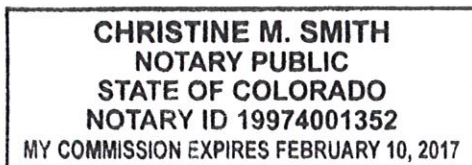


KNOW ALL MEN BY THESE PRESENTS:



# EXHIBIT "A"

E. 71ST AVENUE

POINT OF COMMENCEMENT  
NW CNR. OF LOT 1, A & L GARDENS, BEING ALSO  
THE NW CNR. OF LOT 1, A & L GARDENS LOTS 1  
& 2 PLAT CORRECTION, SEC 2, T3S, R68W

TRUE POINT OF BEGINNING

N89°51'00"E 81.77' N89°51'00"E 80.46' N89°51'00"E 315.06'(M) 315.00'(R)  
N00°09'00"W 5.50' S89°51'00"W 80.46' (basis of bearings)  
S00°09'00"E 5.50'

LOT 1

LOT 2

443 SQUARE FEET OR  
0.010 ACRES, MORE OR LESS

A PERMANENT EASEMENT FOR PUBLIC SIDEWALK ACCESS PURPOSES LOCATED IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING A PORTION OF LOT 1 AND LOT 2, A & L GARDENS, AS SHOWN ON THE PLAT RECORDED SEPTEMBER 12, 1978 IN FILE 14 AT MAP 426 AT RECEPTION NO. B154968 BEING ALSO A PORTION OF LOT 1, A & L GARDENS LOTS 1 & 2 PLAT CORRECTION AS SHOWN ON THE PLAT RECORDED OCTOBER 14, 2015 AT RECEPTION NO. 2015000086012, BOTH IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID LOT 1 AND LOT 2 TO BEAR NORTH 89°51'00" EAST, AS SHOWN ON THE PLAT OF SAID A & L GARDENS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°51'00" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 81.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°51'00" EAST, ALSO COINCIDENT WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 80.46 FEET; THENCE SOUTH 00°09'00" EAST, 5.50 FEET; THENCE SOUTH 89°51'00" WEST, PARALLEL WITH THE NORTH LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 80.46 FEET; THENCE NORTH 00°09'00" WEST, A DISTANCE OF 5.50 FEET TO THE TRUE POINT OF BEGINNING.

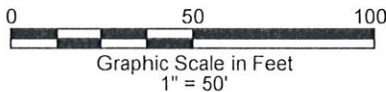
SAID PARCEL CONTAINS 443 SQUARE FEET OR 0.010 ACRES, MORE OR LESS.

CURTIS D. HOOS, PLS 37971  
FOR AND ON BEHALF OF:  
AMERICAN WEST LAND SURVEYING CO.  
A COLORADO CORPORATION  
BRIGHTON, CO 80601



## LEGEND:

- = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, PLS 2730 0.19' EAST, HELD FOR ALIGNMENT OF NORTH PROPERTY LINE.
- ◇ = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, PLS 2730. CONFLICTING EVIDENCE: FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, PLS 2065 BEARS N35 28'22"W, 0.22 FEET.



Note: This drawing is meant to depict the attached description and is for informational purposes only. It does not represent a monumented land survey. Note: This survey does not constitute a title search by American West Land Surveying Co. to determine ownership, rights-of-way or easements of record.



PREPARED FOR:

TMA PROPERTIES, LLC  
6725 W 97TH PLACE  
WESTMINSTER, CO 80021

DRAWN BY: PS

FIELD: CDH

FEBRUARY 24, 2016

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