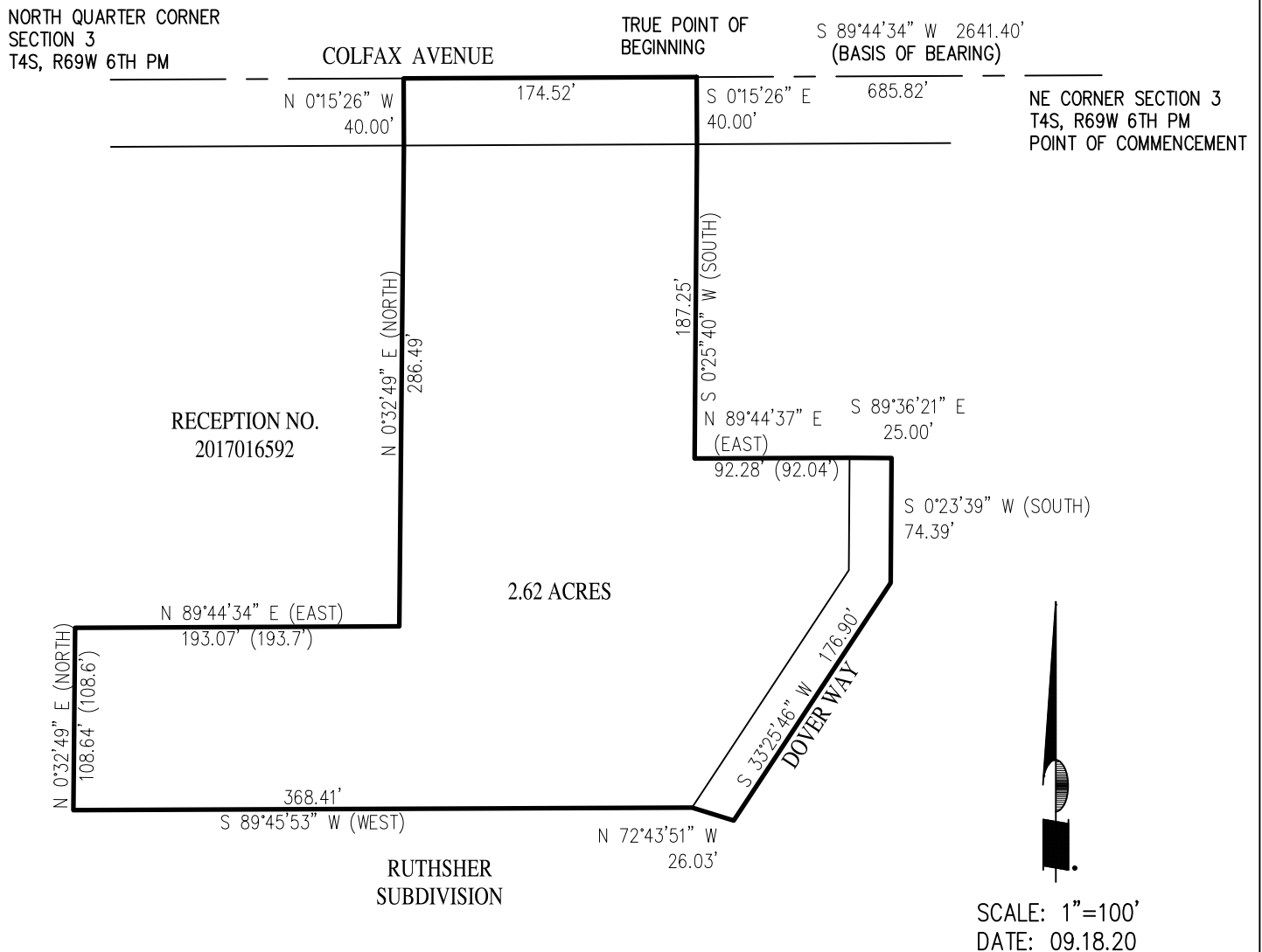


EXHIBIT A

ZONING AREA DESCRIPTION

SECTION 3, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF JEFFERSON, STATE OF COLORADO



ZONING AREA DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN THE NORTH-EAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH RECORD INFORMATION DENOTED BY PARENTHESIS () :

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 WHENCE THE NORTH QUARTER CORNER THEREOF BEARS S 89°44'34" W, 2641.40 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG THE NORTH LINE OF SAID SECTION S 89°44'34" W, 685.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 0°15'26" E, 40.00 FEET TO THE SOUTH RIGHT-OF-WAY OF COLFAX AVENUE; THENCE S 0°25'40" W (SOUTH), 187.25 FEET; THENCE N 89°44'37" E (EAST), 92.28 (92.04) FEET; THENCE S 89°36'21" E. 25.00 FEET TO THE CENTERLINE OF DOVER WAY; THENCE ALONG SAID CENTERLINE S 0°23'39" W (SOUTH), 74.39 FEET; THENCE CONTINUE ALONG SAID CENTERLINE S 33°25'46" W, 176.90 FEET; THENCE N 72°43'51" W, 26.03 FEET TO THE COMMON LINE WITH RUTHSHER SUBDIVISION; THENCE ALONG SAID COMMON LINE S 89°45'53" W (WEST), 368.41 FEET; THENCE N 0°32'49" E (NORTH), 108.64 (108.6) FEET TO THE SOUTH LINE OF THE PARCEL RECORDED AT RECEPTION NO. 2017016592; THENCE ALONG THE COMMON LINE WITH SAID PARCEL N 89°44'34" E (EAST), 193.07 (193.7) FEET; THENCE CONTINUING ALONG SAID COMMON LINE N 0°32'49" E (NORTH), 286.49 FEET TO THE SOUTH RIGHT-OF-WAY OF COLFAX AVENUE; THENCE N 0°15'26" W, 40.00 FEET; THENCE N 89°44'34" E, 174.52 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.66 ACRES MORE OR LESS.