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EXHIBIT "A"

PROJECT NUMBER: STR 0821-029 UNIT 3

PARENT PARCEL NUMBER: 302

Project Code: 10211

Date: June 17, 1998

DESCRIPTION

A tract or parcel of land being a part of parcel No. 302 of the Department of Transportation State of Colorado, Project No. STR 0821-029 Unit 3 containing 31.382 acres more or less, in Lots 9 and 10, Section 21, Township 9 South, Range 85 West of the Sixth Principal Meridian, in Pitkin County, Colorado, said tract being more particularly described as follows:

Commencing at the Southeast corner of Section 21, Township 9 South, Range 85 West of the Sixth Principal Meridian; Thence South $89^{\circ} 22' 36''$ West, a distance of 479.20 feet to a point where the center of the main channel of the Roaring Fork River as located in 1996 intersects the South line of said Section 21, said point being the **TRUE POINT OF BEGINNING**;

1. Thence continuing South $89^{\circ} 22' 36''$ West along the South line of said Section 21, a distance of 412.98 feet;
2. Thence North $18^{\circ} 39' 54''$ East, a distance of 99.30 feet;
3. Thence North $35^{\circ} 22' 54''$ East, a distance of 134.30 feet;
4. Thence North $53^{\circ} 25' 22''$ East, a distance of 282.39 feet;
5. Thence North $28^{\circ} 42' 04''$ West, a distance of 118.61 feet;
6. Thence North $20^{\circ} 04' 47''$ East, a distance of 127.08 feet;
7. Thence North $04^{\circ} 32' 16''$ East, a distance of 180.60 feet;
8. Thence North $03^{\circ} 40' 22''$ West, a distance of 949.49 feet;
9. Thence North $11^{\circ} 09' 44''$ East, a distance of 252.30 feet;
10. Thence North $12^{\circ} 28' 42''$ West, a distance of 220.29 feet;
11. Thence North $31^{\circ} 19' 11''$ West, a distance of 314.28 feet;
12. Thence North $19^{\circ} 45' 23''$ West, a distance of 322.57 feet;
13. Thence North $51^{\circ} 40' 03''$ West, a distance of 148.69 feet;

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POTENTIAL OPEN SPACE
FLOATING 100' TRANSPORTATION
EASEMENT

14. Thence North 30° 45' 31" West, a distance of 136.47 feet to the Northerly line of that certain parcel of land described in deed recorded in Book 736 on Page 296 of the Pitkin County records;
15. Thence North 65° 23' 01" East along said Northerly line, a distance of 557.09 feet to the center of the main channel of the Roaring Fork River as located in 1996;
16. Thence South 31° 58' 34" East along said channel center, a distance of 111.09 feet
17. Thence South 40° 12' 02" East continuing along said channel center, a distance of 58.21 feet;
18. Thence South 29° 57' 54" East continuing along said channel center, a distance of 91.35 feet;
19. Thence South 12° 23' 31" East continuing along said channel center, a distance of 30.55 feet;
20. Thence South 27° 25' 45" East continuing along said channel center, a distance of 61.85 feet;
21. Thence South 33° 09' 08" East continuing along said channel center, a distance of 51.13 feet;
22. Thence South 17° 11' 31" East continuing along said channel center, a distance of 83.60 feet;
23. Thence South 09° 39' 36" East continuing along said channel center, a distance of 50.71 feet;
24. Thence South 17° 31' 59" East continuing along said channel center, a distance of 96.33 feet;
25. Thence South 13° 48' 57" East continuing along said channel center, a distance of 74.86 feet;
26. Thence South 12° 55' 53" East continuing along said channel center, a distance of 77.49 feet;
27. Thence South 09° 05' 11" East continuing along said channel center, a distance of 64.24 feet;
28. Thence South 19° 12' 15" East continuing along said channel center, a distance of 81.69 feet;
29. Thence South 25° 25' 08" East continuing along said channel center, a distance of 42.20 feet;
30. Thence South 22° 41' 11" East continuing along said channel center, a distance of 30.50 feet;
31. Thence South 19° 58' 11" East continuing along said channel center, a distance of 39.79 feet;
32. Thence South 80° 04' 51" East continuing along said channel center, a distance of 31.14 feet;
33. Thence South 17° 08' 43" East continuing along said channel center, a distance of 58.87 feet;
34. Thence South 01° 17' 16" West continuing along said channel center, a distance of 33.29 feet;

