

EXHIBIT "A"
LEGAL DESCRIPTION

Bearings used herein are based on north line of the southwest quarter of Section 14, being N89°50'37"W using the City and County of Denver Control Coordinates, as monumented on the west by the west quarter corner of Section 14, Township 3 South, Range 68 West of the 6th P.M., a found 3.25" aluminum cap in box stamped PLS 27259, S15 S14. and monumented on the east by the center one-quarter corner of Section 14, Township 3 South, Range 68 West of the 6th P.M., being a found 2.5" brass cap stamped PLS 17650 C1/4 S14.

A parcel of land situate in the northwest one-quarter (NW1/4) and the southwest one-quarter (SW 1/4) of Section 14, Township 3 South, Range 68 West of the 6th Principal Meridian; and being a portion of those parcels of land described in Book 4908 at Page 498, Book 4898 at Page 160, Book 4898 at Page 162, Book 4888 at Page 112, Book 4888 at Page 569, and Book 9665 at Page 565, as recorded with the City and County of Denver Clerk and Records Office, and Book 353 at Page 167, as recorded with the Adams County Clerk and Records Office, State of Colorado; and being more particularly described as follows:

COMMENCING at the center one-quarter corner of Section 14, being 2.5" Brass Cap stamped LS 17650;

Thence N13°33'51"W 235.69 feet to the Point of Beginning;

Thence S03°24'15"W, 50.27 feet;

Thence S87°29'19"W, 5.05 feet;

Thence S02°18'34"W, 27.90 feet to a point on the northwesterly line of Ordinance No. 913, Series of 1996, as recorded with the City and County of Denver Clerk and Records Office;

Thence along the northwesterly line of Ordinance No. 913, Series of 1996, as recorded with the City and County of Denver Clerk and Records Office, S47°04'44"W, 572.87 feet;

Thence S70°03'27"W, 23.05 feet;

Thence N88°20'57"W, 49.51 feet;

Thence S71°59'27"W, 61.85 feet;

Thence S46°46'37"W, 148.43 feet;

Thence S35°44'27"W, 38.17 feet;

Thence S46°59'27"W, 223.90 feet;

Thence S35°44'27"W, 76.89 feet;

Thence S46°59'27"W, 253.00 feet;

Thence N88°00'33"W, 52.33 feet;

Thence S46°59'27"W, 279.43 feet;



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Thence S02°10'15"W, 90.50 feet to a point on the northerly line of that property recorded with the City and County of Denver Clerk and Records Office under Reception No. 2000010229;

Thence along the northerly line of that property recorded with the City and County of Denver Clerk and Records Office under Reception No. 2000010229, and that property recorded with the City and County of Denver under Reception no. 9600082052, N89°55'57"W, 50.03 feet;

Thence N02°10'15"E, 112.95 feet;

Thence N46°59'27"E, 320.76 feet;

Thence S88°00'33"E, 52.33 feet;

Thence N46°59'27"E, 227.36 feet;

Thence N35°44'27"E, 76.89 feet;

Thence N46°59'27"E, 223.90 feet;

Thence N35°44'27"E, 38.08 feet;

Thence N46°46'37"E, 164.44 feet;

Thence N71°59'27"E, 81.69 feet;

Thence S88°20'57"E, 48.64 feet;

Thence N70°03'27"E, 46.21 feet;

Thence N47°18'30"E, 69.80 feet;

Thence N36°03'30"E, 20.50 feet;

Thence N47°17'34"E, 72.56 feet;

Thence N55°52'43"E, 94.66 feet;

Thence N45°16'55"E, 225.81 feet;

Thence N02°18'34"E, 82.75 feet;

Thence N87°29'19"E, 56.19 feet to the POINT OF BEGINNING.

Containing 87,220 square feet or 2.002 acres, more or less.

Legal Description Statement:

