

EXHIBIT A
LEGAL DESCRIPTION
SHEET 1 OF 1

A PARCEL OF LAND WITHIN BOULDER STREET RIGHT-OF-WAY ABUTTING THE NORTHWESTERLY LINE OF LOT 17, BLOCK 14, KASSERMAN'S ADDITION TO DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 17,
THENCE S44°32'55"W, 171.05 FEET ALONG THE BOULDER STREET RIGHT OF WAY; THENCE N45°48'30"W, 0.56 FEET;
THENCE N44°38'30"E, 56.47 FEET;
THENCE N0°21'57"W, 3.54 FEET;
THENCE N44°38'03"E, 100.92 FEET;
THENCE N17°29'21"E, 27.46 FEET;
THENCE N89°57'47"E, 0.75 FEET;
THENCE S45°27'05"E, 14.78 FEET;
THENCE S44°32'55"W, 13.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 17 AND THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.013 ACRES, 555 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF BLOCK 14, KASSERMAN'S ADDITION TO DENVER, ASSUMED TO BEAR S44°32'55"W, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO.