

EXHIBIT A TO LIMITED PROTECTIVE COVENANT

A portion of Lots 7, 8, 24 and 25 of Block 10, Second Amended Plat of the Town of Estes Park, Colorado described as follows:

1. All of Lot 7 EXCEPT a small triangular shaped area in the NE corner conveyed to the Town of Estes Park for street right-of-way described as follows: Beginning at a point on the North line of Lot 7 that is South $89^{\circ}32'$ East (EAST) 259.96 feet from the NW lot corner; thence Southeasterly on a curve to the right whose radius is 28.9 feet a distance of 34.06 feet (chord South $33^{\circ}18'$ East 32.13 feet) to the East lot line; thence North $00^{\circ}28'$ East 26.62 feet to the NE lot corner; thence along the North lot line North $89^{\circ}32'$ West 17.8 feet to the Point of Beginning.
2. All of Lot 8 EXCEPT: Beginning at the SW corner of Lot 6 which is also the corner of the North and East lines of Lot 8 extended across Big Horn Drive Street; thence North $89^{\circ}32'$ West along the North line of Lot 8 a distance of 82.0 feet; thence South $00^{\circ}37'04''$ West, parallel to the East line of Lot 8, 158.46 feet; thence South $89^{\circ}32'$ East 82.0 feet to the East lot line; thence North $00^{\circ}37'04''$ East (NORTH) 158.46 feet to the Point of Beginning.
3. A portion of Lot 25 described as follows: Beginning at the NW corner of the lot; thence South $89^{\circ}32'$ East along the lot line (assumed East in original plotting) 323.96 feet to the NE corner; thence South $00^{\circ}37'04''$ West 136.5 feet; thence North $87^{\circ}09'$ West (North $87^{\circ}37'$ West assuming platted lines as due East and West) 321.46 feet; thence North $00^{\circ}39'37''$ West 123.14 feet to the Point of Beginning.
4. A portion of Lot 24 described as follows: Beginning at the NW lot corner; thence along the West lot line South $00^{\circ}37'04''$ West 136.5 feet; thence South $87^{\circ}09'$ East 95.02 feet to the Westerly right-of-way of Prospect Drive city street as set by resolution by the Town of Estes Park Board of Trustees on May 19, 1947; thence Northeasterly along the street right-of-way on a curve to the right whose radius is 255.0 feet a distance of 32.14 feet (resultant chord North $43^{\circ}05'24''$ East 32.11 feet); thence leaving the street right-of-way North $87^{\circ}09'$ West 19.28 feet; thence North $21^{\circ}37'$ West 125.2 feet to the South line of Lot 9, Block 10; thence along this line North $89^{\circ}32'$ West 50.0 feet to the Point of Beginning.

NOTE: On the recorded Second Amended Plat of the Town of Estes Park major lot lines were assumed North-South and East-West as no other bearings were shown. Later surveys by the U.S. General Land Office designate the North line of the platted Town as being South $89^{\circ}32'$ East (True Bearing). The descriptions of the above tracts are based on True Bearings.

EXCEPT THOSE PORTIONS OF THE ABOVE-DESCRIBED GROUND COVERED BY THE LEWISTON TOWNHOUSE CONDOMINIUMS (ORIGINAL DECLARATION, FIRST SUPPLEMENT AND SECOND SUPPLEMENT).

All of the above-described land is in the County of Larimer, State of Colorado.