

EXHIBIT A

A PARCEL OF LAND LOCATED IN LOT 1, BLOCK 3, COMMUNITY SHOPPING CENTER SUBDIVISION FIRST FILING, FILED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT PLAT BOOK 29, PAGE 98, RECEPTION NO. 1574021, SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE N90°00'00"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 230.44 FEET; THENCE S00°00'00"E A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST MISSISSIPPI AVENUE; THENCE N90°00'00"E ALONG THE SOUTH RIGHT OF WAY LINE OF EAST MISSISSIPPI AVENUE A DISTANCE OF 429.55 FEET; THENCE S00°00'32" ALONG THE EAST LINE OF SAID COMMUNITY SHOPPING CENTER SUBDIVISION FIRST FILING A DISTANCE OF 393.42 FEET; THENCE S90°00'00"W A DISTANCE OF 255.18 FEET TO THE POINT OF BEGINNING; THENCE S00°00'32"W A DISTANCE OF 89.66 FEET; THENCE S89°51'59"W A DISTANCE OF 60.82 FEET; THENCE S00°00'32"W A DISTANCE OF 47.39 FEET; THENCE N89°59'28"W A DISTANCE OF 32.18 FEET; THENCE N00°00'32"E A DISTANCE OF 47.77 FEET; THENCE N18°56'10"W A DISTANCE OF 34.71 FEET TO A POINT OF NON-TANGENCY; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 144.72 FEET, AN ARC LENGTH OF 13.71 FEET, A CENTRAL ANGLE OF 05°25'39", AND A CHORD BEARING N10°17'51"W A DISTANCE OF 13.70 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 69.79 FEET, A CENTRAL ANGLE OF 99°58'15", AND A CHORD BEARING N62°59'48"W A DISTANCE OF 61.27 FEET TO A POINT OF NON-TANGENCY; SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF SOUTH ABILENE STREET; THENCE ALONG THE EAST RIGHT OF WAY LINE OF SOUTH ABILENE STREET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 400.94 FEET, AN ARC LENGTH OF 124.61 FEET, A CENTRAL ANGLE OF 17°48'24", AND A CHORD BEARING N49°20'36"E A DISTANCE OF 124.11 FEET; THENCE S31°45'12"E A DISTANCE OF 77.13 FEET; THENCE N90°00'00"E A DISTANCE OF 26.58 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 15,900 SQUARE FEET, 0.365 ACRES, MORE OR LESS.

Page 1 of 2



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