

EXHIBIT A

A parcel of land in the Southeast One-Quarter of Section 28, Township 3 South, Range 68 West, of the Sixth Principal Meridian, being a part of the alley in Block 6, Hoyt & Robinson's Addition to Denver, in the City and County of Denver, State of Colorado, being more particularly described as follows:

Basis of Bearings: Bearings are based upon the 10' Range Line in Chestnut Place, Said to Bear $N44^{\circ}49'30''E$ a distance of 597.07' (596.80') from the Range Point in Chestnut Place Northeast of the intersection of Chestnut Place and 19th Avenue being monumented by a 2" Aluminum Cap in the gravel shoulder, stamped "CCD Range Point 5044 2011 PLS 38189" to the Range Point at the intersection of Chestnut Place and Division Street being monumented by a 2" Aluminum Cap in a concrete walk, stamped "CCD Range Point 5045 2011 PLS 38189"

Commencing (P.O.C.) at said Range Point in Chestnut Place Northeast of the intersection of Chestnut Place and 19th Avenue being monumented by a 2" Aluminum Cap in the gravel shoulder, stamped "CCD Range Point 5044 2011 PLS 38189", Thence North $00^{\circ}10'55''$ East, a distance of 14.23 Feet to the most Southerly comer of Lot 29, Block 6, Hoyt & Robinson's Addition to Denver and the Northwesterly Right-of-Way line of Chestnut Place; Thence North $00^{\circ}10'55''$ East, a distance of 213.33 Feet; Thence North $44^{\circ}49'31''$ East along the Southeasterly line of said alley in Block 6, a distance of 132.68 Feet to the Point of Beginning (P.O.B.);

Thence North $45^{\circ}10'20''$ West, a distance of 16.00 Feet to the Northwesterly line of said alley in Block 6;

Thence North $44^{\circ}49'33''$ East along said Northwesterly line of the alley in Block 6, a distance of 32.75 Feet to the North line of said alley in Block 6;

Thence South $89^{\circ}48'10''$ East along said North line of the alley in Block 6, a distance of 9.91 Feet; Thence South $45^{\circ}32'35''$ East, a distance of 22.91 Feet to the South line of the alley in Block 6; Thence North $89^{\circ}47'59''$ West along said South line of the alley in Block 6, a distance of 19.61 Feet to the Southeasterly line of the alley in Block 6;

Thence South $44^{\circ}49'31''$ West along said Southeasterly line of the alley in Block 6, a distance of 26.08 Feet to the **Point of Beginning (P.O.B.)**.

The above described parcel description contains 707 Square Feet (0.016 Acres), more or less.