

**EXHIBIT A  
LAND DESCRIPTION**

**PARCEL 1**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2, 40TH AND YORK STREET SUBDIVISION, BEING MONUMENTED BY A 5/8" X 18" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG | PLS 34591" WHENCE THE SOUTH END OF THE EAST LINE OF SAID LOT 1, BEING MONUMENTED BY A 5/8" X 18" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG | PLS 34591", IS ASSUMED TO BEAR SOUTH 00°09'01" WEST, A DISTANCE OF 252.78 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 27°36'55" EAST, A DISTANCE OF 130.09 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOSEPHINE STREET, A 60-FOOT WIDE PUBLIC RIGHT-OF-WAY;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00°09'01" WEST, A DISTANCE OF 350.16 FEET TO THE SOUTHERNMOST CORNER OF A PARCEL OF LAND DESCRIBED AT REC. NO. 2015111284;

THENCE DEPARTING SAID LINE, SOUTH 73°24'24" WEST, A DISTANCE OF 62.66 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE ALONG SAID EAST LINE OF LOT 1, NORTH 00°09'01" EAST, A DISTANCE OF 252.78 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 18,089 SQUARE FEET OR 0.415 ACRE OF LAND.

KEVIN J. KUCHARCZYK, P.L.S.  
COLORADO REG. NO. 34591  
FOR AND ON BEHALF OF  
R&R ENGINEERS-SURVEYORS, INC