

EXHIBIT A
LEGAL DESCRIPTION
SHEET 1 OF 3

2024-ENCROACHMENT-0000002-002

TWO PARCELS 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, LYING WITHIN 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 PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE 20 FOOT 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.

PARCEL A:

COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND GILPIN STREET, THENCE S 70° 38' 20" W, A DISTANCE OF 172.78 FEET TO A POINT ON THE EAST LINE OF LOT 1, BLOCK 12, SAID PROVIDENT PARK AND THE POINT OF BEGINNING OF PARCEL A;
THENCE S 89° 49' 45" E, A DISTANCE OF 1.17 FEET;
THENCE S 00° 10' 15" W, A DISTANCE OF 1.20 FEET;
THENCE N 89° 49' 45" W, A DISTANCE OF 1.17 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;
THENCE N 00° 10' 15" E, ALONG THE EAST LINE SAID LOT 1, A DISTANCE OF 1.20 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1 SQUARE FEET OR 0.00002 ACRES, MORE OR LESS.



3473 South Broadway
Englewood, Colorado 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT A
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SHEET 2 OF 3

PARCEL B:

COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND GILPIN STREET,
THENCE S 67° 52' 35" W, A DISTANCE OF 175.99 FEET TO A POINT ON THE EAST LINE OF LOT 1, BLOCK
12, SAID PROVIDENT PARK AND THE POINT OF BEGINNING OF PARCEL B;
THENCE S 89° 49' 45" E, A DISTANCE OF 1.19 FEET;
THENCE S 00° 10' 15" W, A DISTANCE OF 1.20 FEET;
THENCE N 89° 49' 45" W, A DISTANCE OF 1.19 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;
THENCE N 00° 10' 15" E, ALONG SAID EAST LINE A DISTANCE OF 1.20 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1 SQUARE FEET OR 0.00002 ACRES, MORE OR LESS.

PREPARED BY JEFFREY C. ANTON
COLORADO P.L.S. NO. 38818
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-703-4444