

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 05°52'28" EAST A DISTANCE OF 1,175.53 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 11°02'55" EAST A DISTANCE OF 729.26 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 70;

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

1. SOUTH 65°53'05" EAST A DISTANCE OF 168.07 FEET TO A POINT OF CURVATURE;
2. ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°19'50", A RADIUS OF 1,432.39 FEET, AN ARC LENGTH OF 33.26 FEET AND A CHORD THAT BEARS SOUTH 54°03'28" EAST A DISTANCE OF 33.26 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 48°25'02", A RADIUS OF 865.30 FEET, AN ARC LENGTH OF 731.21 FEET AND A CHORD THAT BEARS SOUTH 04°57'29" EAST A DISTANCE OF 709.65 FEET; THENCE NORTH 78°14'04" WEST A DISTANCE OF 389.60 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 239,993 SQUARE FEET, OR 5.509 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