

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 1

A PORTION OF 43RD AVENUE, 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 BLOCK 11, VIADUCT ADDITION TO DENVER;

THENCE SOUTH $00^{\circ}08'12''$ WEST ALONG THE WEST LINE OF LOT 1, SAID BLOCK 11, A DISTANCE OF 4.78 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 81.07 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF $92^{\circ}53'52''$, AND A CHORD WHICH BEARS NORTH $86^{\circ}06'21''$ WEST A CHORD DISTANCE OF 72.48 FEET; THENCE SOUTH $89^{\circ}53'04''$ EAST WITH THE SOUTH RIGHT OF WAY OF 43RD AVENUE, A DISTANCE OF 72.32 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 951 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK 11, VIADUCT ADDITION TO DENVER, ASSUMED TO BEAR NORTH $89^{\circ}53'04''$ WEST.