

EXHIBIT "A"
PAGE 1 OF 3

A PARCEL OF LAND CONTAINING 10,395 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 12 WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CHERRY CREEK DRIVE SOUTH (100' R.O.W.) RECORDED AS ORDINANCE 108, SERIES 1954, CITY AND COUNTY OF DENVER RECORDS, FROM WHENCE THE SOUTH ONE-QUARTER CORNER SAID SECTION 12 BEARS S00°21'38"E, A DISTANCE OF 513.59 FEET;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF CHERRY CREEK SOUTH DRIVE (100' R.O.W.) N43°12'09"W, A DISTANCE OF 15.94 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE N43°12'09"W, A DISTANCE OF 330.74 FEET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,444.58 FEET, AN ARC LENGTH OF 106.77 FEET, A CENTRAL ANGLE OF 02°30'09", A CHORD BEARING N44°27'13"W, A DISTANCE OF 106.76 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIXTEEN (16) COURSES;

- 1) N44°17'11"E, A DISTANCE OF 21.49 FEET;
- 2) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,213.50 FEET, AN ARC LENGTH OF 46.29 FEET, A DELTA ANGLE OF 01°11'54", A CHORD BEARING S45°09'59"E, A DISTANCE OF 46.29 FEET;
- 3) N45°25'58"E, A DISTANCE OF 6.50 FEET;
- 4) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,220.00 FEET, AN ARC LENGTH OF 45.84 FEET, A DELTA ANGLE OF 01°10'59", A CHORD BEARING S43°58'32"E, A DISTANCE OF 45.84 FEET;
- 5) S46°36'57"W, A DISTANCE OF 6.50 FEET;
- 6) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,213.50 FEET, AN ARC LENGTH OF 7.02 FEET, A DELTA ANGLE OF 00°10'54", A CHORD BEARING S43°17'36"E, A DISTANCE OF 7.02 FEET;
- 7) TANGENT TO THE PREVIOUSLY DESCRIBED CURVE S43°12'09"E, A DISTANCE OF 70.27 FEET;
- 8) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5,893.50 FEET, AN ARC LENGTH OF 19.87 FEET, A DELTA ANGLE OF 00°11'35", A CHORD BEARING S43°06'21"E, A DISTANCE OF 19.87 FEET;
- 9) NON-TANGENT TO THE PREVIOUSLY DESCRIBED CURVE N46°59'27"E, A DISTANCE OF 6.50 FEET;
- 10) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5,900.00 FEET, AN ARC LENGTH OF 126.41 FEET, A DELTA ANGLE OF 01°13'39", A CHORD BEARING S42°23'44"E, A DISTANCE OF 126.41 FEET;

EXHIBIT "A"
PAGE 2 OF 3

- 11) S48°13'06"W, A DISTANCE OF 2.50 FEET;
- 12) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5,897.50 FEET, AN ARC LENGTH OF 35.00 FEET, A DELTA ANGLE OF 00°20'24", A CHORD BEARING S41°36'42"E, A DISTANCE OF 35.00 FEET;
- 13) TANGENT TO THE PREVIOUSLY DESCRIBED CURVE S41°26'30"E, A DISTANCE OF 4.00 FEET;
- 14) N48°33'30"E, A DISTANCE OF 2.50 FEET;
- 15) S41°26'30"E, A DISTANCE OF 61.01 FEET;
- 16) S02°01'08"W, A DISTANCE OF 32.50 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 10,395 SQUARE FEET OR 0.239 ACRES, MORE OR LESS.

BASIS OF BEARINGS: FOR THE PURPOSE OF THIS DESCRIPTION, THE BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP (PLS 36068, 2013) AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 12, AND BY A 2-1/2" ALUMINUM CAP (LS 16398, 1986), AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 12, BEARING N00°21'38"W.

PREPARED BY: RICHARD D. MUNTEAN, CO PLS 38189
 FOR AND ON BEHALF OF:
 105 WEST, INC.
 2140 S. IVANHOE ST., STE G5
 DENVER, CO 80222