

LAND DESCRIPTION:

EXHIBIT A

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A PORTION OF THAT PUBLIC ALLEY RIGHT-OF-WAY IN BLOCK 4, ELMWOOD ADDITION TO THE CITY OF DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF WEST 9TH AVENUE AND GALAPAGO STREET, AS MONUMENTED BY A FOUND CHISELED CROSS ON STONE IN RANGE BOX, WHENCE THE RANGE POINT AT THE INTERSECTION OF WEST 9TH AVENUE AND ELATI STREET, AS MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "FALCON SURVEYING INC. 34183 CITY & COUNTY OF DENVER RANGE POINT" IN RANGE BOX BEARS N 89°48'58" E, A DISTANCE OF 664.07 FEET, SAID 20 FOOT RANGE LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE S 18°17'25" E, A DISTANCE OF 552.27 FEET TO THE WEST LINE OF THAT PARCEL CONVEYED TO THE CITY AT REC. NO. 2024076790, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N 89°44'12" E, A DISTANCE OF 20.00 FEET TO THE EAST LINE SAID PARCEL CONVEYED TO THE CITY AT REC. NO. 2024076790;

THENCE COINCIDENT WITH SAID EAST LINE S 00°24'54" E, A DISTANCE OF 5.00 FEET;

THENCE S 89°44'12" W, A DISTANCE OF 20.00 FEET TO SAID WEST LINE;

THENCE COINCIDENT WITH SAID WEST LINE N 00°24'54" W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 100 SQ. FT. OR 0.0023 ACRES, MORE OR LESS.