



EXHIBIT A

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October 7, 2014

PARCEL DESCRIPTION

A PORTION OF THE WALNUT STREET RIGHT OF WAY ADJOINING BLOCK 28, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF LOT 8, SAID BLOCK 28; THENCE N45°20'13"W A DISTANCE OF 11.00 FEET; THENCE N44°39'47"E ALONG A LINE 11.00 FEET NORTHWEST OF AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF WALNUT STREET A DISTANCE OF 115.75 FEET; THENCE S45°20'13"E A DISTANCE OF 11.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF WALNUT STREET; THENCE S44°39'47"W ALONG SAID RIGHT OF WAY LINE AND ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 28 A DISTANCE OF 115.75 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 1,273 SQUARE FEET OR 0.029 ACRE, MORE OR LESS

BASIS OF BEARINGS: S44°39'47"W (ASSUMED) ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF WALNUT STREET.

John P. Ehrhart, PLS