

2020-VACA-0000015-001

**EXHIBIT A**  
LAND DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PORTION OF THE 16-FOOT ALLEY IN BLOCK 3, EAST COLFAX SUBDIVISION, AS RECORDED DECEMBER 24, 1889 IN BOOK 8, PAGE 48 WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 19, OF SAID BLOCK 3, EAST COLFAX SUBDIVISION, WHENCE THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 33 BEARS S75°47'11"W, 714.36 FEET;

THENCE N00°01'52"E, 16.00 FEET TO THE SOUTHWEST CORNER OF LOT 18, OF SAID BLOCK 3, EAST COLFAX SUBDIVISION;

THENCE ALONG THE SOUTH LINE OF SAID LOT 18, N89°58'54"E, 108.99 FEET;

THENCE S00°01'43"W, 16.00 FEET TO A POINT ON THE NORTH LINE OF LOT 23, OF SAID BLOCK 3, EAST COLFAX SUBDIVISION;

THENCE ALONG THE NORTH LINE OF LOTS 19 THROUGH 23 INCLUSIVE, OF SAID BLOCK 3, EAST COLFAX SUBDIVISION, S89°58'54"W, 108.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,744 SQUARE FEET OR 0.040 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, T3S, R67W OF THE 6TH P.M., BEING N89°58'11"E AS MEASURED USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AND AS MONUMENTED ON THE WEST BY THE SOUTH 1/4 CORNER OF SECTION 33, A FOUND 3.5" ALUMINUM CAP PLS 11434 IN RANGE BOX PER MONUMENT RECORDED DATED 10-18-1995, AND AS MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SECTION 33, A 2.5" ALUMINUM CAP PLS 33202 IN RANGE BOX PER MONUMENT RECORDED DATED 7-21-2003.