

EXHIBIT A

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF NORTH IVY STREET, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE 20 FOOT RANGE LINE LOCATED IN 38TH AVENUE BETWEEN HOLLY STREET AND KEARNEY STREET IS ASSUMED TO BEAR NORTH 89°42'44" EAST, BASED ON THE CITY AND COUNTY OF DENVER LOCAL PROJECTION COORDINATE SYSTEM, AS MONUMENTED ON THE WEST BY AN AXLE 1.1 FEET BELOW THE SURFACE IN A RANGE BOX AND ON THE EAST BY AN AXLE 1 FOOT BELOW THE SURFACE IN A RANGE BOX;

COMMENCING AT THE WEST END OF THE 20 FOOT RANGE LINE OF 38TH AVENUE LOCATED AT THE INTERSECTION OF HOLLY STREET AND 38TH AVENUE;

THENCE SOUTH 87°37'29" EAST, A DISTANCE OF 630.35 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°17'11" WEST, A DISTANCE OF 127.38 FEET;

THENCE SOUTH 89°43'05" WEST, A DISTANCE OF 20.42 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID NORTH IVY STREET;

THENCE NORTH 00°01'27" WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89°43'05" EAST, A DISTANCE OF 20.37 FEET;

THENCE NORTH 00°17'11" WEST, A DISTANCE OF 135.99 FEET;

THENCE SOUTH 89°43'05" WEST, A DISTANCE OF 19.75 FEET TO SAID WEST RIGHT-OF-WAY;

THENCE NORTH 00°01'27" WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89°43'05" EAST, A DISTANCE OF 19.70 FEET;

THENCE NORTH 00°17'11" WEST, A DISTANCE OF 13.74 FEET;

THENCE SOUTH 89°43'05" WEST, A DISTANCE OF 11.79 FEET;

THENCE NORTH 00°11'55" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89°27'29" EAST, A DISTANCE OF 11.77 FEET;

THENCE NORTH 00°17'11" WEST, A DISTANCE OF 64.59 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 00°17'11" EAST, A DISTANCE OF 64.60 FEET;

THENCE NORTH 89°43'05" EAST, A DISTANCE OF 26.56 FEET;

THENCE SOUTH 00°11'53" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 89°43'05" WEST, A DISTANCE OF 16.54 FEET;

THENCE SOUTH 00°17'16" EAST, A DISTANCE OF 13.74 FEET;
THENCE NORTH 89°43'05" EAST, A DISTANCE OF 24.30 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID NORTH IVY STREET;
THENCE SOUTH 00°01'27" EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 89°43'05" WEST, A DISTANCE OF 34.25 FEET;
THENCE SOUTH 00°17'11" EAST, A DISTANCE OF 135.99 FEET;
THENCE NORTH 89°43'05" EAST, A DISTANCE OF 33.63 FEET TO SAID EAST RIGHT-OF-WAY;
THENCE SOUTH 00°01'27" EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 89°43'05" WEST, A DISTANCE OF 33.59 FEET;
THENCE SOUTH 00°17'11" EAST, A DISTANCE OF 127.43 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**;
CONTAINING A CALCULATED AREA OF 5,319 SQUARE FEET OR 0.1221 ACRES, MORE OR LESS.