

## **EXHIBIT A**

### **PROPERTY DESCRIPTION**

TRACT I, CROSS CREEK SUBDIVISION FILING NO. 1, RECORDED UNDER RECEPTION NO. B4002718 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED BY A 2" ALUMINUM CAP STAMPED: LS 23527 AT THE WEST END AND A 3-1/4" ALUMINUM CAP STAMPED: LS 29430 AT THE EAST END, BEING ASSUMED TO BEAR S89°58'50"E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7:

THENCE ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7, S89°58'50"E A DISTANCE OF 655.55 FEET;

THENCE S00°01'10"W A DISTANCE OF 37.00 FEET, TO A POINT ON THE NORTHERLY LINE OF TRACT I OF CROSS CREEK SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. B4002718 IN THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ON THE PERIMETER OF SAID TRACT I THE FOLLOWING SEVENTEEN (17) COURSES:

1. S89°58'50"E A DISTANCE OF 577.06 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°59'47" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
3. S00°00'57"W A DISTANCE OF 96.65 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 787.00 FEET, A CENTRAL ANGLE OF 25°36'39" AND AN ARC LENGTH OF 351.78 FEET, TO A POINT OF REVERSE CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°20'58" AND AN ARC LENGTH OF 22.61 FEET, TO A POINT OF TANGENT;
6. S60°45'17"W A DISTANCE OF 362.48 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 463.00 FEET, A CENTRAL ANGLE OF 44°26'37" AND AN ARC LENGTH OF 359.14 FEET, TO A POINT OF TANGENT;
8. N74°48'06"W A DISTANCE OF 99.25 FEET, TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
10. N15°11'54"E A DISTANCE OF 38.50 FEET;
11. N11°23'03"E A DISTANCE OF 75.17 FEET;

12. N15°11'54"E A DISTANCE OF 151.53 FEET, TO A POINT OF CURVE;

13. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 382.00 FEET, A CENTRAL ANGLE OF 15°10'45" AND AN ARC LENGTH OF 101.20 FEET, TO A POINT OF TANGENT;

14. N00°01'09"E A DISTANCE OF 160.46 FEET;

15. N11°19'57"E A DISTANCE OF 71.37 FEET;

16. N00°01'09"E A DISTANCE OF 44.58 FEET, TO A POINT OF CURVE;

17. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'01" AND AN ARC LENGTH OF 23.56 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 427,223 SQUARE FEET OR 9.8077 ACRES.

EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

# ILLUSTRATION FOR EXHIBIT B

SHEET 3 OF 3

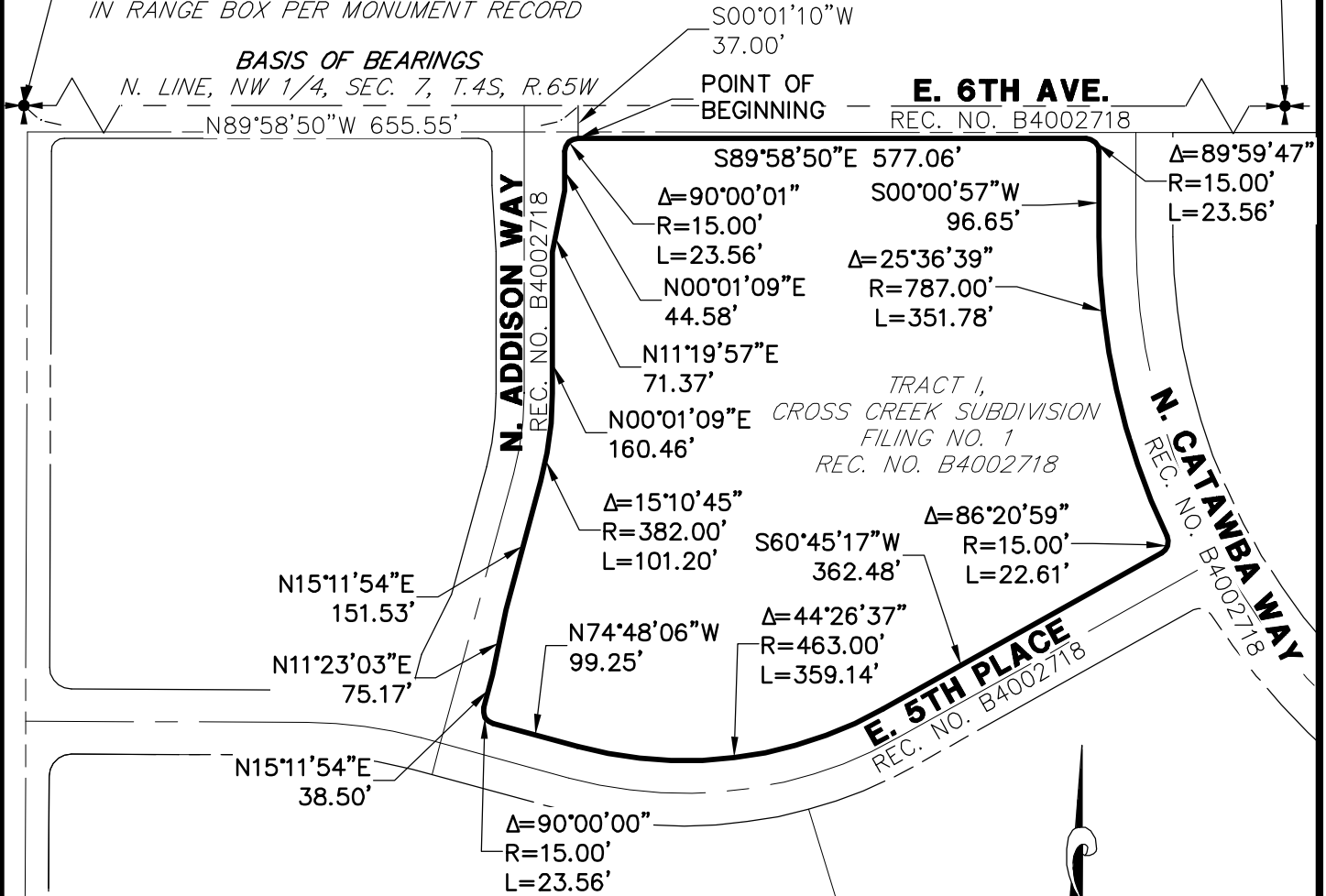
## POINT OF COMMENCEMENT

NW COR. SEC. 7, T.4S, R.65W, 6TH P.M.  
RECOVERED 2" ALUMINUM CAP  
STAMPED "CITY OF AURORA" LS 23527"  
IN RANGE BOX PER MONUMENT RECORD

N 1/4 COR. SEC. 7, T.4S, R.65W, 6TH P.M.  
RECOVERED 3.25 ALUMINUM CAP  
STAMPED "CITY OF AURORA" LS 29430"

## BASIS OF BEARINGS

N. LINE, NW 1/4, SEC. 7, T.4S, R.65W



OWNER:  
CROSSTOWN INVESTMENTS, LP  
100 SHEPPARD AVENUE EAST #720  
TORONTO ONTARIO, CANADA M2N 6N5

THE ABOVE DESCRIBED PARCEL CONTAINS 427,223 SQUARE FEET OR (9.8077 ACRES) MORE OR LESS.  
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	NS	SCALE:	NONE 1"=200'	R.O.W. FILE NUMBER
CHECKED BY:	JA	DATE:	9/20/17	JOB NUMBER:
				15879.00

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO.

## **EXHIBIT A**

### **PROPERTY DESCRIPTION**

TRACT B, CROSS CREEK SUBDIVISION FILING NO. 1, RECORDED UNDER RECEPTION NO. B4002718 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED BY A 2" ALUMINUM CAP STAMPED: LS 23527 AT THE NORTH END AND A 3-1/4" ALUMINUM CAP STAMPED: LS 16419 AT THE SOUTH END, BEING ASSUMED TO BEAR N00°11'54"E.

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 7:

THENCE ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7, N00°11'54"E A DISTANCE OF 534.64 FEET;

THENCE S89°48'06"E A DISTANCE OF 57.00 FEET, TO A POINT ON THE WESTERLY LINE OF TRACT B, CROSS CREEK SUBDIVISION FILING NO. 1, RECORDED UNDER RECEPTION NO. B4002718 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE PERIMETER OF SAID TRACT B THE FOLLOWING EIGHTEEN (18) COURSES:

1. N00°11'54"E A DISTANCE OF 1,355.76 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET, TO A POINT OF TANGENT;
3. S89°48'06"E A DISTANCE OF 268.00 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 463.00 FEET, A CENTRAL ANGLE OF 15°00'00" AND AN ARC LENGTH OF 121.21 FEET, TO A POINT OF TANGENT;
5. S74°48'06"E A DISTANCE OF 174.22 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 537.00 FEET, A CENTRAL ANGLE OF 30°28'17" AND AN ARC LENGTH OF 285.59 FEET, TO A POINT OF NON-TANGENT;
7. S16°52'22"E A DISTANCE OF 212.07 FEET;
8. N73°07'38"E A DISTANCE OF 30.00 FEET, TO A POINT OF NON-TANGENT CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N73°07'38"E, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
10. N73°07'38"E A DISTANCE OF 73.50 FEET;

