

EXHIBIT "A"

Land Description:

Parcels of land situated in the NE 1/4 of Section 31, Township 3 South, Range 67 West of the 6th Principal Meridian, City of Denver, County of Denver, State of Colorado, being a portion of the 22nd Avenue and Grape Street Rights-of-Way, more particularly described as follows:

Parcel 1:

Commencing at a City and County of Denver Range Point in the intersection of Hudson Street and 22nd Avenue, Thence N83°36'48"W a distance of 178.25 feet to a point on the South line of Lot 24, Block 2, More's Park Heights recorded on October 23, 1888 in the office of the City and County of Denver Clerk and Recorder in Plat Book 6 at Page 16C and the North Line of said 22nd Avenue Right-of-Way (ROW); said point being also the **Point of Beginning**;

Thence S00°03'20"E a distance of 4.20 feet;

Thence S89°56'40"W a distance of 105.07 feet;

Thence N00°03'20"W a distance of 4.20 feet to said South line of Lot 24 and said North Line of said 22nd Avenue ROW;

Thence N89°56'40"E contiguous with said common line, a distance of 105.07 feet to the **Point of Beginning**;

Parcel 1 Contains (441 Square Feet) 0.01012 Acres, more or less.

AND

Parcel 2:

Commencing at a City and County of Denver Range Point in the intersection of Hudson Street and 22nd Avenue, Thence N77°48'17"W a distance of 290.62 feet to at the northwest corner of that parcel of land described in Special Warranty Deed recorded in said records under Reception Number 2024058843 and the East Line of Grape Street ROW; said point being also the **Point of Beginning**;

Thence S00°05'00"E contiguous with said common line, a distance of 0.67 feet;

Thence S89°56'40"W a distance of 2.20 feet;

Thence N00°05'00"W a distance of 0.67 feet;

Thence N89°56'40"E a distance of 2.20 feet to the **Point of Beginning**;

Parcel 2 Contains (1 Square Feet) 0.00003 Acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

Bearings are based on the Range Line in 22nd Avenue between Grape Street and Hudson Street, situated in the NE 1/4 of Section 31, Township 3 South, Range 67 West of the 6th Principal Meridian bounded by a range point in the intersection of Hudson Street and 22nd Avenue having a found 1" drag tooth set 2.3' in range box and by a calculated range point per the City and County of Denver monument tie out sheet by Merrick & Company dated 8/3/2011, assumed to bear N89°56'40"E a distance of 330.00 feet.

Date Prepared: March 17, 2025

Date of Last Revision: March 25, 2025

Prepared By:

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For and on behalf of Engineering Service Company

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