

**EXHIBIT A
LAND DESCRIPTION**

A PARCEL OF LAND BEING IN THE 80 FOOT PUBLIC RIGHT-OF-WAY OF DELGANY STREET, AS SHOWN ON PLATS RECORDED AT BOOK 2, PAGE 89B AND BOOK 10, PAGE 13 IN TO OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 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 RANGE POINT IN THE INTERSECTION OF DELGANY STREET AND 38TH STREET, MONUMENTED BY THE NORTHWEST OF 2 FOUND MAG NAILS, WHENCE THE 20 FOOT RANGE LINE IN DELGANY STREET IS ASSUMED TO BEAR SOUTH 44°33'36" WEST, AND IS CALCULATED BY FOUND ACCESSORY MONUMENTS AT THE INTERSECTION OF DELGANY STREET AND 36TH STREET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 36°11'40" WEST, A DISTANCE OF 412.41 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID DELGANY RIGHT-OF-WAY, SAME BEING THE NORTHWESTERLY LINE OF LOT 14, BLOCK 9, FIRST ADDITION TO IRONTON, AND THE **POINT OF BEGINNING**;

THENCE ON SAID RIGHT-OF-WAY LINE SOUTH 44°33'36" WEST, A DISTANCE OF 1.50 FEET;
THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 45°28'27" WEST, A DISTANCE OF 22.50 FEET;
THENCE NORTH ON A LINE 22.50 FEET NORTHWEST OF AND PARALLEL WITH SAID RIGHT-OF-WAY LINE, NORTH 44°33'36" EAST, A DISTANCE OF 11.51 FEET;
THENCE SOUTH 45°26'24" EAST, A DISTANCE OF 1.50 FEET;
THENCE ON A LINE 21.00 FEET NORTHWEST OF AND PARALLEL WITH SAID RIGHT-OF-WAY LINE, SOUTH 44°33'36" WEST, A DISTANCE OF 10.01 FEET;
THENCE SOUTH 45°28'31" EAST, A DISTANCE OF 21.00 FEET, TO SAID RIGHT-OF-WAY LINE AND THE **POINT OF BEGINNING**,

CONTAINING A CALCULATED AREA OF 49 SQUARE FEET OR 0.001 ACRES, MORE OR LESS.

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FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.