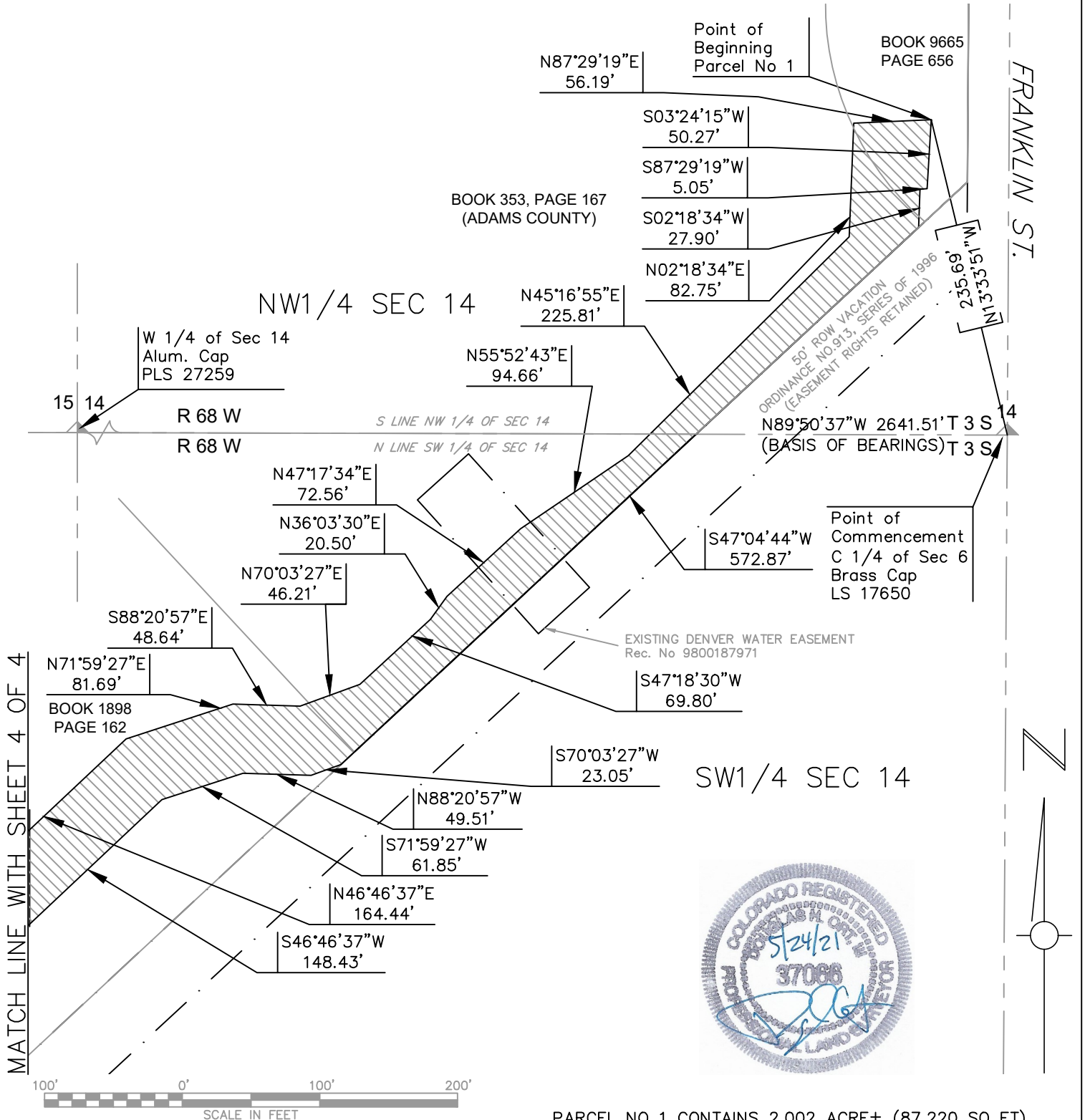
I, Douglas H. Ort, a licensed land surveyor in the State of Colorado, do hereby state that the above legal description was prepared by me or under my direct supervision, and on the basis of my knowledge, information and belief, is correct.

Douglas H. Ort III Colorado PLS 37066
Wilson & Company
1675 Broadway, Suite 200
Denver, CO 80202
DHOrtIII@wilsonco.com
Ph 303-501-1221



EXHIBIT "A"

NW 1/4 SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST 6th PM
 SW 1/4 SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST 6th PM
 ----- CITY AND COUNTY OF DENVER -----

