

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

A PARCEL OF LAND BEING A PORTION OF THE UNNAMED STREET ADJOINING WEST BYERS PLACE AS VACATED BY ORDINANCE NO. 137 SERIES OF 1948, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 51, FIRST ADDITION TO THE BYERS' SUBDIVISION; THENCE SOUTH 00°01'31" EAST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 51, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 89°58'57" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE PARCEL VACATED BY ORDINANCE NO. 329, SERIES OF 2008 RECORDED AT RECEPTION NO. 2008089175;
THENCE NORTH 00°01'03" WEST ALONG SAID WEST LINE EXTENDED, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF SAID VACATED PARCEL;
THENCE NORTH 89°58'57" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 900 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF BLOCK 51, FIRST ADDITION TO BYERS' SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ASSUMED TO BEAR SOUTH 00°01'03" EAST.

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