

Exhibit A Legal Description:

A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 22, AND THE SW1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF CHESTNUT PLACE RIGHT-OF-WAY IN BOTH ST. VINCENT'S ADDITION, SECOND FILING & FIRST ADDITION TO IRONTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF LOTS 9 AND 56, BLOCK 41, ST. VINCENT'S ADDITION, SECOND FILING, BEING MONUMENTED AT THE NORTH CORNER OF SAID LOT 9 BY A FOUND 1.25" YELLOW PLASTIC CAP STAMPED "PLS 9010" AND AT THE EAST CORNER OF SAID LOT 56 FOUND 1" BRASS TAG STAMPED "PLS 37929". SAID NORTHEASTERLY LINE OF LOTS 9 AND 56 BEARS NORTH 45°05'33" WEST A DISTANCE OF 266.02 FEET (AS-MEASURED) WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

COMMENCING AT THE NORTH CORNER OF BLOCK 41 ST. VINCENT'S ADDITION, SECOND FILING;

THENCE SOUTH 44°53'00" WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CHESTNUT PLACE, A DISTANCE OF 293.73 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 44°53'00" WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.00 FEET;

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 45°06'56" WEST, A DISTANCE OF 52.26 FEET;

THENCE SOUTH 44°53'04" WEST, A DISTANCE OF 67.85 FEET;

THENCE NORTH 45°06'56" WEST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 44°53'04" EAST, A DISTANCE OF 69.69 FEET;

THENCE NORTH 02°27'05" EAST, A DISTANCE OF 32.22 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CHESTNUT PLACE;

THENCE NORTH 44°53'00" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.89 FEET;

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 02°27'05" WEST, A DISTANCE OF 38.63 FEET;

THENCE SOUTH 45°06'56" EAST, A DISTANCE OF 53.94 FEET TO THE POINT OF BEGINNING.

CONTAINING: ±960 SQUARE FEET OR ±0.022 ACRES.