

EXHIBIT A

PARCEL OF LAND

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED WITHIN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 14630 AND ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY LS 27275, TO BEAR SOUTH 00°37'40" EAST, 2657.16 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°15'26" WEST, A DISTANCE OF 0.57 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°37'30" WEST, A DISTANCE OF 245.59 FEET;

THENCE NORTH 89°47'10" WEST, A DISTANCE OF 354.26 FEET;

THENCE NORTH 00°12'50" EAST, A DISTANCE OF 81.99 FEET, TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°58'49", AN ARC LENGTH OF 39.26 FEET, THE CHORD OF WHICH BEARS SOUTH 44°47'45" EAST, A DISTANCE OF 35.35 FEET, TO A POINT OF TANENCY;

THENCE SOUTH 89°47'10" EAST, A DISTANCE OF 329.34 FEET;

THENCE SOUTH 89°37'30" EAST, A DISTANCE OF 491.20 FEET;

THENCE SOUTH 89°56'06" EAST, A DISTANCE OF 313.03 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1012.00 FEET, A CENTRAL ANGLE OF 10°33'33", AN ARC LENGTH OF 186.50 FEET, THE CHORD OF WHICH BEARS SOUTH 84°39'19" EAST, A DISTANCE OF 186.24 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 79°22'33" EAST, A DISTANCE OF 148.12 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 898.00 FEET, A CENTRAL ANGLE OF 10°22'58", AN ARC LENGTH OF 162.73 FEET, THE CHORD OF WHICH BEARS SOUTH 84°34'02" EAST, A DISTANCE OF 162.51 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 89°45'31" EAST, A DISTANCE OF 360.48 FEET;

THENCE SOUTH 00°14'29" WEST, A DISTANCE OF 57.00 FEET;

THENCE NORTH 89°45'31" WEST, A DISTANCE OF 360.48 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 10°22'58", AN ARC LENGTH OF 173.06 FEET, THE CHORD OF WHICH BEARS NORTH 84°34'02" WEST, A DISTANCE OF 172.82 FEET TO A POINT OF TANGENCY;

THENCE NORTH 79°22'33" WEST, A DISTANCE OF 148.12 FEET, TO A POINT OF CURVATURE;



THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 10°33'33", AN ARC LENGTH OF 176.00 FEET, THE CHORD OF WHICH BEARS NORTH 84°39'19" WEST, A DISTANCE OF 175.75 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°56'06" WEST, A DISTANCE OF 313.18 FEET;

THENCE NORTH 89°37'30" WEST, A DISTANCE OF 245.69 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 115,068 SQUARE FEET OR 2.642 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

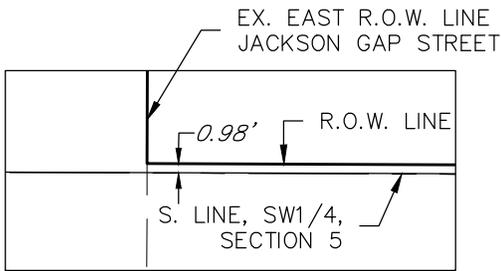
I, KEVIN J. KUCHARCZYK, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

KEVIN J. KUCHARCZYK, P.L.S. 34591
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112

