

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" WEST ALONG THE EASTERLY LINE OF SAID BLOCK 6 A DISTANCE OF 438.04 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°45'13" WEST A DISTANCE OF 59.44 FEET;
THENCE NORTH 00°14'47" WEST A DISTANCE OF 462.12 FEET;
THENCE SOUTH 89°45'13" WEST A DISTANCE OF 471.48 FEET TO A POINT ON THE EASTERLY BOUNDARY OF PARCEL CM-17A DESCRIBED IN THE RULE AND ORDER RECORDED AT RECEPTION NO. 2012112161 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY BOUNDARY AND ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°06'47", A RADIUS OF 37,775.14 FEET, AN ARC LENGTH OF 74.50 FEET AND A CHORD THAT BEARS NORTH 00°36'28" WEST A DISTANCE OF 74.50 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL CM-17C OF SAID RULE AND ORDER RECORDED AT RECEPTION NO. 2012112161

THENCE ALONG THE BOUNDARY OF SAID PARCEL CM-17C THE FOLLOWING THREE (3) COURSES:

1. NORTH 89°19'35" EAST A DISTANCE OF 13.64 FEET;
2. NORTH 00°42'24" WEST A DISTANCE OF 26.00 FEET;
3. NORTH 49°12'25" WEST A DISTANCE OF 18.20 FEET TO A POINT ON SAID EASTERLY BOUNDARY OF PARCEL CM-17A;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES;

1. NORTH 00°41'50" WEST A DISTANCE OF 110.57 FEET;
2. NORTH 11°54'11" EAST A DISTANCE OF 177.10 FEET TO A POINT OF CURVATURE;
3. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°27'36", A RADIUS OF 1,189.22 FEET, AN ARC LENGTH OF 320.88 FEET AND A CHORD THAT BEARS NORTH 04°10'23" EAST A DISTANCE OF 319.91 FEET;

4. NORTH 03°33'25" WEST A DISTANCE OF 370.97 FEET;
5. NORTH 03°20'49" WEST A DISTANCE OF 69.87 FEET;
6. NORTH 05°17'56" EAST A DISTANCE OF 100.76 FEET;

7. NORTH 00°42'51" EAST A DISTANCE OF 41.01 FEET ALONG SAID EASTERLY BOUNDARY AND ALONG THE BOUNDARY OF PARCEL CM-17B AS RECORDED AT RECEPTION NO. 2015002278 OF THE RECORD OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 70;

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

1. SOUTH 69°14'02" EAST A DISTANCE OF 443.00 FEET;
2. SOUTH 65°53'05" EAST A DISTANCE OF 373.27 FEET;

THENCE SOUTH 11°02'55" WEST A DISTANCE OF 1,185.35 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 198.18 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FOX STREET;

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

1. SOUTH 45°03'28" WEST A DISTANCE OF 49.46 FEET;
2. SOUTH 00°14'47" EAST A DISTANCE OF 50.56 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 823,563 SQUARE FEET, OR 18.906 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
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