

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the Southeast 1/4 of Section 30, Township 4 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the most Southwesterly corner of Vacated Fairfax Street, as described in Ordinance #657, Series 1973;

Thence S89°35'13"E along the South line of said Vacated Fairfax Street, a distance of 40.38 feet;

Thence S00°24'47"W, a distance of 2.41 feet;

Thence along a curve to the left whose chord bears S73°21'31"W, a distance of 70.19 feet, having a radius of 150.00 feet, a central angle of 27°03'37", and an arc length of 70.84 feet to a point of curvature along the Southeasterly line of Lot 4, Block 1, Maddox Subdivision, as shown at Book 14, Page 621, City and County of Denver Clerk and Recorder's Office;

Thence along a curve to the left, along said Southeasterly line of Lot 4, Block 1, Maddox Subdivision, as shown at Book 14, Page 621, City and County of Denver Clerk and Recorder's Office, whose chord bears N49°41'57"E, a distance of 35.25 feet, having a radius of 100.00 feet, a central angle of 20°18'15", and an arc length of 35.44 feet to the Point Of Beginning;

Containing 312.93 square feet more or less;

Basis of Bearing is the South line of the North 111.57 feet of Lot 5, Block 1, Maddox Subdivision. Said bearing is S89°58'20"W.

I, KARL W. FRANKLIN, A LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREIN.