

EXHIBIT A  
LAND DESCRIPTION

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A PARCEL OF LAND BEING A PORTION OF MARKET STREET RIGHT-OF-WAY ADJACENT TO LOTS 3 THROUGH 6, BLOCK 50, EAST DENVER LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE LINE INTERSECTION OF THE 20' RANGE LINE IN MARKET STREET AND THE 20' RANGE LINE IN 20<sup>TH</sup> STREET,  
THENCE S05°27'46"W A DISTANCE OF 95.06 TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET, ALSO BEING THE POINT OF BEGINNING;  
THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, S44°35'55"W A DISTANCE OF 96.58 FEET TO THE WESTERLY MOST CORNER OF SAID LOT 6;  
THENCE N45°24'05"W A DISTANCE OF 11.50 FEET;  
THENCE N44°35'55"E A DISTANCE OF 96.58 FEET;  
THENCE S45°24'05"E A DISTANCE OF 11.50 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.025 ACRES (1111 SQUARE FEET), MORE OF LESS.

ALL DIMENSIONS ARE IN U.S. SURVEY FEET.

BEARINGS ARE BASED ON AN ASSUMED BEARING OF N44°35'55"E ALONG THE 20 FOOT RANGE LINE IN MARKET STREET BETWEEN 19<sup>TH</sup> STREET AND 20<sup>TH</sup> STREET BEING MONUMENTED BY A FOUND 3-1/4" ALUMINIUM CAP PLS #25379 IN RANGE BOX AT 19<sup>TH</sup> STREET AND MARKET STREET AND A FOUND CDOT 3-1/4" ALUMINIUM CAP PLS UNREADABLE IN RANGE BOX AT 20<sup>TH</sup> STREET AND MARKET STREET.