

EXHIBIT A
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LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE 80 FOOT WIDE BRIGHTON BOULEVARD AND THE NORTHEASTERLY LINE OF 31ST STREET, THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, S45°19'47"E A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG A LINE THAT IS 15' SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE 80 FOOT WIDE BRIGHTON BOULEVARD, N44°40'13"E A DISTANCE OF 303.98 FEET; THENCE S45°19'34"E A DISTANCE OF 331.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VACATED WYNKOOP STREET; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WYNKOOP STREET, S44°40'32"W A DISTANCE OF 38.00 FEET; THENCE N45°19'34"W A DISTANCE OF 90.01 FEET; THENCE S45°59'47"W A DISTANCE OF 200.29 FEET; THENCE S40°02'47"W A DISTANCE OF 65.96 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 31ST STREET; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 31ST STREET, N45°19'34"W A DISTANCE OF 241.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 76,112 SQUARE FEET (1.747 ACRES) MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUME TO BEAR N89°39'37"E BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #33204 AT THE NORTH QUARTER CORNER AND A FOUND STONE WITH CUT "X" AT THE NORTHEAST CORNER.

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MARCH 16, 2021
REVISED MAY 17, 2021
303-431-6100