

EXHIBIT A  
LAND DESCRIPTION  
SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF VACATED WYNKOOP STREET NORTHEAST OF 40<sup>TH</sup> STREET AND ADJACENT TO BLOCK 27, ST. VINCENT'S ADDITION TO DENVER, THAT WAS VACATED BY ORDINANCE 20171152, SERIES 2017, RECORDED AT RECEPTION NUMBER 2017146893, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID BLOCK 27, ST. VINCENT'S ADDITION, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 40<sup>TH</sup> STREET; THENCE S44°48'31"E ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 40<sup>TH</sup> STREET, 266.03 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF BLOCK 27, ST. VINCENT'S ADDITION; THENCE N44°58'33"E ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 27, 228.47 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 27 ST. VINCENT'S ADDITION; THENCE S00°03'46"W ALONG AN EXTENSION OF THE EAST LINE OF SAID BLOCK 27, 26.04 FEET TO A SOUTHEASTERLY LINE OF THE PROPERTY RECORDED AT RECEPTION NUMBER 2022089555; THENCE ALONG SAID SOUTHEASTERLY LINES THE FOLLOWING THREE (3) COURSES 1) S44°58'43"W A DISTANCE OF 70.71 FEET 2) THENCE S00°07'12"W A DISTANCE OF 43.97 FEET; 3) THENCE S44°58'11"W A DISTANCE OF 108.34 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 40<sup>TH</sup> STREET EXTENDED; THENCE ALONG SAID RIGHT-OF-WAY LINE EXTENDED, N44°48'31"W A DISTANCE OF 49.41 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.181 ACRES, (7,873 SQUARE FEET), MORE OR LESS.

ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE 20' RANGE LINE, IN 40<sup>TH</sup> AVENUE ASSUMED TO BEAR N44°48'31"W BEING MONUMENTED BY A FOUND 1' SQUARE BAR IN RANGE BOX AT THE INTERSECTION OF 40<sup>TH</sup> STREET AND WYNKOOP STREET AND BY A FOUND #6 REBAR WITH A 2-1/2" ALUMINUM CAP PLS #29425 IN RANGE BOX AT THE INTERSECTION OF 40<sup>TH</sup> STREET AND BRIGHTON BOULEVARD.

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