

EXHIBIT A

LAND DESCRIPTION

The west one-half of Vrain Street vested in the owner of Lots 1-5, Block 4, Pleasant Hill by virtue of Vacation Ordinance No. 520, Series of 2002, recorded July 15, 2002 under Reception No. 2002124714 in the records of the City and County of Denver Clerk and Recorder, being located in the NW¼, Section 6, Township 4 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

Beginning at the NE corner of said Lot 1;

Thence S89°59' 18"E along the north line of said lot extended easterly, 20.00 feet to the range point located on the Vrain Street 20-foot range line;

Thence N89°59'02"E along the north line of Lot 32, Block 3 of said Pleasant Hill extended westerly, 10.00 feet to the east line of said west one-half of Vrain Street vacated;

Thence S0°44'00"E along said west line, 115.88 feet to a non-tangent, 52.00-foot radius curve in the north right-of-way line of Vrain Street;

Thence westerly along said non-tangent, 52.00-foot radius curve (having a chord bearing of N66°44'28"W and a chord distance of 32.84 feet), concave southerly through a central angle of 36°48'29", a distance of 33.41 feet to the west line of said west one-half of Vrain Street vacated;

Thence N0°44'00"W along said west line, 102.91 feet to the Point of Beginning.

Said parcel, as described, contains 3,223 square feet or 0.07 acres, more or less.

BASIS OF BEARINGS

The east line of Lots 1-15, Block 4, Pleasant Hill is assumed to bear N0°44'00"W. It is monumented at the NE corner Lot 1 and at the south tip of the cul-de-sac bulb near the SE corner of Lot 9 by a #5 rebar & cap, stamped "Bayer PLS 6973".

CERTIFICATION

Brian Krombein, PE, PLS
For and on behalf of
Vermilion Peak Engineering LLC
1745 Shea Center Drive, 4th Floor
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