

Exhibit A – Legal Description

Subject Property: 992 N Knox Ct, Denver, CO 80204

Assessor's Parcel ID: 0505322001000

Owner: 992 Knox Ct LLC (Niles Emerick & Stephen McCullough)

Legal Description:

VILLA PARK BLOCK 19 LOTS 1 TO 4 INCLUSIVE

Lot Size: 12,600 square feet (0.289 acres)

This legal description is provided as required for the rezoning application submission. It is based on the City and County of Denver Assessor's records as of September 2025.