

EXHIBIT "A"
LAND DESCRIPTION

2020-VACA-0000014-001

A PARCEL OF LAND BEING A PORTION OF W. 14TH AVENUE ADJOINING BLOCKS 3 AND 4, BAKER'S SUBDIVISION, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER AND STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 4;
THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF W. 14TH AVENUE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 89°59'30" WEST, A DISTANCE OF 80.00 FEET;
- 2) NORTH 00°00'30" WEST, A DISTANCE OF 6.00 FEET;
- 3) SOUTH 89°59'30" WEST, A DISTANCE OF 250.00 FEET TO THE NORTHWEST CORNER OF LOT 7, SAID BLOCK 4;

THENCE NORTH 00°00'30" WEST, A DISTANCE OF 44.00 FEET TO THE SOUTHWEST CORNER OF LOT 7, SAID BLOCK 3 AND THE NORTH RIGHT-OF-WAY LINE OF SAID W. 14TH AVENUE;

THENCE NORTH 89°59'30" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 330.00 FEET;
THENCE SOUTH 00°00'30" EAST, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 15,000 SQUARE FEET OR 0.34 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF LOTS 3 THROUGH 7, SAID BLOCK 4, BAKER'S SUBDIVISION ASSUMED TO BEAR SOUTH 89°59'30" WEST.

PREPARED BY: AARON MURPHY
 PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH
 1120 LINCOLN STREET, SUITE 1000
 DENVER, CO 80203
 303.623.6300