

**EXHIBIT A  
LAND DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A DENVER RANGE POINT AT THE INTERSECTION OF W. 10TH AVE. AND SANTE FE DR., AS MONUMENTED BY A CHISELED CROSS ON STONE, WHENCE THE DENVER RANGE POINT AT THE INTERSECTION OF W. 10TH AVE. AND INCA ST., AS MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 37969, BEARS NORTH 89°24'37" EAST, A DISTANCE OF 265.85 FEET, ALONG THE 20' RANGE LINE OF W. 10TH AVE., FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE NORTH 21°56'05" EAST, A DISTANCE OF 309.64 FEET TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 39, HALLACK'S SUBDIVISION OF BLOCKS 27, 28, 38, 39, OF WITTERS FIRST ADDITION, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EAST LINE OF LOTS 1 TO 10 INCLUSIVE, SAID BLOCK 39, NORTH 00°10'40" WEST, A DISTANCE OF 229.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND TO THE SOUTH RIGHT-OF-WAY LINE OF W. 11TH AVE.;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°46'50" EAST, A DISTANCE OF 3.25 FEET;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH SAID EAST LINE, SOUTH 00°10'40" EAST, A DISTANCE OF 229.59 FEET THE EASTERLY EXTENSION LINE OF THE SOUTH LINE OF SAID LOT 10;

THENCE ALONG SAID EASTERLY EXTENSION LINE, SOUTH 89°42'26" WEST, A DISTANCE OF 3.25 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 746 SQ. FT. OR 0.02 ACRES, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.