

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

LAND DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF WAZEE STREET RIGHT-OF-WAY, LOCATED IN THE SOUTHWEST ONE-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 RANGE POINT INTERSECTION OF 20TH AND WAZEE; THENCE S64°37'06"W A DISTANCE OF 27.76 FEET TO THE POINT OF BEGINNING;
THENCE S44°39'02"E A DISTANCE OF 4.00 FEET;
THENCE S45°20'58"W A DISTANCE OF 20.33 FEET;
THENCE N44°39'02"W A DISTANCE OF 4.00 FEET;
THENCE N45°20'58"E A DISTANCE OF 20.33 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.002 ACRES (81 SQUARE FEET), MORE OF LESS.

ALL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE 20' RANGE LINE IN WAZEE STREET BETWEEN 19TH ST. AND 20TH ST. BEARING N44°35'38"E, BEING MONUMENTED BY A 3 ¼" ALUMINUM CAP PLS ILLEGIBLE IN RANGE BOX AT 19TH AND WAZEE AND A 3 ¼" ALUMINUM CAP NO PLS NUMBER IN RANGE BOX AT 20TH AND WAZEE PER ALTA SURVEY PREPARED R&R ENGINEERS – SURVEYORS JOB NUMBER RN17165.

PREPARED BY JESUS DIAZ
REVIEWED BY RICHARD A. NOBBE, PLS
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
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