

EXHIBIT A

sheet 1 of 2

LEGAL DESCRIPTION:

A 30.00 FOOT WIDE RIGHT-OF-WAY BEING EAST 35TH PLACE AS DEDICATED TO THE CITY OF AURORA AND RECORDED UNDER RECEPTION No. B600036, FILE 16, MAP 312 OF THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, SITUATE IN THE LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING No. 1 AS RECORDED UNDER RECEPTION No. B600036, FILE 16, MAP 312, NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 29 BEARS S00°31'08"W WITH ALL BEARINGS HEREIN RELATIVE TO THE WEST LINE OF SAID NORTHWEST QUARTER, THENCE S00°31'08"W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 993.16 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 1, EXTENDED WEST; THENCE N89°37'21"E ALONG SAID NORTH LINE A DISTANCE OF 233.96' TO THE POINT OF BEGINNING.

THENCE N89°36'48"E ALONG SAID NORTH LINE, A DISTANCE OF 403.84 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HELENA STREET; THENCE S00°21'10"W ALONG SAID WEST LINE, A DISTANCE OF 45.20 FEET TO A POINT OF CUSP, SAID POINT BEING A POINT OF CURVATURE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST 35TH PLACE THE FOLLOWING THREE (3) COURSES 1) 23.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°44'22", SUBTENDING A CHORD BEARING OF N45°01'01"W, A CHORD DISTANCE OF 21.35 FEET;

2) THENCE S89°36'48"W A DISTANCE OF 262.16 FEET TO A POINT OF CURVATURE;

3) THENCE 130.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 26°45'56", SUBTENDING A CHORD BEARING OF N77°00'14"W, A CHORD DISTANCE OF 129.61 FEET TO THE POINT OF BEGINNING, CONTAINING 10,926 SQUARE FEET OR 0.2508 ACRES MORE OR LESS.

EXHIBIT A

sheet 2 of 2

ALL LINEAL DISTANCE UNITS USED ARE REPRESENTED IN U.S. SURVEY FEET.

space

BEARINGS ARE BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., WHICH BEARS $S00^{\circ}31'08''W$ AND IS MONUMENTED BY A 3-1/4 INCH CITY OF AURORA BRASS CAP LS 23527 AT THE NORTHWEST CORNER AND BY A 3-1/4 INCH CITY OF AURORA BRASS CAP AT THE WEST QUARTER CORNER.

A circular professional seal for Harold J. Ponsarella, a Registered Professional Surveyor in Colorado, License No. 29766. The seal is partially obscured by a large, handwritten signature in black ink.

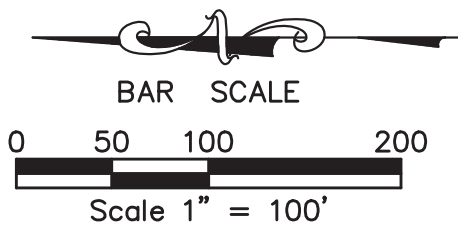
HAROLD J. PONSERELLA, RLS 29766

DATE: 1/24/18

FOR AND ON BEHALF OF COTTONWOOD SURVEYING AND ASSOC., INC.

P.O. BOX 694, STRASBURG, CO 80136

ILLUSTRATION FOR EXHIBIT A



HELENA STREET
50' R/W
W. R/W LN. HELENA STREET

$R = 15.00'$
 $\Delta = 90^\circ 44' 22''$
 $L = 23.76'$
 $CB = N45^\circ 01' 01'' W$
 $C = 21.35'$

CITY OF AURORA
15151 E. ALAMEDA PKWY
SUITE 3200
AURORA, CO 80012-1555

10,926 S.F.
0.2508 AC.

MAZZO ENTERPRISES LLLP
3280 CHAMBERS RD.
AURORA, CO 80011-1310

$R = 280.00'$
 $\Delta = 26^\circ 45' 56''$
 $L = 130.80'$
 $CB = N77^\circ 00' 14'' W$
 $C = 129.61'$

LOT 1, BLOCK 1,
CHAMBERS ROAD EXCHANGE
SUBDIVISION FILING No. 1
FILE 16 MAP 312

E. R/W LN. CHAMBERS RD
 $N00^\circ 31' 08'' E$ 275.66'
CHAMBERS ROAD
110' R/W
W. LN. NW 1/4

EAST 35TH AVENUE
50' R/W

UNPLATTED
RECP. No. 2017000081059
WHEELING SERVICE
CENTER LLC
2777 S ELMIRA ST APT 7
DENVER, CO 80231-3940

P.O.B.

P.O.C.
NW COR. SEC. 29
FND. 3-1/4" CITY OF
AURORA BRASS CAP
LS 23527 IN MON. BOX

W1/4 COR. SEC. 29
FND. 3-1/4" CITY OF
AURORA BRASS CAP
LS 23527 IN MON. BOX

match the county
records for ownership

match the description

THE ABOVE DESCRIBED PARCEL CONTAINS 10,926 SQUARE FEET OR
(0.2508 ACRES) MORE OR LESS.

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

CITY OF AURORA, COLORADO

30' RIGHT-OF-WAY SITUATE IN THE NW 1/4 OF
SECTION 29, T 3 S, R 66 W, 6TH P.M. ADAMS
COUNTY, COLORADO, BEING EAST 35TH PLACE,
CITY OF AURORA, ADAMS COUNTY, COLORADO

DRAWN BY: PONS.	SCALE: NONE 1"=100'	R.O.W. FILE NUMBER
CHECKED BY: PONS.	DATE: 1/24/18	JOB NUMBER: 2018-98