

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 49.46 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°00'00" EAST A DISTANCE OF 198.18 FEET;  
THENCE NORTH 11°02'55" EAST A DISTANCE OF 456.09 FEET;  
THENCE SOUTH 78°14'04" EAST A DISTANCE OF 389.60 FEET TO A POINT OF CURVATURE; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°34'22", A RADIUS OF 865.30 FEET, AN ARC LENGTH OF 220.08 FEET AND A CHORD THAT BEARS SOUTH 26°32'13" WEST A DISTANCE OF 219.49 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF FOX STREET; THENCE SOUTH 45°03'28" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 523.80 FEET **TO POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 154,579 SQUARE FEET, OR 3.549 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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A WARE MALCOMB COMPANY  
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