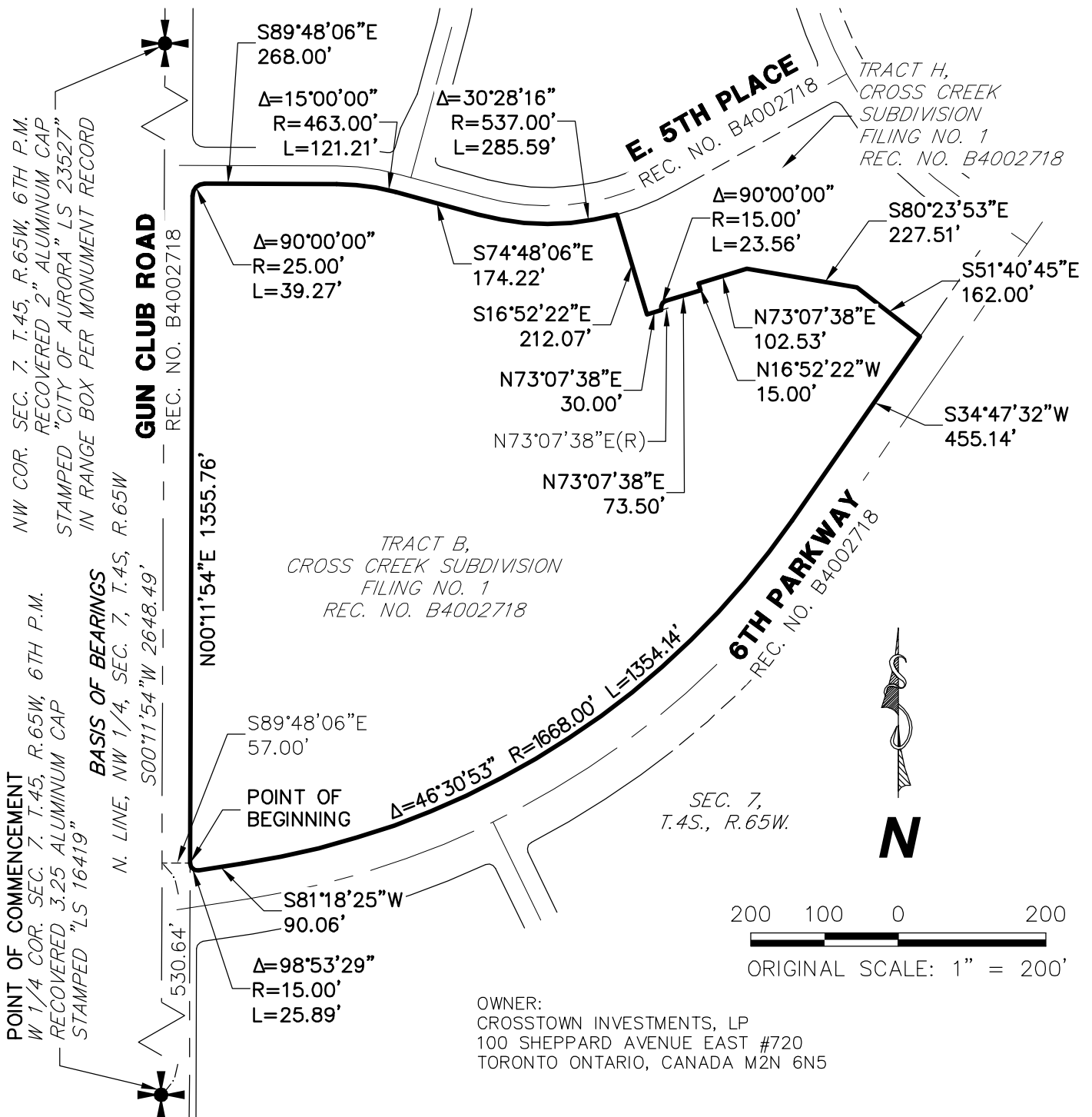
11. N16°52'22"W A DISTANCE OF 15.00 FEET;
12. N73°07'38"E A DISTANCE OF 102.53 FEET;
13. S80°23'53"E A DISTANCE OF 227.51 FEET;
14. S51°40'45"E A DISTANCE OF 162.00 FEET;
15. S34°47'32"W A DISTANCE OF 455.14 FEET, TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,668.00 FEET, A CENTRAL ANGLE OF 46°30'53" AND AN ARC LENGTH OF 1,354.14 FEET, TO A POINT OF TANGENT;
17. S81°18'25"W A DISTANCE OF 90.06 FEET, TO A POINT OF CURVE;
18. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 98°53'29" AND AN ARC LENGTH OF 25.89 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,390,129 SQUARE FEET OR 31.9130 ACRES.

EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

# ILLUSTRATION FOR EXHIBIT B

SHEET 3 OF 3



THE ABOVE DESCRIBED PARCEL CONTAINS 1,390,129 SQUARE FEET OR (31.9130 ACRES) MORE OR LESS.  
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

DRAWN BY:	NS	SCALE:	NONE 1"=300'	R.O.W. FILE NUMBER
CHECKED BY:	JA	DATE:	9/21/17	JOB NUMBER:
				15879.00

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO.