

**EXHIBIT A**  
**LAND DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 HAVING A BEARING OF NORTH 90°00'00" EAST.

COMMENCING AT THE SOUTHEAST CORNER OF ZONE LOT 13, AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2012116552 IN THE RECORDS OF THE CLERK AND RECORDER IN THE CITY AND COUNTY OF DENVER;

THENCE, ALONG THE EASTERLY BOUNDARY OF SAID ZONE LOT 13, THE FOLLOWING TWO (2) COURSES;

1. NORTH 00°02'57" WEST, A DISTANCE OF 173.25 FEET;
2. NORTH 00°16'06" WEST, A DISTANCE OF 127.90 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING NORTH 00°16'06" WEST ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 3.29 FEET TO THE SOUTHEAST CORNER OF ZONE LOT 20 AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2012116552 IN THE RECORDS OF THE CLERK AND RECORDER IN THE CITY AND COUNTY OF DENVER;

THENCE, ALONG THE EASTERLY BOUNDARY OF SAID ZONE LOT 20, NORTH 00°03'14" WEST, A DISTANCE OF 168.27 FEET;

THENCE NORTH 00°47'49" EAST, A DISTANCE OF 558.90 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST UNION AVENUE, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,235.10 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°51'05" WEST;

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES;

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°53'34", AN ARC LENGTH OF 105.47 FEET;
2. NORTH 78°15'18" EAST, A DISTANCE OF 55.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 90.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 101°09'23", AN ARC LENGTH OF 158.90 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH NIAGARA STREET;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES;

1. SOUTH 00°35'19" EAST, A DISTANCE OF 558.32 FEET;
2. SOUTH 00°22'18" EAST, A DISTANCE OF 113.28 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 280.88 FEET TO THE POINT OF BEGINNING.

**EXHIBIT A (CONT.)**

CONTAINING AN AREA OF 4.689 ACRES, (204,234 SQUARE FEET), MORE OR LESS.



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