

EXHIBIT "A"

DES PROJECT NO. 2010-0107-06-001

CITY LAND SALE  
QCD A PORTION OF 2012154798

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32 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 THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, BAKERS VILLA. THENCE N21°25'01"W A DISTANCE OF 138.09 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 2, BAKERS VILLA AND THE SOUTHEAST CORNER OF PARCEL 515 RECEPTION NO. 2011048441 ALSO BEING THE POINT OF BEGINNING THENCE S89°43'29"W A DISTANCE OF 82.13 FEET; THENCE N07°38'13"E A DISTANCE OF 4.15 FEET; THENCE 71.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 77.63 FEET, A CENTRAL ANGLE OF 52°48'25" AND A CHORD WHICH BEARS N33°43'34"E A DISTANCE OF 69.04 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 2, BLOCK 2, BAKERS VILLA ALSO BEING THE SOUTHERLY LINE OF COLFAX AVENUE; THENCE ALONG NORTHERLY LINES OF LOTS 2 & 1, BAKERS VILLA N89°47'26"E A DISTANCE OF 67.04 FEET; THENCE S69°00'46"W A DISTANCE OF 25.66 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE ALONG SAID WESTERLY LINE S00°11'02"E A DISTANCE OF 52.20 FEET; TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.101 ACRES (4,388 SQ. FT.), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED UPON A DENVER 20 FOOT RANGE LINE LOCATED IN WEST COLFAX AVENUE BEARING N89°47'26"E BEING MONUMENTED BY A FOUND #6 REBAR WITH 2" ALUMINIM CAP 8" IN RANGE BOX STAMPED "RANGE POINT" AT THE INTERSECTION OF ZUNI STREET AND WEST COLFAX AVENUE AND A FOUND #6 REBAR WITH 2" ALUMINIM CAP 8" IN RANGE BOX STAMPED "RANGE POINT" AT THE INTERSECTION OF COTTONWOOD STREET AND WEST COLFAX AVENUE PER FARNSWORTH GROUP, INC. ALTA/ACSM LAND TITLE SURVEY REVISED NOVEMBER 7, 2012.

PREPARED BY DENNIS PETER  
REVIEWED BY RICHARD NOBBE, PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC  
12499 WEST COLFAX AVENUE  
LAKEWOOD, CO 80215  
DECEMBER 13, 2012

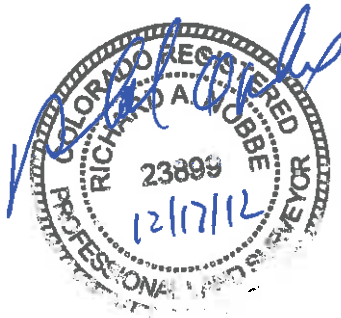
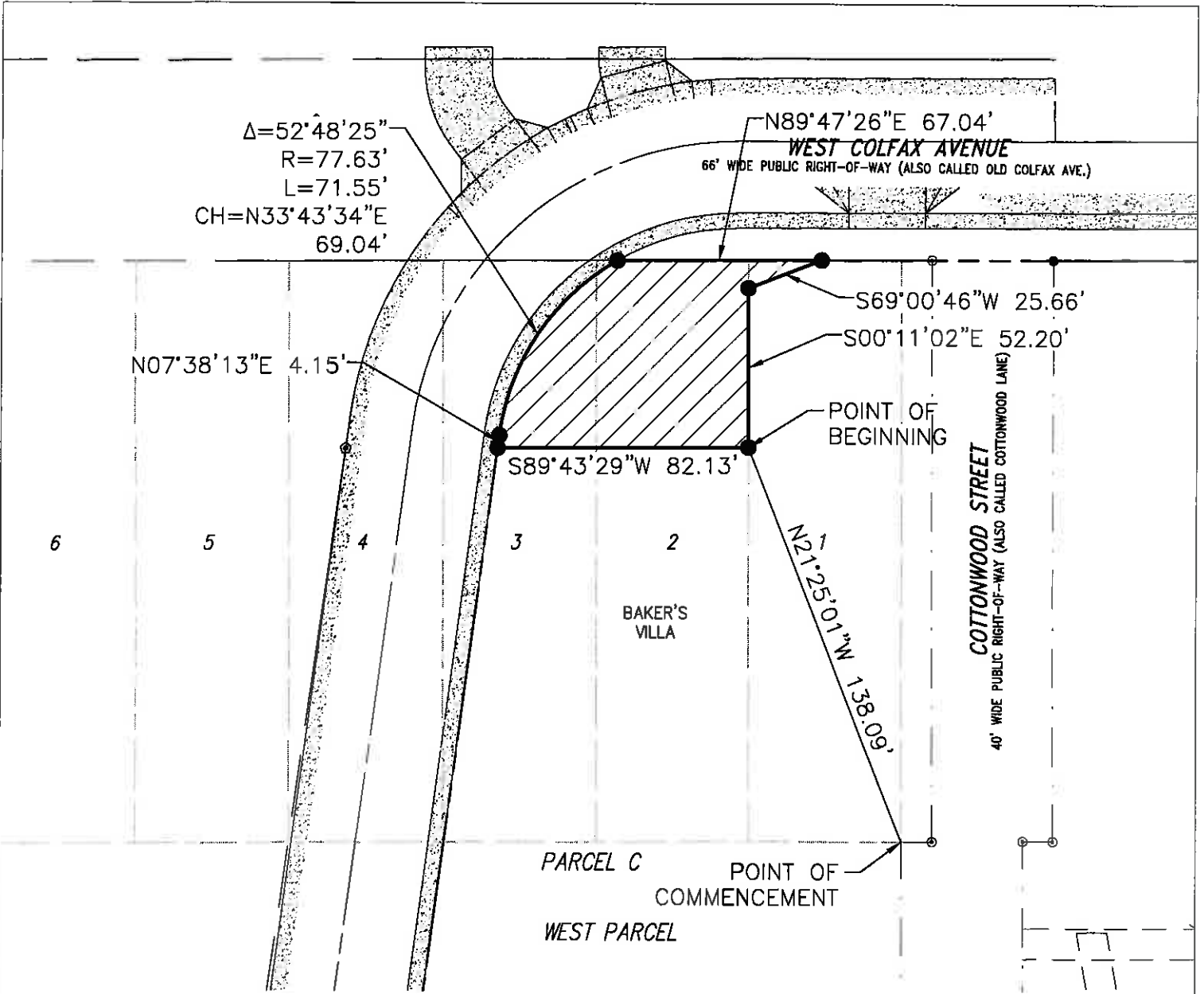


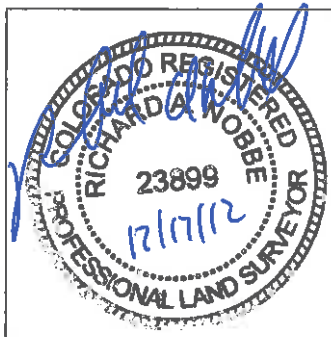
EXHIBIT B



SCALE: 1"=50'  
ALL DIMENSIONS ARE U.S. SURVEY FEET



DECEMBER 13, 2012



**MARTIN / MARTIN**  
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THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

DRAWING LOCATION: G:\JANSEN\23460.C.01-Metro State\PLANS\EXHIBITS\City Land Sale Exhibit B.dwg