

EXHIBIT 'A'
LEGAL DESCRIPTION

EAST & WEST PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (MODIFIED), NORTH AMERICAN DATUM 1983.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER, SECTION 10, T2S, R67W, 6TH PRINCIPAL MERIDIAN AND IS CONSIDERED TO BEAR N89°18'07"E, MONUMENTED AS SHOWN. BEARINGS ARE REFERENCED TO THE CITY OF COMMERCE CITY CONTROL DIAGRAM, RECORDED AT BOOK 1, PAGE 3776 OF THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, DATED JUNE 30, 1999.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10;

THENCE S46°19'55"W, A DISTANCE OF 44.01 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. R0179253 OF THE ADAMS COUNTY CLERK & RECORDER OFFICE, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF BELLE CREEK BLVD, A 62' PUBLIC RIGHT-OR-WAY AND A POINT ON THE SOUTH LINE OF ANNEXATION BOUNDARY MAP AN-147-98, RECORDED AT RECEPTION NO. C0436024, SAID POINT BEING THE **POINT OF BEGINNING #1**; THENCE WITH SAID SOUTH ANNEXATION LINE, N89°18'07"E, A TOTAL DISTANCE OF 1285.12 FEET, PASSING THE SOUTHWEST CORNER OF ANNEXATION BOUNDARY MAP AN-132-96 AT A DISTANCE OF 30.00 FEET AND PASSING THE SOUTHWEST CORNER OF ANNEXATION BOUNDARY MAP AN-82-87 AT A DISTANCE OF 1,052.06 FEET;

THENCE WITH THE WEST LINE OF SAID ANNEXATION BOUNDARY MAP AN-82-87, AND WITH THE WEST LINE OF A RIGHT-OF-WAY DEED, RECORDED AT BOOK 358, PAGE 172, S00°18'29"E, A TOTAL DISTANCE OF 645.47 FEET TO THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEED AND THE SOUTHWEST CORNER OF SAID ANNEXATION MAP AN-82-87 AND BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 85 AND BEING A POINT ON THE WESTERLY LINE OF ANNEXATION BOUNDARY MAP AN-144-98;

THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF ANNEXATION BOUNDARY MAP AN-144-98, S30°44'00"W, A TOTAL DISTANCE OF 750.21 FEET TO THE NORTHEAST CORNER OF TRACT J, BELLE CREEK SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. C0886382 AND ANNEXATION BOUNDARY MAP AN-158-99;

THENCE WITH THE NORTH LINE OF THE SAID BELLE CREEK SUBDIVISION FILING NO. 2 AND THE NORTH LINE OF SAID ANNEXATION BOUNDARY MAP AN-158-99, S89°25'51"W, A TOTAL DISTANCE OF 898.25 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND TO THE CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS RECORDED AT RECEPTION NO. R0179253 OF THE ADAMS COUNTY CLERK & RECORDER OFFICE AND ALSO BEING A POINT ON SAID WEST RIGHT-OF-WAY LINE OF BELLE CREEK BOULEVARD;

THENCE N00°18'29"W WITH THE EAST LINE OF SAID PARCEL RECORDED AT RECEPTION NO. R0179253, A TOTAL DISTANCE OF 1283.66 FEET TO THE **POINT OF BEGINNING #1**;

SAID PARCEL CONTAINS 35.064 ACRES (1,527,400 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10;

THENCE WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, N89°18'07"E, A TOTAL DISTANCE OF 1352.92 FEET; THENCE S00°41'53 E, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF ANNEXATION BOUNDARY MAP AN-82-87, SAID POINT BEING THE **POINT OF BEGINNING #2**;

THENCE WITH THE NORTH LINE OF SAID ANNEXATION BOUNDARY MAP AN-82-87, N89°18'07"E, A TOTAL DISTANCE OF 237.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 85 AND ALSO BEING A POINT ON THE WESTERLY LINE OF ANNEXATION BOUNDARY MAP AN-144-98;

THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID ANNEXATION BOUNDARY MAP AN-144-98, S03°37'32"E, A TOTAL DISTANCE OF 79.00 FEET;

THENCE CONTINUING WITH SAID WESTERLY RIGHT-OF-WAY LINE AND WESTERLY ANNEXATION BOUNDARY MAP, S30°44'00"W, A TOTAL DISTANCE OF 470.06 FEET TO THE SOUTHEAST CORNER OF ANNEXATION BOUNDARY MAP AN-82-87;

THENCE WITH THE EAST LINE OF SAID ANNEXATION BOUNDARY MAP AN-82-87, N00°18'29"W, A TOTAL DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING #2;

SAID PARCEL CONTAINS 1.551 ACRES (67,556 SQUARE FEET), MORE OR LESS.

TOTAL ANNEXATION AREA CONTAINS 36.615 ACRES (1,594,956 SQUARE FEET), MORE OR LESS. ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.