

## EXHIBIT "A"

### LAND DESCRIPTION

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A PARCEL OF LAND LYING WITHIN THE 35<sup>TH</sup> STREET RIGHT-OF-WAY AS PLATTED IN 1<sup>ST</sup> ADDITION TO IRONTON, AND RECORDED IN PLAT BOOK 6 AT PAGE 110 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE 14.75 FOOT RANGE LINE WITHIN 35<sup>TH</sup> STREET, BETWEEN CHESTNUT PLACE AND DELGANY STREET, HAVING AN ASSUMED BEARING OF NORTH 45°26'07" WEST.

**COMMENCING** AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 16, SAID 1<sup>ST</sup> ADDITION TO IRONTON AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2020000827 IN SAID RECORDS, BEING MONUMENTED BY A #5 REBAR WITH A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 37933";

THENCE NORTH 45°26'07" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 16, A DISTANCE OF 8.67 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 44°35'29" WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 45°26'07" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 44°35'29" EAST, A DISTANCE OF 8.00 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF LOT 16;

THENCE SOUTH 45°26'07" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 53.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.010 ACRES, (427 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

JAMES E. LYNCH, PLS NO. 37933  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
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