

EXHIBIT A
 LAND DESCRIPTION
 SHEET 1 OF 2

LAND DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF 20TH STREET RIGHT-OF-WAY AS CONVEYED IN RECEPTION NUMBER 93-0043076, 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 NORTHERLY MOST CORNER OF THE 1901 WAZEE STREET PROPERTY ALSO BEING THE EASTERNLY MOST POINT OF THE THERMO HEAD LLC PROPERTY RECORDED AT RECEPTION NO. 1994156352 BEING A POINT ON THE SOUTHWESTERLY LINE OF 20TH STREET AS CONVEYED TO THE CITY AND COUNTY OF DENVER RECORDED AT RECEPTION NUMBER 1993043076; THENCE N79°20'00" E A DISTANCE OF 23.95 FEET TO THE POINT OF BEGINNING;
 THENCE N44°20'41" E A DISTANCE OF 12.00 FEET;
 THENCE S45°39'19" E A DISTANCE OF 60.00 FEET;
 THENCE S44°20'41" W A DISTANCE OF 12.00 FEET;
 THENCE N45°39'19" W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.02 ACRES (720 SQUARE FEET), MORE OR 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°57'11" E, BEING MONUMENTED BY A 3 1/4" ALUMINUM CAP PLS ILLEGIBLE IN RANGE BOX AT 19TH AND WAZEE AND A 3 1/4" 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
 LAKWOOD, COLORADO 80215
 APRIL 24, 2020

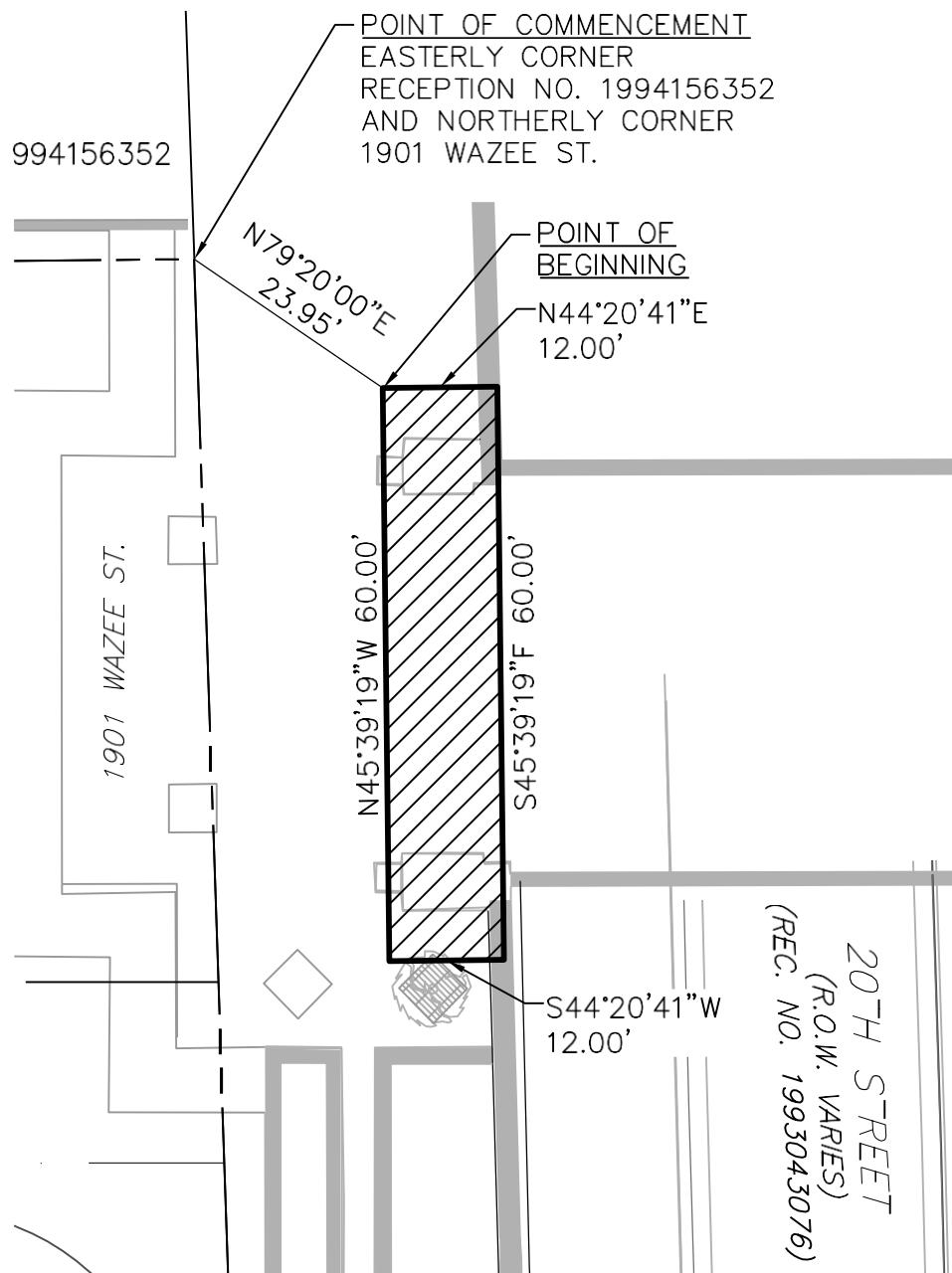


EXHIBIT A

SHEET 2 OF 2

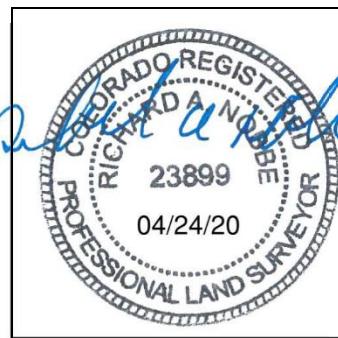
REC. NO. 1 994156352

POINT OF COMMENCEMENT
 EASTERLY CORNER
 RECEPTION NO. 1994156352
 AND NORTHERLY CORNER
 1901 WAZEE ST.



0 10 20
 SCALE: 1" = 20'
 ALL LINE ARE
 DIMENSIONS ARE IN
 U.S. SURVEY FEET

THIS EXHIBIT DOES NOT REPRESENT A
 MONUMENTED SURVEY. IT IS INTENDED ONLY
 TO DEPICT THE ATTACHED DESCRIPTION.



04/24/20

 MARTIN/MARTIN
 CONSULTING ENGINEERS
 12499 WEST COLIFAX AVENUE, LAKWOOD, COLORADO 80215
 303.431.6100 MARTINMARTIN.COM

No	Bearing	Chord	Radius	M Arc	C Arc	Delta
001	N44-20-41E	12.000				
002	S45-39-19E	60.000				
003	S44-20-41W	12.000				
004	N45-39-19W	60.000				

CLOSURE 0.000 N05-11-40W
PERIMETER 144.000 PRECISION= **1:** 1000000
AREA= 720.00 SQ. **FEET** OR 0.016529 ACRES