

**EXHIBIT A**

A PARCEL OF LAND BEING A PORTION OF THE 15.00 FOOT WIDE ALLEY LYING WITHIN BLOCK 72, HARMANS SUBDIVISION, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, PER PLAT RECORDED IN BOOK 1, PAGE 98 OF PLATS, RECORDS OF ARAPAHOE COUNTY COLORADO, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEASTERLY CORNER OF PLOT 4, BLOCK 72, SAID HARMANS SUBDIVISION;

THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 72 AND THE WESTERLY RIGHT-OF-WAY OF STEELE STREET, SOUTH 00°01'33" WEST, 165.85;

THENCE DEPARTING SAID EASTERLY LINE AND SAID WESTERLY RIGHT-OF-WAY, NORTH 89°57'48" WEST, 125.06 FEET TO THE WESTERLY LINE OF SAID PLOT 5 AND THE EASTERLY RIGHT-OF-WAY OF SAID 15.00 FOOT WIDE ALLEY AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY LINE OF PLOTS 5 AND 6, BLOCK 72, SAID HARMANS SUBDIVISION AND SAID EASTERLY RIGHT-OF-WAY, SOUTH 00°01'53 WEST, 110.46 FEET TO THE NORTHEASTERLY CORNER OF THE ALLEY VACATED BY ORDINANCE NO. 244, SERIES OF 2011, RECORDED MAY 6, 2011 AT RECEPTION NO. 2011050220, IN THE OFFICE OF CLERK RECORDER OF SAID CITY AND COUNTY OF DENVER;

THENCE DEPARTING SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY AND ALONG THE NORTHERLY AND EASTERLY LINES OF SAID VACATED ALLEY THE FOLLOWING 3 COURSES:

NORTH 89°58'07" WEST, 9.88 FEET;

NORTH 00°01'53" EAST, 90.36 FEET;

NORTH 09°58'07" WEST, 20.41 FEET TO A LINE THAT BEARS NORTH 89°57'48" WEST AND PASSES THROUGH THE POINT OF BEGINNING;

THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°57'48" EAST, 13.43 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 1,127 SQUARE FEET OR 0.026 ACRES.

AS SHOWN ON THE ILLUSTRATION TO ACCOMPANY LEGAL DESCRIPTION ATTACHED HERETO.

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