

**EXHIBIT A**

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May 28, 2014

**PROPERTY DESCRIPTION – EAST PATIO**

A PORTION OF THE 26TH STREET RIGHT OF WAY AND THE WALNUT STREET RIGHT OF WAY ADJOINING BLOCK 2, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WEST CORNER OF LOT 17, SAID BLOCK 2; THENCE S45°20'27"E ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF 26TH STREET A DISTANCE OF 125.02 FEET TO THE SOUTH CORNER OF SAID LOT 17; THENCE N44°39'33"E ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF WALNUT STREET A DISTANCE OF 99.42 FEET; THENCE S45°20'27"E A DISTANCE OF 10.25 FEET; THENCE S44°39'33"W ALONG A LINE 10.25 SOUTHEASTERLY AND PARALLEL WITH THE SAID NORTHWESTERLY RIGHT OF WAY LINE OF WALNUT STREET A DISTANCE OF 7.75 FEET; THENCE S45°20'27"E A DISTANCE OF 3.25 FEET; THENCE S44°39'33"W ALONG A LINE 13.50 SOUTHEASTERLY AND PARALLEL WITH THE SAID NORTHWESTERLY RIGHT OF WAY LINE OF WALNUT STREET A DISTANCE OF 54.00 FEET; THENCE N45°20'27"W A DISTANCE OF 3.25 FEET; THENCE S44°39'33"W ALONG A LINE 10.25 SOUTHEASTERLY AND PARALLEL WITH THE SAID NORTHWESTERLY RIGHT OF WAY LINE OF WALNUT STREET A DISTANCE OF 40.25 FEET; THENCE S89°23'38"W A DISTANCE OF 11.14 FEET; THENCE N45°20'27"W ALONG A LINE 10.49 SOUTHWESTERLY AND PARALLEL WITH THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF 29TH STREET A DISTANCE OF 127.42 FEET; THENCE N44°37'09"E A DISTANCE OF 10.49 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 2,583 SQUARE FEET OR 0.059 ACRE, MORE OR LESS

BASIS OF BEARINGS: N45°20'27"W ALONG THE NORTHEASTERLY RIGHT OF WAY LINE

  


OF 26TH STREET.  
John P. Ehrhart, PLS