

EXHIBIT A

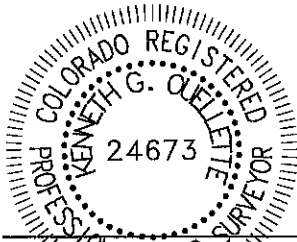
SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
-----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO-----

PROPERTY DESCRIPTION

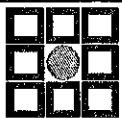
A PARCEL OF LAND BEING A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING S89°39'07"W BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 11 AND THE WEST QUARTER CORNER OF SAID SECTION 11. BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK, COLORADO STATE PLANE CENTRAL ZONE 1983/1992 HARN. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 11;
THENCE S16°07'42"W A DISTANCE OF 1112.36 FEET TO THE **POINT OF BEGINNING**;
THENCE S00°29'13"E A DISTANCE OF 476.37 FEET;
THENCE N89°38'00"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 614.24 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 16°32'19", A RADIUS OF 600.00 FEET, A CHORD BEARING S82°04'42"E A DISTANCE OF 172.59 FEET, AND AN ARC DISTANCE OF 173.19 FEET;
THENCE S73°48'33"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 355.73 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 30°51'29", A RADIUS OF 1514.50 FEET, A CHORD BEARING S87°25'38"E A DISTANCE OF 805.85 FEET, AND AN ARC DISTANCE OF 815.67 FEET;
THENCE N77°08'37"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 120.96 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°37'33", A RADIUS OF 600.00 FEET, A CHORD BEARING N83°27'23"E A DISTANCE OF 131.95 FEET, AND AN ARC DISTANCE OF 132.22 FEET;
THENCE N89°46'10"E A DISTANCE OF 125.67 FEET;
THENCE S00°29'13"E A DISTANCE OF 915.96 FEET;



KENNETH G. QUELLETTE, P.L.S. 24673
DATE: SEPTEMBER 6, 2023
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY



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DISTRICT NO. 5

DATE: 9/6/23

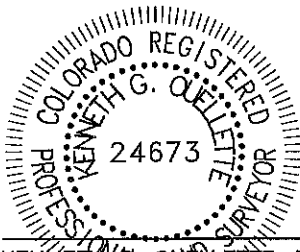
SHEET: 1 OF 6

EXHIBIT A

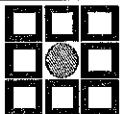
SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
-----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO-----

PROPERTY DESCRIPTION

THENCE S89°43'32"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 998.41 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°34'04", A
RADIUS OF 9984.00 FEET, A CHORD BEARING N88°59'26"W A DISTANCE OF 447.39 FEET, AND AN
ARC DISTANCE OF 447.43 FEET;
THENCE N87°42'24"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF
172.70 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°33'41", A
RADIUS OF 10116.00 FEET, A CHORD BEARING N88°59'15"W A DISTANCE OF 452.20 FEET, AND AN
ARC DISTANCE OF 452.24 FEET;
THENCE S89°43'55"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 127.38 FEET;
THENCE S89°43'55"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 142.62 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°34'09", A
RADIUS OF 10116.00 FEET, A CHORD BEARING S88°26'50"W A DISTANCE OF 453.57 FEET, AND AN
ARC DISTANCE OF 453.60 FEET;
THENCE S87°09'46"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF
171.87 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°34'09", A
RADIUS OF 9984.00 FEET, A CHORD BEARING S88°26'50"W A DISTANCE OF 447.66 FEET, AND AN
ARC DISTANCE OF 447.70 FEET;
THENCE S89°43'55"W A DISTANCE OF 1082.10 FEET;
THENCE N00°16'05"W A DISTANCE OF 170.33 FEET;
THENCE N19°31'16"E A DISTANCE OF 132.53 FEET;
THENCE N89°43'55"E A DISTANCE OF 11.00 FEET;
THENCE N00°16'05"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 112.09 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°45'00", A
RADIUS OF 76.00 FEET, A CHORD BEARING N10°08'35"W A DISTANCE OF 26.07 FEET, AND AN ARC
DISTANCE OF 26.20 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 129°29'59", A
RADIUS OF 60.00 FEET, A CHORD BEARING N44°43'55"E A DISTANCE OF 108.53 FEET, AND AN ARC
DISTANCE OF 135.61 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°45'00", A
RADIUS OF 76.00 FEET, A CHORD BEARING S80°23'35"E A DISTANCE OF 26.07 FEET, AND AN ARC
DISTANCE OF 26.20 FEET;
THENCE N89°43'55"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 405.04 FEET;



