

**EXHIBIT A
LAND DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF 39TH STREET LYING BETWEEN WYNKOOP STREET AND BRIGHTON BOULEVARD, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE IN WYNKOOP STREET BETWEEN 39TH STREET AND 40TH STREET, ASSUMED AS BEARING SOUTH 45°00'00" WEST. SAID LINE BEING MONUMENTED AT 39TH STREET BY A 2" ALUMINUM CAP STAMPED "CCD RANGE POINT, PLS 38189" IN A RANGE BOX, AND MONUMENTED AT 40TH STREET BY A 1" AXLE IN A RANGE BOX.

COMMENCING AT THE EAST CORNER OF BLOCK 39, ST. VINCENTS ADDITION SECOND FILING;

THENCE NORTH 44°45'40" WEST ALONG THE NORTHEAST LINE OF SAID BLOCK 39, A DISTANCE OF 91.14 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 44°45'40" WEST ALONG SAID NORTHEAST LINE, A DISTANCE OF 20.00 FEET;

THENCE DEPARTING THE SAID NORTHEAST LINE NORTH 45°03'41" EAST, A DISTANCE OF 54.78 FEET;

THENCE SOUTH 44°43'07" EAST, A DISTANCE OF 89.83 FEET;

THENCE SOUTH 45°16'53" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 44°43'07" WEST, A DISTANCE OF 69.75 FEET;

THENCE SOUTH 45°03'41" WEST, A DISTANCE OF 34.76 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 2,491 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

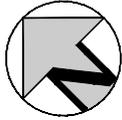
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ILLUSTRATION FOR EXHIBIT A

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO



BLOCK 30
ST VINCENTS ADDITION
SECOND FILING

PARCEL CONTAINS
2,491 SQ. FT. OR 0.06 AC.±

1" AXLE
1.6' DOWN IN
RANGE BOX

2" ALUM. CAP
0.3' DOWN IN RANGE BOX
STAMPED "CCD RANGE
POINT, PLS 38189"

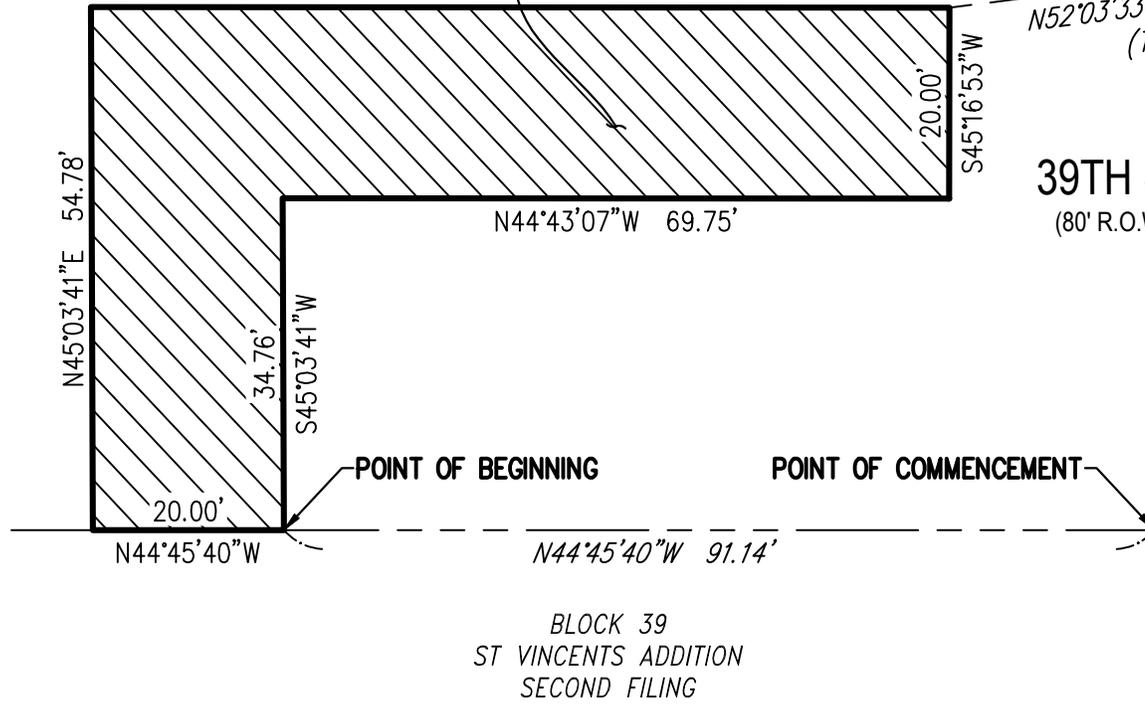
20' RANGE LINE
S45°00'00"W 480.10'
BASIS OF BEARINGS

S44°43'07"E 89.83'

N52°03'33"W 41.64'
(TIE)

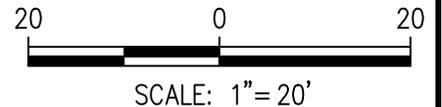
39TH ST
(80' R.O.W.)

WYNKOOP ST
(80' R.O.W.)



BLOCK 39
ST VINCENTS ADDITION
SECOND FILING

NOTE:
THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY. IT IS
INTENDED TO DEPICT ONLY THE
ATTACHED DESCRIPTION.



Plotted: WED 04/24/24 3:20:56P By: Shawn Clarke Filepath: o:\2021\211109\survey\esmt_211109_stim_encr.dwg Layout: illus

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ILLUSTRATION

PROJECT #:	211109
CHECKED BY:	SDC
DRAWN BY:	TWG
SHEET NUMBER	2
	2 OF 2