

EXHIBIT A  
SHEET 1 OF 5

LAND DESCRIPTION SUBAREA "A"

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 15, AND LOTS 27 THROUGH 30 INCLUSIVE, AND THE VACATED ALLEY WITHIN BLOCK 21, HYDE PARK ADDITION AS VACATED BY ORDINANCE NO. 74, SERIES 1946, RECEPTION NO. 449093, AND ORDINANCE NO. 181, SERIES 1926, RECEPTION NO. 44932, BLOCK 21, HYDE PARK ADDITION, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 BLOCK 21, HYDE PARK ADDITION, THENCE N89°49'01"W, ALONG THE SOUTH LINE OF SAID VACATED ALLEY ORDINANCE NO. 181, SERIES 1926, RECEPTION NO. 44932 AND THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 141.08 FEET, TO THE SOUTHWEST CORNER OF SAID BLOCK 21;

THENCE N00°09'27"E, ALONG THE WEST LINE OF SAID BLOCK 21, A DISTANCE OF 370.21 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 21;

THENCE S89°49'16"E, ALONG THE NORTH LINE OF SAID BLOCK 21, A DISTANCE OF 266.24 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 21;

THENCE S00°09'59"W, ALONG THE EAST LINE OF SAID BLOCK 21, A DISTANCE OF 97.57 FEET;

THENCE ALONG THE SOUTH LINE OF AN EXISTING BUILDING THE FOLLOWING SEVEN (7) COURSES;

1. N89°51'19"W, A DISTANCE OF 2.29 FEET;
2. N00°08'41"E, A DISTANCE OF 1.16 FEET;
3. N89°51'19"W, A DISTANCE OF 96.12 FEET;
4. S00°08'41"W, A DISTANCE OF 3.11 FEET;
5. N89°51'19"W, A DISTANCE OF 6.36 FEET;
6. N00°08'41"E, A DISTANCE OF 3.11 FEET;
7. N89°51'19"W, A DISTANCE OF 18.48 FEET TO THE EAST LINE OF SAID BUILDING;

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THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 263.25 FEET;

THENCE N89°50'17"W, ALONG THE SOUTH LINE OF AN EXISTING BUILDING, A DISTANCE OF 1.67 FEET TO A POINT ON THE WEST LINE OF SAID LOT 16;

THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 10.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 64,794 SQUARE FEET OR 1.487 ACRES, MORE OR LESS.

LAND DESCRIPTION SUBAREA "B"

A PARCEL OF LAND BEING A PORTION OF LOTS 16 THROUGH 26, BLOCK 21, HYDE PARK ADDITION, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE S89°49'01"E, ALONG THE SOUTH LINE OF SAID OF LOT 16, A DISTANCE OF 125.10 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 21;

THENCE N00°09'59"E, ALONG THE EAST LINE OF SAID BLOCK 21, A DISTANCE OF 272.66 FEET;

THENCE ALONG THE SOUTH LINE OF AN EXISTING BUILDING THE FOLLOWING SEVEN (7) COURSES;

1. N89°51'19"W, A DISTANCE OF 2.29 FEET;
2. N00°08'41"E, A DISTANCE OF 1.16 FEET;
3. N89°51'19"W, A DISTANCE OF 96.12 FEET;
4. S00°08'41"W, A DISTANCE OF 3.11 FEET;
5. N89°51'19"W, A DISTANCE OF 6.36 FEET;
6. N00°08'41"E, A DISTANCE OF 3.11 FEET;
7. N89°51'19"W, A DISTANCE OF 18.48 FEET TO THE EAST LINE OF SAID BUILDING;

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THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 263.25 FEET;

THENCE N89°50'17"W, ALONG THE SOUTH LINE OF AN EXISTING BUILDING, A DISTANCE OF 1.67 FEET TO A POINT ON THE WEST LINE OF SAID LOT 16;

THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 10.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,762 SQUARE FEET OR 0.775 ACRES, MORE OR LESS.

LAND DESCRIPTION SUBAREA "C"

A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 3, BLOCK 22, HYDE PARK ADDITION, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 9,373 SQUARE FEET OR 0.215 ACRES, MORE OR LESS.

BASIS OF BEARING: BEARINGS USED HEREIN ARE BASED ON A EAST LINE ON BLOCK 21, HYDE PARK ADDITION ALONG GILPIN STREET., BEING N00°09'59"E USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE NORTH ON EAST 36TH STREET BY A FOUND YELLOW PLASTIC CAP PLS 16109 AT THE NORTHEAST CORNER OF LOT 30. AND MONUMENTED AT THE SOUTH AT EAST 35TH STREET BY A NAIL AND WASHER PLS 16109 AT THE SOUTHEAST CORNER OF LOT 16

LEGAL DESCRIPTION STATEMENT:

I, MICHAEL LINDQUIST, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

MICHAEL LINDQUIST, COLORADO PLS 38666  
WILSON & COMPANY  
990 S. BROADWAY, SUITE 220  
DENVER, CO 80209  
(303) 297-2976