KENNETH G. OUELLETTE, P.L.S. 24673
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SHEET: 2 OF 6

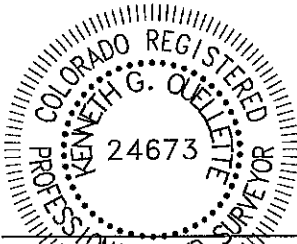
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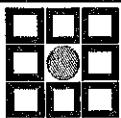
PROPERTY DESCRIPTION

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 27°04'26", A RADIUS OF 169.00 FEET, A CHORD BEARING S76°43'52"E A DISTANCE OF 79.12 FEET, AND AN ARC DISTANCE OF 79.86 FEET;
THENCE S63°11'39"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 9.52 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, A CHORD BEARING N71°48'21"E A DISTANCE OF 21.21 FEET, AND AN ARC DISTANCE OF 23.56 FEET;
THENCE N26°48'21"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 371.36 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°17'34", A RADIUS OF 1279.00 FEET, A CHORD BEARING N13°09'34"E A DISTANCE OF 603.50 FEET, AND AN ARC DISTANCE OF 609.25 FEET;
THENCE N00°29'13"W A DISTANCE OF 106.28 FEET;
THENCE N89°30'47"E A DISTANCE OF 54.00 FEET;
THENCE S00°29'13"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 6.00 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, A CHORD BEARING S45°29'13"E A DISTANCE OF 21.21 FEET, AND AN ARC DISTANCE OF 23.56 FEET;
THENCE N89°30'47"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 1038.63 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, A CHORD BEARING N44°30'47"E A DISTANCE OF 28.28 FEET, AND AN ARC DISTANCE OF 31.42 FEET;
THENCE N89°40'37"E A DISTANCE OF 83.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 103.888 ACRES, MORE OR LESS.



KENNETH G. QUELLELTE, P.L.S. 24673
DATE: SEPTEMBER 6, 2023
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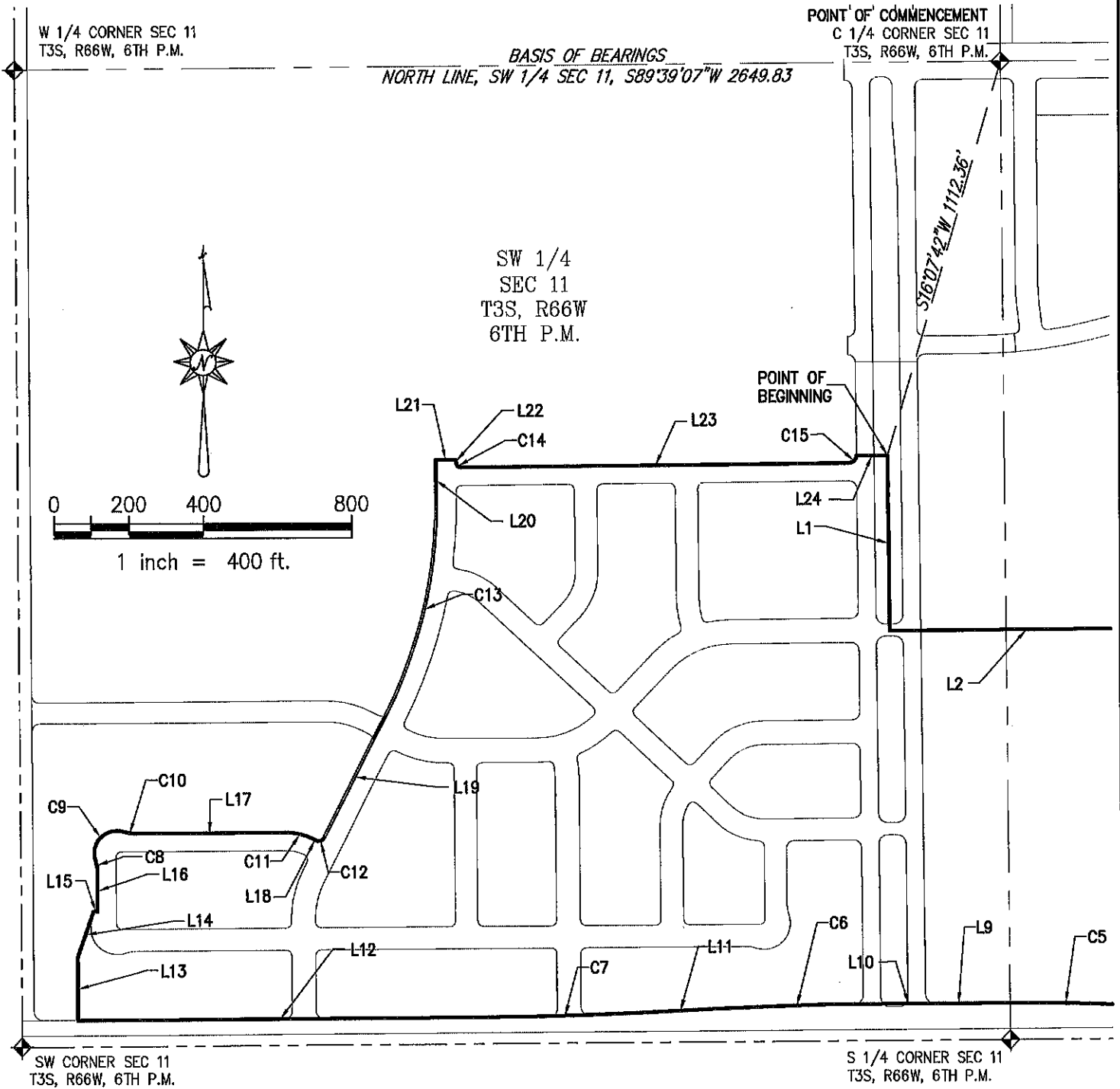
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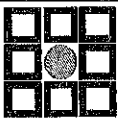
SHEET: 3 OF 6

