

EXHIBIT A

LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MEDIAN

LAND DESCRIPTION

PARCEL 1

THAT PORTION OF EAST 22ND AVENUE LYING NORTH OF LOT 1, BLOCK 13, MORES PARK HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 WHEREAS THE NORTHEAST CORNER BEARS S89°58'21"E; THENCE S89°58'21"E 23.29 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE TRUE POINT OF BEGINNING; THENCE N45°01'50"E 4.95 FEET; THENCE N89°59'56"E 37.16 FEET; THENCE S0°03'24"E 3.52 FEET TO SAID NORTH LINE OF LOT 1; THENCE N89°58'21"W 40.67 ALONG SAID NORTH LINE OF LOT 1 TO THE TRUE POINT OF BEGINNING, CONTAINING 136.5 SQUARE FEET MORE OR LESS.

PARCEL 2

THOSE PORTIONS OF EAST 22ND AVENUE AND GLENCOE STREET LYING ADJACENT TO LOT 1, BLOCK 13, MORES PARK HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 WHEREAS THE NORTHEAST CORNER BEARS S89°58'21"E; THENCE S89°58'21"E 67.97 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE TRUE POINT OF BEGINNING; THENCE N0°03'24"W 3.52 FEET; THENCE N89°59'56"E 58.73 FEET; THENCE S0°00'25"E 16.89 FEET; THENCE N89°58'38"W 1.68 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE N0°03'24"W 13.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N89°58'21"W 57.03 FEET ALONG SAID NORTH LINE OF LOT 1 TO THE TRUE POINT OF BEGINNING, CONTAINING 230.1 SQUARE FEET MORE OR LESS.

PARCEL 3

THAT PORTION OF GLENCOE STREET LYING EAST OF LOTS 1 AND 2, BLOCK 13, MORES PARK HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 WHEREAS THE NORTHEAST CORNER BEARS S89°58'21"E; THENCE S89°58'21"E 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S0°03'24"E 18.34 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE TRUE POINT OF BEGINNING; THENCE S89°58'38"E 1.68 FEET; THENCE S0°00'25"E 19.15 FEET; THENCE N89°58'38"W 1.66 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE N0°03'24"W 19.15 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 32.0 SQUARE FEET MORE OR LESS.