

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE PUBLIC RIGHT-OF-WAY OF WALNUT STREET ADJACENT TO LOTS 27 AND 28, BLOCK 2, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE DENVER RANGE POINT AT THE INTERSECTION OF WALNUT STREET AND 27TH STREET, AS MONUMENTED BY A FOUND 2" ALUMINUM CAP STAMPED "PLS 34977" IN RANGE BOX, WHENCE THE DENVER RANGE POINT AT THE INTERSECTION OF WALNUT STREET AND 26TH STREET, AS MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "RP PLS 37066", BEARS S 44°38'50" W, A DISTANCE OF 480.45 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE S 54°05'58" W, A DISTANCE OF 121.78 FEET TO THE EAST CORNER OF SAID LOT 28, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE S45°21'10"E, A DISTANCE OF 9.40 FEET;
THENCE S44°38'50"W, A DISTANCE OF 17.00 FEET;
THENCE N45°21'10"W, A DISTANCE OF 3.30 FEET;
THENCE S44°38'50"W, A DISTANCE OF 4.52 FEET;
THENCE S45°21'10"E, A DISTANCE OF 1.40 FEET;
THENCE S44°38'50"W, A DISTANCE OF 5.33 FEET;
THENCE N45°21'10"W, A DISTANCE OF 1.40 FEET;
THENCE S44°38'50"W, A DISTANCE OF 23.21 FEET;
THENCE N45°21'10"W, A DISTANCE OF 6.10 FEET TO THE SOUTH CORNER OF SAID LOT 27;
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 27 AND 28, N44°38'50"E, A DISTANCE OF 50.06 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 369 SQUARE FEET OR 0.0085 ACRES, MORE OR LESS.