

EXHIBIT "A"

A PARCEL OF LAND BEING A PORTION OF THE 17th STREET RIGHT OF WAY ADJACENT TO LOT 14, BLOCK 22, KASSERMANS ADDITION, WHEELER RESUBDIVISION, AS FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE ON JANUARY 31, 1891 IN PLAT BOOK 11 AT PAGE 19A; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SAID LOT 14; THENCE S45°06'42"E, ALONG THE SOUTHWEST BOUNDARY OF SAID LOT 14, A DISTANCE OF 40.03 FEET TO THE POINT OF BEGINNING;

THENCE S45°06'42"E, CONTINUING ALONG THE SOUTHWEST BOUNDARY OF SAID LOT 14, A DISTANCE OF 18.42 FEET; THENCE S44°46'36"W A DISTANCE OF 3.90 FEET; THENCE N35°28'03"W A DISTANCE OF 18.69 FEET; THENCE N44°53'18"E A DISTANCE OF 0.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 43 SQUARE FEET OR 0.001 ACRES MORE OR LESS.