## 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 SOUTH, 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 SOUTH, 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 A

SHEET 3 OF 3

POINT OF COMMENCMENT
*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*

*S89°58'50"E  2648.48'(M)  2618.69'(P)*

655.55'

S00°01'10"W
37.00'

POINT OF
BEGINNING

**E. 6TH AVE.**
REC. NO. B4002718

S89°58'50"E  577.06'

*Δ=90°00'00"(P)*
Δ=90°00'01"(M)
R=15.00'
L=23.56'

S00°00'57"W
96.65'(M)
*96.64'(P)*

*Δ=89°59'46"(P)*
Δ=89°59'47"(M)
R=15.00'
L=23.56'

N00°01'09"E
44.58'

Δ=25°36'39"
R=787.00'
L=351.78'

N11°19'57"E
71.37'

N00°01'09"E
160.46'

*TRACT I,
CROSS CREEK
SUBDIVISION
FILING NO. 1
REC. NO. B4002718*

Δ=15°10'45"
R=382.00'
L=101.20'

*Δ=89°20'58"(P)*
Δ=86°20'59"(M)
R=15.00'
L=22.61'

N74°48'06"W
99.25'

S60°45'17"W
362.48'(M)
*362.47'(P)*

N15°11'54"E
151.53'

N11°23'03"E
75.17'

**N. ADDISON WAY**
REC. NO. B4002718

**N. CATAWBA WAY**
REC. NO. B4002718

**E. 5TH AVENUE**
REC. NO. B4002718

N15°11'54"E
38.50'

Δ=90°00'00"
R=15.00'
L=23.56'

Δ=44°26'37"
R=463.00'
L=359.14'

### LEGEND
*(P)* PER PLAT

*(M)* AS MEASURED

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

200  100  0  200

ORIGINAL SCALE: 1" = 200'

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: 11/29/17 | 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.