

**EXHIBIT A
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PROPERTY**

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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;

14. Thence North $30^{\circ} 45' 31''$ 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; 35.

15. Thence North $65^{\circ} 23' 01''$ 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; 36.

16. Thence South $31^{\circ} 58' 34''$ East along said channel center, a distance of 111.09 feet 37.

17. Thence South $40^{\circ} 12' 02''$ East continuing along said channel center, a distance of 58.21 feet; 38.

18. Thence South $29^{\circ} 57' 54''$ East continuing along said channel center, a distance of 91.35 feet; 39.

19. Thence South $12^{\circ} 23' 31''$ East continuing along said channel center, a distance of 30.55 feet; 40.

20. Thence South $27^{\circ} 25' 45''$ East continuing along said channel center, a distance of 61.85 feet; 41.

21. Thence South $33^{\circ} 09' 08''$ East continuing along said channel center, a distance of 51.13 feet; 42.

22. Thence South $17^{\circ} 11' 31''$ East continuing along said channel center, a distance of 83.60 feet; 43.

23. Thence South $09^{\circ} 39' 36''$ East continuing along said channel center, a distance of 50.71 feet; 44.

24. Thence South $17^{\circ} 31' 59''$ East continuing along said channel center, a distance of 96.33 feet; 45.

25. Thence South $13^{\circ} 48' 57''$ East continuing along said channel center, a distance of 74.86 feet; 46.

26. Thence South $12^{\circ} 55' 53''$ East continuing along said channel center, a distance of 77.49 feet; 47.

27. Thence South $09^{\circ} 05' 11''$ East continuing along said channel center, a distance of 64.24 feet; 48.

28. Thence South $19^{\circ} 12' 15''$ East continuing along said channel center, a distance of 81.69 feet; 49.

29. Thence South $25^{\circ} 25' 08''$ East continuing along said channel center, a distance of 42.20 feet; 50.

30. Thence South $22^{\circ} 41' 11''$ East continuing along said channel center, a distance of 30.50 feet; 51.

31. Thence South $19^{\circ} 58' 11''$ East continuing along said channel center, a distance of 39.79 feet; 52.

32. Thence South $80^{\circ} 04' 51''$ East continuing along said channel center, a distance of 31.14 feet; 53.

33. Thence South $17^{\circ} 08' 43''$ East continuing along said channel center, a distance of 58.87 feet; 54.

34. Thence South $01^{\circ} 17' 16''$ West continuing along said channel center, a distance of 33.29 feet; 55.

35. Thence South $01^{\circ} 17' 16''$ West continuing along said channel center, a distance of 33.29 feet; 56.

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

57. Thence South $47^{\circ} 04' 21''$ West continuing along said channel center, a distance of 65.11 feet;
58. Thence South $39^{\circ} 15' 33''$ West continuing along said channel center, a distance of 46.07 feet;
59. Thence South $29^{\circ} 14' 53''$ 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 $89^{\circ} 22' 36''$ 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
MK Centennial
P.O. Drawer 1307
Arvada, CO 80001



.11 feet;
6.07 feet;
8.65 feet

Southeast
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ked P.L.S.
minimum cap