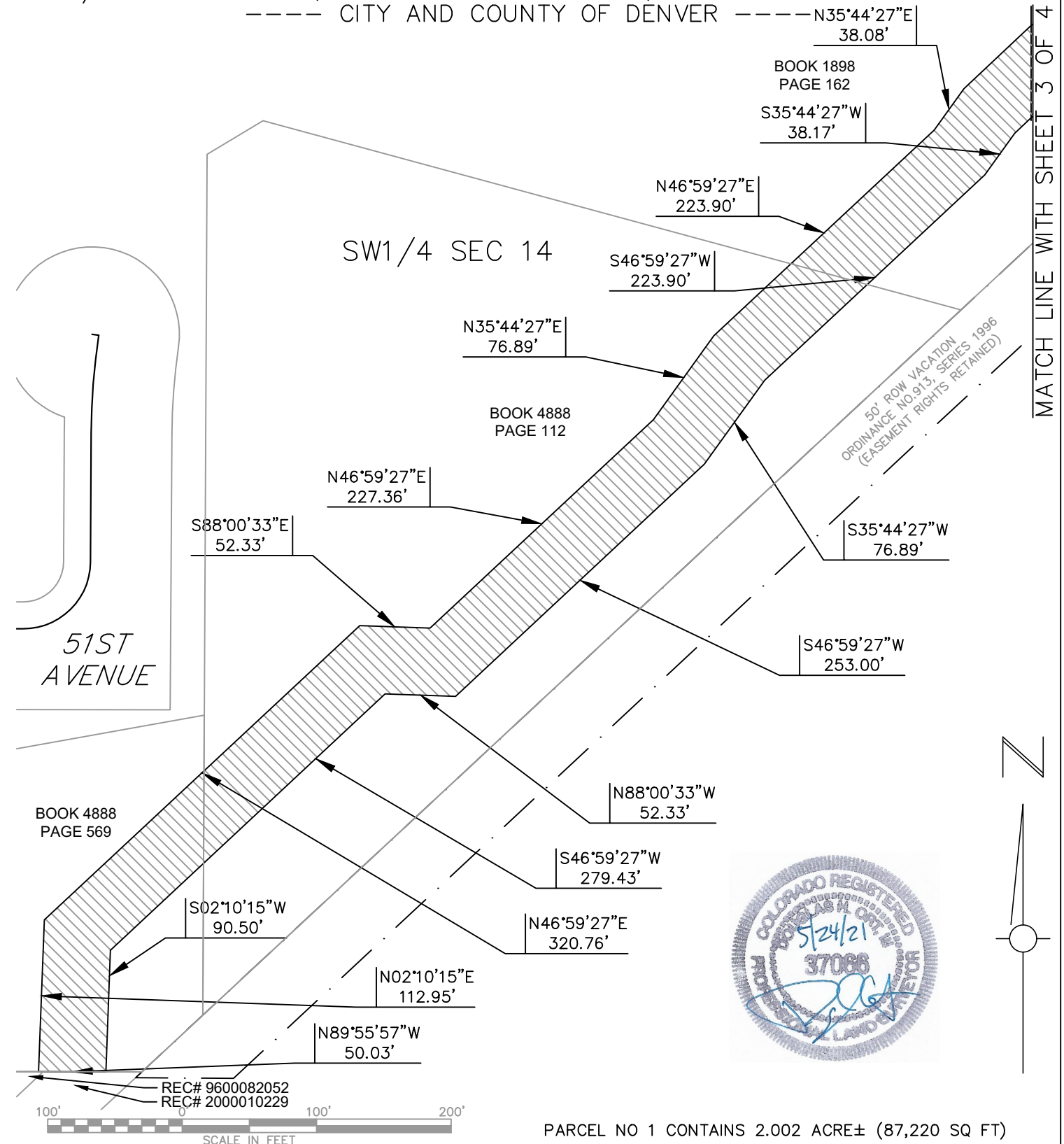


PARCEL NO 1 CONTAINS 2.002 ACRE± (87,220 SQ FT)

LEGEND EASEMENT ACQUIRED BNDRY EXISTING DW ESMT BNDRY EXISTING DW PROP	DOCUMENT DATED: SEC'Y FILE DOC. RIMS ITEM NO. CARD NO. DRN. PM. S. APPD. SHEET 3 OF 4 SHEET	MAIN EASEMENT ACQUIRED FROM COMPANY/OWNER DATE: JANUARY 25, 2021	 1600 West 12th Ave Denver, Colorado 80204-3412 T: 303.628.6000 F: 303.628.6851 denverwater.org SCALE: 1" = 100' CAD XXXXX-X_PMGT
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NW 1/4 SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST 6th PM
 SW 1/4 SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST 6th PM
 ----- CITY AND COUNTY OF DENVER -----



<p>LEGEND</p> <p> EASEMENT ACQUIRED</p> <p> BNDRY EXISTING DW ESMT</p> <p> BNDRY EXISTING DW PROP</p>	<p>DOCUMENT DATED: SEC'Y FILE DOC. RIMS ITEM NO. CARD NO.</p> <p>DRN. PM. S.</p> <p>APPD.</p> <p>SHEET 4 OF 4 SHEET</p>	<p>MAIN</p> <p>EASEMENT ACQUIRED FROM COMPANY/OWNER</p> <p>DATE: JANUARY 25, 2021</p>	<p>DENVER WATER</p> <p>1600 West 12th Ave Denver, Colorado 80204-3412 T: 303.628.6000 F: 303.628.6851 denverwater.org</p> <p>SCALE: 1" = 100'</p> <p>CAD XXXXX-X_PMGT</p>
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