

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
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A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; AND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PORTION OF THE ALLEY LOCATED IN BLOCK 30, RESUBDIVISION OF BLOCKS 7, 14, 18, 20, 30 AND 36, CHELTENHAM HEIGHTS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 32, BLOCK 30, OF SAID RESUBDIVISION, BEING N89°46'43"W, 3.00 FEET;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 32 AND 33, S89°46'43"E, 53.98 FEET TO A POINT 3.00 FEET DISTANT FROM THE SOUTHEASTERLY CORNER OF SAID LOT 33;

THENCE ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 33, S00°07'47"W, 17.56 FEET TO A POINT IN THE NORTHEASTERLY LINE OF LOT 34, BLOCK 30;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 34, N45°05'11"W, 10.76 FEET TO THE EASTERLY END OF THE NORTHERLY LINE OF SAID LOT 34;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 34, N89°46'43"W, 38.75 FEET TO THE WESTERLY END OF THE NORTHERLY LINE OF SAID LOT 34;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 34, S44°57'44"W, 10.76 FEET;

THENCE ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 32, N00°07'47"E, 17.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 598 SQUARE FEET OR 0.014 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON A 19' RANGE LINE ON KING STREET BETWEEN W. 16TH AVE. AND W. CONEJOS AVE., BEING N00°05'50"E USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT W. 16TH AVE. BY A FOUND 2" ALUMINUM CAP PLS 9489 IN CONCRETE. AND MONUMENTED AT W. CONEJOS AVE. BY TWO CHISELED CROSSES, BEING 0.5' WITNESS CORNERS.