

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF BLOCK 3, H. WITTER'S ADDITION TO DENVER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH-SOUTH RANGE LINE ON BLAKE STREET, BETWEEN 33RD STREET AND 34TH STREET, AS BEARING NORTH 45°08'13" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE NORTHERLY CORNER OF SAID BLOCK 3, POINT ALSO BEING THE NORTH CORNER OF LOT 1, OF SAID BLOCK 3 WHICH IS SOUTH 21°52'21" EAST, A DISTANCE OF 65.17 FROM THE SAID RANGE POINT AT THE INTERSECTION OF BLAKE STREET AND 34TH STREET;

THENCE SOUTH 44°43'07" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 AND BLOCK 3, A DISTANCE OF 124.89 FEET TO THE EASTERLY CORNER OF SAID LOT 1, POINT ALSO BEING THE NORTHERLY CORNER OF THE ALLEY IN SAID BLOCK 3, POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 44°43'07" EAST CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 3 AND SAID ALLEY, A DISTANCE OF 16.00 FEET TO THE EASTERLY CORNER OF SAID ALLEY, POINT ALSO BEING THE NORTHERLY CORNER OF LOT 32 OF SAID BLOCK 3;

THENCE SOUTH 45°07'45" WEST ALONG THE NORTHWESTERLY LINE OF LOTS 17 THROUGH 32 OF SAID BLOCK 3, LINE ALSO BEING THE SOUTHEASTERLY LINE OF SAID ALLEY, A DISTANCE OF 400.00 FEET TO THE SOUTHERLY CORNER OF SAID ALLEY, POINT ALSO BEING THE WESTERLY CORNER OF SAID LOT 17;

THENCE NORTH 44°52'41" WEST ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 3 AND SAID ALLEY, A DISTANCE OF 16.00 FEET TO THE WESTERLY CORNER OF SAID ALLEY, POINT ALSO BEING THE SOUTHERLY CORNER OF LOT 16 OF SAID BLOCK 3;

THENCE NORTH 45°07'45" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 1 THROUGH 16, LINE ALSO BEING THE NORTHWESTERLY LINE OF SAID ALLEY, A DISTANCE OF 400.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6,400 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.