

EXHIBIT A

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, 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 SOUTHEAST CORNER OF BLOCK 6 OF THE VIADUCT ADDITION TO THE CITY OF DENVER AND CONSIDERING THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 43RD AVENUE TO BEAR SOUTH 89°45'13" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE NORTH 00°14'47" EAST ALONG THE EASTERLY LINE OF SAID BLOCK 6, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 488.60 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FOX STREET DEDICATED BY ORDINANCE 195, SERIES OF 1953; THENCE NORTH 45°03'28" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 573.27 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62°59'24", A RADIUS OF 865.30 FEET, AN ARC LENGTH OF 951.30 FEET AND A CHORD THAT BEARS NORTH 02°19'42" EAST A DISTANCE OF 904.11 FEET TO A POINT ON THE SOUTHWESTERLY LINE RIGHT-OF-WAY LINE OF INTERSTATE 70;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°55'50", A RADIUS OF 1,432.39 FEET, AN ARC LENGTH OF 348.27 FEET AND A CHORD THAT BEARS SOUTH 46°25'38" EAST A DISTANCE OF 347.41 FEET;
2. SOUTH 42°47'48" EAST A DISTANCE OF 73.60 FEET TO THE WESTERLY BOUNDARY OF SAID FOX STREET;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°12'32" EAST A DISTANCE OF 271.17 FEET;
2. SOUTH 45°03'28" WEST A DISTANCE OF 479.53 FEET TO **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 113,067 SQUARE FEET, OR 2.596 ACRES, MORE OR LESS. ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED

EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

THOMAS D. STAAB, P.L.S. 25965
FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.
A WARE MALCOMB COMPANY
45 WEST 2ND AVENUE
DENVER, COLORADO 80223
303.561.3333