

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

PARCEL OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 09, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 09;
THENCE NORTH 00°17'09" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 09, A DISTANCE OF 657.86 FEET A POINT ON THE PERIMETER OF AN EXISTING CITY OF COMMERCE CITY ANNEXATION AND THE POINT OF BEGINNING;

THENCE ALONG SAID PERIMETER THE FOLLOWING THREE (3) COURSES:

THENCE SOUTH 89°29'55" WEST, A DISTANCE OF 879.15 FEET;

THENCE NORTH 23°26'20" EAST, A DISTANCE OF 317.18 FEET;

THENCE NORTH 77°54'29" WEST, A DISTANCE OF 40.00 FEET;

THENCE DEPARTING SAID PERIMETER, NORTH 18°59'04" EAST, A DISTANCE OF 75.07 FEET;

THENCE NORTH 77°54'29" WEST, A DISTANCE OF 292.66 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD AND A POINT ON THE CITY OF COMMERCE CITY EXISTING CITY LINE (Annexation AN-144-98);

THENCE NORTH 24°30'16" EAST ALONG SAID EAST LINE AND EXISTING LIMITS LINE, A DISTANCE OF 250.86 FEET TO A POINT ON THE CITY OF COMMERCE CITY EXISTING CITY LIMITS (ANNEXATION AN-158-99);

THENCE ALONG SAID EXISTING CITY LIMITS LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 89°40'02" EAST, A DISTANCE OF 946.50 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 09;
2. THENCE SOUTH 00°17'09" EAST ALONG SAID EAST LINE, A DISTANCE OF 657.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 581,968 SQUARE FEET OR 13.36 ACRES, MORE OR LESS.