

EXHIBIT "A"
LAND DESCRIPTION
PARCEL NUMBER: PE-1
1550 N SHERIDAN BLVD
SHEET 1 OF 2

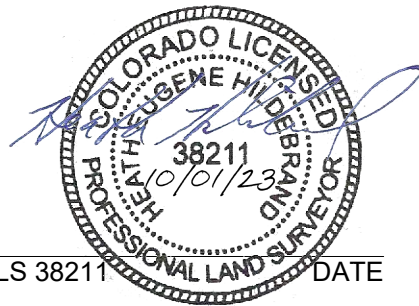
A PARCEL OF LAND BEING A PORTION OF LOTS 7 AND 8, BLOCK 1, BRINKHAUS SLOAN LAKE ADDITION PER THE PLAT THEREOF RECORDED APRIL 4TH, 1888 IN BOOK 5, PAGE 26, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, AND BEING SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, MONUMENTED WITH A 3 1/4" ALUMINUM CAP (LS# 13485);
WHENCE THE SOUTH SIXTEENTH CORNER OF SAID SECTION 31, MONUMENTED WITH A 1 1/2" ALUMINUM CAP (ILLEGIBLE) BEARS N 0°22'23" W (BASIS OF BEARINGS - ASSUMED) A DISTANCE OF 1320.05 FEET;
THENCE N 0°22'23" W ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) OF SECTION 31, A DISTANCE OF 399.98 FEET;
THENCE N 89°47'23" E DEPARTING SAID WEST LINE A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N 89°47'23" E ALONG THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 13.00 FEET;
THENCE S 0°22'23" E DEPARTING SAID NORTH LINE A DISTANCE OF 50.04 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8;
THENCE S 89°47'23" W ALONG SAID SOUTH LINE A DISTANCE OF 13.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8;
THENCE N 0°22'23" W ALONG THE WEST LINE OF SAID LOTS 8 AND 7 A DISTANCE OF 50.04 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 651 SQUARE FEET (0.015 ACRES), MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION



HEATH HILDEBRAND PLS 38211 _____ DATE

FOR AND ON BEHALF OF EUGENE LYNNE, LLC


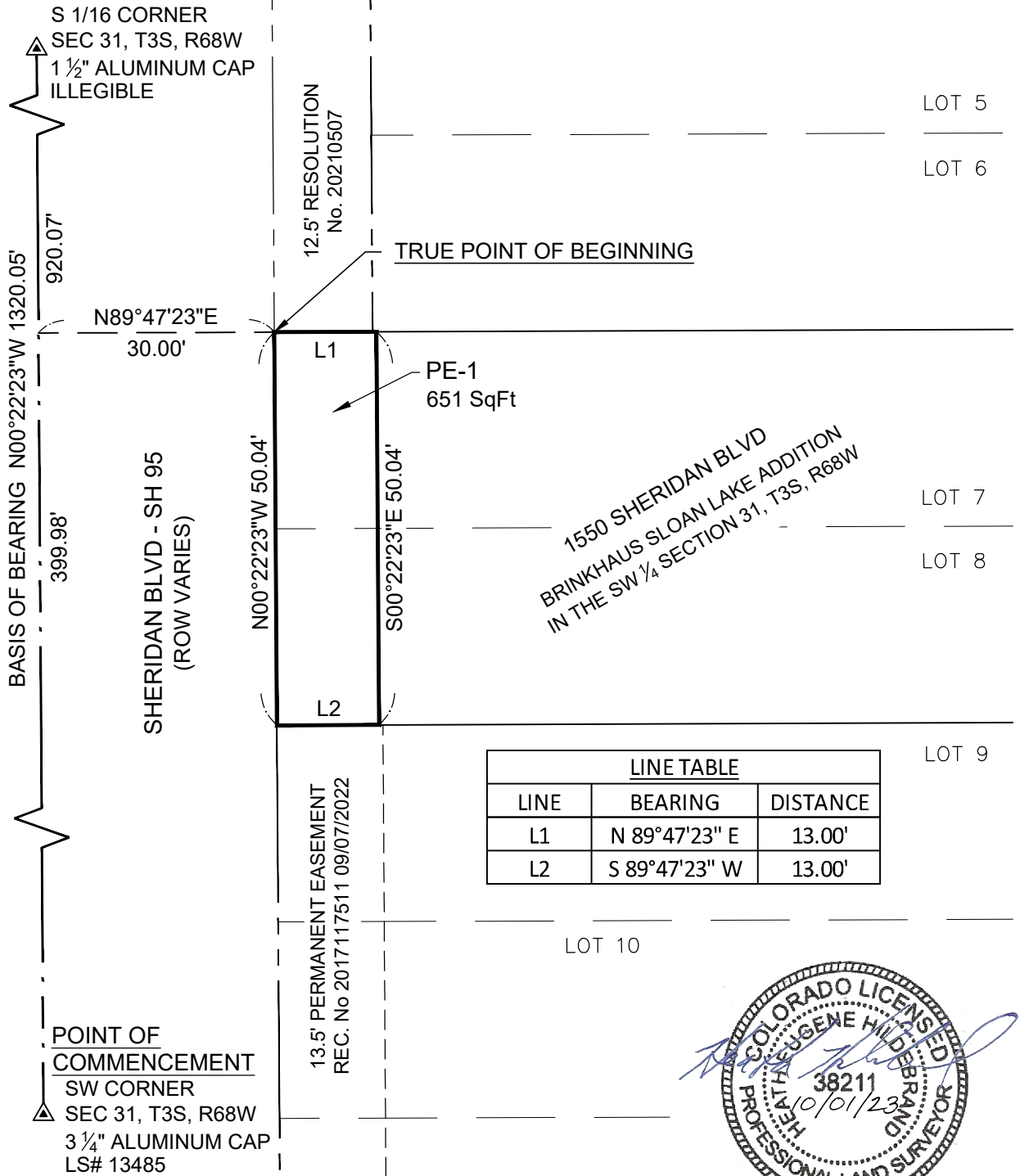
 DENVER TRANSPORTATION & INFRASTRUCTURE	TITLE: EXHIBIT "A" 1550 SHERIDAN BLVD, DENVER, CO 80214		
	DESCRIPTION REVISION: 8/28/2023 - CCD COMMENTS	REVISION: 1	DRAWING NO. EL-V-TU-MSPC-C92-ESMT_1550_SHERIDAN
DRAWN	LJ CK	HEH	DATE 10/01/2023

EXHIBIT "A"
ILLUSTRATION
SHEET 2 OF 2



NOTE: THIS EXHIBIT DOES NOT REPRESENT A LAND SURVEY PLAT AND IS INTENDED TO GRAPHICALLY DEPICT THE WRITTEN DESCRIPTION.

	TITLE: EXHIBIT "A" 1550 SHERIDAN BLVD DENVER, CO 80214		
	DESCRIPTION REVISION: 8/28/2023 - CCD COMMENTS DRAWN: LW CK HEH DATE 10/01/2023	REVISION: 1	DRAWING NO. EL-V-TU-MSPC-C92-ESMT_1550_SHERIDAN