

EXHIBIT A – REG STATION 54**LAND DESCRIPTION**

A parcel of land lying in the southwest one-quarter (SW1/4) of Section 27, Township 3 South, Range 68 West, of the 6th Principal Meridian, City & County of Denver, State of Colorado, being a portion of Lots 1 & 2, Block 4, GERSPACH'S FIRST ADDITION, City & County of Denver Clerk and Recorder's Office, described as follows:

Commencing at the range point lying in the intersection of Fox Street and West 29th Avenue; thence N69°56'53"E, 100.47 feet, to the Point of Beginning;

thence N29°59'49"W, 11.50 feet;
thence N60°00'11"E, 34.58 feet;
thence S29°59'49"E, 11.50 feet;
thence S60°00'11"W, 34.58 feet, to the Point of Beginning.

Containing 398 square feet more or less.

For the purposes of this description, bearings are based on the 30 foot range line in Fox Street, between West 29th Avenue and West 30th Avenue, which is assumed to bear S00°20'08"E, monumented as shown on the attached illustration.

All lineal distances shown hereon are in U.S. Survey Feet.