

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER,
STATE OF COLORADO

A land description being more fully described as follows:

Commencing at a Range point in the intersection of East 1st Ave and Adams Street
from whence a Range point in the intersection of East 1st Ave and Cook Street bears South 89°57'26" East
a distance of 340.00 feet with all bearings herein relative thereto:

Thence South 42°16'37" East a distance of 292.39 feet to the Point of Beginning;

Thence South 89°57'26" East a distance of 42.23 feet;

Thence South 58°33'41" East a distance of 15.36 feet;

Thence South 89°57'26" East a distance of 66.86 feet;

Thence South 00°01'44" West a distance of 24.00 feet;

Thence North 89°57'26" West a distance of 122.20 feet;

Thence North 00°01'44" East a distance of 32.00 feet;

To the TRUE POINT OF BEGINNING.

CONTAINING: 3,323 square feet, 0.076 acres of land, more or less.