

EXHIBIT A - LEGAL DESCRIPTION

LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 AS RECORDED AT RECEPTION NO. 2004113377 OF THE DOUGLAS COUNTY RECORDS;

THENCE FOLLOWING THE BOUNDARY OF SAID LOT 1 THE FOLLOWING TWENTY-TWO (22) COURSES:

1. NORTH 89°55'03"EAST, 105.03 FEET TO A POINT OF TANGENT CURVATURE;
2. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 00°04'57"WEST A RADIUS OF 5,785.00 FEET, THRU A CENTRAL ANGLE OF 05°27'44", AN ARC LENGTH OF 551.51 FEET, WHOSE CHORD BEARS NORTH 87°11'11"EAST A LENGTH OF 551.29 FEET;
3. SOUTH 05°32'41"EAST, 7.00 FEET TO A POINT OF NON TANGENT CURVATURE;
4. EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 05°32'41"EAST, A RADIUS OF 153.00 FEET, THRU A CENTRAL ANGLE OF 44°14'53", AN ARC LENGTH OF 118.16 FEET, WHOSE CHORD BEARS SOUTH 73°25'14"EAST A LENGTH OF 115.24 FEET;
5. SOUTH 29°43'18"EAST, 66.60 FEET;
6. SOUTH 23°56'20"EAST, 264.14 FEET;
7. SOUTH 10°49'51"EAST, 88.19 FEET;
8. SOUTH 23°56'20"EAST, 553.91 FEET;
9. SOUTH 66°06'54"WEST, 51.46 FEET;
10. NORTH 45°24'20"WEST, 109.52 FEET;
11. NORTH 64°44'06"WEST, 193.03 FEET;
12. SOUTH 89°59'52"WEST, 417.86 FEET;
13. NORTH 00°00'08"WEST, 240.75 FEET;
14. NORTH 89°42'09"WEST, 404.78 FEET;
15. NORTH 00°17'51"EAST, 25.00 FEET;
16. NORTH 89°42'09"WEST, 136.54 FEET TO A POINT OF NON TANGENT CURVATURE;
17. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 72°03'06"EAST, A RADIUS OF 625.00 FEET, THRU A CENTRAL ANGLE OF 05°51'30", AN ARC LENGTH OF 63.90 FEET, WHOSE CHORD BEARS NORTH 15°01'09"WEST A LENGTH OF 63.88 FEET;
18. SOUTH 86°37'09"WEST, 6.07 FEET TO A POINT OF NON TANGENT CURVATURE;
19. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 77°59'36"EAST, A RADIUS OF 631.00 FEET, THRU A CENTRAL ANGLE OF 17°27'40", AN ARC LENGTH OF 192.30 FEET, WHOSE CHORD BEARS NORTH 03°16'34"WEST A LENGTH OF 191.56 FEET;
20. NORTH 05°27'16"EAST, 123.41 FEET TO A POINT OF NON TANGENT CURVATURE;
21. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 84°33'45"EAST, A RADIUS OF 132.96 FEET, THRU A CENTRAL ANGLE OF 84°26'53", AN ARC LENGTH OF 196.05 FEET, WHOSE CHORD BEARS NORTH 47°40'43"EAST A LENGTH OF 178.76 FEET;
22. NORTH 00°04'57"WEST, 2.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (694,869 SQUARE FEET) 15.9520 ACRES, MORE OR LESS.