

EXHIBIT A

A utility easement of varying width situated within Section 18, Township 3 South, Range 65 West of the 6th Principal Meridian, in the City of Aurora, County of Adams, State of Colorado and being more particularly described as follows:

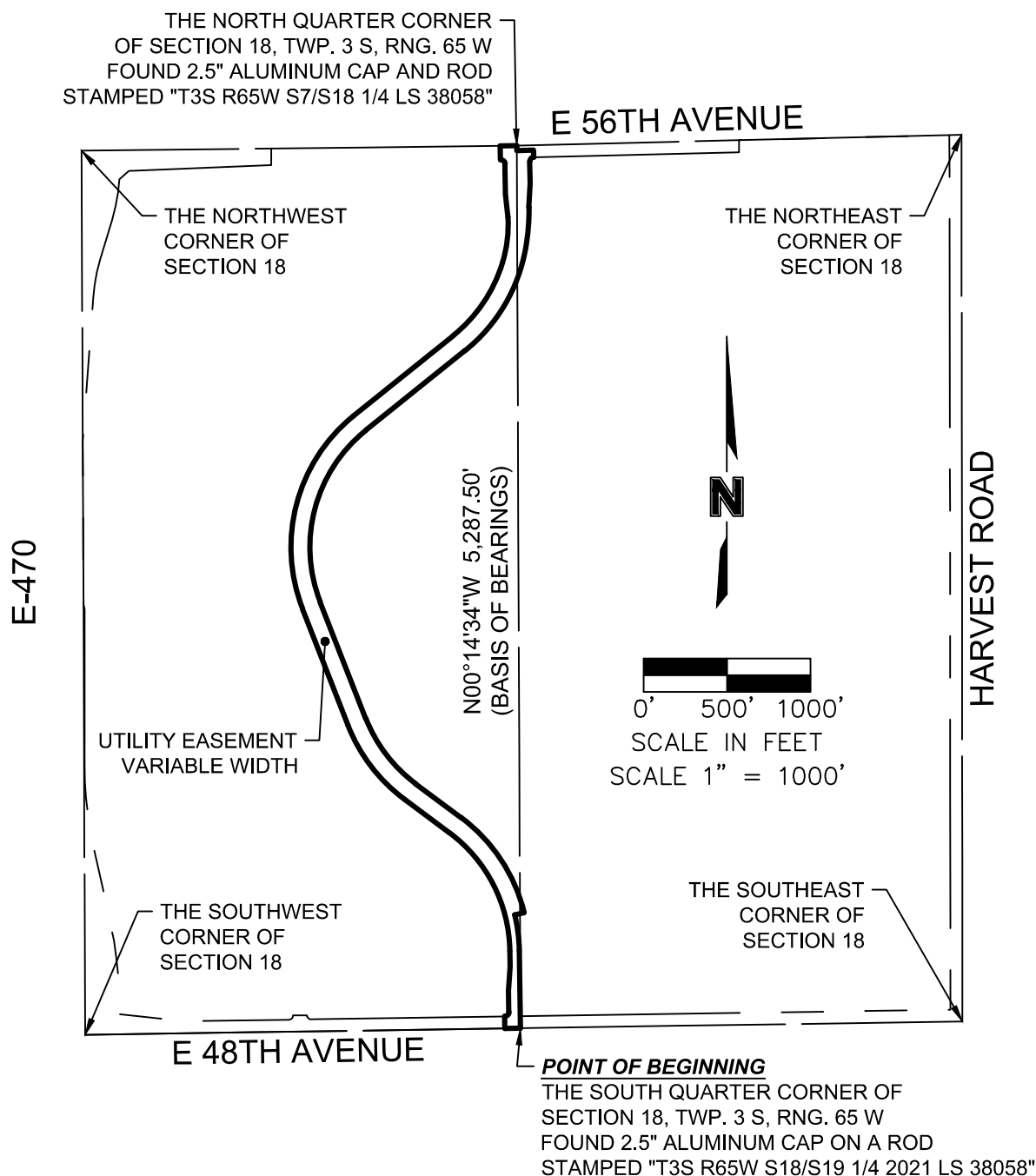
BEGIN at the southeast corner of the Southwest quarter of said Section 18; thence along the South line of said southeast quarter, South 89° 08' 09" West for 94.00 feet; thence leaving said South line, North 00° 51' 43" West for 72.00 feet to a curve to the left, having a radius of 25.00 feet, a central angle of 91° 06' 57", a chord bearing of North 45° 05' 27" East and a chord distance of 35.70 feet; thence along the arc of said curve 39.76 feet; thence, North 00° 51' 55" West for 129.79 feet; thence, North 03° 53' 54" East for 144.50 feet; thence, North 00° 51' 55" West for 93.27 feet to a curve to the left, having a radius of 898.00 feet, a central angle of 52° 28' 07", a chord bearing of North 27° 05' 59" West and a chord distance of 793.91 feet; thence along the arc of said curve 822.34 feet; thence, North 53° 20' 03" West for 336.97 feet to a curve to the right, having a radius of 1012.00 feet, a central angle of 31° 59' 32", a chord bearing of North 37° 20' 17" West and a chord distance of 557.76 feet; thence along the arc of said curve 565.07 feet; thence, North 21° 20' 30" West for 750.60 feet to a curve to the right, having a radius of 1012.00 feet, a central angle of 72° 08' 52", a chord bearing of North 14° 43' 56" East and a chord distance of 1191.79 feet; thence along the arc of said curve 1274.33 feet; thence, North 51° 12' 41" East for 769.47 feet to a curve to the left, having a radius of 898.00 feet, a central angle of 34° 15' 37", a chord bearing of North 34° 05' 00" East and a chord distance of 529.00 feet; thence along the arc of said curve 536.96 feet, to a curve to the left, having a radius of 780.00 feet, a central angle of 20° 18' 07", a chord bearing of North 06° 48' 08" East and a chord distance of 274.94 feet; thence along the arc of said curve 276.38 feet; thence, North 06° 09' 37" West for 139.05 feet; thence, North 01° 23' 48" West for 180.30 feet to a curve to the left, having a radius of 25.00 feet, a central angle of 89° 16' 19", a chord bearing of North 46° 02' 03" West and a chord distance of 35.13 feet; thence along the