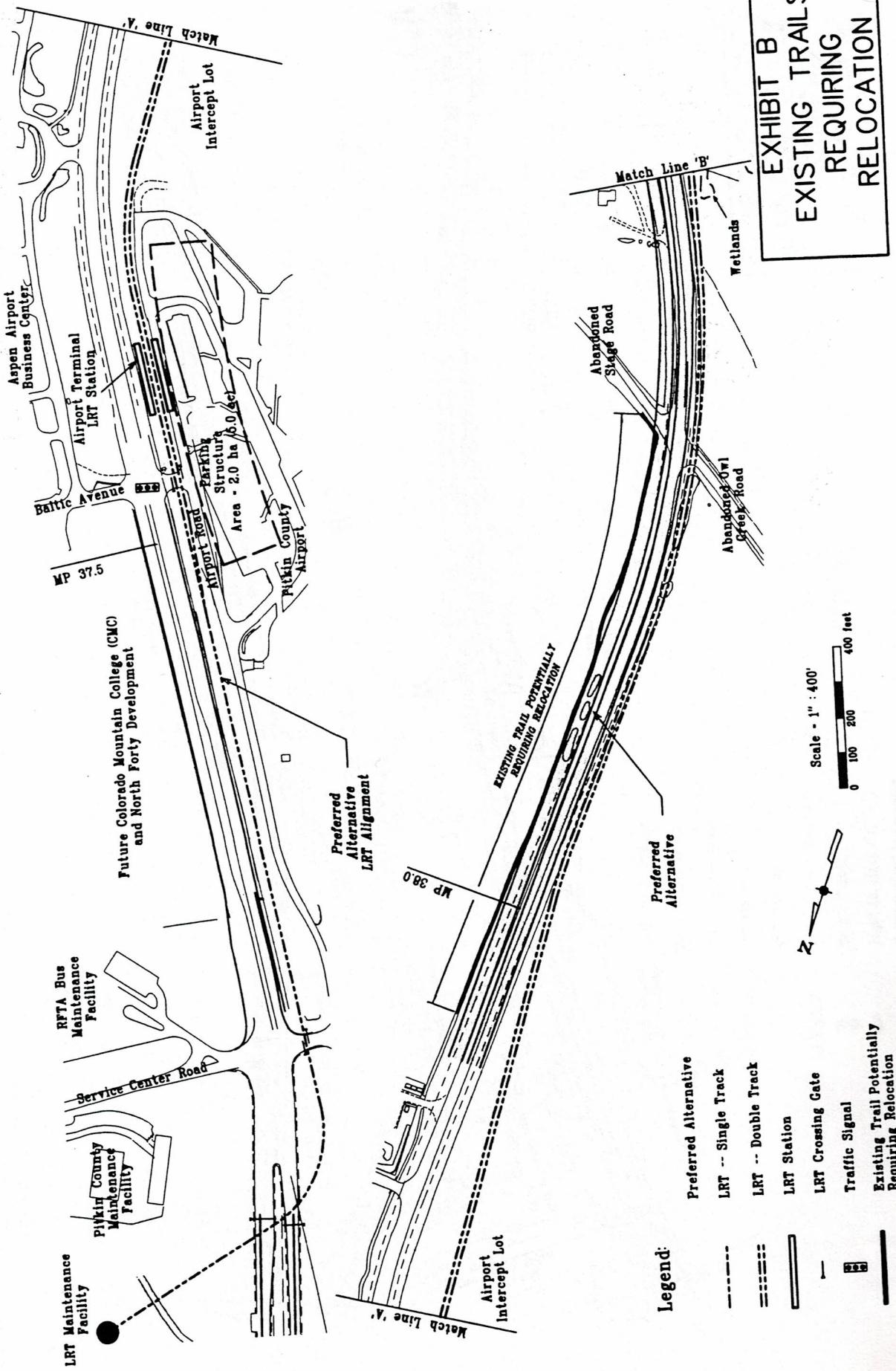
