

EXHIBIT A
LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF W 9TH AVE AS SHOWN ON HUNT'S ADDITION TO DENVER AS RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1-1/4" YELLOW PLASTIC CAP (ILLEGIBLE) FOR THE NORTHWESTERLY CORNER OF THE PARCEL DESCRIBED IN THE PUBLIC RECORDS OF THE CITY AND COUNTY OF DENVER ON OCTOBER 02, 2020 UNDER RECEPTION NUMBER 2020161811, FROM WHENCE A FOUND 1-1/4" BLUE PLASTIC CAP STAMPED "LS 38410" FOR THE NORTHEASTERLY CORNER OF SAID PARCEL BEARS N89°48'43"E A DISTANCE OF 230.46 FEET, BEING THE BASIS OF BEARINGS OF THIS DESCRIPTION;

THENCE SOUTH 52°08'24" EAST, A DISTANCE OF 292.35 FEET TO THE SOUTHWEST CORNER OF LOT 21, BLOCK 28 OF HUNTS ADDITION TO DENVER, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 21, SOUTH 89°41'34" EAST, A DISTANCE OF 70.51 FEET TO THE WEST RIGHT-OF-WAY LINE OF N NAVAJO STREET;

THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 00°08'29" EAST, A DISTANCE OF 14.60 FEET;

THENCE SOUTH 79°51'00" WEST, A DISTANCE OF 54.42 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 296.35 FEET, WHOSE CENTER BEARS NORTH 08°32'26" WEST;

THENCE, WESTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°17'31", AN ARC DISTANCE OF 17.03 FEET AND HAVING A CHORD THAT BEARS SOUTH 83°06'19" WEST, A DISTANCE OF 17.03 FEET TO THE EAST LINE OF SAID PARCEL DESCRIBED UNDER RECEPTION NO. 2020161811;

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF W 9TH AVENUE, NORTH 00°09'00" WEST AND COINCIDENT WITH SAID LINE, A DISTANCE OF 26.62 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,479 SQUARE FEET OR (0.034 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.