arc of said curve 38.95 feet; thence, North 01° 23' 48" West for 84.12 feet to a point on the North line of the northwest quarter of said Section 18; thence along said North line, North 89° 19' 43" East for 99.14 feet to the northeast corner of said northwest quarter; thence leaving said North line, run along the East line of the West half of said Section 18, South 00° 14' 34" East for 29.94 feet; thence leaving said East line, North 88° 36' 13" East for 100.52 feet; thence, South 01° 29' 57" East for 42.06 feet to a curve to the left, having a radius of 25.00 feet, a central angle of 89° 49' 55", a chord bearing of South 43° 40' 45" West and a chord distance of 35.30 feet; thence along the arc of said curve 39.20 feet; thence, South 01° 23' 44" East for 129.79 feet; thence, South 03° 22' 05" West for 145.81 feet to a curve to the right, having a radius of 1324.00 feet, a central angle of 10° 31' 16", a chord bearing of South 04° 35' 56" West and a chord distance of 242.78 feet; thence along the arc of said curve 243.12 feet, to a curve to the right, having a radius of 1012.00 feet, a central angle of 41° 21' 18", a chord bearing of South 30° 32' 12" West and a chord distance of 714.69 feet; thence along the arc of said curve 730.44 feet; thence, South 51° 12' 51" West for 762.29 feet to a curve to the left, having a radius of 898.00 feet, a central angle of 72° 33' 18", a chord bearing of South 14° 56' 13" West and a chord distance of 1062.69 feet; thence along the arc of said curve 1137.16 feet; thence, South 21° 20' 26" East for 750.60 feet to a curve to the left, having a radius of 898.00 feet, a central angle of 31° 59' 33", a chord bearing of South 37° 20' 12" East and a chord distance of 494.93 feet; thence along the arc of said curve 501.42 feet; thence, South 53° 19' 59" East for 336.97 feet to a curve to the right, having a radius of 1012.00 feet, a central angle of 39° 29' 28", a chord bearing of South 33° 35' 14" East and a chord distance of 683.80 feet; thence along the arc of said curve 697.52 feet; thence, South 76° 09' 29" West for 57.01 feet to a curve to the right, having a radius of 955.00 feet, a central angle of 12° 58' 40", a chord bearing of South 07° 21' 15" East and a chord distance of 215.85 feet; thence along the arc of said curve 216.31 feet; thence South 00° 51' 55" East for 464.06 feet to the POINT OF BEGINNING.