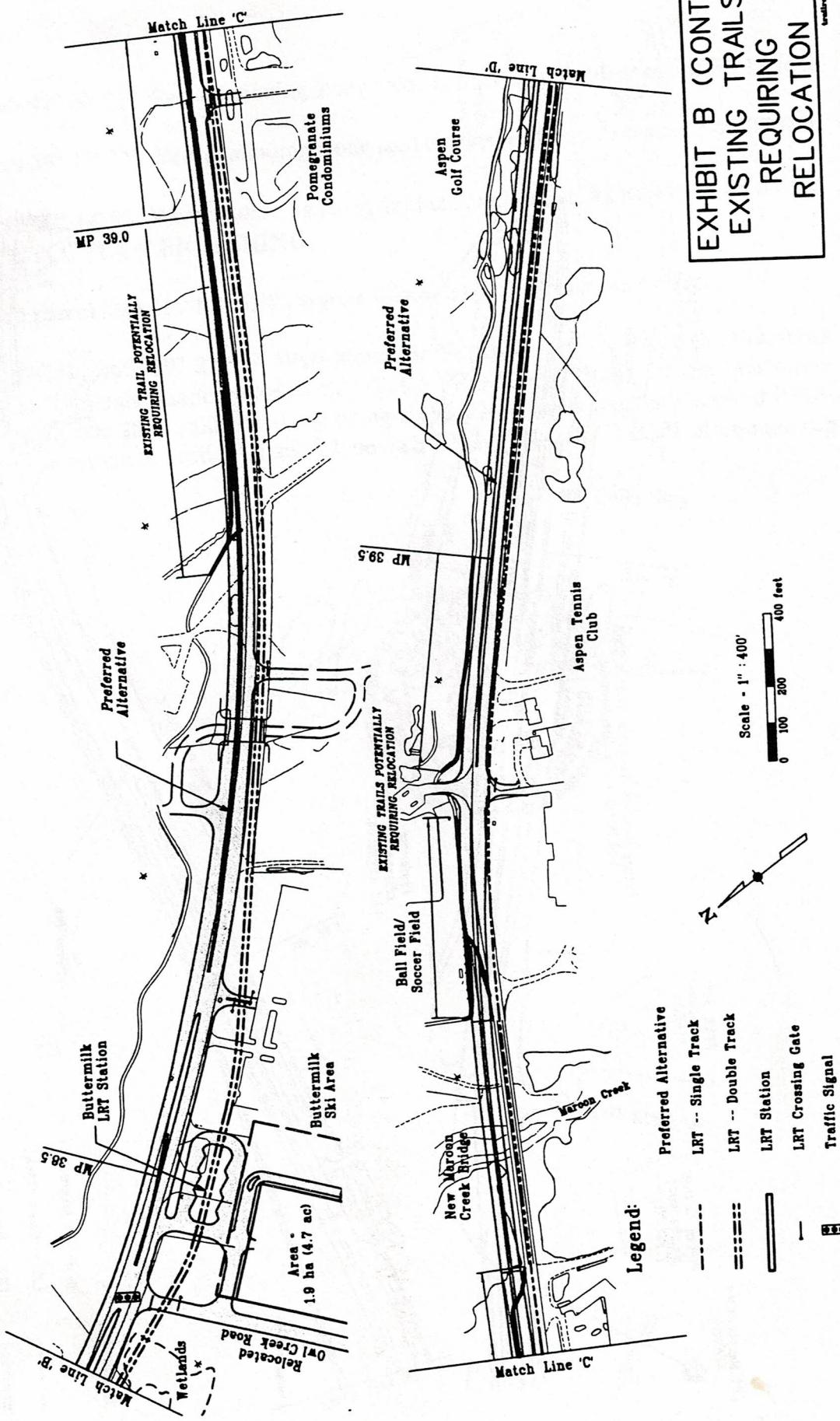


