

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being a portion of the alley in Block 242 of West Denver vacated by Ordinance No. 580, Series of 1976, situated 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 North 59°36'42" East along the North Line of said Block 242, a distance of 132.00 feet to the West Corner of said alley and the **POINT OF BEGINNING**;
Thence continuing North 59°36'42" East along the North Line of said Block 242 extended Northeasterly, a distance of 8.25 feet to the West Corner of the parcel of land opened to the system of thoroughfares by Ordinance No. 209, Series of 1990, described as being part of Market Street and said Block 242;
Thence North 76°09'33" East along the South Line of said parcel, a distance of 8.61 feet to the Northeast Line of said alley;
Thence South 30°32'07" East along said Northeast Line, a distance of 179.12 feet to the Northeasterly Right-of-way Line of Speer Boulevard as described in said Ordinance No. 209, Series of 1990;
Thence North 51°59'36" West along said Northeasterly, a distance of 45.10 feet to the Southwest Line of said alley;
Thence North 30°32'07" West along said Southwest Line, a distance of 139.64 feet to the **POINT OF BEGINNING**.

Said Parcel contains 2,640 square feet or 0.06 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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