

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

A PARCEL OF LAND BEING ALL OF THE 16-FOOT VACATED ALLEY WITHIN BLOCK 11, VIADUCT ADDITION TO THE CITY AND COUNTY OF DENVER, VACATED BY ORDINANCE NO. 52, SERIES OF 1949, AND ALL OF THE 20 FOOT VACATED ALLEY WITHIN SAID BLOCK 11, VACATED BY ORDINANCE NO. 614, SERIES OF 1980, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID VACATED 16-FOOT ALLEY (ORD NO. 52 SERIES OF 1949);
THENCE SOUTH 89°53'04" EAST ALONG THE NORTH LINE OF SAID VACATED 16-FOOT ALLEY (ORD NO. 52 SERIES OF 1949), A DISTANCE OF 16.00 FEET TO THE NORTHEAST CORNER OF SAID VACATED 16-FOOT ALLEY (ORD NO. 52 SERIES OF 1949);
THENCE SOUTH 00°08'12" WEST ALONG THE EAST LINE OF SAID 16-FOOT VACATED ALLEY (ORD NO. 52 SERIES OF 1949), A DISTANCE OF 204.70 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID 20-FOOT VACATED ALLEY (ORD NO 614 SERIES OF 1980);
THENCE SOUTH 89°53'04" EAST ALONG THE NORTH LINE OF SAID 20-FOOT VACATED ALLEY (ORD NO 614 SERIES OF 1980), A DISTANCE OF 125.00 FEET TO THE WEST RIGHT OF WAY OF FOX STREET;
THENCE SOUTH 00°08'12" WEST ALONG THE SAID WEST RIGHT OF WAY OF FOX STREET, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID 20-FOOT VACATED ALLEY (ORD NO 614 SERIES OF 1980);
THENCE NORTH 89°53'04" WEST ALONG THE SOUTH LINE OF SAID 20-FOOT VACATED ALLEY (ORD NO 614 SERIES OF 1980), A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID 16-FOOT VACATED ALLEY (ORD NO. 52 SERIES OF 1949);
THENCE SOUTH 00°08'12" WEST ALONG THE EAST LINE OF SAID 16-FOOT VACATED ALLEY (ORD NO. 52 SERIES OF 1949), A DISTANCE OF 17.50 FEET TO THE NORTHWEST CORNER OF A 20' ALLEY (ORD NO. 20, SERIES OF 1980);
THENCE NORTH 89°53'04" WEST, A DISTANCE OF 16.00 FEET TO A POINT ON THE WEST LINE OF SAID 16-FOOT VACATED ALLEY (ORD NO. 52 SERIES OF 1949) ALSO BEING 7.5 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 10, BLOCK 11, VIADUCT ADDITION;
THENCE NORTH 00°08'12" EAST ALONG THE WEST LINE OF SAID 16 FOOT VACATED ALLEY (ORD NO. 52 SERIES OF 1949), A DISTANCE OF 242.20 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 6,375 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON NORTH LINE OF BLOCK 11, VIADUCT ADDITION TO DENVER, ASSUMED TO BEAR SOUTH 89°53'04" EAST.

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