

EXHIBIT A  
LAND DESCRIPTION

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF CHERRY CREEK NORTH DRIVE AS DESCRIBED BY ORDINANCE NUMBER 108, SERIES OF 1954, SITUATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 13, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP IN MONUMENT BOX STAMPED: CDOT/ PLS 11434;  
THENCE SOUTH 34°15'46" WEST, A DISTANCE OF 1202.87 FEET TO THE NORTHEAST RIGHT-OF-WAY LINE OF SAID CHERRY CREEK NORTH DRIVE AND THE **POINT OF BEGINNING**;

THENCE SOUTH 43°10'10" EAST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 3.44 FEET;  
THENCE NORTH 78°42'29" WEST, A DISTANCE OF 34.10 FEET;  
THENCE NORTH 47°01'45" EAST, A DISTANCE OF 2.46 FEET;  
THENCE SOUTH 78°42'29" EAST, A DISTANCE OF 29.86 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 64 SQUARE FEET, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF CHERRY CREEK NORTH DRIVE AS DESCRIBED BY ORDINANCE NUMBER 108, SERIES OF 1954 AND A PORTION OF CHERRY CREEK AS DESCRIBED BY ORDINANCE NUMBER 3, SERIES OF 1954, SITUATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 13, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP IN MONUMENT BOX STAMPED: CDOT/ PLS 11434;  
THENCE SOUTH 31°13'48" WEST, A DISTANCE OF 1218.96 FEET TO THE NORTHEAST RIGHT-OF-WAY LINE OF SAID CHERRY CREEK NORTH DRIVE AND THE **POINT OF BEGINNING**;

THENCE SOUTH 12°57'34" WEST, A DISTANCE OF 5.09 FEET;  
THENCE NORTH 77°02'26" WEST, A DISTANCE OF 7.00 FEET;  
THENCE NORTH 12°57'34" EAST, A DISTANCE OF 2.50 FEET;  
THENCE NORTH 77°02'26" WEST, A DISTANCE OF 219.97 FEET;

THENCE NORTH 12°57'34" EAST, A DISTANCE OF 2.00 FEET;  
THENCE SOUTH 77°02'26" EAST, A DISTANCE OF 219.97 FEET;

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THENCE NORTH 12°57'34" EAST, A DISTANCE OF 2.50 FEET;  
THENCE SOUTH 77°02'26" EAST, A DISTANCE OF 4.16 FEET TO SAID  
NORTHEAST RIGHT-OF-WAY LINE;  
THENCE SOUTH 43°08'58" EAST ALONG SAID NORTHEAST RIGHT-OF-WAY  
LINE, A DISTANCE OF 3.42 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 486 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE  
EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4  
SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS SOUTH  
00°19'42" EAST WITH ALL BEARINGS REFERENCED HEREIN RELATIVE  
THERE TO. BOTH THE NORTHEAST CORNER AND EAST QUARTER CORNER OF  
SAID SECTION ARE MONUMENTED BY A 3-1/4" ALUMINUM CAP IN RANGE BOX  
STAMPED; CDOT, 1990, PLS 11434.