

EXHIBIT A
LAND DESCRIPTION

THAT PORTION OF THE 16-FOOT WIDE PUBLIC ALLEY IN BLOCK 6, FIRST ADDITION TO IRONTON, ADJACENT TO LOTS 13 THROUGH 16, INCLUSIVE AND LOT 17 THROUGH 20, INCLUSIVE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 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 SOUTHWESTERLY MOST CORNER OF SAID LOT 17, SAID POINT ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 35TH STREET, AN 80-FOOT WIDE PUBLIC RIGHT-OF-WAY;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 45°26'37" WEST, A DISTANCE OF 16.00 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID LOT 16, SAME BEING A POINT ON THE NORTHWESTERLY LINE OF SAID PUBLIC ALLEY;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID ALLEY AND THE SOUTHEASTERLY LINES OF SAID LOTS 13 THROUGH 16, INCLUSIVE, NORTH 44°35'06" EAST, A DISTANCE OF 80.08 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 13 ;

THENCE SOUTH 45°26'19" EAST, A DISTANCE OF 16.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 20, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY;

THENCE ALONG SAID RIGHT-OF-WAY LINE AND THE NORTHWESTERLY LINE OF SAID LOTS 17 THROUGH 20, INCLUSIVE, SOUTH 44°35'06" WEST A DISTANCE OF 80.08 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,281 SQUARE FEET OR 0.029 ACRE OF LAND.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS BASED ON THE 15.75' RANGE LINE IN 35TH STREET BETWEEN BRIGHTON BOULEVARD AND WYNKOOP STREET AS MONUMENTED AT THE NORTHWEST END BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "LS 29425" AND AT THE SOUTHEAST END BY A YELLOW PLASTIC CAP MARKED "LS 16845". SAID LINE BEARS SOUTH 45°26'37" EAST.

STACY LYNN JACOBS, PLS
COLORADO REG. NO. 38495
FOR, AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.
PROJ. NO. JN20151