

301 South Cherokee Street

Exhibit A
Legal Description

A parcel of land being a part of Block 53 and 54, First Addition to the Byers Subdivision, and a part of vacated West Nevada Place. Located in part of the Northwest Quarter of Section 15, Township 4 South, range 68 west of the 6th Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

Beginning at the Northeast corner of said Block 53;

Thence S00°24'57"W along Easterly line of said Block 53, and a portion of Block 54, being the Westerly Right-of-Way line of South Cherokee Street, a distance of 460.69 feet;

Thence N 89°34'01"W along a line being 135.00 feet Southerly of and parallel with the Northerly line of said Block 54 a distance of 116.41 feet;

Thence continuing N89°34'01"W, along the Southerly line of a parcel of land described in Reception No. 2004137125 filed at Denver County Clerk and Recorder's Office, distance of 32.50 feet;

Thence N22°10'06"W along the Westerly line of land described in said Reception No. 2004137125, a distance of 29.19 feet;

Thence N89° 34'01"W a distance of 190.69 feet to the Westerly line of said Block 54;

Thence continuing N89°34'01"W a distance of 66.82 feet;

Thence along the arc on a non-tangent curve to the right being a Westerly line of land described in Instrument No. 9500130425 filed at Denver County Clerk and Recorder's Office having a central angle of 04°19'16", a radius of 2755.15 feet, a chord bearing of N24°49'30"W, a chord distance of 207.74 feet, and an arc length of 207.79 feet;

Thence N22°39'49"W continuing along the Westerly line of land described in said Instrument No. 9500130425, a distance of 266.82 feet;

Thence S89°36'26"E a distance of 75.53 feet to Northwesterly corner of Block 53, said point also being on the Southerly Right-of-Way line of West Alameda Avenue.

Thence S89°36'26"E along the Northerly line of said Block 53 and said Southerly Right-of-Way, a distance of 535.28 feet to the Point of Beginning, City and County of Denver, State of Colorado.