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SCALE 3/12 WP
June 17, 1998

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58.21 feet;

91.35 feet;

30.55 feet;

61.85 feet;

51.13 feet;

83.60 feet;

50.71 feet;

96.33 feet;

74.86 feet;

77.49 feet;

64.24 feet;

81.69 feet;

42.20 feet;

30.50 feet;

39.79 feet;

31.14 feet;

58.87 feet;

33.29 feet;

35. Thence South 03° 48' 16" East continuing along said channel center, a distance of 50.02 feet;
36. Thence South 10° 05' 31" East continuing along said channel center, a distance of 26.55 feet;
37. Thence South 03° 46' 48" East continuing along said channel center, a distance of 122.24 feet;
38. Thence South 03° 18' 02" West continuing along said channel center, a distance of 219.04 feet;
39. Thence South 00° 16' 17" West continuing along said channel center, a distance of 122.89 feet;
40. Thence South 11° 58' 12" West continuing along said channel center, a distance of 47.38 feet;
41. Thence South 26° 23' 36" West continuing along said channel center, a distance of 69.74 feet;
42. Thence South 32° 43' 21" West continuing along said channel center, a distance of 104.98 feet;
43. Thence South 29° 04' 26" West continuing along said channel center, a distance of 72.04 feet;
44. Thence South 15° 46' 21" West continuing along said channel center, a distance of 59.50 feet;
45. Thence South 05° 14' 16" West continuing along said channel center, a distance of 63.97 feet;
46. Thence South 11° 31' 00" East continuing along said channel center, a distance of 77.34 feet;
47. Thence South 09° 35' 52" East continuing along said channel center, a distance of 64.82 feet;
48. Thence South 26° 37' 15" East continuing along said channel center, a distance of 128.01 feet;
49. Thence South 29° 33' 35" East continuing along said channel center, a distance of 133.20 feet;
50. Thence South 11° 47' 21" East continuing along said channel center, a distance of 107.68 feet;
51. Thence South 03° 03' 50" West continuing along said channel center, a distance of 119.45 feet;
52. Thence South 11° 14' 44" West continuing along said channel center, a distance of 194.31 feet;
53. Thence South 16° 49' 30" West continuing along said channel center, a distance of 89.35 feet;
54. Thence South 18° 25' 08" West continuing along said channel center, a distance of 87.88 feet;
55. Thence South 47° 30' 46" West continuing along said channel center, a distance of 121.02 feet;
56. Thence South 53° 30' 15" West continuing along said channel center, a distance of 59.88 feet;

57. Thence South 47° 04' 21" West continuing along said channel center, a distance of 65.11 feet;
58. Thence South 39° 15' 33" West continuing along said channel center, a distance of 46.07 feet;
59. Thence South 29° 14' 53" West continuing along said channel center, a distance of 48.65 feet to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 1,366,989 square feet or 31.382 acres more or less.

BASIS OF BEARINGS: South 89° 22' 36" West along the Section line common to the Southeast Quarter of Section 21 and the Northeast Quarter of Section 28, T. 9 S., R. 85 W., 6th P.M.. The Section corner common to Sections 21, 22, 27 and 28 of said Township being a 1992 3-1/2 inch brass cap marked P.L.S. 6129 and the Quarter corner common to Section 21 and 22, being a 1994 3-1/4 inch C.D.O.H. aluminum cap marked P.L.S. 17491.