Said lands contain 687,691 Square Feet, which equates to 15.787 Acres, more or less.

The basis of bearings are grid and based within the Colorado Coordinate System of 1983, Central Zone. The bearing of the line between the South quarter corner of Section 18, being a 2.5" ALUMINUM CAP AND ROD STAMPED "T3S R65W S18/S19 1/4 2021 LS 38058" and the North quarter corner of Section 18, being a 2.5" ALUMINUM CAP AND ROD STAMPED "T3S R65W S7/S18 1/4 LS 38058" is North 00° 14' 34" West, for 5,287.50 feet.

Eli Donaldson, PLS 38755
OLSSON
1525 Raleigh Street, Suite 400
Denver, CO 80204

ILLUSTRATION FOR EXHIBIT A



Sheet 2 of 4

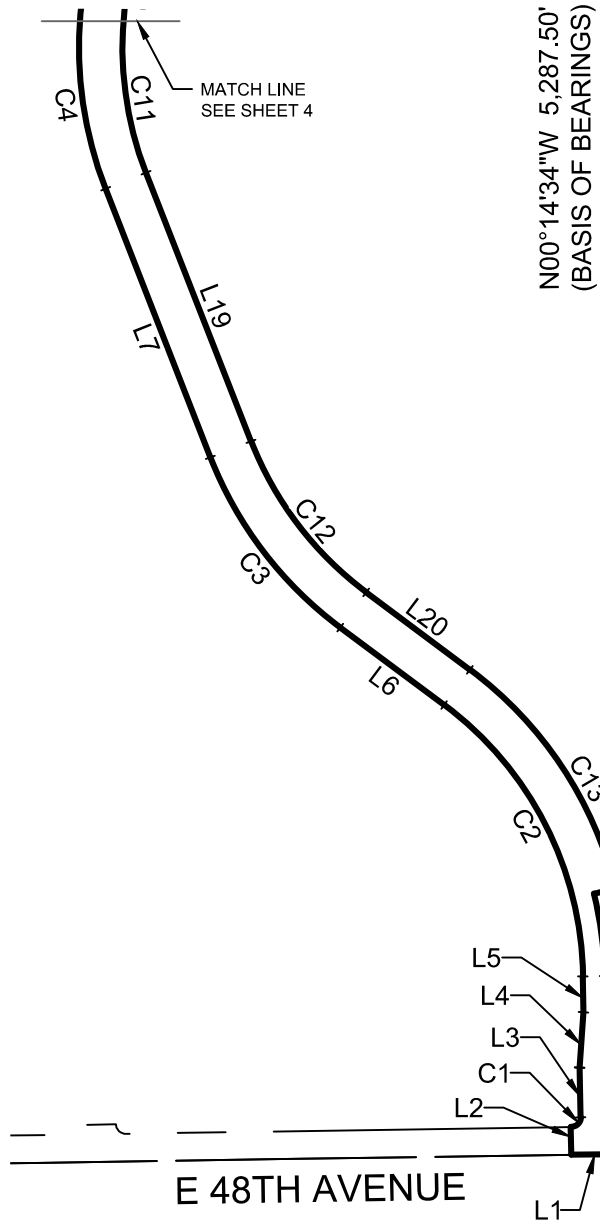
BEARINGS ARE BASED ON THE EAST LINE OF THE WEST 1/2 OF SECTION 18, T3S, R65W, 6TH P.M., BEING N00°14'34"W
THE ABOVE DESCRIBED PARCEL CONTAINS 687,691 SQUARE FEET (15.787 ACRES) MORE OR LESS.
This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

