

# Exhibit A

## Sheet 1 of 1

### LEGAL DESCRIPTION:

A STRIP OF LAND BEING 9.25 FEET IN WIDTH, LOCATED WITHIN THE RIGHT-OF-WAY OF WALNUT STREET, SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 3.25 INCH ALUMINUM CAP IN CONCRETE STAMPED "COLORADO DEPT OF TRANSPORTATION TOW 8021 PLS 29420 3PO 0010-059" MARKING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF BROADWAY (WIDTH VARIES) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WALNUT STREET (80 FEET IN WIDTH), WHICH POINT BEARS S07°39'48"E A DISTANCE OF 336.65 FEET FROM A 3.25 ALUMINUM CAP IN CONCRETE STAMPED "COLORADO DEPT OF TRANSPORTATION ROW 8021 PLS 29420" MARKING THE INTERSECTION OF SAID BROADWAY EAST RIGHT-OF-WAY LINE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BLAKE STREET (ALL BEARINGS HEREIN BEING RELATIVE TO SAID BASIS OF BEARING); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF WALNUT STREET N44°35'33"E A DISTANCE OF 145.42 FEET TO THE TRUE **POINT OF BEGINNING** OF THE STRIP OF LAND DESCRIBED HEREIN;

THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF WALNUT STREET S45°20'15"E A DISTANCE OF 9.25 FEET; THENCE PARALLEL WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF WALNUT STREET N44°35'33"E A DISTANCE OF 63.18 FEET; THENCE N45°20'15"W A DISTANCE OF 9.25 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF WALNUT STREET S44°35'33"W A DISTANCE OF 63.18 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 584 SQUARE FEET OR 0.013 ACRES, MORE OR LESS.