

EXHIBIT "A"

LAND DESCRIPTION

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A PARCEL OF LAND LYING WITHIN THE 35TH STREET RIGHT-OF-WAY AS PLATTED IN 1ST ADDITION TO IRONTON, AND RECORDED IN PLAT BOOK 6 AT PAGE 110 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE 14.75 FOOT RANGE LINE WITHIN 35TH STREET, BETWEEN CHESTNUT PLACE AND DELGANY STREET, HAVING AN ASSUMED BEARING OF NORTH 45°26'07" WEST.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 16, SAID 1ST ADDITION TO IRONTON AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2020000827 IN SAID RECORDS, BEING MONUMENTED BY A #5 REBAR WITH A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 37933";

THENCE NORTH 45°26'07" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 16, A DISTANCE OF 8.67 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 44°35'29" WEST, A DISTANCE OF 8.00 FEET;

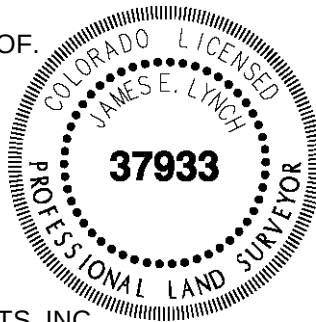
THENCE NORTH 45°26'07" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 44°35'29" EAST, A DISTANCE OF 8.00 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF LOT 16;

THENCE SOUTH 45°26'07" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 53.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.010 ACRES, (427 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



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