

EXHIBIT "A"

DESCRIPTION

A portion of West 48th Avenue as described in Ordinance 75 recorded 1970 and Ordinance 246 recorded 1958 in the City and County of Denver Clerk and Recorder's Office, located in the Southwest Quarter of Section 15, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being that portion and only that portion of the following described parcel lying above elevation 5208.64 ft. (NAVD88) and below elevation 5242. 14 ft. (NAVD88), said parcel described as follows:

COMMENCING at the Southwest Corner of said Section 15 (as witnessed by a found 3-1/4" aluminum cap stamped "T3S R68W S16 S15 S21 S22 WC15FT 2000 PLS 34173"); WHENCE the West Sixteenth Corner of said Section 15 and Section 22 (a found 3" aluminum cap stamped "WESTERN STATES SURVEYING INC. T3S R68W W1/16 S15 S22 2008 PLS 23516") bears S89°54'01"E a distance of 1320.82 feet (basis of bearing — assumed);

THENCE N29°25'42"E a distance of 87.03 feet to the southerly Right of Way line of said West 48th Avenue as described in Ordinance No. 75 recorded 1970, and the POINT OF BEGINNING;

THENCE along the arc of a non-tangent curve to the left, having a central angle of 12°07'53", a radius of 740.52 feet, a chord bearing N08°09'28"E a distance of 156.50 feet, end an arc distance of 156.79 feet to the northerly Right of Way line of said West 48th Avenue as described in Ordinance 246 recorded 1958;

THENCE S89°56'36"E, coincident with the said northerly Right of Way line, non-tangent with the last described curve, a distance of 26.63 feet;

THENCE S06°18'48"W a distance of 91.02 feet;

THENCE S13°12'14"W a distance of 23.11 feet;

THENCE S10°35'01"W a distance of 42.63 feet to the said southerly Right of Way line;

THENCE S89°58'24"W, coincident with the said southerly Right of Way line, a distance of 25.72 feet to the POINT OF BEGINNING.

Each plane contains 3,870 square feet, (0.089 Acres), more or less. The volume of the parcel contains 129,645 cubic feet, more less.

BASIS OF ELEVATION: The lower plane elevation for this parcel has an elevation of 5208.64 feet based on CCD benchmark 598, having a published CCD elevation of 5164.48 feet NAVD88. The lower plane elevation is 10.00 feet lower than the top of the BNSF rail elevation located at the north side of the 48th Avenue bridge. The upper plane, being the same shape and directly overhead the lower plane, has an elevation of 5242.14 feet.