

EXHIBIT A
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LAND DESCRIPTION

A PARCEL OF AIR SPACE ABOVE THE RIGHT-OF-WAY OF NATIONAL WESTERN DRIVE LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO HAVING A LOWER ELEVATION OF 5182 (NAVD88) AND AN UPPER ELEVATION OF 5210 (NAVD88) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14; THENCE S81°24'02"W A DISTANCE OF 1277.92 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL A, PER THE PARCEL RECONFIGURATION RECORDED OCTOBER 16, 2019 AT RECEPTION NO. 2019144447, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF PARCEL A, S24°58'35"W A DISTANCE OF 22.13 FEET; THENCE N53°03'01"W A DISTANCE OF 81.78 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND WITH ASSESSOR'S SCHEDULE NO. 0214300168000;

THENCE ALONG SAID EASTERLY PARCEL LINE, N24°58'35"E A DISTANCE OF 22.13 FEET;

THENCE S53°03'01"E A DISTANCE OF 81.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.041 ACRES OR 1,770 SQUARE FEET MORE OR LESS.

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

BENCHMARK

ELEVATIONS ARE BASED ON THE CITY AND COUNTY OF DENVER VERTICAL CONTROL NETWORK BM CCD_BC_F-R A CITY AND COUNTY OF DENVER BRASS CAP IN CONCRETE AT THE SOUTHEAST CORNER OF BRIDGE NORTH OF RACE PLACE AT THE INTERSECTION OF FRANKLIN STREET AND RACE COURT.

ELEVATION = 5143.78 FEET (NAVD88) DATUM.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR N00°20'34"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #23521 AT THE SOUTH QUARTER CORNER AND A FOUND 2-1/2" BRASS CAP PLS #17650 AT THE CENTER QUARTER CORNER.

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