

EXHIBIT A
LEGAL DESCRIPTION
SHEET 1 OF 2

2024-ENCROACHMENT-0000002-003

A PARCEL OF LAND LYING WITHIN THE WEST SIDE OF THAT 16-FOOT ALLEY ADJACENT TO LOT 1, BLOCK 12, PROVIDENT PARK, A SUBDIVISION PLAT RECORDED IN BOOK 3, PAGE 29, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE 20.0' RANGE LINE FOR THE NORTH LINE OF BLOCK 12, PROVIDENT PARK, BEING ASSUMED TO BEAR N 89°49'41" W, FROM THE RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND GILPIN STREET, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 38284" IN A RANGE BOX, TO THE RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND FRANKLIN STREET, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 38284" IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND GILPIN STREET, THENCE S 75° 27' 45" W, A DISTANCE OF 168.44 FEET TO A POINT ON THE EAST LINE OF LOT 1, BLOCK 12, SAID PROVIDENT PARK AND THE POINT OF BEGINNING.

THENCE S 89° 49' 45" E, A DISTANCE OF 2.00 FEET;
THENCE S 00° 10' 15" W, ALONG A LINE BEING 2.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 12, SAID PROVIDENT PARK, A DISTANCE OF 39.70 FEET;
THENCE N 89° 49' 45" W, A DISTANCE OF 2.00 FEET TO A POINT ON THE EAST LINE OF LOT 2, BLOCK 12, SAID PROVIDENT PARK;
THENCE N 00° 10' 15" E, ALONG SAID EAST LINES OF SAID LOTS 1 AND 2, A DISTANCE OF 39.70 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 79 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

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