

EXHIBIT A

PARCEL A:

A parcel of land located in the Southeast ¼ of the Northwest ¼ of Section 29, Township 1 North, Range 70 West of the 6<sup>th</sup> P.M., more particularly described as follows:

Beginning at the intersection of the West side of County Road No. 221B and the South side of Pearl Street extended Easterly; thence South 75° West, 208.05 feet along the South side of Pearl Street extended Easterly, to the true point of beginning; thence South 75° West, 235.00 feet along the South side of Pearl Street extended Easterly; thence South 15° East, 150.00 feet, at right angles to the South side of Pearl Street extended Easterly; thence South 75° West, 75.00 feet, parallel to the South side of Pearl Street extended Easterly; thence South 15° East, 134.74 feet, at right angles to the South side of Pearl Street extended Easterly; thence North 75° East, 255.00 feet, parallel to the South side of Pearl Street extended Easterly; thence North 4°04' West, 290.00 feet to the true point of beginning.

EXCEPT the following:

Beginning at the intersection of the West side of County Road No. 221B and the South side of Pearl Street extended Easterly; thence South 75° West, 250.00 feet, along the South side of Pearl Street extended Easterly, to the true point of beginning; thence South 75° West, 75.00 feet along the South side of Pearl Street extended Easterly; thence South 15° East, 200.00 feet, at right angles to the South side of Pearl Street extended Easterly; thence North 75° East, 75.00 feet parallel to the South side of Pearl Street extended Easterly; thence North 15° West, 200.00 feet, at right angles to the South side of Pearl Street extended, to the true point of beginning,

AND EXCEPT that parcel described in Warranty Deed recorded November 2, 1961, in Book 1208, at Page 79,

AND EXCEPT that parcel of land described in Warranty Deed recorded March 13, 1979, at Reception Number 326946,  
County of Boulder, State of Colorado.

PARCEL B:

That part of the Southeast ¼ of the Northwest ¼ of Section 29, Township 1 North, Range 70 West of the 6<sup>th</sup> P.M., described as follows:

Beginning at a point which bears South 75° West a distance of 518.05 feet from the intersection of the West side of County Road No. 221B and the South side of Pearl Street extended Easterly in the City of Boulder, Colorado; thence South 15° East, a distance of 150 feet; thence Easterly and parallel with the South side of Pearl Street, a distance of 75 feet; thence North 15° West, a distance of 150 feet, more or less, to a point on the South side of Pearl Street extended Easterly; thence South 75° West along the South side of said Pearl Street extended Easterly, a distance of 75 feet, more or less, to the point of beginning, County of Boulder, State of Colorado;

Being the same property excepted in that certain Warranty Deed from Gordon Arnold and Eva Arnold to Reginald L. Howard dated September 16, 1960, recorded October 5, 1960 in Book 1158 at Page 255 of the records of Boulder County, Colorado.

PARCEL C:

The beneficial easements for ingress, egress and parking purposes, as described in that certain Grant of Easements and Termination of Prior Easements (Pearl Place Beneficial Easements), by and between JPMorgan Chase Bank, N.A., and Pearl Place Associates, LLC, recorded December 24, 2014, at Reception Number 03419772, County of Boulder, State of Colorado.

PARCEL D:

A tract of land situated in the SE ¼ of the NW ¼ of Section 29, Township 1 North, Range 70 West of the 6<sup>th</sup> P.M., described as follows:

Beginning at the SW corner of Lot 1, Heffron Subdivision, City of Boulder;  
Thence N 04 degrees 04' W 14.55 feet;  
Thence S 75 degrees 00' W 20.00 feet;  
Thence S 04 degrees 04' E 86.30 feet to the lot line of Lot 2, Heffron Subdivision;  
Thence N 75 degrees 00' E, 20.00 feet along said lot line of Lot 2, Heffron Subdivision;  
Thence N 04 degrees 04' W, 71.75 feet to the point of beginning,  
County of Boulder, State of Colorado.

Being also described as:

A tract of land situated in the Southeast ¼ of the Northwest ¼ of Section 29, Township 1 North, Range 70 West of the 6<sup>th</sup> P.M., described as follows:

A tract of land as described in the records of Boulder County, recorded March 13, 1979, on Film 1053, at Reception Number 326946, located in the Northwest ¼ of Section 29, Township 1 North, Range 70 West of the 6<sup>th</sup> Principal Meridian, described as follows:

Considering the Southerly line of said Lot 1, Heffron Subdivision, as described in the records of Boulder County, recorded February 5, 1976, on Film 913, at Reception Number 00166001, to bear South 89°49'51" West, with all bearings contained herein relative thereto.

Beginning at the Southwest corner of said Lot 1 and a point on the Easterly line of said parcel of land described on Film 1053, at Reception Number 326946; thence along the Easterly, Southerly and Westerly lines of said parcel of land described on Film 1053, at Reception Number 326946, the following three (3) courses:

South 04°04'00" East, a distance of 71.75 feet;

Thence South 75°00'00" West, a distance of 20.08 feet;

Thence North 04'04" West, a distance of 86.44 feet to the Northwest corner of said parcel of land as described in the records of Boulder County, recorded February 14, 1961, in Book 1171, at Page 379, as Reception Number 668731;

Thence along the Southerly line of said parcel of land described in Book 1171, at Page 379, as Reception Number 668731, and along the Southerly line of said parcel of land described in the records of Boulder County, recorded November 2, 1961, in Book 1208, at Page 79, as Reception Number 686605, North 75°00'00" East, a distance of 20.08 feet to a point on the Westerly line of

said Lot 1; thence along said Westerly line, South 04°04'00" East, a distance of 14.69 feet to the Southwest corner of said Lot 1 and the point of beginning,  
County of Boulder, State of Colorado.

PARCEL E:

The beneficial easement for temporary construction purposes, as described in that certain Temporary Construction Easement, by and between JPMorgan Chase Bank, N.A., and Pearl Place Associates, LLC, recorded December 24, 2014, at Reception Number 03419773,

County of Boulder, State of Colorado.