A utility easement situated in Section 18, Township 3 South, Range 65 West of the 6th Principal Meridian, in the City of Aurora, County of Adams, State of Colorado

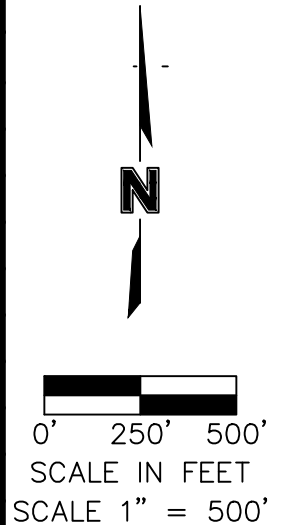
DRAWN BY: EJD/DMW	SCALE: 1" = 1000'	R.O.W. FILE NUMBER N/A
CHECKED BY: EJD	DATE: 06-22-2022	JOB NUMBER: 021-02235

ILLUSTRATION FOR EXHIBIT A



Curve Table					
#	Radius	Delta	Chord Bearing	Chord Length	Length
C1	25.00'	91°06'57"	N45°05'27"E	35.70'	39.76'
C2	898.00'	52°28'07"	N27°05'59"W	793.91'	822.34'
C3	1012.00'	31°59'32"	N37°20'17"W	557.76'	565.07'
C4	1012.00'	72°08'52"	N14°43'56"E	1191.79'	1274.33'
C11	898.00'	72°33'18"	S14°56'13"W	1062.69'	1137.16'
C12	898.00'	31°59'33"	S37°20'12"E	494.93'	501.42'
C13	1012.00'	39°29'28"	S33°35'14"E	683.80'	697.52'
C14	955.00'	12°58'40"	S07°21'15"E	215.85'	216.31'

Line Table		
#	Direction	Length
L1	S89°08'09"W	94.00'
L2	N00°51'43"W	72.00'
L3	N00°51'55"W	129.79'
L4	N03°53'54"E	144.50'
L5	N00°51'55"W	93.27'
L6	N53°20'03"W	336.97'
L7	N21°20'30"W	750.60'
L19	S21°20'26"E	750.60'
L20	S53°19'59"E	336.97'
L21	S76°09'29"W	57.01'
L22	S00°51'55"E	464.06'



E 48TH AVENUE

POINT OF BEGINNING

THE SOUTH QUARTER CORNER OF
SECTION 18, TWP. 3 S, RNG. 65 W
FOUND 2.5" ALUMINUM CAP ON A ROD
STAMPED "T3S R65W S18/S19 1/4 2021 LS 38058"

Sheet 3 of 4

BEARINGS ARE BASED ON THE EAST LINE OF THE WEST 1/2 OF SECTION 18, T3S, R65W, 6TH P.M., BEING N00°14'34"W
THE ABOVE DESCRIBED PARCEL CONTAINS 687,691 SQUARE FEET (15.787 ACRES) MORE OR LESS.

