

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF VACATED 24TH STREET RESERVED FOR A UTILITY EASEMENT IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 970076367 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE 20' RANGE LINE IN BLAKE STREET BETWEEN 23RD STREET AND 24TH STREET, ASSUMED TO BEAR S44°35'11"W.

BEGINNING AT THE SOUTH CORNER OF THE McPHEE AND McGINNITY BLOCK, AS RECORDED IN BOOK 14 AT PAGE 1 IN SAID RECORDS;

THENCE SOUTH 44°35'11" WEST, ALONG THE NORTHERN RIGHT-OF-WAY OF BLAKE STREET, A DISTANCE OF 28.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT 24-FOOT PUBLIC ALLEY AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 970076367 IN SAID RECORDS;

THENCE NORTH 45°24'49" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 139.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 27;

THENCE NORTH 89°52'17" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 39.80 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID McPHEE AND McGINNITY BLOCK;

THENCE SOUTH 45°24'49" EAST, ALONG SAID SOUTHWESTERLY BOUNDARY, A DISTANCE OF 110.85 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.080 ACRES, (3,500 SQUARE FEET), MORE OR LESS.