

EXHIBIT A  
LEGAL DESCRIPTION

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A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; AND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING ALL OF THE ALLEY LOCATED IN BLOCK 20, CASE & EBERT'S ADDITION TO DENVER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 16, BLOCK 20, CASE & EBERT'S ADDITION TO DENVER, ALSO BEING THE WESTERLYMOST CORNER OF THE ALLEY LOCATED IN SAID BLOCK 20 AND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 32<sup>ND</sup> STREET;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID ALLEY N45°00'30"E, 400.00 FEET TO THE NORTHERLY MOST CORNER OF SAID ALLEY, ALSO BEING THE EASTERLY MOST CORNER OF LOT 1, OF SAID BLOCK 20;

THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 33<sup>RD</sup> STREET S45°00'00"E, 16.00 FEET TO THE EASTERLY MOST CORNER OF SAID ALLEY;

THENCE S45°00'30"W, 400.00 FEET TO THE SOUTHERLY MOST CORNER OF SAID ALLEY, ALSO BEING THE WESTERLY MOST CORNER OF LOT 17 OF SAID BLOCK 20 AND IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 32<sup>ND</sup> STREET;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID ALLEY AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 32<sup>ND</sup> STREET N45°00'00"W, 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,400 SQUARE FEET OR 0.147 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON SOUTHEASTERLY LINE OF LOTS 1-16, BLOCK 20, CASE & EBERT'S ADDITION TO DENVER, BEING N45°00'30"E AS MEASURED USING THE CITY AND COUNTY OF DENVER COORDINATE SYSTEM, BEING MONUMENTED ON THE SOUTHWEST BY A FOUND RED PLASTIC CAP STAMPED "HKS PLS 36082" AT THE SOUTH CORNER OF LOT 16 AND ON THE NORTHEAST BY A FOUND 2" ALUMINUM CAP STAMPED "LS 30830" AT THE EASTERLY CORNER OF LOT 1 AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS H. ORT III, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

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