

EXHIBIT "A"

A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 2, AND TRACT G OF BROADWAY STATION FILING NO. 1 RECORDED ON MAY 25, 2017 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER UNDER RECEPTION NUMBER 2017068642; LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE EAST LINE OF SAID BROADWAY STATION FILING NO. 1; MONUMENTED ON THE NORTH END BY A FOUND 1-1/2" ALUMINUM TAG STAMPED "MATRIX, PLS 38421", AND ON THE SOUTH END BY A FOUND 1 1/2" ALUMINUM CAP STAMPED "GRIENER ENG. LS 19611" AND IS SAID TO BEAR SOUTH 00°44'36" EAST, 1275.42 FEET.

COMMENCE AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°44'36" EAST, ALONG SAID EAST LINE, A DISTANCE OF 357.69 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE SOUTH 00°44'36" EAST, ALONG SAID EAST LINE, A DISTANCE OF 18.00 FEET;

THENCE SOUTH 89°59'39" WEST, A DISTANCE OF 139.89 FEET;

THENCE NORTH 00°45'34" WEST, A DISTANCE OF 317.99 FEET;

THENCE SOUTH 89°58'12" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 00°45'34" EAST, A DISTANCE OF 289.98 FEET;

THENCE SOUTH 45°22'58" EAST, A DISTANCE OF 14.23 FEET;

THENCE NORTH 89°59'39" EAST, A DISTANCE OF 114.89 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 7,068 SQUARE FEET OR (0.16225 ACRES), MORE OR LESS.

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