

**EXHIBIT A
LAND DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, T.3S, R.68W, 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF THE RIGHT-OF-WAY OF PARK AVENUE, BETWEEN LARIMER AND LAWRENCE STREETS, ADJACENT TO LOT 1, BLOCK 62, EAST DENVER, ALSO KNOWN AS STECK'S ADDITION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT RANGE POINT AT THE INTERSECTION OF PARK AVENUE AND LARIMER STREET; THENCE SOUTH 29°54'49" EAST, A DISTANCE OF 75.06 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID PARK AVENUE AND BEING 12.33 FEET SOUTHEASTERLY FROM THE NORTH CORNER OF SAID BLOCK 62, SAME BEING THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY OF PARK AVENUE, NORTH 44°37'56" EAST, A DISTANCE OF 7.00 FEET;
THENCE ALONG A LINE 7.00 FEET NORTHEASTERLY OF AND PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY OF PARK AVENUE, SOUTH 45°22'04" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 44°37'56" WEST, A DISTANCE OF 7.00 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY OF PARK AVENUE;
THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF PARK AVENUE, NORTH 45°22'04" WEST, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 350 SQUARE FEET OR 0.008 ACRE, MORE OR LESS.

BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE IN LARIMER STREET, BETWEEN PARK AVENUE AND 22ND STREET. SAID LINE IS ASSUMED TO BEAR SOUTH 44°35'07" EAST, MONUMENTED AT NORTHEAST END BY A 1-14" BRASS CAP (ILLEGIBLE) IN RANGE BOX AND AT THE SOUTHWEST END BY ACCESSORY MONUMENTS. ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.