

EXHIBIT "A"
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LAND DESCRIPTION

A TRACT OR PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF VALLEJO STREET, WEST 32ND AVENUE AND LYLE COURT ADJACENT TO BLOCK 3, UNION ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 3, UNION ADDITION;

THENCE ALONG THE WESTERLY LINE OF LOTS 1 THROUGH 5, BLOCK 3, UNION ADDITION, S00°08'08"W, 101.96 FEET;

THENCE S89°50'37"W, 2.75 FEET TO A POINT IN VALLEJO STREET;

THENCE ALONG A LINE PARALLEL WITH AND 2.75 FEET DISTANT THE WESTERLY LINE OF SAID LOTS 1 THROUGH 5, BLOCK 3, UNION ADDITION, N00°08'08"E, 105.96 FEET TO A POINT IN WEST 32ND AVENUE;

THENCE ALONG A LINE PARALLEL WITH AND 4.00 FEET DISTANT FROM THE NORTHERLY LINE OF LOT 1, BLOCK 3, UNION ADDITION, N89°54'44"E, 148.44 FEET;

THENCE ALONG LINE PARALLEL WITH AND 5.71 FEET DISTANT FROM THE EASTERLY LINE OF LOTS 1 THROUGH 4, BLOCK 3, UNION ADDITION, S00°04'24"W, 103.78 FEET;

THENCE S89°50'37"W, 5.71 FEET TO A POINT ON THE EASTERLY LINE OF LOT 4, BLOCK 3, UNION ADDITION;

THENCE ALONG THE EASTERLY LINE OF SAID LOTS 1 THROUGH 4, BLOCK 3, UNION ADDITION, N00°04'24"E, 99.79 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 3, UNION ADDITION;

THENCE ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 3, UNION ADDITION, S89°54'44"W, 139.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,444 SQUARE FEET OR 0.033 ACRES, MORE OR LESS.