

EXHIBIT A

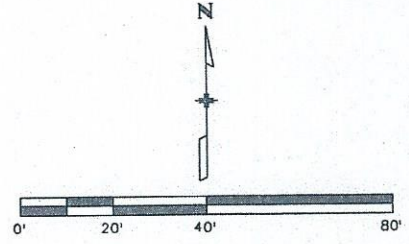
THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED LEGAL DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.

P.O.C.
Center 1/4 Section 8,
T.3S., R.68W., 6TH P.M.
Fnd. 3-1/4" CDOT A.C., "PLS 36045, 2012"

Southeast 1/4 Section 8,
T.3S., R.68W., 6TH P.M.

R.O.W.
Book 1743, Page 339

W. 60TH AVE.
(ROW Varies)



BASIS OF BEARING
S00°00'00"E 2637.93'

W. Line SE 1/4 S8, T.3S., R.68W., 6TH P.M.

FEDERAL BLVD.
(ROW Varies)

S09°51'32"E
350.42'

N76°04'00"E
123.64'

PARCEL 1-R
15,131 SQ. FT. ±
0.347 AC. ±

S00°00'00"E
143.07'

REC. NO. C1185272

South 1/4 Corner Section 8,
T.3S., R.68W., 6TH P.M.
Fnd. 3-1/4" A.C., "PLS 23519, 1989"

R.O.W.
Book 1748, Page 69

P.O.B.
N32°51'36"W
45.13'

S90°00'00"W
50.54'

REC. NO. C1185271

R=500.19'
L=45.04'
Δ=05°09'32"
ChB=S87°25'14"W
Ch=45.02'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTIONS

Shown 12:26:07 PM P:\105 West Projects\128-0002 - 60th Ave. Clear Creek Adams County\Drawings\Legal Descriptions and Exhibits\Reconfigured\Parcel 1-R.dgn

Job No.: 128-0002
Scale: 1" = 40'
Date: January 29, 2015
Page 2 of 2
Drawn By: SDB

PARCEL 1-R
SECTION 8, T. 3 S., R. 68 W., 6TH P.M
ADAMS COUNTY, STATE OF COLORADO

105WEST
INCORPORATED
2140 S. Ivanhoe St., STE G5
Denver, CO 80222

EXHIBIT "A"
Parcel 1 - R
PAGE 1 OF 2
January 29, 2015

A PARCEL OF LAND CONTAINING 15,131 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 8, A FOUND 3-1/4" CDOT ALUMINUM CAP;

THENCE S09°51'32"E, A DISTANCE OF 350.42 FEET TO EAST RIGHT-OF-WAY LINE OF FEDERAL BLVD. (R.O.W. VARIES) RECORDED IN BOOK 1748, PAGE 69, ADAMS COUNTY RECORDS, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF FEDERAL BLVD. (R.O.W. VARIES) RECORDED IN BOOK 1748, PAGE 69, ADAMS COUNTY RECORDS, N00°00'00"W, A DISTANCE OF 77.42 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. C1185271, ADAMS COUNTY RECORDS;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE OF FEDERAL BLVD. (R.O.W. VARIES) AND ALONG THE NORTH LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. C1185271, ADAMS COUNTY RECORDS, N76°04'00"E, A DISTANCE OF 123.64 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. C1185272, ADAMS COUNTY RECORDS;

THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. C1185272, ADAMS COUNTY RECORDS, S00°00'00"E, A DISTANCE OF 143.07 FEET;

THENCE DEPARTING SAID WEST LINE THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.19 FEET, AN ARC LENGTH OF 45.04 FEET, A DELTA OF 05°09'32", A CHORD BEARING S87°25'14"W, A DISTANCE OF 45.02 FEET;
- 2) TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, S90°00'00"W, A DISTANCE OF 50.54 FEET;
- 3) N32°51'36"W, A DISTANCE OF 45.13 FEET TO SAID EAST RIGHT-OF-WAY LINE OF FEDERAL BLVD. (R.O.W. VARIES) RECORDED IN BOOK 1748, PAGE 69, ADAMS COUNTY RECORDS AND THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 15,131 SQUARE FEET OR 0.347 ACRES, MORE OR LESS.

BASIS OF BEARINGS: FOR THE PURPOSE OF THIS DESCRIPTION, THE BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A 3-1/4" CDOT ALUMINUM CAP (PLS 36045, 2012) AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 8, AND BY A 3-1/4" ALUMINUM CAP (CHARLES RUSSELL PLS 23519, 1989), AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 8, BEARING S00°00'00"E.

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



EXHIBIT A

THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED LEGAL DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.

