

EXHIBIT "A"

PROJECT NUMBER: UI 002-2(8)

PARCEL NUMBER: 257-EX

DATE: September 15, 2017

DESCRIPTION

A parcel of land No. 257-EX of the Department of Transportation, State of Colorado Project No. UI 002-2(8), containing 62,601 sq. ft. (1.437 acres), more or less, in the South ½ of Section 28, Township 3 South, Range 68 West, of the 6th Principal Meridian, in City and County of Denver, Colorado, being more particularly described as follows:

Commencing at the intersection of the 20 foot range line in Platte Street and the 21.5 foot range line of 17th Street;

Thence N. 21°37'07" E., 50.62 feet, to a point being the intersection of a line 46.50 feet northeasterly and parallel with said 21.5 foot range line in 17th Street, and a line 20.0 feet northwesterly and parallel with said 20 foot range line in Platte Street, said point also being an angle point of the Valley Highway Right of Way Ordinance Number 3, series 1962, depicted on the Plat of Kasserman's Addition to the City and County of Denver, and the southeasterly Right of Way line of I-25 as shown on the Right of Way plans for CDOT Project Numbers UI-002-2(8) and IR 25-2(198), said point also being the POINT OF BEGINNING;

1. Thence N. 45°08'40" W., a distance of 155.02 feet, coincident with said Valley Highway and southeasterly I-25 Right of Way line;
2. Thence departing said Right of Way line, N. 47°29'25" E., a distance of 117.52 feet;
3. Thence N. 53°56'40" E., a distance of 159.85 feet;
4. Thence N. 59°36'47" E., a distance of 88.17 feet;
5. Thence N. 65°49'07" E., a distance of 144.08 feet;
6. Thence on the arc of a non-tangent curve to the left, having a radius of 89.97 feet, a central angle of 39°10'10", and a distance of 61.51 feet, (with a chord bearing S. 25°30'09" E., a distance of 60.32 feet);
7. Thence S. 45°05'10" E., a distance of 8.87 feet, to a point lying on the aforementioned Valley Highway and southeasterly I-25 Right of Way line, also being a line 5 feet northwesterly of the 20 foot range line in Platte Street;

Thence coincident with said Right of Way line the following 3 courses;

8. Thence S. 44°53'40" W., a distance of 217.43 feet;

9. Thence S. $56^{\circ}58'41''$ W., a distance of 71.62 feet;

10. Thence S. $44^{\circ}53'40''$ W., a distance of 187.31 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 62,601 sq. ft. (1.437 acres), more or less.

Basis of Bearings: All bearings are based on a 20.0 foot range line between two points in Platte Street, bearing S. $44^{\circ}53'40''$ W., with a record distance of 480.40 feet as shown on the Right of Way plans for CDOT Project Number IR 25-2(198).

Prepared for the Colorado Department of Transportation by:

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