

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being a portion of the Access Easement recorded in Book 8148 at Page 93 of the records of the Clerk and Recorder of The City and County of Denver, situated in the South Half of Lot 8, Block 242 of the Plat of West Denver, in the East Half of Section 33, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

COMMENCING at the West Corner of said Block 242, from whence the Range Point at the intersection of the 20' Range Lines in Market Street and 14th Street bears North 62°45'45" East, a distance of 419.86 feet;

Thence South 79°56'05" East, a distance of 152.90 feet to the intersection of the North Line of the South Half of said Lot 8 with the Northeast Line of Speer Boulevard, and the **POINT OF BEGINNING**;

Thence North 59°36'26" East, a distance of 15.91 feet to the North Corner of the South Half of said Lot 8;

Thence along the perimeter of said Lot 8 the following two (2) courses:

1) South 30°32'07" East, a distance of 33.00 feet;

2) South 59°36'26" West, a distance of 2.93 feet to said Northeast Line of Speer Boulevard;

Thence North 51°59'36" West along said Northeast Line, a distance of 35.49 feet to the **POINT OF BEGINNING**.

Said Parcel contains 311 square feet or 0.01 acres, more or less.

BASIS OF BEARINGS: Bearings are based on the 20-foot Range Line in 14th Street between Market Street and Larimer Street assumed to bear South 45°27'56" East; monumented by a #8 rebar in a range box at either end.

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