

EXHIBIT A

A PORTION OF THOSE RIGHTS-OF-WAY AS DESCRIBED IN BOOK 262 AT PAGES 52, 60, AND 61, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SITUATED WITHIN THE WEST HALF OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 19; THENCE S 89°34'12" W, A DISTANCE OF 30.00 FEET TO A POINT BEING 30.00 FEET WEST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, ALSO BEING A POINT ON THE WEST LINE OF (OLD) SOUTH GUN CLUB ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED IN BOOK 262 AT PAGE 61 AND THE POINT OF BEGINNING;

THENCE N 00°28'40" W, ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 470.22 FEET TO A POINT ON THE WEST LINE OF BLOCK 7, LOT 1, HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. A9080446, SAID ARAPAHOE COUNTY RECORDS, SAID POINT DESIGNATED AS "POINT A";

THENCE S 37°24'07" E, ALONG THE WEST LINE OF SAID BLOCK 7, LOT 1, A DISTANCE OF 99.87 FEET TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, ALSO BEING A POINT ON THE EAST LINE OF (OLD) GUN CLUB ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED IN BOOK 262 AT PAGE 52;

THENCE S 00°28'40" E, ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 390.37 FEET;

THENCE S 00°29'14" E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 681.69 FEET TO A POINT ON THE EAST LINE OF STATE HIGHWAY 30 (EAST 6TH AVENUE) RIGHT-OF-WAY AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. B0072747, ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 30 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,890.00 FEET, A CENTRAL ANGLE OF 4°47'45", AND AN ARC LENGTH OF 325.61 FEET, THE CHORD OF WHICH BEARS N 11°06'32" W, A DISTANCE OF 325.52 FEET, TO A POINT ON A LINE BEING 30.00 FEET WEST OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ALSO BEING A POINT ON THE WEST LINE OF (OLD) GUN CLUB ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED IN BOOK 262 AT PAGE 60;

THENCE N 00°29'14" W ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A LINE BEING 30.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 361.78 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 56,382 SQUARE FEET OR 1.294 ACRES, MORE OR LESS

TOGETHER WITH:

A PORTION OF THOSE RIGHTS-OF-WAY AS DESCRIBED IN BOOK 262 AT PAGES 52 AND 61, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 19,

TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFOREMENTIONED "POINT A", THENCE N 00°28'40" W, ALONG THE WEST LINE OF (OLD) GUN CLUB ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED IN BOOK 262 AT PAGE 61, AND ALONG A LINE BEING 30.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 479.40 FEET TO THE NORTH LINE OF BLOCK 7, LOT 1, SAID HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1 AND THE POINT OF BEGINNING;

THENCE N 00°28'40" W, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A LINE BEING 30.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 811.21 FEET TO A POINT ON THE SOUTH LINE OF THE EAST LOUISIANA PARKWAY RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. B3167939 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID SOUTH LINE AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 459.97 FEET, A CENTRAL ANGLE OF 29°35'54" AND AN ARC LENGTH OF 237.62 FEET, THE CHORD OF WHICH BEARS S 15°16'15" E, A DISTANCE OF 234.98 FEET TO A POINT BEING 30.00 FEET EAST OF THE NORTHWEST QUARTER OF SAID SECTION 19 AND A POINT ON THE EAST LINE OF (OLD) GUN CLUB ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED IN BOOK 262 AT PAGE 52;

THENCE S 00°28'40" E, ALONG A PORTION OF THE SOUTH LINE OF SAID EAST LOUISIANA PARKWAY AND CONTINUING ALONG THE EAST LINE OF (OLD) GUN CLUB ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED IN BOOK 262 AT PAGE 52, AND ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 530.76 FEET TO SAID NORTH LINE OF BLOCK 7, LOT 1;

THENCE S 47°55'45" W, ALONG SAID NORTH LINE OF BLOCK 7, LOT 1, A DISTANCE OF 80.23 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 42,656 SQUARE FEET, OR 0.979 ACRES, MORE OR LESS.

CONTAINING A TOTAL NET AREA OF 99,038 SQUARE FEET OR 2.274 ACRES, MORE OR LESS.

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON A LINE ASSUMED TO BEAR NORTH 44°50'04" EAST, A DISTANCE OF 3,746.85 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 19 BEING MONUMENTED BY 3-INCH BRASS CAP IN A MONUMENT BOX (UNABLE TO VERIFY SIZE AND MATERIAL OF MONUMENT), STAMPED "PLS 16419, 1986" TO THE NORTH QUARTER CORNER OF SAID SECTION 19 BEING MONUMENTED BY A #6 REBAR 3-1/4-INCH ALUMINUM CAP IN A MONUMENT BOX, STAMPED "36580".

