

**EXHIBIT A
LEGAL DESCRIPTION**

A PARCEL OF LAND, BEING A PORTION OF LOT 1, BLOCK 1, BELLEVIEW STATION FILING NO. 3 RECORDED APRIL 29, 2013 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER AT RECEPTION NO. 2013060268, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION EIGHT (8), TOWNSHIP FIVE (5) SOUTH, RANGE SIXTY-SEVEN (67) WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: FOR THE PURPOSE OF THIS DESCRIPTION, THE BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION EIGHT (8), TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS SHOWN ON SAID RECORDED PLAT OF BELLEVIEW STATION FILING NO. 3, WHICH BEARS NORTH 89°34'48" EAST A DISTANCE OF 2639.53 FEET. MONUMENTED AS SHOWN ON SAID PLAT.

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE NORTH 08°46'04" WEST A DISTANCE OF 1,315.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAYTON AVENUE AND THE **POINT OF BEGINNING**;

THENCE COINCIDENT WITH THE EXTERIOR BOUNDARY OF SAID LOT 1 THE FOLLOWING NINE (9) COURSES:

1. THENCE SOUTH 61°48'37" WEST, COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 431.66 FEET TO A 312.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
2. THENCE WESTERLY, COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE AND TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 22°06'26" AN ARC DISTANCE OF 120.38 FEET;
3. THENCE NORTH 86°10'47" WEST, COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.77 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH NEWPORT STREET;
4. THENCE NORTH 07°11'54" WEST, COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.52 FEET;
5. THENCE NORTH 03°13'28" WEST, COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 236.88 FEET TO A 85.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;
6. THENCE NORTHERLY, COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE AND TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 34°19'11" AN ARC DISTANCE OF 51.21 FEET;
7. THENCE NORTH 13°57'11" EAST, COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.55 FEET TO A 90.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER

BEARS SOUTH 51°14'57" EAST, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION AVENUE;

8. THENCE NORTHEASTERLY, COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE AND NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 37°34'19" AN ARC DISTANCE OF 59.02 FEET TO A 2,804.79 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;
9. THENCE EASTERLY, COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE AND TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°54'17" AN ARC DISTANCE OF 338.01 FEET TO THE NORTHWEST CORNER OF THAT PARTICULAR PARCEL OF LAND DESCRIBED AS THE "ELEVATOR PARCEL" IN SPECIAL WARRANTY DEED RECORDED JULY 17, 2013 IN SAID RECORDS AT RECEPTION NO. 2013103744;

THENCE COINCIDENT WITH THE EXTERIOR BOUNDARY OF SAID "ELEVATOR PARCEL" THE FOLLOWING FOUR (4) COURSES:

1. THENCE SOUTH 05°47'54" EAST A DISTANCE OF 41.84 FEET;
2. THENCE NORTH 84°12'04" EAST A DISTANCE OF 39.35 FEET;
3. THENCE NORTH 05°48'40" WEST A DISTANCE OF 6.77 FEET;
4. THENCE NORTH 65°32'33" EAST A DISTANCE OF 14.84 FEET TO THE EAST LINE OF SAID LOT 1, BLOCK 1;

THENCE SOUTH 24°26'52" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 204.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 AND THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 159,529 SQUARE FEET (3.66229 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

THE LINEAL DISTANCE UNIT IN THE PREPARATION OF THIS LAND DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE NATIONAL INSTITUTE OF STANDARDS, UNDER THE UNITED STATES DEPARTMENT OF COMMERCE, DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

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