

EXHIBIT A

"LAND DESCRIPTION"

A parcel of land located in the public right-of-way of Delgany Street adjacent to Lot 2, Block 1, The Commons Subdivision - Filing No. 3, situated in the Northeast Quarter of Section 33, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the range point at the intersection of 16th St and Delgany St, being monumented with a found 2" aluminum rock cap stamped "CCD RANGE POINT PLS 38198".

THENCE N45°02'28"W along the 20 foot range line in 16th St, a distance of 20.00 feet to the northeasterly prolongation of the northwesterly right-of-way line of Delgany St;

THENCE S44°57'22"W, along said northeasterly prolongation of the northwesterly right-of-way line of Delgany St, a distance of 68.58 feet to the POINT OF BEGINNING;

THENCE S45°02'38"E, a distance of 35.09 feet;

THENCE S10°58'21"W, a distance of 44.37 feet;

THENCE S40°27'41"W, a distance of 43.47 feet;

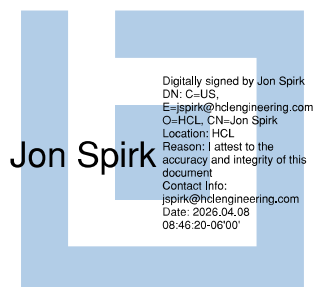
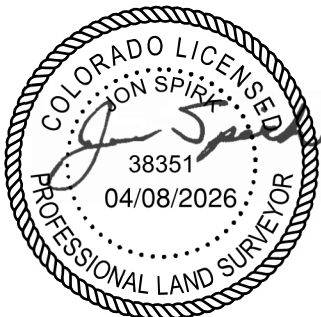
THENCE N65°16'06"W, a distance of 67.45 feet to said northwesterly right-of-way line;

THENCE N44°57'22"E, along said northwesterly right-of-way line, a distance of 103.44 feet to the POINT OF BEGINNING;

Containing 5,154 sq. ft. or 0.118 acres ±

Basis of Bearings:

The 20' range line in Delgany St being monumented with a found 2" aluminum cap in concrete stamped "CCD RANGE POINT PLS 38198" at the intersection of 16th St and Delgany St, and monumented with a found #8 rebar in range box at the intersection of 15th St and Delgany St, said line bears of S44°57'22"W.



JON SPIRK
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 38351, STATE OF COLORADO
FOR AND ON-BEHALF OF HCL ENGINEERING AND SURVEYING, LLC



HCL ENGINEERING & SURVEYING, L.L.C.
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1900 16th Street

Land Description

Job Number:	250200	Drawn By:	JRH
Date:	04-08-2026	Checked By:	JNS

SHEET
1
OF
2

EXHIBIT A ILLUSTRATION

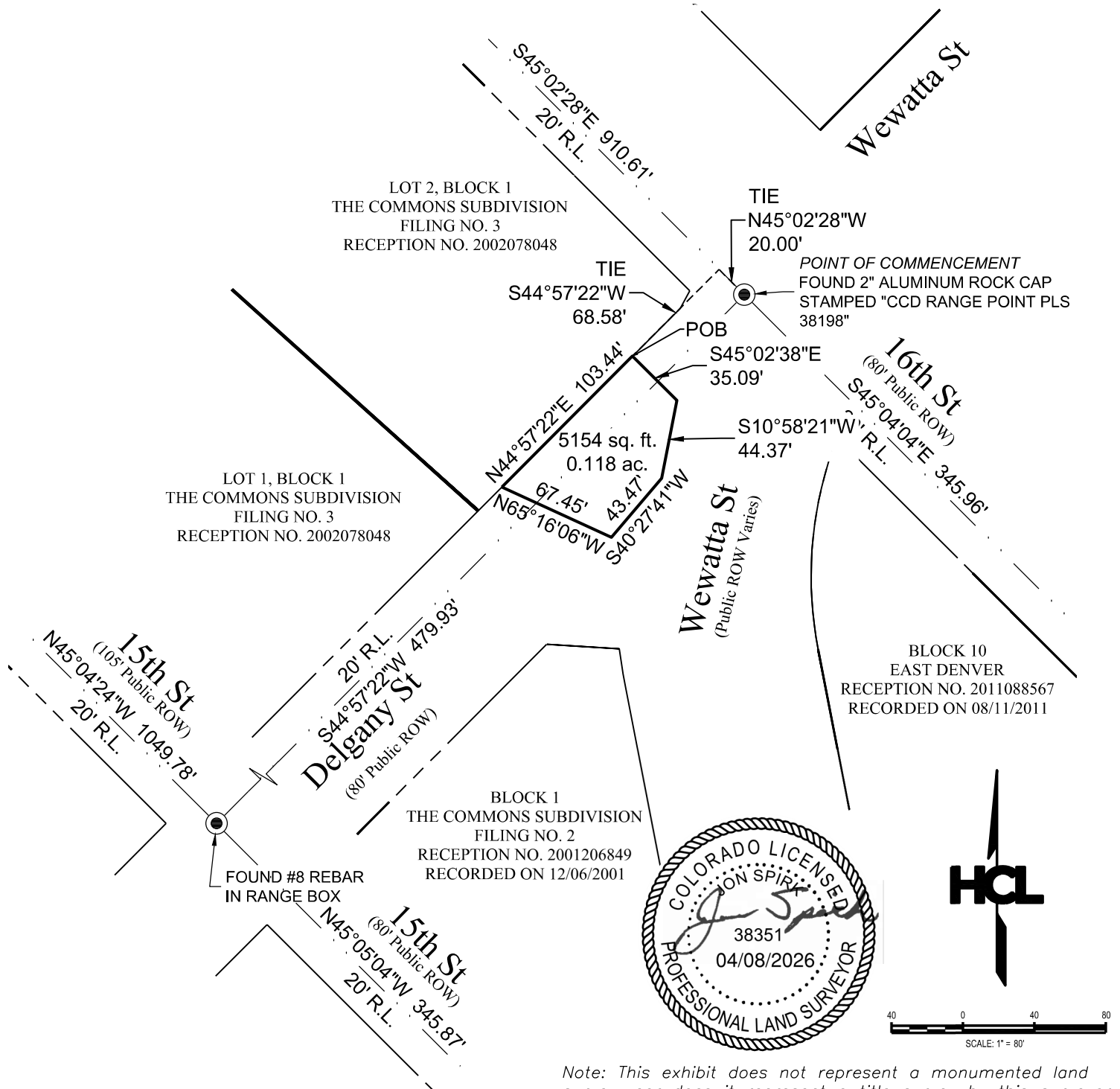
1900 16th Street, Denver CO
Located in the Northeast Quarter of Section 33,
Township 3 South, Range 68 West of the 6th Principal Meridian,
City and County of Denver, State of Colorado

LOT 2, BLOCK 1
THE COMMONS SUBDIVISION
FILING NO. 3
RECEPTION NO. 2002078048

LOT 1, BLOCK 1
THE COMMONS SUBDIVISION
FILING NO. 3
RECEPTION NO. 2002078048

BLOCK 1
THE COMMONS SUBDIVISION
FILING NO. 2
RECEPTION NO. 2001206849
RECORDED ON 12/06/2001

BLOCK 10
EAST DENVER
RECEPTION NO. 2011088567
RECORDED ON 08/11/2011



Note: This exhibit does not represent a monumented land survey, nor does it represent a title survey by this surveyor, it is intended only to depict the attached description.



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