

EXHIBIT "A" LAND DESCRIPTION

PARTS OF S. CHEROKEE STREET, W. OHIO AVENUE AND S. ELATI STREET, RECORDED IN VANDERBILT PARK AT ENGINEERING BOOK 19 AT PAGE 36, RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE NORTH END BY A FOUND ORIGINAL NOTCHED STONE IN A RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP ON A NO. 6 REBAR 6" DEEP IN RANGE BOX STAMPED "JF SATO & ASSOC., 1/4, S15/S22, T4N R68W, PLS 37056, 2017" AND IS ASSUMED TO BEAR NORTH 00°44'36" WEST, 2647.74 FEET.

PARCEL "A" (S. CHEROKEE STREET)

COMMENCING AT THE SOUTH END OF SAID EAST LINE; THENCE NORTH 47°35'42" WEST, A DISTANCE OF 1,819.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE, SAID POINT BEING THE **POINT OF BEGINNING**; SAID POINT BEING ALSO THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 65°20'25" WEST, A RADIAL DISTANCE OF 1,943.49 FEET;

THENCE NORTHWESTERLY ON SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE, THROUGH A CENTRAL ANGLE OF 01°10'21", AN ARC DISTANCE OF 39.78 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF SAID S. CHEROKEE STREET;

THENCE NORTH 00°30'29" WEST, ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 736.41 FEET TO **POINT "A"**;

THENCE SOUTH 09°27'08" EAST, A DISTANCE OF 88.94 FEET;

THENCE NORTH 80°32'52" EAST, A DISTANCE OF 14.38 FEET TO **POINT "B"**, BEING ALSO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF S. CHEROKEE STREET;

THENCE SOUTH 00°37'46" EAST, ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 680.14 FEET;

THENCE SOUTH 61°41'14" WEST, A DISTANCE OF 14.50 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 19,970 SQUARE FEET OR (0.45844 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

PARCEL "B" (S. CHEROKEE STREET)

COMMENCING AT THE PREVIOUSLY MENTIONED **POINT "B"**; THENCE NORTH 00°37'46" WEST, ON SAID EAST RIGHT-OF-WAY LINE OF S. CHEROKEE STREET, A DISTANCE OF 362.63 FEET TO THE **POINT OF BEGINNING**;

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THENCE NORTH 09°27'08" WEST, A DISTANCE OF 89.00 FEET TO A 166.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 11°32'50" WEST;

THENCE EASTERLY ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°09'48", AN ARC DISTANCE OF 0.47 FEET;

THENCE SOUTH 78°17'23" EAST, A DISTANCE OF 13.50 FEET TO SAID EAST RIGHT-OF-WAY LINE OF S. CHEROKEE STREET;

THENCE SOUTH 00°37'46" EAST, ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 84.96 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 580 SQUARE FEET OR (0.01331 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

PARCEL "C" (W. OHIO AVENUE)

BEGINNING AT THE PREVIOUSLY MENTIONED **POINT "A"**;

THENCE SOUTH 00°30'29" EAST, ON SAID WEST RIGHT-OF-WAY LINE OF S. CHEROKEE STREET, A DISTANCE OF 32.20 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID W. OHIO AVENUE;

THENCE SOUTH 89°23'58" WEST, ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 427.02 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH SANTA FE DRIVE;

THENCE NORTH 32°45'00" WEST, ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 61.45 FEET TO THE INTERSECTION OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND DESCRIBED AS UNIT 5 IN ORDINANCE 3, SERIES 1962 OF SAID RECORDS;

THENCE NORTH 00°37'16" WEST, ON SAID EASTERLY RIGHT-OF-WAY LINE OF UNIT 5 IN ORDINANCE 3, SERIES 1962, A DISTANCE OF 7.98 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID W. OHIO AVENUE;

THENCE NORTH 89°23'58" EAST, ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 135.00 FEET TO **POINT "C"**, BEING ALSO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF SAID S. ELATI STREET;

THENCE CONTINUE NORTH 89°23'58" EAST, ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 324.82 FEET TO SAID WEST RIGHT-OF-WAY LINE OF S. CHEROKEE STREET;

THENCE SOUTH 00°30'29" EAST ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 27.80 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 26,739 SQUARE FEET OR (0.61384 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

PARCEL "D" (S. ELATI STREET)

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BEGINNING AT THE PREVIOUSLY MENTIONED **POINT "C"**;

THENCE ON THE WEST, NORTH AND EAST RIGHT-OF-WAY LINES OF S. ELATI STREET
THE FOLLOWING (3) THREE COURSES:

1. THENCE NORTH 00°37'16" WEST, A DISTANCE OF 94.95 FEET;
2. THENCE NORTH 89°49'47" EAST, A DISTANCE OF 60.00 FEET;
3. THENCE SOUTH 00°37'16" EAST, A DISTANCE OF 94.50 FEET TO THE
INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE WITH SAID NORTH RIGHT-OF-
WAY LINE OF W. OHIO AVENUE;

THENCE SOUTH 89°23'58" WEST, A DISTANCE OF 60.00 FEET TO THE **POINT OF
BEGINNING.**

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 5,683 SQUARE
FEET OR (0.13047 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED
GRAPHICAL EXHIBIT FOR REFERENCE.