

Exhibit A

Parcel Description:

A parcel of land with-in the right-of-way of North Sherman Street, City and County of Denver, State of Colorado, being more particularly described as follows:

Commencing at a range point at the intersection of East 7th Avenue and North Sherman Street; thence S89°53'53"E a distance of 70.00 feet to a point along said range line at the intersection of the extension of the west line of Arlington Heights Addition to Denver, thence N00°09'25"E along said west line extended a distance of 44.00 feet to a point on the west line of Lot 23, Block 21 of said Arlington Heights Addition to Denver, as recorded at the City and County of Denver Clerk and Recorders Office in Book 2, Page 84, and being a point on the east right-of-way line of North Sherman Street and being the **Point of Beginning**:

Thence N89°46'54" W, a distance of 22.63 feet;

Thence N00°13'06" E, a distance of 22.00 feet;

Thence S89°46'54" E, a distance of 22.61 feet to a point on the said right-of-way line of North Sherman Street;

Thence S00°09'25" W, along the said right-of-way line a distance of 22.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 498 Square Feet or 0.011 acres more or less.