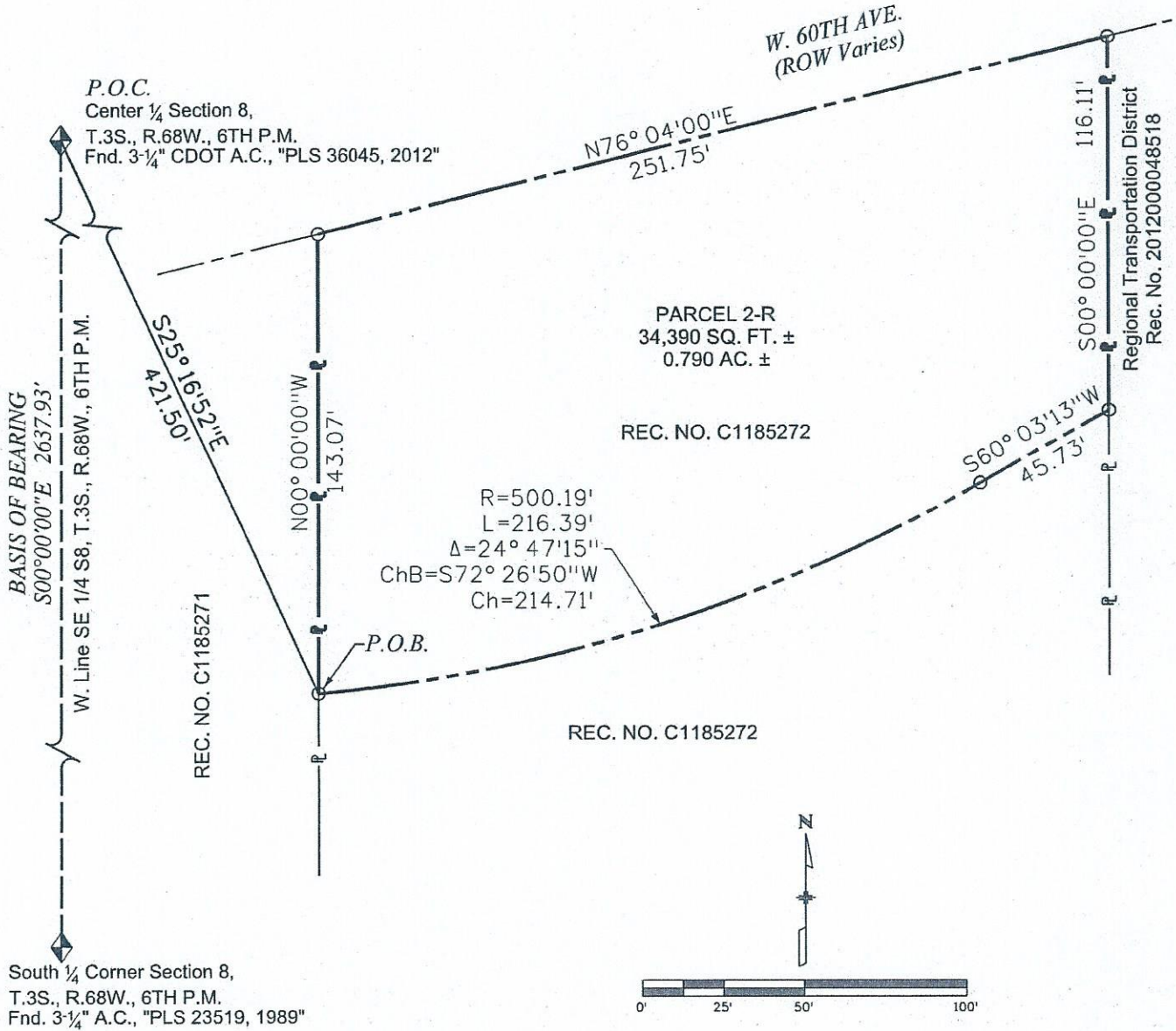


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTIONS

Job No.: 128-0002
Scale: 1" = 50'
Date: January 29, 2015
Page 2 of 2
Drawn By: SDB

PARCEL 2-R
 SECTION 8, T. 3 S., R. 68 W., 6TH P.M.
 ADAMS COUNTY, STATE OF COLORADO

105WEST
 INCORPORATED
 2140 S. Ivanhoe St., STE G5
 Denver, CO 80222

Shawn 1:39:41 PM P:\105 West Projects\128-0002 - 60th Ave. Clear Creek Adams County\RDW_Survey Drawings\Legal Descriptions and Exhibits\Reconfigured\Parcel 2-R.dgn

EXHIBIT "A"
Parcel 2 – R
PAGE 1 OF 2
January 29, 2015

A PARCEL OF LAND CONTAINING 34,390 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 8, A FOUND 3-1/4" CDOT ALUMINUM CAP;

THENCE S25°16'52"E, A DISTANCE OF 421.50 FEET TO EAST LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. C1185271, ADAMS COUNTY RECORDS, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID EAST LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. C1185271, ADAMS COUNTY RECORDS, N00°00'00"W, A DISTANCE OF 143.07 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. C1185271, ADAMS COUNTY RECORDS;

THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. C1185272, ADAMS COUNTY RECORDS, N76°04'00"E, A DISTANCE OF 251.75 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2012000048518, ADAMS COUNTY RECORDS;

THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2012000048518, ADAMS COUNTY RECORDS, S00°00'00"E, A DISTANCE OF 116.11 FEET;

THENCE DEPARTING SAID WEST LINE S60°03'13"W, A DISTANCE OF 45.73 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.19 FEET, AN ARC LENGTH OF 216.39 FEET, A DELTA OF 24°47'15", A CHORD BEARING S72°26'50"W, A DISTANCE OF 214.71 FEET TO SAID EAST LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. C1185271, ADAMS COUNTY RECORDS, AND THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 34,390 SQUARE FEET OR 0.790 ACRES, MORE OR LESS.

BASIS OF BEARINGS: FOR THE PURPOSE OF THIS DESCRIPTION, THE BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A 3-1/4" CDOT ALUMINUM CAP (PLS 36045, 2012) AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 8, AND BY A 3-1/4" ALUMINUM CAP (CHARLES RUSSELL PLS 23519, 1989), AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 8, BEARING S00°00'00"E.

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