

EXHIBIT A
PARCEL NO. 1

LAND DESCRIPTION

ALL THAT REAL PROPERTY LYING BETWEEN 5351.15 FEET, SAID ELEVATION BEING 2 FEET BELOW FINISHED GRADE OF THE ROADWAY, AND 5333.15 FEET SAID ELEVATION BEING 20 FEET BELOW FINISHED GRADE; ALL LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND. BEING A PORTION OF ARGONNE STREET RIGHT-OF-WAY, HIGH POINT SUBDIVISION FILING NO.1, AS RECORDED AT RECEPTION NO. 2008085984, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER, N89°25'17"E A DISTANCE OF 593.98 FEET; THENCE N00°34'43"W A DISTANCE OF 84.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF WAY LINE OF SAID ARGONNE STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF 64TH AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF WAY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) 46.39 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 88°35'36", A RADIUS OF 30.00 FEET AND A CHORD WHICH BEARS N45°07'29"E A DISTANCE OF 41.90 FEET; 2) THENCE N00°49'41"E A DISTANCE OF 10.74 FEET; THENCE N89°25'17"E A DISTANCE OF 80.02 FEET TO THE EASTERLY RIGHT-OF WAY LINE OF SAID ARGONNE STREET; THENCE ALONG SAID EASTERLY RIGHT-OF WAY LINE, THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) S00°49'41"W A DISTANCE OF 9.27 FEET TO A POINT OF CURVATURE; 2) THENCE 47.86 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 91°24'24", A RADIUS OF 30.00 FEET AND A CHORD WHICH BEARS S44°52'31"E A DISTANCE OF 42.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 64TH AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S89°25'17"W A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.082 ACRES, (3,588 SQUARE FEET), MORE OR LESS.

ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARING

BEARINGS ARE BASED UPON THE ASSUMPTION THAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS N89°25'17"E BETWEEN FOUND MONUMENTS AT THE SOUTHWEST CORNER OF SECTION 3, A 3 ¼" ALUMINUM CAP IN RANGE BOX LS #27278 AND THE SOUTH ONE QUARTER CORNER OF SECTION 3, A 3 ¼" ALUMINUM CAP IN RANGE BOX LS #27278.

BENCHMARK:

THE ELEVATIONS SHOWN HEREON ARE BASED UPON COLORADO BENCH MARK "DVX H", ELEVATION = 5425.25 FEET (NAVD 1988), LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, T3S, R66W, 6TH P.M.

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