

EXHIBIT A

LAND DESCRIPTION AND EXHIBIT

A 10-FOOT WIDE UTILITY EASEMENT OVER AND ACROSS PADS 4 AND 5, COPPERLEAF FILING NO. 31, AS PLATTED UNDER RECEPTION NO. E5006264 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER; SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SAID PAD 4, COPPERLEAF FILING NO. 31, HAVING A PLATTED BEARING OF NORTH 88°12'06" EAST, A DISTANCE OF 304.58 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHEAST CORNER OF SAID PAD 4, COPPERLEAF FILING NO. 31;

THENCE SOUTH 80°47'29" WEST, ALONG THE SOUTH LINE OF SAID PAD 4, A DISTANCE OF 5.07 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY LINE OF A 5-FOOT UTILITY EASEMENT AS PLATTED IN SAID COPPERLEAF FILING NO. 31;

THENCE SOUTH 00°00'33" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 5.07 FEET;

THENCE SOUTH 80°47'29" WEST, A DISTANCE OF 19.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 95.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 09°14'52" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°58'14", AN ARC LENGTH OF 21.50 FEET;

THENCE SOUTH 67°47'02" WEST, A DISTANCE OF 212.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,107.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 70°20'54" EAST, BEING A POINT ON THE EASTERLY BOUNDARY OF A 14-FOOT PUBLIC USE EASEMENT DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER E2044684 IS SAID RECORDS;

THENCE NORTHERLY ALONG SAID EASTERLY BOUNDARY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°31'06", AN ARC LENGTH OF 10.01 FEET;

THENCE NORTH 67°47'02" EAST, A DISTANCE OF 212.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 105.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°58'20", AN ARC LENGTH OF 23.77 FEET;

THENCE NORTH 80°47'29" EAST, NON-TANGENT TO SAID CURVE, A DISTANCE OF 21.45 FEET;

THENCE SOUTH 00°00'33" EAST, A DISTANCE OF 5.07 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.059 ACRES, (2,555 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

JAMES E. LYNCH, PLS 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

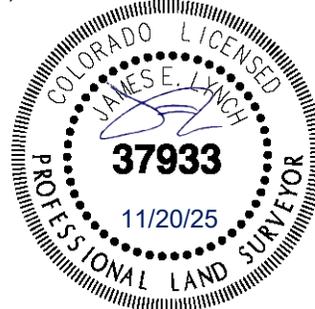


ILLUSTRATION TO EXHIBIT A

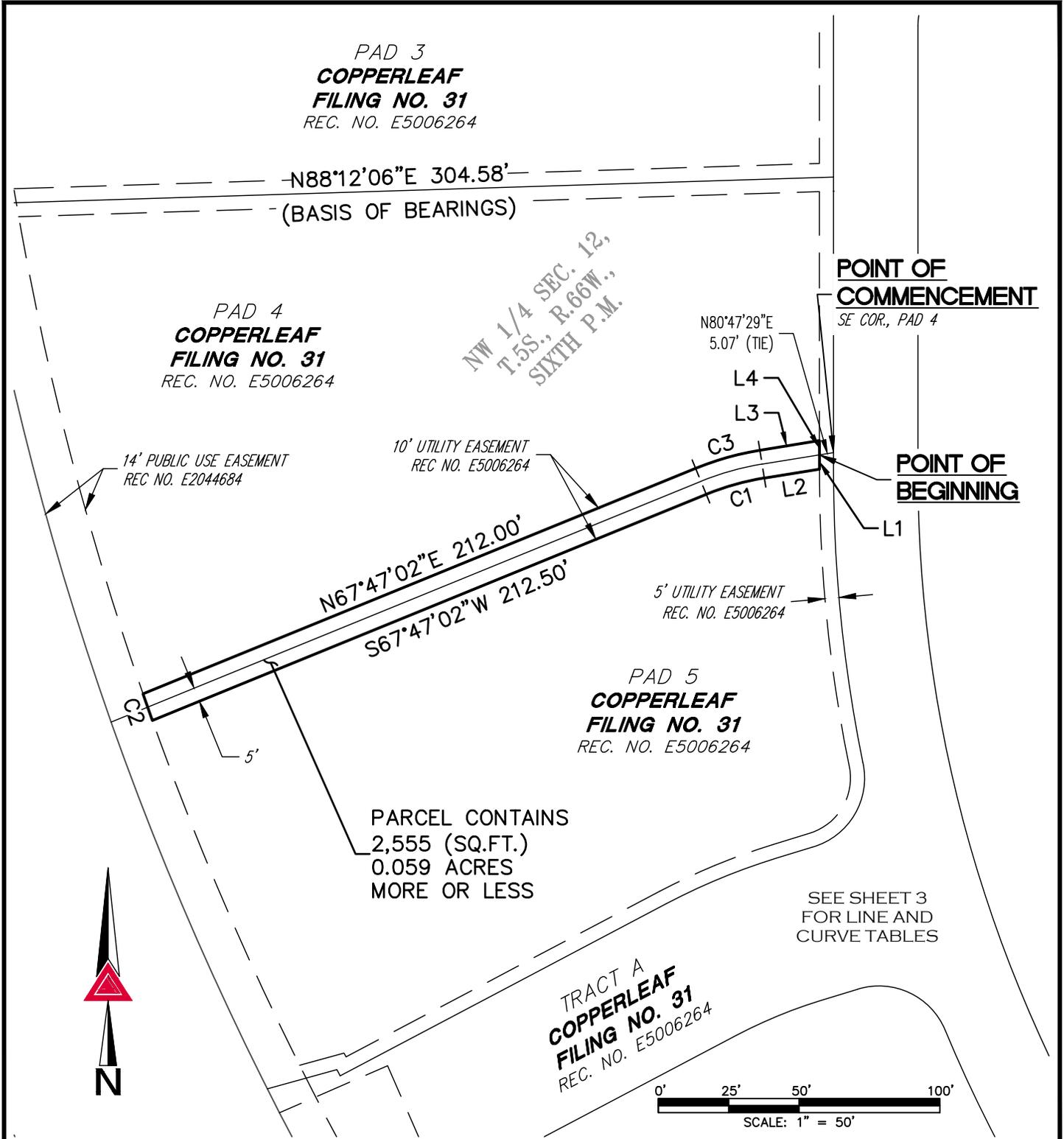


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LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'33"E	5.07'
L2	S80°47'29"W	19.83'
L3	N80°47'29"E	21.45'
L4	S00°00'33"E	5.06'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	12°58'06"	95.00'	21.50'
C2	0°31'06"	1107.00'	10.01'
C3	12°58'20"	105.00'	23.77'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.