

EXHIBIT A
SHEET 1 OF 2

LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 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 NORTHEAST CORNER OF BLOCK 53, FIRST ADDITION TO THE BYERS SUBDIVISION; THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 53 AND A PORTION OF BLOCK 54, BEING THE WESTERLY LINE OF SOUTH CHEROKEE STREET, $S00^{\circ}09'12''W$ A DISTANCE OF 460.69 FEET;
THENCE ALONG A LINE BEING 135.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID BLOCK 54, $N89^{\circ}49'51''W$ A DISTANCE OF 116.41 FEET;
THENCE ALONG THE SOUTHERLY AND WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2004137125 FILED AT DENVER COUNTY CLERK AND RECORDERS OFFICE THE FOLLOWING TWO (2) CONSECUTIVE COURSES;
1.) $N89^{\circ}49'51''W$ A DISTANCE OF 32.50 FEET;
2.) THENCE $N22^{\circ}25'56''W$ A DISTANCE OF 29.19 FEET;
THENCE $N89^{\circ}49'51''W$ A DISTANCE OF 190.69 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 54 SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG THE WESTERLY LINE OF SAID FIRST ADDITION TO THE BYERS SUBDIVISION, $S22^{\circ}49'16''E$ A DISTANCE OF 387.30 FEET;
THENCE 112.55 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF $23^{\circ}27'01''$ AND A CHORD WHICH BEARS $N32^{\circ}07'37''W$ A DISTANCE OF 111.77 FEET;
THENCE $S60^{\circ}11'57''W$ A DISTANCE OF 13.91 FEET;
THENCE $N29^{\circ}48'03''W$ A DISTANCE OF 128.99 FEET;
THENCE $N89^{\circ}51'04''W$ A DISTANCE OF 4.91 FEET;
THENCE 164.26 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2264.06 FEET, A CENTRAL ANGLE OF $04^{\circ}09'25''$ AND A CHORD WHICH BEARS $N29^{\circ}17'30''W$ A DISTANCE OF 164.23 FEET;
THENCE $S89^{\circ}49'51''E$ A DISTANCE OF 19.56 FEET;
THENCE $N00^{\circ}10'09''E$ A DISTANCE OF 14.28 FEET;
THENCE $S89^{\circ}49'51''E$ A DISTANCE OF 51.05 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

BEARINGS ARE BASED ON AN ASSUMED BEARING OF $N00^{\circ}45'32''W$ ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 15, BEING MONUMENTED BY A FOUND STONE IN RANGE BOX AT THE NORTH QUARTER CORNER AND A FOUND STONE IN RANGE BOX AT THE CENTER QUARTER CORNER.

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