EXHIBIT B (CONT.)
EXISTING TRAILS
REQUIRING
RELOCATION



EXISTING TRAILS
REQUIRING
RELOCATION

0 100 200 400 feet

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

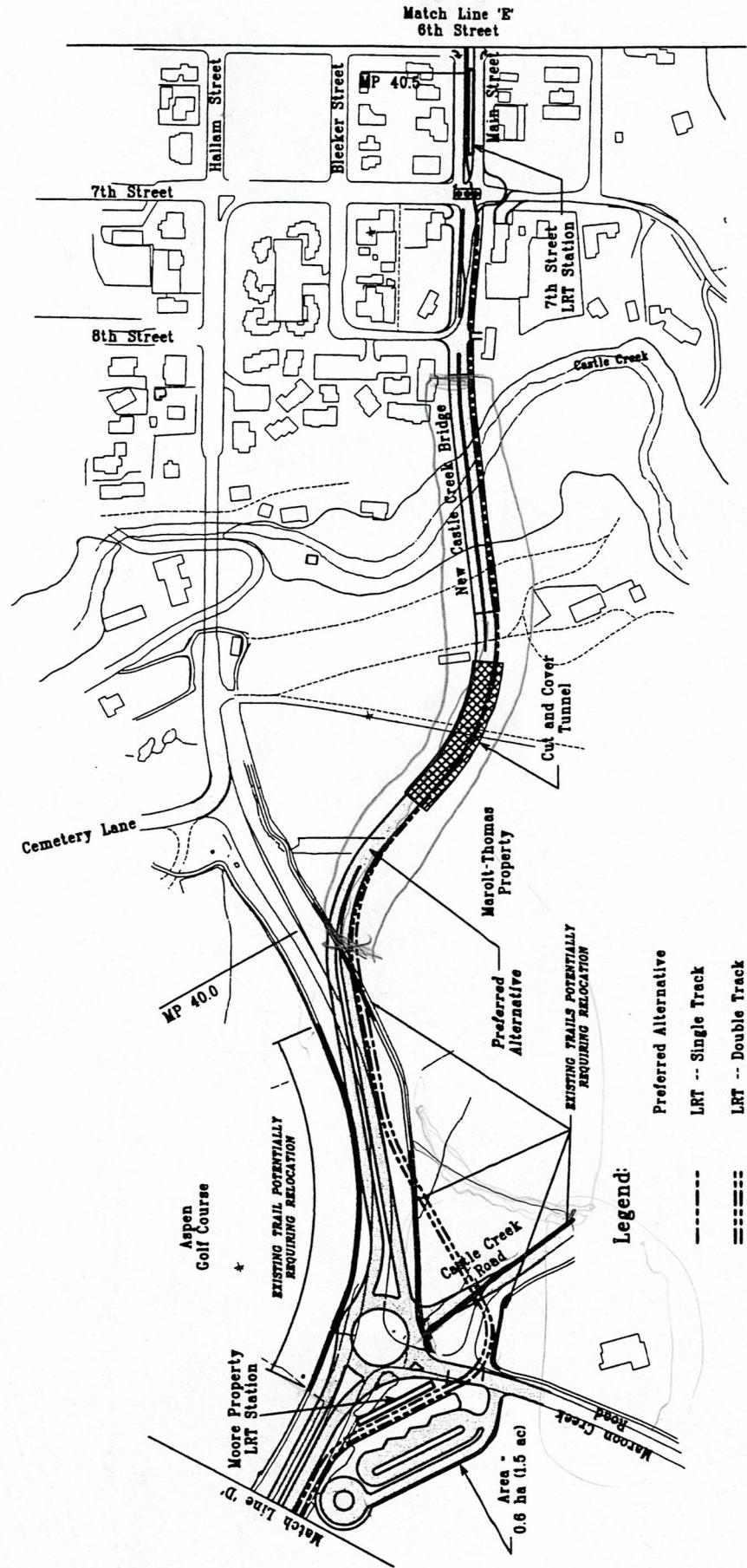


EXHIBIT B (CONT.)
EXISTING TRAILS
REQUIRING
RELOCATION

Scale - 1" : 400'
0 100 200 400 feet

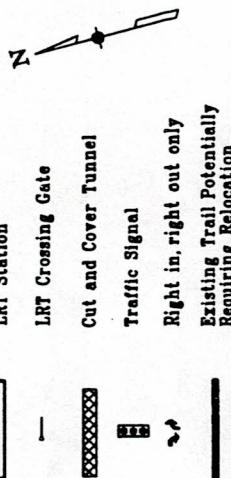


EXHIBIT C
OLD S.H. 82 RIGHT-OF-WAY
CONVEYED TO CITY

Scale = 1" : 100'



0 100 200

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