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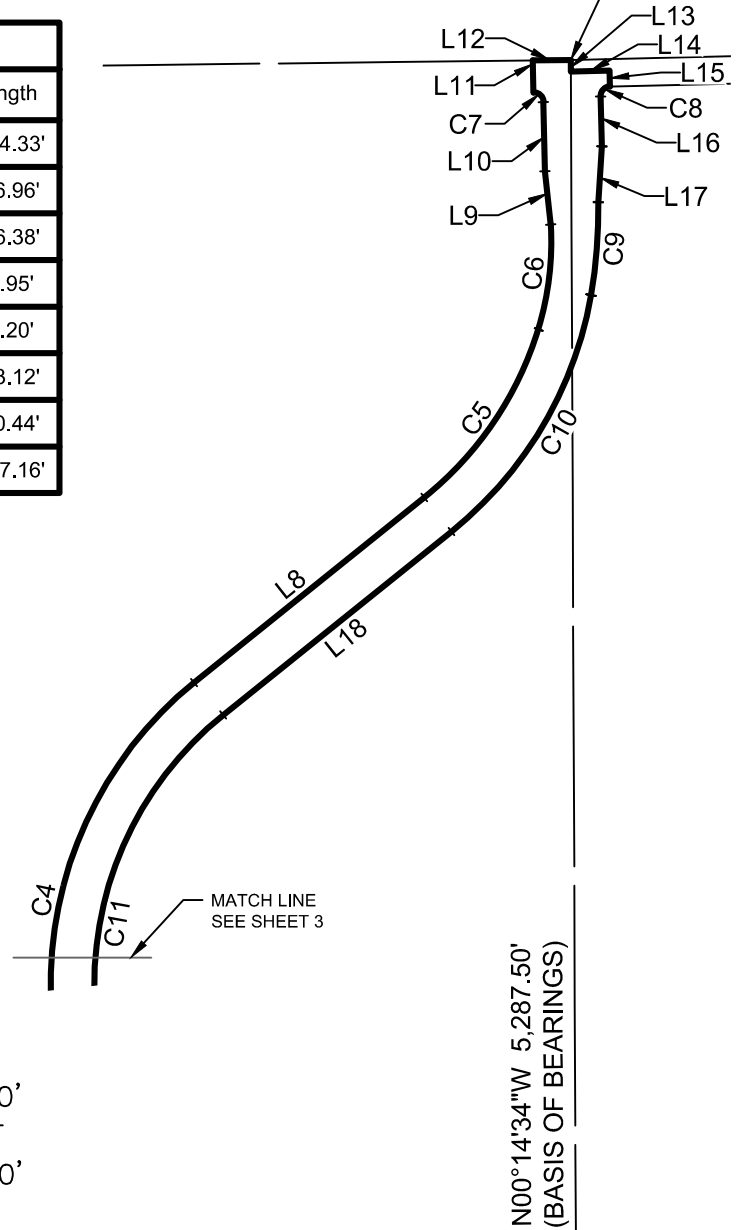
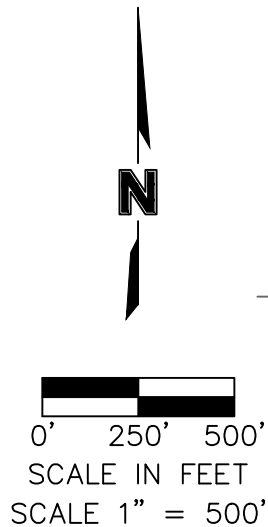
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ILLUSTRATION FOR EXHIBIT A

THE NORTH QUARTER CORNER
OF SECTION 18, TWP. 3 S, RNG. 65 W
FOUND 2.5" ALUMINUM CAP AND ROD
STAMPED "T3S R65W S7/S18 1/4 LS 38058"

Curve Table					
#	Radius	Delta	Chord Bearing	Chord Length	Length
C4	1012.00'	72°08'52"	N14°43'56"E	1191.79'	1274.33'
C5	898.00'	34°15'37"	N34°05'00"E	529.00'	536.96'
C6	780.00'	20°18'07"	N06°48'08"E	274.94'	276.38'
C7	25.00'	89°16'19"	N46°02'03"W	35.13'	38.95'
C8	25.00'	89°49'55"	S43°40'45"W	35.30'	39.20'
C9	1324.00'	10°31'16"	S04°35'56"W	242.78'	243.12'
C10	1012.00'	41°21'18"	S30°32'12"W	714.69'	730.44'
C11	898.00'	72°33'18"	S14°56'13"W	1062.69'	1137.16'

Line Table		
#	Direction	Length
L8	N51°12'41"E	769.47'
L9	N06°09'37"W	139.05'
L10	N01°23'48"W	180.30'
L11	N01°23'48"W	84.12'
L12	S89°19'43"W	99.14'
L13	S00°14'34"E	29.94'
L14	N88°36'13"E	100.52'
L15	S01°29'57"E	42.06'
L16	S01°23'44"E	129.79'
L17	S03°22'05"W	145.81'
L18	S51°12'51"W	762.29'



Sheet 4 of 4

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