

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 2;

THENCE NORTH 00 DEGREES 18 MINUTES 51 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1135.99 FEET;

THENCE DEPARTING SAID EAST LINE NORTH 89 DEGREES 41 MINUTES 09 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PEORIA STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 13TH AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 18 MINUTES 51 SECONDS WEST PARALLEL WITH SAID EAST LINE OF SAID NORTHEAST 1/4 AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1081.53 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 11TH AVENUE;

THENCE SOUTH 89 DEGREES 12 MINUTES 42 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 280.17 FEET;

THENCE DEPARTING SAID NORTHERLY LINE NORTH 00 DEGREES 18 MINUTES 51 SECONDS EAST, A DISTANCE OF 582.39 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 281.11 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, A DISTANCE OF 621.79 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 13TH AVENUE;

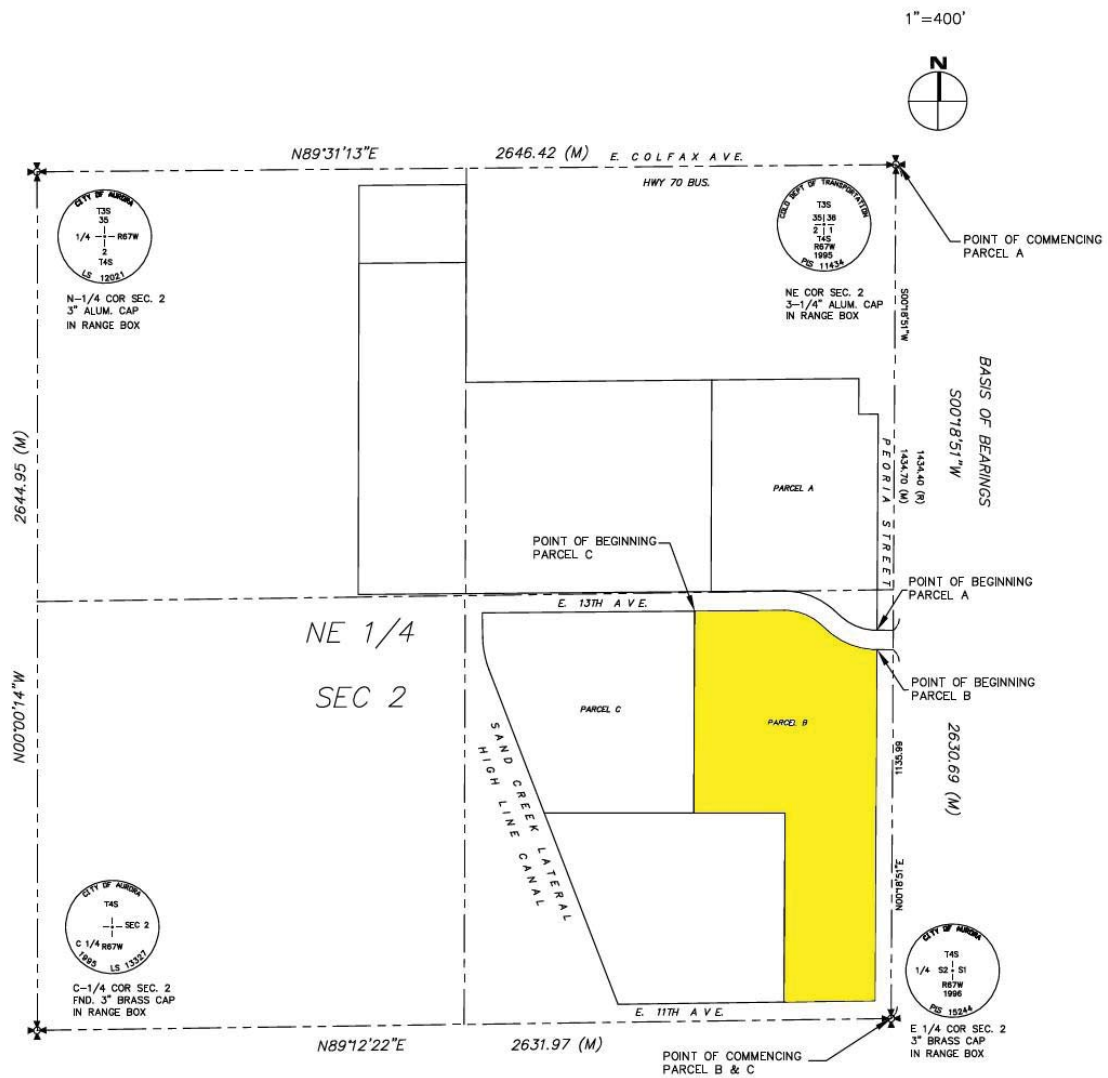
THENCE NORTH 89 DEGREES 31 MINUTES 36 SECONDS EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 276.23 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 163.87 FEET, A CENTRAL ANGLE OF 42 DEGREES 56 MINUTES 49 SECONDS, AN ARC DISTANCE OF 122.83 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 69 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 119.98 FEET;

THENCE SOUTH 47 DEGREES 31 MINUTES 37 SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 30.83 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 223.87 FEET, A CENTRAL ANGLE OF 42 DEGREES 09 MINUTES 18 SECONDS, AN ARC DISTANCE OF 164.71 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 69 DEGREES 10 MINUTES 37 SECONDS EAST, A DISTANCE OF 161.02 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 494,541 SQUARE FEET, OR 11.35 ACRES, MORE OR LESS.



SECTION CONTROL DIAGRAM