

EXHIBIT A

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 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 SAID SECTION 20 BEING MONUMENTED BY A 3/4 INCH REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "CLARK & ASSOC. INC. 1993-LS 4842 IN A RANGE BOX, WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 20 BEING MONUMENTED BY A 3/4 INCH REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "1995-PLS 14592" IN A RANGE BOX BEARS SOUTH 89°54'15" WEST, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION ;

THENCE SOUTH 89°54'15" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 20, A DISTANCE OF 1907.63 FEET;

THENCE PERPENDICULAR FROM SAID NORTH LINE, SOUTH 00°05'45" EAST A DISTANCE OF 83.00 FEET TO THE NORTHEAST CORNER OF DENVER CONNECTION WEST FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 2016106834, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY FOR GREEN VALLEY RANCH BOULEVARD AND THE EASTERLY RIGHT-OF-WAY FOR MEMPHIS STREET;

THENCE ALONG THE EASTERLY LINE OF SAID DENVER CONNECTION WEST FILING NO. 1 THE FOLLOWING FOUR (4) COURSES:

- 1: SOUTH 44°54'15" WEST A DISTANCE OF 21.35 FEET;
- 2: SOUTH 00°05'45" EAST A DISTANCE OF 48.14 FEET;
- 3: SOUTH 12°20'41" WEST A DISTANCE OF 60.34 FEET;
- 4: SOUTH 00°05'45" EAST A DISTANCE OF 553.26 FEET TO THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID EASTERLY LINE, NORTH 89°55'21" EAST A DISTANCE OF 846.82 FEET;

THENCE SOUTH 00°12'30" WEST ALONG A LINE BEING PARALLEL TO AND 83.00 FEET WEST OF THE EASTERLY LINE OF A PARCEL OF LAND RECORDED UNDER RECEPTION NO. R-92-0059379, A DISTANCE OF 827.09 FEET TO A POINT 4.00 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY FOR BOLLING DRIVE AS DEDICATED BY GATEWAY PARK IV-DENVER FILING NO.5 RECORDED AT RECEPTION NO. 2000051305;

THENCE PARALLEL TO AND 4.00 FEET NORTH OF SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°39'33" WEST A DISTANCE OF 842.43 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID DENVER CONNECTION WEST FILING NO.1, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY FOR MEMPHIS STREET;

THENCE ALONG THE EASTERLY LINE OF SAID DENVER CONNECTION WEST FILING NO. 1 NORTH 00°05'45" WEST A DISTANCE OF 830.95 FEET TO THE POINT OF BEGINNING;

CONTAINING 700,197 SQUARE FEET OR 16.074 ACRES MORE OR LESS.

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