

# EXHIBIT A

## LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, 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 SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER CORNER OF SAID SECTION 8 AND CONSIDERING THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8 TO BEAR NORTH 00°37'31" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 45°01'23" EAST A DISTANCE OF 1,740.57 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF POWHATON ROAD RECORDED AT RECEPTION NO. 2017000096931 IN THE RECORDS OF ADAMS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

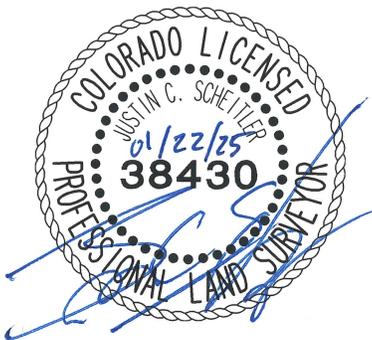
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°05'43", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.88 FEET AND A CHORD THAT BEARS NORTH 45°11'14" WEST A DISTANCE OF 35.08 FEET;

THENCE SOUTH 89°44'05" EAST A DISTANCE OF 24.61 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY; THENCE SOUTH 00°38'22" EAST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 24.61 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 129 SQUARE FEET, OR 0.003 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, JUSTIN C. SCHEITLER, 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, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



JUSTIN C. SCHEITLER, P.L.S. 38430  
FOR AND ON BEHALF OF WARE MALCOMB  
900 SOUTH BROADWAY SUITE 320  
DENVER, COLORADO 80209  
P 303.561.3333

# ILLUSTRATION FOR EXHIBIT A

NORTHWEST CORNER OF THE  
EAST HALF OF SOUTHEAST  
QUARTER OF SECTION 8  
FOUND NO. 6 REBAR WITH  
2.5" ALUMINUM CAP STAMPED  
"AMERICAN WEST E1/16 C•C  
S8 2005 PLS 27269"  
1.1' BELOW GRADE

UNPLATTED

R.O.W. CONTAINS  
129 SQ. FT.  
0.003 AC.

POWHATON RD. (81' R.O.W.)  
REC. NO. 2017000096931

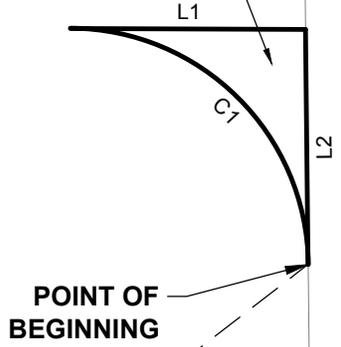
**OWNER:**  
D.I.A. 56TH, LLC, AN  
OKLAHOMA LIMITED  
LIABILITY COMPANY

**NOTE:**  
THIS ILLUSTRATION  
DOES NOT REPRESENT  
A MONUMENTED  
SURVEY, IT IS  
INTENDED ONLY TO  
DEPICT THE ATTACHED  
DESCRIPTION.

WEST LINE OF THE EAST HALF  
OF THE SOUTHEAST QUARTER  
OF SECTION 8  
**BASIS OF BEARINGS**  
N00°37'31"W 2,652.81'

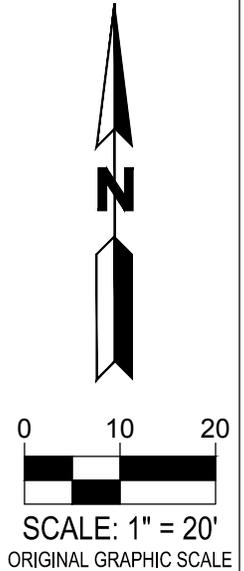
**POINT OF COMMENCEMENT**  
SOUTHWEST CORNER OF  
EAST HALF OF THE  
SOUTHEAST QUARTER  
OF SECTION 8  
FOUND NO. 6 REBAR WITH  
2.5" ALUMINUM CAP STAMPED  
"AMERICAN WEST LS 27269  
E1/16 S8-S17 2005"  
0.2' ABOVE GRADE

N45°01'23"E 1,740.57'



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°44'05"E	24.61'
L2	S00°38'22"E	24.61'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	89°05'43"	25.00'	38.88'	N45°11'14"W	35.08'



**CITY OF AURORA, COLORADO**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

By: JDH	Scale: 1" = 20'	R.O.W. File No.
Ck'd By: JCS	Date: 01-16-2025	Job No. DCS24-4123