ILLUSTRATION FOR EXHIBIT A



THE ABOVE DESCRIBED PARCEL CONTAINS 103.888 ACRES MORE OR LESS.

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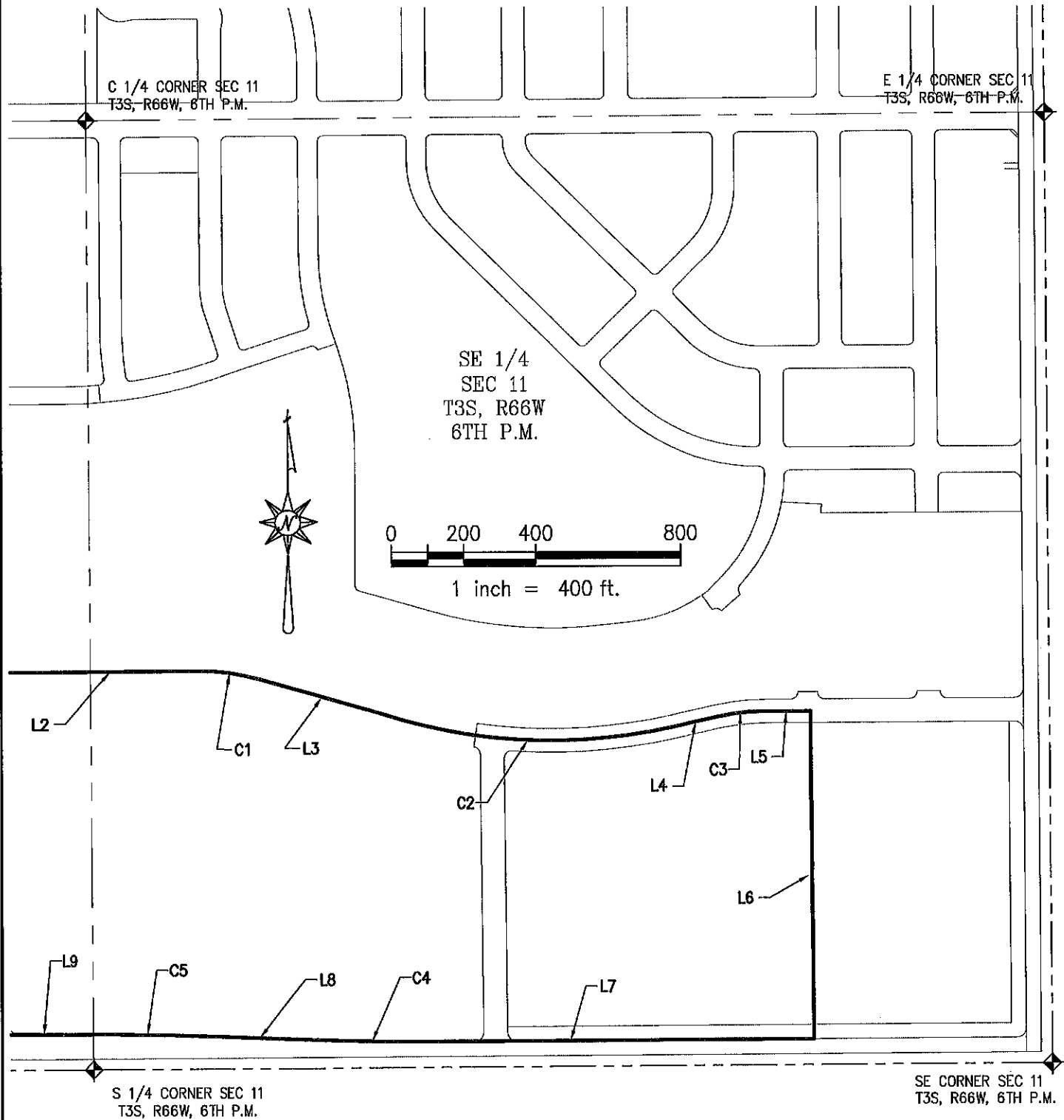
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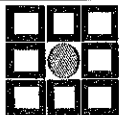
SHEET: 4 OF 6