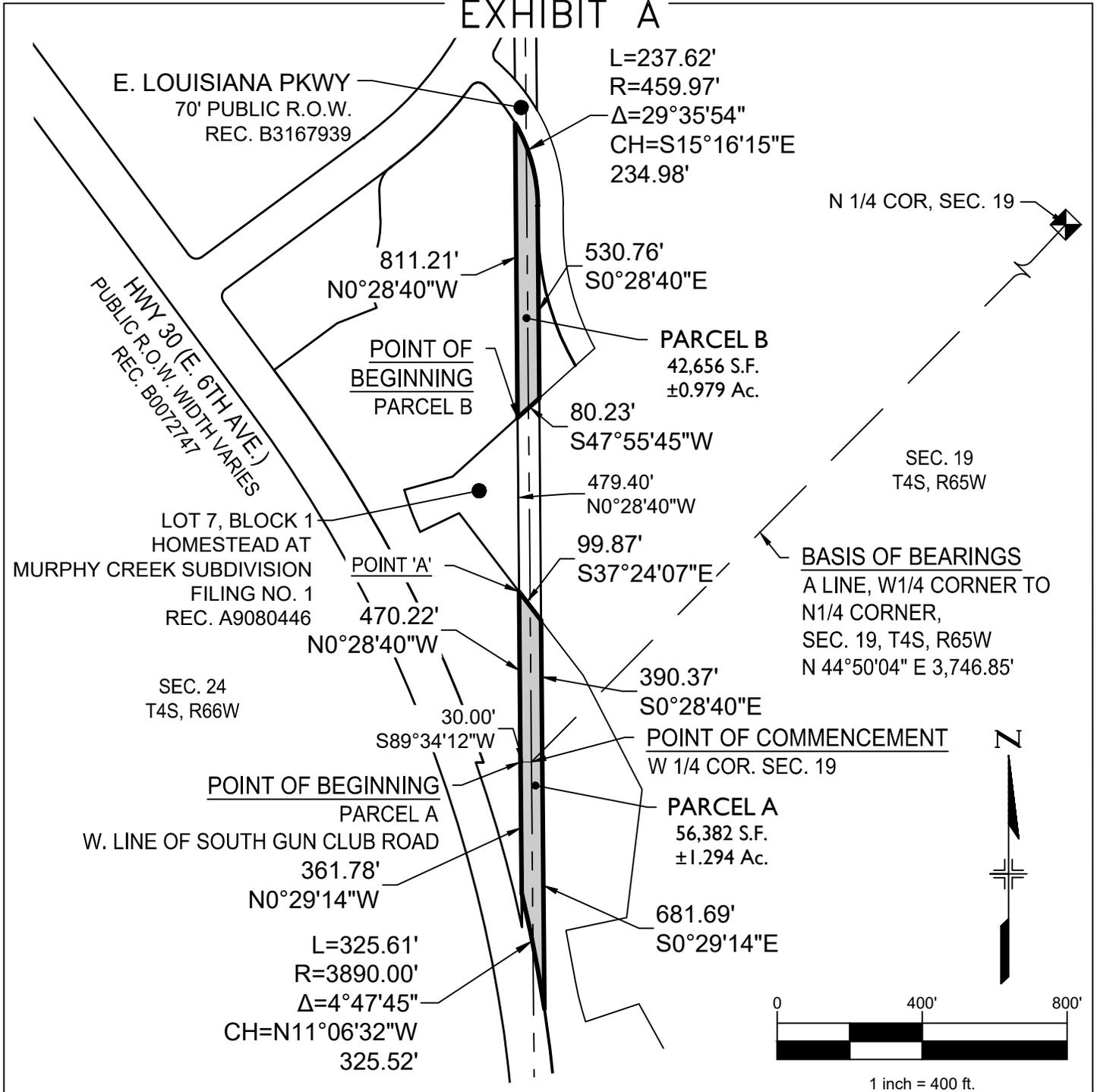
ALL LINEAR DISTANCES SHOWN HEREON ARE REPRESENTED IN U.S. SURVEY FEET.

JEFFREY C. ANTON
COLORADO PLS 38818
FOR AND ON BEHALF OF
CORE CONSULTANTS INC.



ILLUSTRATION FOR

EXHIBIT A



BEARINGS ARE BASED ON THE LINE BETWEEN THE W 1/4 OF SECTION 19 & THE N 1/4 OF SECTION 19, T4S, R66W, 6TH P.M., BEARING N44°50'04"E.

THE ABOVE DESCRIBED PARCEL CONTAINS 99,038 SQUARE FEET (2.274 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 RIGHT-OF-WAY VACATION SITUATED IN THE W 1/2 OF SECTION 19, T4S, R66W AND THE E 1/2 OF SECTION 24, T4S, R67W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING A PORTION OF RIGHT-OF-WAY AS DESCRIBED IN BOOK 262 AT PAGES 52, 60 AND 61, ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE.
DRAWN BY: DCB	SCALE: 1" = 400'	R.O.W. FILE NUMBER	
CHECKED BY: JCA	DATE: 08-01-23	JOB NUMBER: 21-198	