WRITTEN BY:

Gary D. Gable, PLS 24662

100th Anniversary

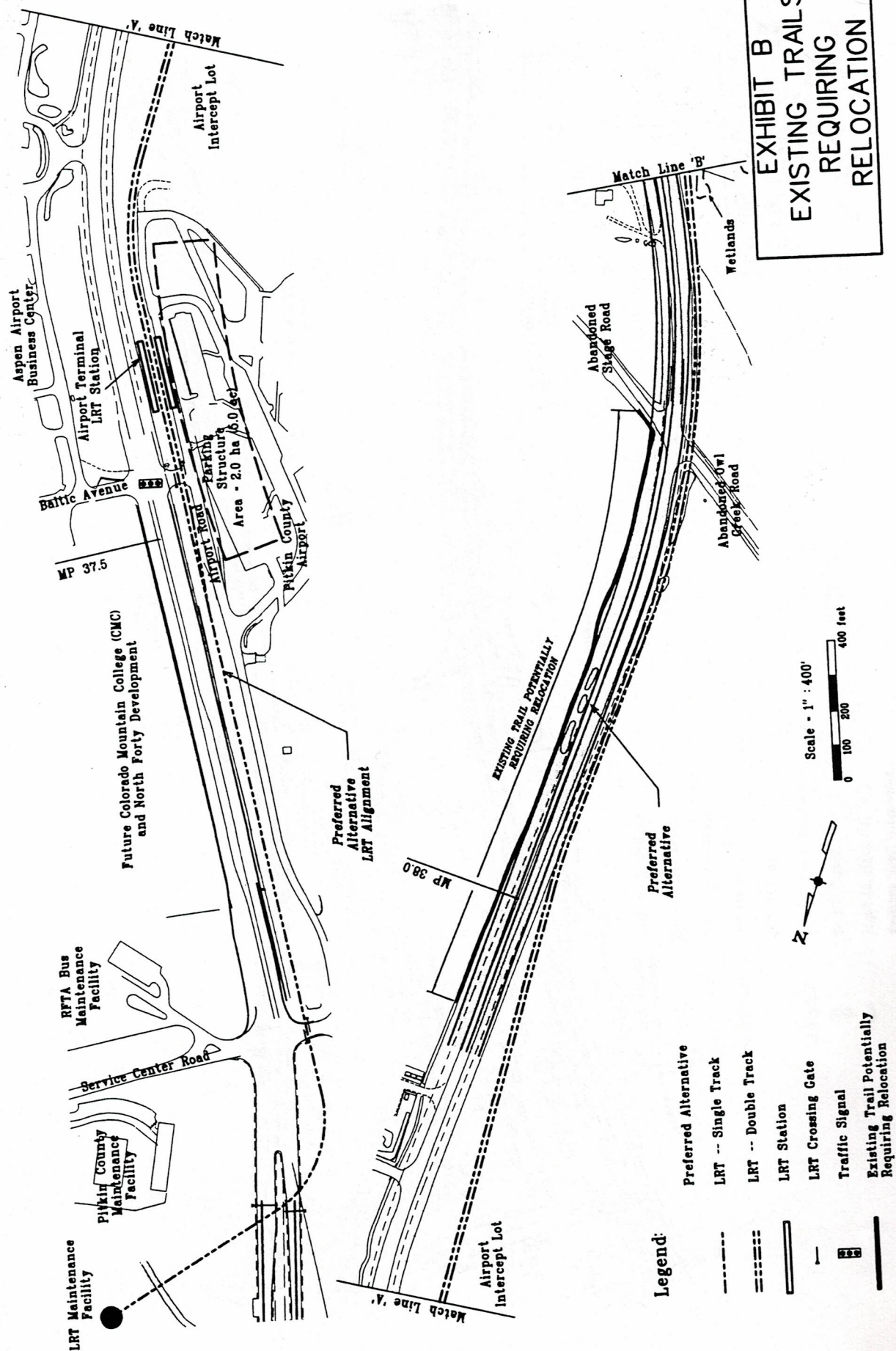
P.O. Drawer 1307

Arvada, CO 80001



8.65 feet

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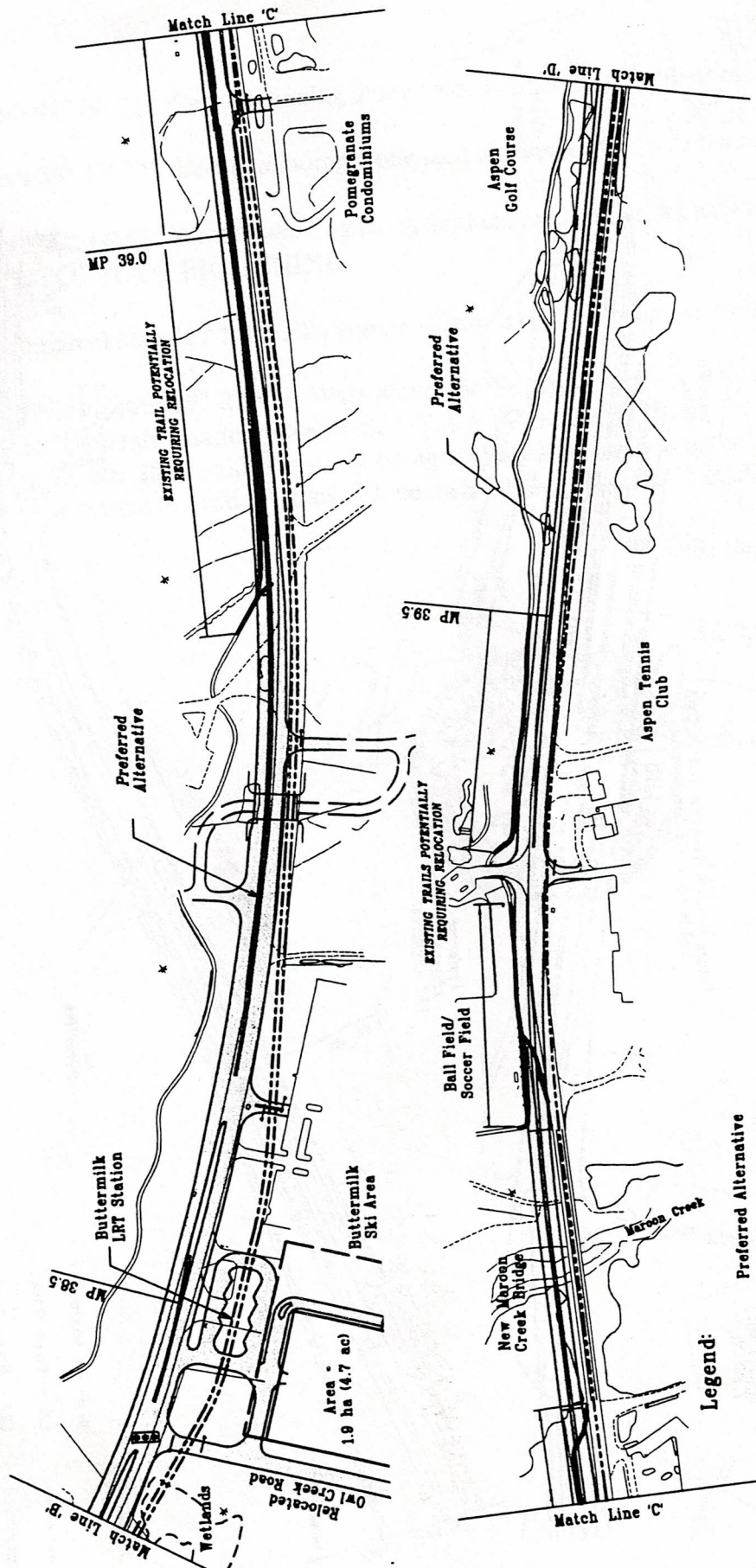
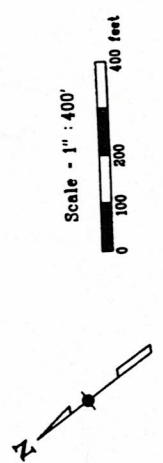


EXHIBIT B (CONT.) EXISTING TRAILS REQUIRING RELOCATION



- Legend:**
- Preferred Alternative
 - LRT -- Single Track
 - LRT -- Double Track
 - LRT Station
 - LRT Crossing Gate
 - Traffic Signal
 - Existing Trail Potentially Requiring Relocation

EXISTING TRAILS
REQUIRING
RELOCATION



LRT Station
LRT Crossing Gate
Traffic Signal
Existing Trail
Potentially Requiring Relocation

