

**EXHIBIT A
LAND DESCRIPTION
"EASEMENT"
SHEET 1 OF 2**

TWO PARCELS OF LAND BEING PORTIONS OF THAT PERMANENT EASEMENT FOR SIDEWALK AREA DESCRIBED AT RECEPTION NO. 2002008116, SAID PARCELS ALSO BEING A PART OF BLOCKS 66 AND 67, HARMANS SUBDIVISION AND A PORTION OF COLUMBINE STREET VACATED BY ORDINANCE NO. 23, SERIES OF 1953, SITUATED IN THE WEST HALF OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE SOUTHEAST CORNER OF THAT PORTION OF EAST 1ST AVENUE VACATED BY SAID ORDINANCE;
THENCE NORTH 85°08'33" WEST, A DISTANCE OF 491.70 FEET TO A POINT ON THE NORTH LINE OF SAID EASEMENT AND THE **POINT OF BEGINNING**;
THENCE SOUTH 00°00'15" WEST ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 3.42 FEET;
THENCE NORTH 89°49'13" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 116.91 FEET TO THE NORTHERLY PERIMETER OF SAID EASEMENT;

THENCE ALONG SAID NORTHERLY PERIMETER THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 00°08'20" EAST, A DISTANCE OF 2.73 FEET;
2. SOUTH 89°30'05" EAST, A DISTANCE OF 2.49 FEET;
3. NORTH 00°09'55" WEST, A DISTANCE OF 2.94 FEET;
4. SOUTH 89°51'35" EAST, A DISTANCE OF 25.55 FEET;
5. SOUTH 00°08'20" WEST, A DISTANCE OF 2.93 FEET;
6. SOUTH 89°29'54" EAST, A DISTANCE OF 2.47 FEET;
7. NORTH 00°08'20" EAST, A DISTANCE OF 2.94 FEET;
8. SOUTH 89°51'40" EAST, A DISTANCE OF 15.66 FEET;
9. SOUTH 00°08'20" WEST, A DISTANCE OF 2.34 FEET;
10. SOUTH 89°51'40" EAST, A DISTANCE OF 61.11 FEET;
11. SOUTH 89°59'45" EAST, A DISTANCE OF 9.64 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 486 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF THAT PORTION OF EAST 1ST AVENUE VACATED BY SAID ORDINANCE;
THENCE NORTH 86°05'09" WEST, A DISTANCE OF 614.10 FEET TO A POINT ON THE NORTHERLY PERIMETER OF SAID EASEMENT AND THE **POINT OF BEGINNING**;
THENCE SOUTH 00°08'20" WEST ALONG SAID NORTHERLY PERIMETER, A DISTANCE OF 3.31 FEET;

THENCE NORTH 89°49'13" WEST DEPARTING SAID NORTHERLY PERIMETER, A DISTANCE OF 147.98 FEET ;
THENCE NORTH 00°10'47" EAST, A DISTANCE OF 2.54 FEET TO SAID NORTHERLY PERIMETER;

THENCE ALONG SAID NORTHERLY PERIMETER THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 89°51'40" EAST, A DISTANCE OF 0.71 FEET;
2. NORTH 00°08'20" EAST, A DISTANCE OF 0.80 FEET;
3. SOUTH 89°51'40" EAST, A DISTANCE OF 3.48 FEET;
4. SOUTH 00°08'20" WEST, A DISTANCE OF 0.80 FEET;
5. SOUTH 89°51'40" EAST, A DISTANCE OF 1.88 FEET;
6. NORTH 00°08'20" EAST, A DISTANCE OF 0.67 FEET;
7. SOUTH 89°51'35" EAST, A DISTANCE OF 141.91 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 482 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THAT PORTION OF EAST 1ST AVENUE VACATED BY ORDINANCE NO. 23, SERIES OF 1953 AS BEARING NORTH 89°49'28" WEST AS MEASURED USING THE CITY AND COUNTY OF DENVER LOW DISTORTION PROJECTION. SAID LINE BEING MONUMENTED AT THE WEST END BY AN ILLEGIBLE NAIL AND TAG AND MONUMENTED AT THE EAST END BY A NAIL AND TAG STAMPED "PLS 37066".

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