

EXHIBIT "A"
MAJOR ENCUMBRANCE PERMIT
PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF WEST TENNESSEE AVENUE AND SOUTH HOOKER STREET LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER OF SAID SECTION 17, THENCE S25°55'17"W A DISTANCE OF 2227.21 FEET TO THE NORTHEAST CORNER OF LOT 11, BOBO, MACINTOSH & BARTON SUBDIVISION AND THE WESTERLY LINE OF SOUTH HOOKER STREET AND THE POINT OF BEGINNING;

THENCE N44°31'26"E A DISTANCE OF 4.32 FEET;

THENCE N45°28'34"W A DISTANCE OF 29.55 FEET;

THENCE N00°28'34"W A DISTANCE OF 36.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST TENNESSEE AVENUE;

THENCE N89°48'19"E ALONG SAID NORTHERLY LINE A DISTANCE OF 67.97 FEET TO A POINT ON THE EASTERLY LINE OF SOUTH HOOKER STREET EXTENDED;

THENCE S00°20'39"E ALONG SAID EASTERLY LINE A DISTANCE OF 99.26 FEET;

THENCE N71°06'10"W A DISTANCE OF 52.96 FEET TO A POINT ON THE EASTERLY LINE OF LOT 11, BLOCK 1, MACINTOSH SUBDIVISION AND THE WESTERLY LINE OF SAID SOUTH HOOKER STREET;

THENCE N00°20'39"W ALONG SAID EASTERLY AND WESTERLY LINE A DISTANCE OF 21.94 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.122 ACRES (5,328 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN THE COLORADO CENTRAL ZONE (NAD83) BEARING N89°52'49" AND BEING MONUMENTED BY A FOUND 2 ½" ALUMINUM CAP LS #29761 IN RANGE BOX AT THE CENTER QUARTER CORNER AND A FOUND 3 ¼" ALUMINUM CAP LS #25384 IN RANGE BOX AT THE WEST QUARTER CORNER.

PREPARED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
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JUNE 28, 2013