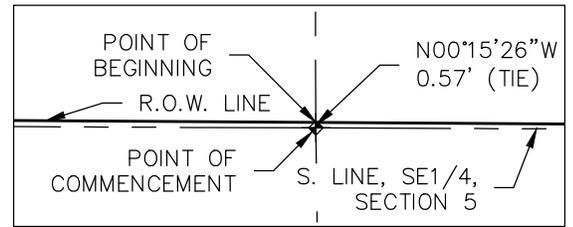


ILLUSTRATION FOR EXHIBIT A

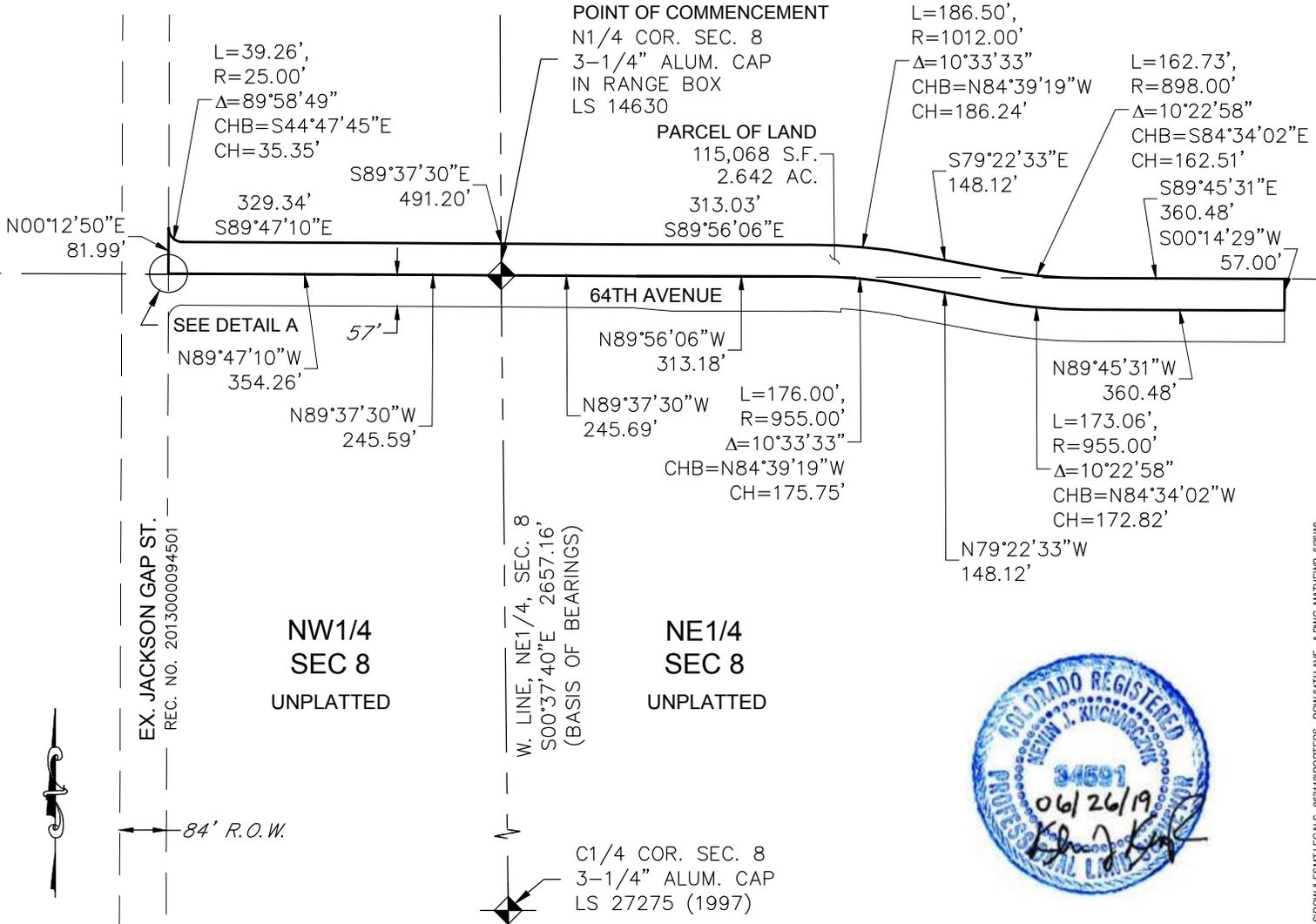
DETAIL AT S1/4 CORNER



DETAIL A



UNPLATTED
SE1/4
SEC 5



OWNER:
ACP DIA 1287 INVESTORS, LLC.
C/O A&C PROPERTIES
4530 E. SHEA BOULEVARD, SUITE 100
PHOENIX, AZ 85028
PROPERTY ADDRESS: VACANT LAND



SCALE: 1" = 300'

THE ABOVE DESCRIBED PARCEL CONTAINS 115,068 SQUARE FEET OR (2.642 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		A PARCEL OF LAND, SITUATED IN THE SOUTH HALF OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO.	
BY: MJP	SCALE: 1" = 300'	R.O.W.	
CK'D: WFH	DATE: 6/21/2019	JOB NO.	30249702

N:\PROJECTS\PORTEGOS\SURVEY\LEGAL\SROW & ESMT\LEGALS - ROW\64TH AVE - ADMS\G. MATHEW.P. 6/26/19