

EXHIBIT A  
LAND DESCRIPTION  
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2018-ENCROACHMENT-0000073-01

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 THE SOUTHEASTERLY 2.00 FEET OF LOT 22, A PORTION OF THE NORTHWESTERLY 2.00 FEET OF LOT 43, AND A PORTION OF THE ALLEY, ALL IN BLOCK 7, IRONTON AND THE FIRST ADDITION TO IRONTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 43, WHENCE THE WESTERLY CORNER OF SAID LOT 43 BEARS S44°57'50"W, 3.25 FEET;

THENCE N45°02'10"W, 18.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 2.00 FEET DISTANT FROM THE SOUTHEASTERLY LINE OF SAID LOT 22, N44°57'50"E, 11.83 FEET;

THENCE S45°02'10"E, 20.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 2.00 FEET DISTANT FROM THE NORTHWESTERLY LINE OF SAID LOT 43, S44°57'50"W, 11.83 FEET;

THENCE N45°02'10"W, 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 237 SQUARE FEET OR 0.005 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