

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF PARCELS 4 AND 11 AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2017000063263 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER; SITUATED IN THE SOUTH HALF OF SECTION 2, 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:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 2, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 89°36'04" EAST, A DISTANCE OF 2643.88 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, SOUTH 00°28'19" WEST, A DISTANCE OF 458.18 FEET TO THE **POINT OF BEGINNING**.

THENCE DEPARTING SAID WEST LINE, SOUTH 89°50'34" EAST, A DISTANCE OF 191.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 218.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°21'57", AN ARC LENGTH OF 142.17 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4,032.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'48", AN ARC LENGTH OF 105.32 FEET;

THENCE SOUTH 00°09'26" WEST, A DISTANCE OF 249.95 FEET;

THENCE NORTH 80°59'35" WEST, A DISTANCE OF 7.08 FEET;

THENCE SOUTH 00°09'26" WEST, A DISTANCE OF 288.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 87.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°32'05" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 106°54'54", AN ARC LENGTH OF 162.34 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°50'37", AN ARC LENGTH OF 5.98 FEET;

THENCE SOUTH 00°23'37" WEST, A DISTANCE OF 128.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NORTH 89°36'23" WEST, A DISTANCE OF 320.39 FEET TO A POINT ON SAID WEST LINE;

THENCE DEPARTING SAID WEST LINE, NORTH 89°36'23" WEST, A DISTANCE OF 152.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°45'49", AN ARC LENGTH OF 31.33 FEET;

THENCE NORTH 00°09'26" EAST, A DISTANCE OF 871.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE SOUTH 89°50'34" EAST, A DISTANCE OF 157.73 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 11.579 ACRES, (504,396 SQUARE FEET), MORE OR LESS.