

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL B:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND AXLE IN RANGE BOX IN THE INTERSECTION OF LINCOLN
STREET AND EAST 51ST AVENUE FROM WHENCE A FOUND AXLE IN RANGE BOX IN
THE INTERSECTION OF BROADWAY STREET AND EAST 51ST AVENUE BEARS
S89°36'40"W A DISTANCE OF 310.04 FEET WITH ALL BEARINGS HEREIN RELATIVE
THERETO;

THENCE N45°12'19"W A DISTANCE OF 28.19 FEET TO THE SOUTHEAST CORNER OF
BLOCK 3 OF MIDLAND ADDITION SUBDIVISION;

THENCE N00°01'17"W ALONG THE EAST LINE OF SAID BLOCK 3 A DISTANCE OF
207.03 FEET TO THE POINT OF BEGINNING;

THENCE S89°37'17"W A DISTANCE OF 270.01 FEET TO THE WEST LINE OF SAID
BLOCK 3;

THENCE N00°00'50"W ALONG THE WEST LINE OF SAID BLOCK 3 A DISTANCE OF
10.00 FEET;

THENCE N89°37'17"E A DISTANCE OF 270.01 FEET TO THE EAST LINE OF SAID
BLOCK 3;

THENCE S00°01'17"E ALONG THE EAST LINE OF SAID BLOCK 3 A DISTANCE OF
10.00 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 2,700 SQ. FT. OR 0.062 ACRE.