

# EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.  
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

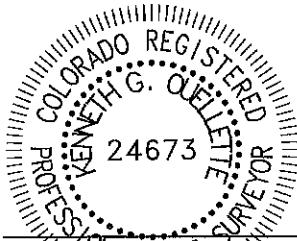
## PROPERTY DESCRIPTION

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHWEST QUARTER 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:

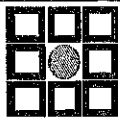
BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING S89°55'04"W BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 11 AND THE NORTHWEST CORNER OF SAID SECTION 11. BASED ON THE CITY OF AURORA 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.

### PARCEL 1

**COMMENCING** AT SAID NORTH QUARTER CORNER OF SECTION 11;  
THENCE S65°33'41"W A DISTANCE OF 2200.05 FEET TO THE **POINT OF BEGINNING**;  
THENCE N10°32'04"W A DISTANCE OF 217.99 FEET;  
THENCE N89°55'13"E A DISTANCE OF 457.75 FEET;  
THENCE S00°29'13"E A DISTANCE OF 238.01 FEET;  
THENCE N89°55'13"E A DISTANCE OF 11.36 FEET;  
THENCE S00°29'13"E A DISTANCE OF 278.01 FEET;  
THENCE N89°55'13"E A DISTANCE OF 83.75 FEET;  
THENCE S00°04'47"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 243.55 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°55'59", A RADIUS OF 533.00 FEET, A CHORD BEARING N66°14'29"W A DISTANCE OF 129.29 FEET, AND AN ARC DISTANCE OF 129.61 FEET;  
THENCE N59°16'29"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 156.78 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 30°43'30", A RADIUS OF 217.00 FEET, A CHORD BEARING N74°38'15"W A DISTANCE OF 114.98 FEET, AND AN ARC DISTANCE OF 116.37 FEET;  
THENCE N90°00'00"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 23.63 FEET;



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



**MERRICK®**

5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111  
Telephone: 303-751-0741

PAINTED PRAIRIE METROPOLITAN  
DISTRICT NO. 8

DATE: 9/6/23

SHEET: 1 OF 5

# EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.  
-----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO-----

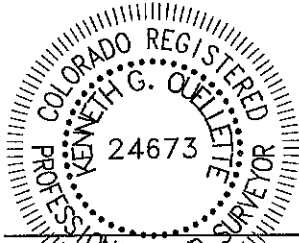
## PROPERTY DESCRIPTION

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°29'13", A RADIUS OF 20.00 FEET, A CHORD BEARING S44°45'24"W A DISTANCE OF 28.40 FEET, AND AN ARC DISTANCE OF 31.59 FEET;  
THENCE S89°30'47"W A DISTANCE OF 62.00 FEET;  
THENCE N00°29'13"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 109.19 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°02'51", A RADIUS OF 471.00 FEET, A CHORD BEARING N05°30'38"W A DISTANCE OF 82.49 FEET, AND AN ARC DISTANCE OF 82.60 FEET;  
THENCE N10°32'04"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 100.94 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 79°32'43", A RADIUS OF 20.00 FEET, A CHORD BEARING N50°18'25"W A DISTANCE OF 25.59 FEET, AND AN ARC DISTANCE OF 27.77 FEET;  
THENCE S89°55'13"W A DISTANCE OF 20.67 FEET;  
THENCE N00°04'47"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 72.00 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 100°27'17", A RADIUS OF 20.00 FEET, A CHORD BEARING N39°41'35"E A DISTANCE OF 30.74 FEET, AND AN ARC DISTANCE OF 35.07 FEET TO THE **POINT OF BEGINNING**.

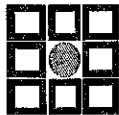
CONTAINING 6.536 ACRES, MORE OR LESS.

