

EXHIBIT A

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE EAST END BY A 3 1/4 " ALUMINUM CAP STAMPED PLS 22571 IN A RANGE BOX, AND ON THE WEST END BY A 2" BRASS CAP STAMPED "C&C OF D" SET IN CONCRETE, BEARS NORTH 89°59'55" WEST, A MEASURED DISTANCE OF 2634.30 FEET.

COMMENCING FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 28;
THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 28, NORTH 89°59'55" WEST FOR A DISTANCE OF 905.10 FEET;
THENCE NORTH 00°00'05" EAST FOR A DISTANCE OF 235.62 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING NORTH 26°44'01" WEST FOR A DISTANCE OF 125.92 FEET TO THE SOUTHEASTERLY PROPERTY LINE OF PSCO COAL PLANT PROJECT NUMBER 4319.00 BY JR ENGINEERING RECORDED NOVEMBER 19, 1999 AT RECEPTION NUMBER L004301;

THENCE ALONG SAID PROPERTY LINE, NORTH 65°49'18" EAST FOR A DISTANCE OF 30.03 FEET;
THENCE FROM SAID PROPERTY LINE SOUTH 26°44'01" EAST FOR A DISTANCE OF 124.58 FEET;
THENCE SOUTH 63°15'59" WEST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.086 ACRES OR 3,757 SQUARE FEET MORE OR LESS.

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