ILLUSTRATION FOR EXHIBIT A



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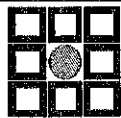
SHEET: 5 OF 6

ILLUSTRATION FOR EXHIBIT A

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°29'13"E	476.37'
L2	N89°38'00"E	614.24'
L3	S73°48'33"E	355.73'
L4	N77°08'37"E	120.96'
L5	N89°46'10"E	125.67'
L6	S00°29'13"E	915.96'
L7	S89°43'32"W	998.41'
L8	N87°42'24"W	172.70'
L9	S89°43'55"W	127.38'
L10	S89°43'55"W	142.62'
L11	S87°09'46"W	171.87'
L12	S89°43'55"W	1082.10'
L13	N00°16'05"W	170.33'
L14	N19°31'16"E	132.53'
L15	N89°43'55"E	11.00'
L16	N00°16'05"W	112.09'
L17	N89°43'55"E	405.04'
L18	S63°11'39"E	9.52'
L19	N26°48'21"E	371.36'
L20	N00°29'13"W	106.28'
L21	N89°30'47"E	54.00'
L22	S00°29'13"E	6.00'
L23	N89°30'47"E	1038.63'
L24	N89°40'37"E	83.00'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	16°32'19"	600.00'	S82°04'42"E	172.59'	173.19'
C2	30°51'29"	1514.50'	S87°25'38"E	805.85'	815.67'
C3	12°37'33"	600.00'	N83°27'23"E	131.95'	132.22'
C4	2°34'04"	9984.00'	N88°59'26"W	447.39'	447.43'
C5	2°33'41"	10116.00'	N88°59'15"W	452.20'	452.24'
C6	2°34'09"	10116.00'	S88°26'50"W	453.57'	453.60'
C7	2°34'09"	9984.00'	S88°26'50"W	447.66'	447.70'
C8	19°45'00"	76.00'	N10°08'35"W	26.07'	26.20'
C9	129°29'59"	60.00'	N44°43'55"E	108.53'	135.61'
C10	19°45'00"	76.00'	S80°23'35"E	26.07'	26.20'
C11	27°04'26"	169.00'	S76°43'52"E	79.12'	79.86'
C12	90°00'00"	15.00'	N71°48'21"E	21.21'	23.56'
C13	27°17'34"	1279.00'	N13°09'34"E	603.50'	609.25'
C14	90°00'00"	15.00'	S45°29'13"E	21.21'	23.56'
C15	90°00'00"	20.00'	N44°30'47"E	28.28'	31.42'

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