

EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF THE 16TH STREET RIGHT-OF-WAY AND PLATTE STREET RIGHT-OF-WAY BETWEEN BLOCK 8 AND BLOCK 9, KASSERMAN'S ADDITION TO DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE IN CENTRAL STREET, AND THE 21' RANGE LINE IN 16TH STREET, BEING MONUMENTED BY AN ILLEGIBLE 3-1/4" ALUMINUM CAP IN RANGE BOX;  
THENCE S41°13'50"E A DISTANCE OF 285.90 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 16TH STREET, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE N44°33'26"E A DISTANCE OF 80.00 FEET;  
THENCE S45°26'34"E A DISTANCE OF 102.35 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 16TH STREET;  
THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, S45°26'34"E A DISTANCE OF 70.53 FEET TO THE SOUTHERLY MOST CORNER OF SAID BLOCK 8;  
THENCE S45°26'34"E A DISTANCE OF 23.76 FEET;  
THENCE S44°41'49"W A DISTANCE OF 80.00 FEET;  
THENCE N45°26'34"W A DISTANCE OF 23.36 FEET TO THE EASTERLY MOST CORNER OF SAID BLOCK 9;  
THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF 16TH STREET, N45°26'34"W A DISTANCE OF 173.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.361 ACRES, 15,724 SQUARE FEET, MORE OR LESS.