

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF THAT PORTION OF A 40-FOOT PERMANENT EASEMENT DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 9800022578 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, THAT LIES WITHIN ZONE LOT 2 AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2019048433 IN SAID RECORDS; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, HAVING A BEARING OF SOUTH 89°59'53" WEST.

BEGINNING AT THE SOUTHEAST CORNER OF SAID ZONE LOT 2;

THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID ZONE LOT 2, THE FOLLOWING TWO (2) COURSES;

1. SOUTH 48°04'18" WEST, A DISTANCE OF 10.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 562.51 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°27'12", AN ARC LENGTH OF 14.27 FEET;

THENCE NORTH 12°16'50" WEST, A DISTANCE OF 65.80 FEET;

THENCE NORTH 48°16'05" EAST, A DISTANCE OF 43.55 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID ZONE LOT 2;

THENCE SOUTH 00°01'41" EAST, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 76.87 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.045 ACRES, (1,962 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

JAMES E. LYNCH
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