

EXHIBIT A

A STRIP OF LAND BEING THE EASTERLY 2.50 FEET OF LOTS 12 THROUGH 16, BLOCK 7 OF WEST BROADWAY ADDITION TO THE CITY OF DENVER, SITUATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY & COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON A 20 FOOT RANGE LINE WITHIN SOUTH CHEROKEE STREET BETWEEN WEST ARIZONA AVENUE AND WEST LOUISIANA AVENUE, BEING MONUMENTED AT EACH END BY A NO. 6 REBAR 3.25 INCH ALUMINUM CAP IN A RANGE BOX STAMPED PLS 37929, SAID LINE BEARING SOUTH 00°29'05" WEST A DISTANCE OF 649.00 FEET WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT LOCATED AT THE INTERSECTION OF WEST ARIZONA AVENUE AND SOUTH CHEROKEE STREE
THENCE SOUTH 00°29'05" WEST A DISTANCE OF 222.29 FEET TO A POINT LOCATED ON SAID 20 FOOT RANGE LINE;
THENCE NORTH 89°30'55" WEST, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 16, BLOCK 7;
THENCE SOUTH 89°39'56" WEST, ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 122.42 FEET TO THE POINT OF BEGINNING;
THENCE, SOUTH 00°27'49" WEST, A DISTANCE OF 125.01 FEET;
THENCE, SOUTH 89°39'38" WEST, ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 2.50 FEET;
THENCE, NORTH 00°27'49" EAST, ALONG THE WEST LINE OF SAID LOTS 12 THROUGH 16, A DISTANCE OF 125.01 FEET;
THENCE, NORTH 89°39'56" EAST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 2.50 FEET TO SAID POINT OF BEGINNING.

CONTAINING ±312 SQUARE FEET OR ±0.07 ACRES.