" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 197.19 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 5,751 SQUARE FEET (0.13203 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

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