## PARCEL 2

**COMMENCING** AT SAID NORTH QUARTER CORNER OF SECTION 11;  
THENCE S33°13'38"W A DISTANCE OF 458.33 FEET TO THE **POINT OF BEGINNING**;  
THENCE S00°29'13"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 220.86 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°24'26", A RADIUS OF 20.00 FEET, A CHORD BEARING S44°43'00"W A DISTANCE OF 28.38 FEET, AND AN ARC DISTANCE OF 31.56 FEET;  
THENCE S00°44'01"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 66.00 FEET;



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SHEET: 2 OF 5

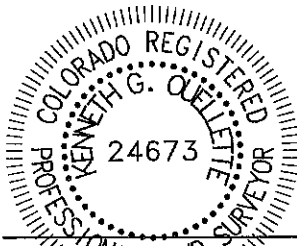
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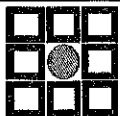
## PROPERTY DESCRIPTION

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°35'34", A RADIUS OF 20.00 FEET, A CHORD BEARING S45°17'00"E A DISTANCE OF 28.18 FEET, AND AN ARC DISTANCE OF 31.27 FEET;  
THENCE S00°29'13"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 204.72 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°03'28", A RADIUS OF 889.50 FEET, A CHORD BEARING S00°02'32"W A DISTANCE OF 16.42 FEET, AND AN ARC DISTANCE OF 16.42 FEET;  
THENCE S89°55'13"W A DISTANCE OF 535.36 FEET;  
THENCE N00°29'13"W A DISTANCE OF 548.01 FEET;  
THENCE N89°55'13"E A DISTANCE OF 535.51 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 6.703 ACRES, MORE OR LESS.



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SHEET: 3 OF 5

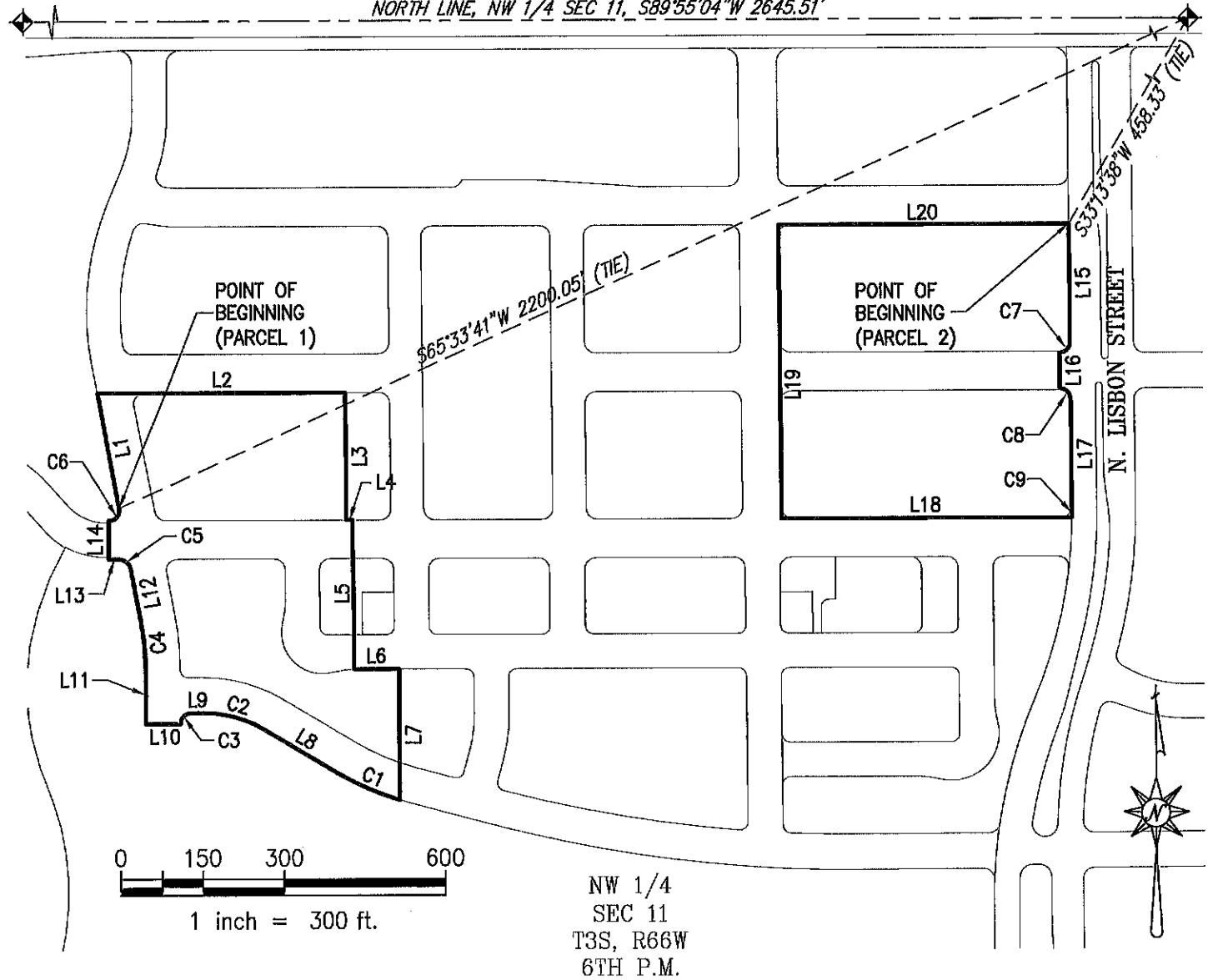
# ILLUSTRATION FOR EXHIBIT A

NW COR SEC 11  
T3S, R66W, 6TH P.M.

**E. 64TH AVENUE**  
(PUBLIC ROW VARIES)  
BASIS OF BEARINGS

POINT OF COMMENCEMENT  
N 1/4 CORNER SEC 11  
T3S, R66W, 6TH P.M.

*NORTH LINE, NW 1/4 SEC 11, S89°55'04"W 2645.51'*

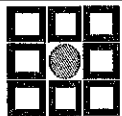


NW 1/4  
SEC 11  
T3S, R66W  
6TH P.M.

THE ABOVE DESCRIBED PARCEL 1 CONTAINS 6.536 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL 2 CONTAINS 6.703 ACRES MORE OR LESS.

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.



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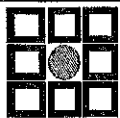
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SHEET: 4 OF 5

# ILLUSTRATION FOR EXHIBIT A

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | BEARING     | LENGTH  |
| L1         | N10°32'04"W | 217.99' |
| L2         | N89°55'13"E | 457.75' |
| L3         | S00°29'13"E | 238.01' |
| L4         | N89°55'13"E | 11.36'  |
| L5         | S00°29'13"E | 278.01' |
| L6         | N89°55'13"E | 83.75'  |
| L7         | S00°04'47"E | 243.55' |
| L8         | N59°16'29"W | 156.78' |
| L9         | N90°00'00"W | 23.63'  |
| L10        | S89°30'47"W | 62.00'  |
| L11        | N00°29'13"W | 109.19' |
| L12        | N10°32'04"W | 100.94' |
| L13        | S89°55'13"W | 20.67'  |
| L14        | N00°04'47"W | 72.00'  |
| L15        | S00°29'13"E | 220.86' |
| L16        | S00°44'01"E | 66.00'  |
| L17        | S00°29'13"E | 204.72' |
| L18        | S89°55'13"W | 535.36' |
| L19        | N00°29'13"W | 548.01' |
| L20        | N89°55'13"E | 535.51' |

| CURVE TABLE |            |         |               |              |         |
|-------------|------------|---------|---------------|--------------|---------|
| CURVE #     | DELTA      | RADIUS  | CHORD BEARING | CHORD LENGTH | LENGTH  |
| C1          | 13°55'59"  | 533.00' | N66°14'29"W   | 129.29'      | 129.61' |
| C2          | 30°43'30"  | 217.00' | N74°38'15"W   | 114.98'      | 116.37' |
| C3          | 90°29'13"  | 20.00'  | S44°45'24"W   | 28.40'       | 31.59'  |
| C4          | 10°02'51"  | 471.00' | N05°30'38"W   | 82.49'       | 82.60'  |
| C5          | 79°32'43"  | 20.00'  | N50°18'25"W   | 25.59'       | 27.77'  |
| C6          | 100°27'17" | 20.00'  | N39°41'35"E   | 30.74'       | 35.07'  |
| C7          | 90°24'26"  | 20.00'  | S44°43'00"W   | 28.38'       | 31.56'  |
| C8          | 89°35'34"  | 20.00'  | S45°17'00"E   | 28.18'       | 31.27'  |
| C9          | 1°03'28"   | 889.50' | S00°02'32"W   | 16.42'       | 16.42'  |



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