

**EXHIBIT A  
LAND DESCRIPTION**

2020-RELINQ-0000001-001

**PARCEL 1**

A PARCEL OF LAND BEING A PORTION OF WALNUT STREET (NOW KNOWN AS MARKET STREET) ORIGINALLY DEDICATED AS 4TH STREET BY THE PLAT OF WEST DENVER, VACATED BY ORDINANCE NO. 324, SERIES OF 2005, SITUATED IN THE EAST HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST CORNER OF BLOCK 242 OF SAID WEST DENVER, FROM WHENCE THE RANGE POINT AT THE INTERSECTION OF THE 20' RANGE LINES IN MARKET STREET AND 14TH STREET BEARS NORTH 62°45'45" EAST, A DISTANCE OF 419.86 FEET;  
THENCE NORTH 59°36'42" EAST ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 242, A DISTANCE OF 84.84 FEET TO A POINT OF NON-TANGENT CURVATURE AND THE **POINT OF BEGINNING**;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 27.17 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 77°49'28", AND A CHORD WHICH BEARS NORTH 37°14'48" EAST A CHORD DISTANCE OF 25.13 FEET;  
THENCE NORTH 76°09'33" EAST, A DISTANCE OF 33.57 FEET TO A POINT ON SAID NORTHWESTERLY LINE ALSO BEING THE WEST CORNER OF THE PARCEL OF LAND OPENED TO THE SYSTEM OF THOROUGHFARES BY ORDINANCE NO. 209, SERIES OF 1990, DESCRIBED AS BEING PART OF MARKET STREET AND SAID BLOCK 242;  
THENCE SOUTH 59°36'42" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 55.41 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 341 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

2020-RELINQ-0000001-002

**PARCEL 2**

A PARCEL OF LAND BEING A PORTION OF SPEER BOULEVARD AS ORIGINALLY DEDICATED BY ORDINANCE NO. 154, SERIES OF 1907 AS CHERRY CREEK DRIVE AND RENAMED BY ORDINANCE NO. 61, SERIES OF 1908 AS SPEER BOULEVARD, AND VACATED BY ORDINANCE NO. 324, SERIES OF 2005, SITUATED IN THE EAST HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST CORNER OF SAID BLOCK 242, WEST DENVER FROM WHENCE THE RANGE POINT AT THE INTERSECTION OF THE 20' RANGE LINES IN MARKET STREET AND 14TH STREET BEARS NORTH 62°45'45" EAST, A DISTANCE OF 419.86 FEET;  
THENCE NORTH 59°36'42" EAST ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 242, A DISTANCE OF 84.84 FEET;  
THENCE CONTINUING ALONG SAID NORTH LINE NORTH 59°36'42" EAST, A DISTANCE OF 55.41 FEET TO THE WEST CORNER OF THE PARCEL OF LAND

OPENED TO THE SYSTEM OF THOROUGHFARES BY ORDINANCE NO. 209, SERIES OF 1990, DESCRIBED AS BEING PART OF MARKET STREET AND SAID BLOCK 242;

THENCE NORTH 76°09'33" EAST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 66.75 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 76°09'33" EAST, A DISTANCE OF 70.59 FEET TO THE WEST LINE OF THE CHANNEL OF CHERRY CREEK;

THENCE SOUTH 21°15'44" EAST ALONG SAID WEST LINE, A DISTANCE OF 344.13 FEET;

THENCE SOUTH 68°44'16" WEST, A DISTANCE OF 12.59 FEET TO THE EAST LINE OF SPEER BOULEVARD AS DESCRIBED IN ORDINANCE NO. 209, SERIES OF 1990;

THENCE ALONG SAID EAST LINE THE FOLLOWING 2 (TWO) COURSES:

1) NORTH 42°35'21" WEST, A DISTANCE OF 70.10 FEET;

2) NORTH 45°41'29" WEST, A DISTANCE OF 77.16 FEET TO THE WEST LINE OF SPEER BOULEVARD AS ORIGINALLY DEDICATED BY ORDINANCE NO. 154, SERIES OF 1907 AS CHERRY CREEK DRIVE AND RENAMED BY ORDINANCE NO. 61, SERIES OF 1908 AS SPEER BOULEVARD;

THENCE NORTH 21°15'44" WEST ALONG SAID WEST LINE, A DISTANCE OF 217.70 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 20,371 SQUARE FEET OR 0.47 ACRES, MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE IN 14TH STREET BETWEEN MARKET STREET AND LARIMER STREET ASSUMED TO BEAR SOUTH 45°27'56" EAST; MONUMENTED BY A #8 REBAR IN A RANGE BOX AT EITHER END.