

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 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

S89°58'50"E 2648.48'(M) 2618.69'(P)

S00°01'10"W
37.00'

POINT OF
BEGINNING

E. 6TH AVE.

REC. NO. B4002718

LEGEND

(P) PER PLAT

(M) AS MEASURED

N. ADDISON WAY

REC. NO. B4002718

S89°58'50"E 577.06'

$\Delta=90^{\circ}00'00''$ (P)

$\Delta=90^{\circ}00'01''$ (M)

R=15.00'

L=23.56'

N00°01'09"E

44.58'

N11°19'57"E

71.37'

N00°01'09"E

160.46'

$\Delta=15^{\circ}10'45''$

R=382.00'

L=101.20'

N15°11'54"E

151.53'

N11°23'03"E

75.17'

N15°11'54"E

38.50'

N74°48'06"W

99.25'

S60°45'17"W

362.48'(M)

362.47'(P)

E. 5TH PLACE

REC. NO. B4002718

$\Delta=44^{\circ}26'37''$

R=463.00'

L=359.14'

$\Delta=90^{\circ}00'00''$

R=15.00'

L=23.56'

$\Delta=25^{\circ}36'39''$

R=787.00'

L=351.78'

TRACT 1,
CROSS CREEK
SUBDIVISION
FILING NO. 1

REC. NO. B4002718

$\Delta=89^{\circ}20'58''$ (P)

$\Delta=86^{\circ}20'59''$ (M)

R=15.00'

L=22.61'

$\Delta=89^{\circ}59'46''$ (P)

$\Delta=89^{\circ}59'47''$ (M)

R=15.00'

L=23.56'

N. CATAWBA WAY

REC. NO. B4002718

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

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.

DRAWN BY:	NS	SCALE:	NONE 1"=200'	R.O.W. FILE NUMBER
CHECKED BY:	JA	DATE:	11/29/17	JOB NUMBER:
				15879.00