

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 1

A PORTION OF 42ND AVENUE AND A PORTION OF LOT 15, BLOCK 12, VIADUCT ADDITION TO DENVER, 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 SOUTHWEST CORNER OF BLOCK 11, VIADUCT ADDITION TO DENVER, ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 41.36 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 47°23'37", AND A CHORD WHICH BEARS NORTH 60°26'55" WEST A CHORD DISTANCE OF 40.19 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 51.38 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 58°52'19", AND A CHORD WHICH BEARS SOUTH 66°11'16" EAST A CHORD DISTANCE OF 49.14 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF 42ND AVENUE; THENCE NORTH 89°53'04" WEST ALONG SAID NORTH RIGHT OF WAY OF 42ND AVENUE A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 199 SQUARE FEET OR 0.005 ACRES, MORE OR LESS.

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