

EXHIBIT A  
LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 9 AND 10 AND THE RIGHT OF WAY FOR FIRTH COURT, RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15, HIGHLAND PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO RECORDED AUGUST 29, 1890 IN BOOK 10, PAGE 34 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER COUNTY, COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE RANGE POINT LOCATED IN THE INTERSECTION OF 29<sup>TH</sup> AVENUE AND BRYANT STREET. THENCE SOUTH 59°22'53" ALONG A FLY TIE, A DISTANCE OF 540.66 FEET TO A POINT ON A LINE THAT IS 9.00 FEET SOUTHWEST OF, AS MEASURED AT RIGHT ANGLES FROM AND PARALLEL WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF FIRTH COURT AND THE **POINT OF BEGINNING**;

THENCE LEAVING SAID LINE NORTH 50°26'14" EAST, A DISTANCE OF 17.50 FEET;

THENCE SOUTH 40°37'31" EAST, A DISTANCE OF 100.79 FEET FROM WHICH THE RANGE POINT LOCATED IN THE INTERSECTION OF 29TH AVENUE AND FIRTH COURT BEARS NORTH 38°16'11" WEST ALONG A FLY TIE, A DISTANCE OF 400.03 FEET;

THENCE SOUTH 49°22'29" WEST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 40°37'31" WEST, A DISTANCE OF 95.88 FEET;

THENCE SOUTH 50°26'14" WEST, A DISTANCE OF 12.60 FEET TO SAID LINE;

THENCE NORTH 39°32'59" WEST ALONG SAID LINE, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 567 SQUARE FEET OR 0.013 ACRES, MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE INCH AXLE IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXLE IN A RANGE BOX, AS BEARING NORTH 89°21'46" WEST, BASED ON GPS OBSERVATIONS OF SAID MONUMENTS IN THE CITY AND COUNTY OF DENVER'S LOW-DISTORTION PROJECTION, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.