

EXHIBIT A

2014-0064-03-001

EASEMENT DESCRIPTION

PARCEL 1

THE NORTH 11.50 FEET OF LOTS 2, 4 & 5 AND TRACT B, BLOCK 1 TOGETHER WITH THE EAST, SOUTH AND WEST 6.00 FEET OF LOT 2, BLOCK 1 TOGETHER WITH THE WEST 18.50 FEET OF LOT 4, BLOCK 1, PARKFIELD FILING NO. 10, RECORDED JUNE 19, 2000 UNDER RECEPTION NO. 2000085697, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17 AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17 TO BEAR NORTH 00°19'45" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 53°16'19" EAST, A DISTANCE OF 913.11 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MEMPHIS STREET AND THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 962.00 FEET, A CENTRAL ANGLE OF 1°13'48" AND AN ARC LENGTH OF 20.65 FEET, THE CHORD OF WHICH BEARS NORTH 00°40'52" EAST, A DISTANCE OF 20.65 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°21'54" AND AN ARC LENGTH OF 40.74 FEET, THE CHORD OF WHICH BEARS NORTH 47°58'43" EAST, A DISTANCE OF 36.38 FEET TO A POINT OF CURVATURE;

THENCE SOUTH 85°20'20" EAST, A DISTANCE OF 61.39 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 1°46'10" AND AN ARC LENGTH OF 13.28 FEET, THE CHORD OF WHICH BEARS SOUTH 86°13'25" EAST, A DISTANCE OF 13.28 FEET TO A POINT OF CURVATURE;

THENCE SOUTH 87°06'30" EAST, A DISTANCE OF 688.65 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 2°41'44" AND AN ARC LENGTH OF 17.41 FEET, THE CHORD OF WHICH BEARS SOUTH 85°45'38" EAST, A DISTANCE OF 17.40 FEET TO A POINT OF CURVATURE;

THENCE SOUTH 84°24'46" EAST, A DISTANCE OF 55.41 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 57°18'59" AND AN ARC LENGTH OF 25.01 FEET, THE CHORD OF WHICH BEARS SOUTH 55°45'17" EAST, A DISTANCE OF 23.98 FEET;

THENCE NORTH 84°24'46" WEST, A DISTANCE OF 76.45 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 358.50 FEET, A CENTRAL ANGLE OF 2°41'44" AND AN ARC LENGTH OF 16.87 FEET, THE CHORD OF WHICH BEARS NORTH 85°45'38" WEST, A DISTANCE OF 16.86 FEET TO A POINT OF CURVATURE;

THENCE NORTH 87°06'30" WEST, A DISTANCE OF 519.44 FEET;

THENCE SOUTH 00°03'21" WEST, A DISTANCE OF 24.78 FEET;

THENCE SOUTH 03°52'49" WEST, A DISTANCE OF 30.07 FEET;

THENCE SOUTH 00°03'58" WEST, A DISTANCE OF 180.34 FEET TO A POINT ON A NON TANGENT CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 75°49'27" AND AN ARC LENGTH OF 32.42 FEET, THE CHORD OF WHICH BEARS NORTH 37°50'46" WEST, A DISTANCE OF 30.11 FEET TO A POINT OF CURVATURE;

THENCE NORTH 00°03'58" EAST, A DISTANCE OF 157.20 FEET;

THENCE NORTH 03°52'49" EAST, A DISTANCE OF 30.07 FEET;

THENCE NORTH 00°03'21" EAST, A DISTANCE OF 25.08 FEET;

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THENCE NORTH 87°06'30" WEST, A DISTANCE OF 31.03 FEET;
THENCE SOUTH 00°03'58" WEST, A DISTANCE OF 26.61 FEET;
THENCE SOUTH 03°44'53" EAST, A DISTANCE OF 30.07 FEET;
THENCE SOUTH 00°03'58" WEST, A DISTANCE OF 157.20 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 38.48 FEET, THE CHORD OF WHICH BEARS SOUTH 45°03'58" WEST, A DISTANCE OF 34.65 FEET TO A POINT OF CURVATURE;

THENCE NORTH 89°56'02" WEST, A DISTANCE OF 129.41 FEET;
THENCE NORTH 86°24'31" WEST, A DISTANCE OF 48.79 FEET;
THENCE NORTH 89°56'02" WEST, A DISTANCE OF 20.00 FEET TO SAID EAST RIGHT OF WAY LINE OF MEMPHIS STREET;

THENCE NORTH 00°03'58" EAST, A DISTANCE OF 213.45 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PART OF LOT 2, BLOCK 1, PARKFIELD FILING NO. 10, RECORDED JUNE 19, 2000 UNDER RECEPTION NO. 2000085697, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17 AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17 TO BEAR NORTH 00°19'45" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 65°20'31" EAST, A DISTANCE OF 811.61 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°03'58" EAST, A DISTANCE OF 207.45 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 956.00 FEET, A CENTRAL ANGLE OF 0°53'35" AND AN ARC LENGTH OF 14.90 FEET, THE CHORD OF WHICH BEARS NORTH 00°30'45" EAST, A DISTANCE OF 14.90 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 93°42'07" AND AN ARC LENGTH OF 31.07 FEET, THE CHORD OF WHICH BEARS NORTH 47°48'36" EAST, A DISTANCE OF 27.72 FEET TO A POINT OF CURVATURE;

THENCE SOUTH 85°20'20" EAST, A DISTANCE OF 61.05 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 441.50 FEET, A CENTRAL ANGLE OF 1°46'10" AND AN ARC LENGTH OF 13.63 FEET, THE CHORD OF WHICH BEARS SOUTH 86°13'25" EAST, A DISTANCE OF 13.63 FEET TO A POINT OF CURVATURE;

THENCE SOUTH 87°06'30" EAST, A DISTANCE OF 113.65 FEET;
THENCE SOUTH 00°03'58" WEST, A DISTANCE OF 27.11 FEET;
THENCE SOUTH 03°44'53" EAST, A DISTANCE OF 30.07 FEET;
THENCE SOUTH 00°03'58" WEST, A DISTANCE OF 157.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 18.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 29.06 FEET, THE CHORD OF WHICH BEARS SOUTH 45°03'58" WEST, A DISTANCE OF 26.16 FEET TO A POINT OF CURVATURE;

THENCE NORTH 89°56'02" WEST, A DISTANCE OF 129.23 FEET;
THENCE NORTH 86°24'31" WEST, A DISTANCE OF 48.79 FEET;
THENCE NORTH 89°56'02" WEST, A DISTANCE OF 14.18 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING A CALCULATED NET AREA OF 18,401 SQUARE FEET OR 0.4224 ACRES, MORE OR LESS AND ALL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.