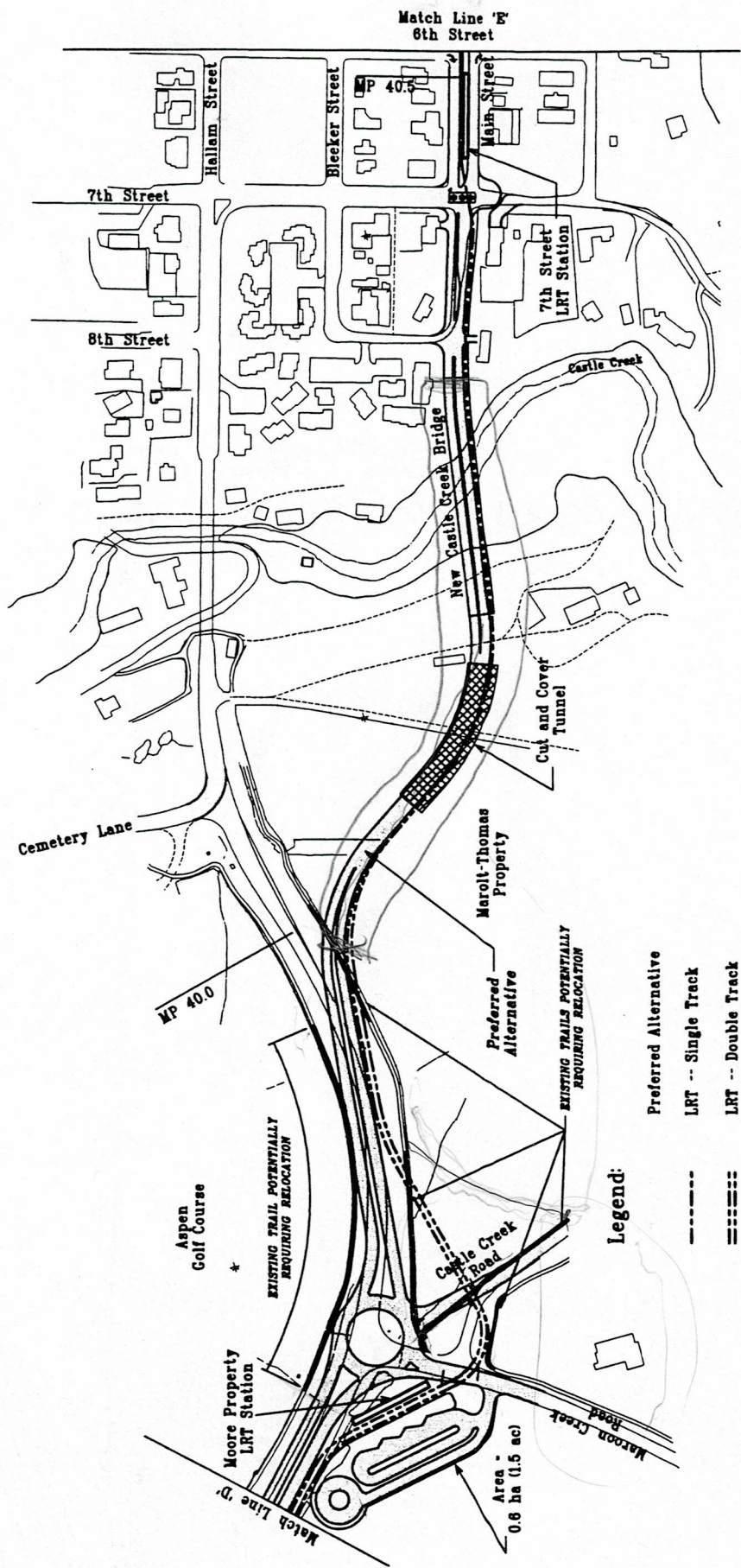


EXHIBIT B (CONT.)
EXISTING TRAILS
REQUIRING
RELOCATION



- Legend:**
- Preferred Alternative
 - LRT -- Single Track
 - LRT -- Double Track
 - LRT Station
 - LRT Crossing Gate
 - Cut and Cover Tunnel
 - Traffic Signal
 - Right in, right out only
 - Existing Trail Potentially Requiring Relocation

EXHIBIT C
OLD S.H. 82 RIGHT-OF-WAY
CONVEYED TO CITY

