

EXHIBIT A
LAND DESCRIPTION
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A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; AND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PORTION OF 36TH STREET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF LOT 32, BLOCK 7, IRONTON AND THE FIRST ADDITION TO IRONTON;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 32, S45°00'58"E, 123.34 FEET;

THENCE S44°57'50"W, 5.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 5.00 FEET DISTANT FROM THE SOUTHWESTERLY LINE OF LOT 32, N45°00'58"W, 123.34 FEET;

THENCE N44°58'43"E, 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 617 SQUARE FEET OR 0.014 ACRES, MORE OR LESS.

BEARINGS USED HEREIN ARE BASED ON A 19.75' RANGE LINE ON 36TH STREET BETWEEN BRIGHTON BLVD. AND WYNKOOP ST., BEING S45°00'58"E USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE NORTHWEST ON BRIGHTON BLVD. BY A FOUND 2.5" ALUMINUM CAP STAMPED PLS 37929 IN RANGE BOX. AND MONUMENTED ON THE SOUTHEAST AT WYNKOOP ST. BY A FOUND AXLE IN RANGE BOX.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS H. ORT III, 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
FAX 303-297-2693