

EXHIBIT A

PARCEL 1

A 40' PRIVATE STREET AND UTILITY EASEMENT DEDICATED BY THE ASSEMBLY OF GOD SUBDIVISION FILING NO. 3, A SUBDIVISION PLAT RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT PLAT BOOK 83 , PAGE 40, SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID ASSEMBLY OF GOD SUBDIVISION FILING NO. 3 AND CONSIDERING THE EAST LINE OF SAID ASSEMBLY OF GOD SUBDIVISION FILING NO. 3 TO BEAR S 00°23'35" E, FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION WITH ALL BEARINGS NOTED HEREIN BEING RELATIVE THERETO; THENCE ALONG THE EAST LINE OF SAID ASSEMBLY OF GOD SUBDIVISION FILING NO. 3, S 00°23'35" E, 264.51 FEET; THENCE S 89°38'11" W, 137.06 FEET TO THE POINT OF BEGINNING;

THENCE S 00°21'49" E, 5.68 FEET TO A POINT OF CURVATURE;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 27.21 FEET, WITH A RADIUS OF 18.00 FEET, WITH A CHORD BEARING OF S 43°39'43" E, WITH A CHORD LENGTH OF 24.69 FEET TO A POINT OF TANGENT;
THENCE N 89°35'15" E, 50.08 FEET TO A POINT CURVATURE;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 91.11 FEET, WITH A RADIUS OF 58.00 FEET, WITH A CHORD BEARING OF S 45°24'46" E, WITH A CHORD LENGTH OF 82.02 FEET TO A POINT OF TANGENT;
THENCE S 00°24'47" E, 78.53 FEET;
THENCE S 00°24'47" E, 180.81 FEET TO A POINT OF CURVATURE;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.45 FEET, WITH A RADIUS OF 109.67 FEET, WITH A CHORD BEARING OF S 07°01'06" W, WITH A CHORD LENGTH OF 28.37 FEET TO A POINT OF REVERSE CURVATURE;
THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 18.23 FEET, WITH A RADIUS OF 69.67 FEET, WITH A CHORD BEARING OF S 06°57'10" W, WITH A CHORD LENGTH OF 18.18 FEET TO A POINT OF TANGENT;
THENCE N 89°57'24" W, 20.00 FEET;
THENCE S 00°24'51" E, 5.00 FEET;
THENCE S 89°37'20" W, 20.00 FEET TO A POINT OF CURVATURE;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.42 FEET, WITH A RADIUS OF 13.00 FEET, WITH A CHORD BEARING OF N 45°25'00" W FEET, WITH A CHORD LENGTH OF 18.39 FEET TO A POINT OF TANGENT;
THENCE S 89°34'50" W, 50.00 FEET TO A POINT OF CURVATURE;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 83.26 FEET, WITH A RADIUS OF 53.00 FEET, WITH A CHORD BEARING OF N 45°24'58" W, WITH A CHORD LENGTH OF 74.96 FEET TO A POINT OF TANGENT;
THENCE N 00°24'47" W, 99.67 FEET TO A POINT OF CURVATURE;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 83.26 FEET, WITH A RADIUS OF 53.00 FEET, WITH A CHORD BEARING OF N 44°35'25" E, WITH A CHORD LENGTH OF 74.96 FEET TO A POINT OF TANGENT;
THENCE N 89°35'37" E, 56.00 FEET TO A POINT OF CURVATURE;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.42 FEET, WITH A RADIUS OF 13.00 FEET, WITH A CHORD BEARING OF N 44°35'25" E, WITH A CHORD LENGTH OF 18.39 FEET TO A POINT OF TANGENT;
THENCE N 00°24'47" W, 78.67 FEET TO A POINT OF CURVATURE;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 28.27 FEET, WITH A RADIUS OF 18.00 FEET, WITH A CHORD BEARING OF N 45°24'46" W, WITH A CHORD LENGTH OF 25.46 FEET TO A POINT OF TANGENT;
THENCE S 89°35'15" W, 154.00 FEET;
THENCE N 00°24'45" W, 40.00 FEET;
THENCE N 89°35'15" E, 29.00 FEET TO A POINT OF CURVATURE;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 28.28 FEET, WITH A RADIUS OF 18.00 FEET, WITH A CHORD BEARING OF N 44°34'36" E, WITH A CHORD LENGTH OF 25.46 FEET TO A POINT OF TANGENT;
THENCE N 00°21'49" W, 5.69 FEET;
THENCE N 89°38'11" E, 40.00 FEET THE POINT OF BEGINNING,

HAVING AN AREA OF 45,828.41 SQUARE FEET, 1.052 ACRES (MORE OR LESS).

EXHIBIT A

PARCEL 2

A 40' PRIVATE STREET AND UTILITY EASEMENT DEDICATED BY THE ASSEMBLY OF GOD SUBDIVISION FILING NO. 3, A SUBDIVISION PLAT RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT PLAT BOOK 83 , PAGE 40, SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID ASSEMBLY OF GOD SUBDIVISION FILING NO. 3 AND CONSIDERING THE EAST LINE OF SAID ASSEMBLY OF GOD SUBDIVISION FILING NO. 3 TO BEAR S 00°23'35" E, FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION WITH ALL BEARINGS NOTED HEREIN BEING RELATIVE THERETO; THENCE ALONG THE EAST LINE OF SAID ASSEMBLY OF GOD SUBDIVISION FILING NO. 3, S 00°23'35" E, 490.74 FEET; THENCE S 89°36'25" W, 51.98 FEET TO THE POINT OF BEGINNING;

THENCE S 00°24'47" E, 99.65 FEET TO A POINT OF CURVATURE;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 20.42 FEET, WITH A RADIUS OF 13.00 FEET, WITH A CHORD BEARING OF S 44°34'39" W, WITH A CHORD LENGTH OF 18.39 FEET TO A POINT OF TANGENT;
THENCE S 89°34'50" W, 56.00 FEET TO A POINT OF CURVATURE;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 20.42 FEET, WITH A RADIUS OF 13.00 FEET, WITH A CHORD BEARING OF N 45°24'58" W, WITH A CHORD LENGTH OF 18.39 FEET TO A POINT OF TANGENT;
THENCE N 00°24'47" W, 99.67 FEET TO A POINT OF CURVATURE;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 20.42 FEET, WITH A RADIUS OF 13.00 FEET, WITH A CHORD BEARING OF N 44°35'25" E, WITH A CHORD LENGTH OF 18.39 FEET TO A POINT OF TANGENT;
THENCE N 89°35'37" E, 56.00 FEET TO A POINT OF CURVATURE;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 20.42 FEET, WITH A RADIUS OF 13.00 FEET, WITH A CHORD BEARING OF S 45°24'58" E, WITH A CHORD LENGTH OF 18.39 FEET TO THE POINT OF BEGINNING,

HAVING AN AREA OF 10,149.48 SQUARE FEET, 0.233 ACRES (MORE OR LESS).

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

JOHN W. DOTY, COLORADO PROFESSIONAL LAND SURVEYOR 37993
(FOR AND ON BEHALF OF ARROW POINT SURVEYING, LTD.)
6300 EAST HAMPDEN AVENUE, UNIT C #358, DENVER, CO 80222
JUNE 30, 2025

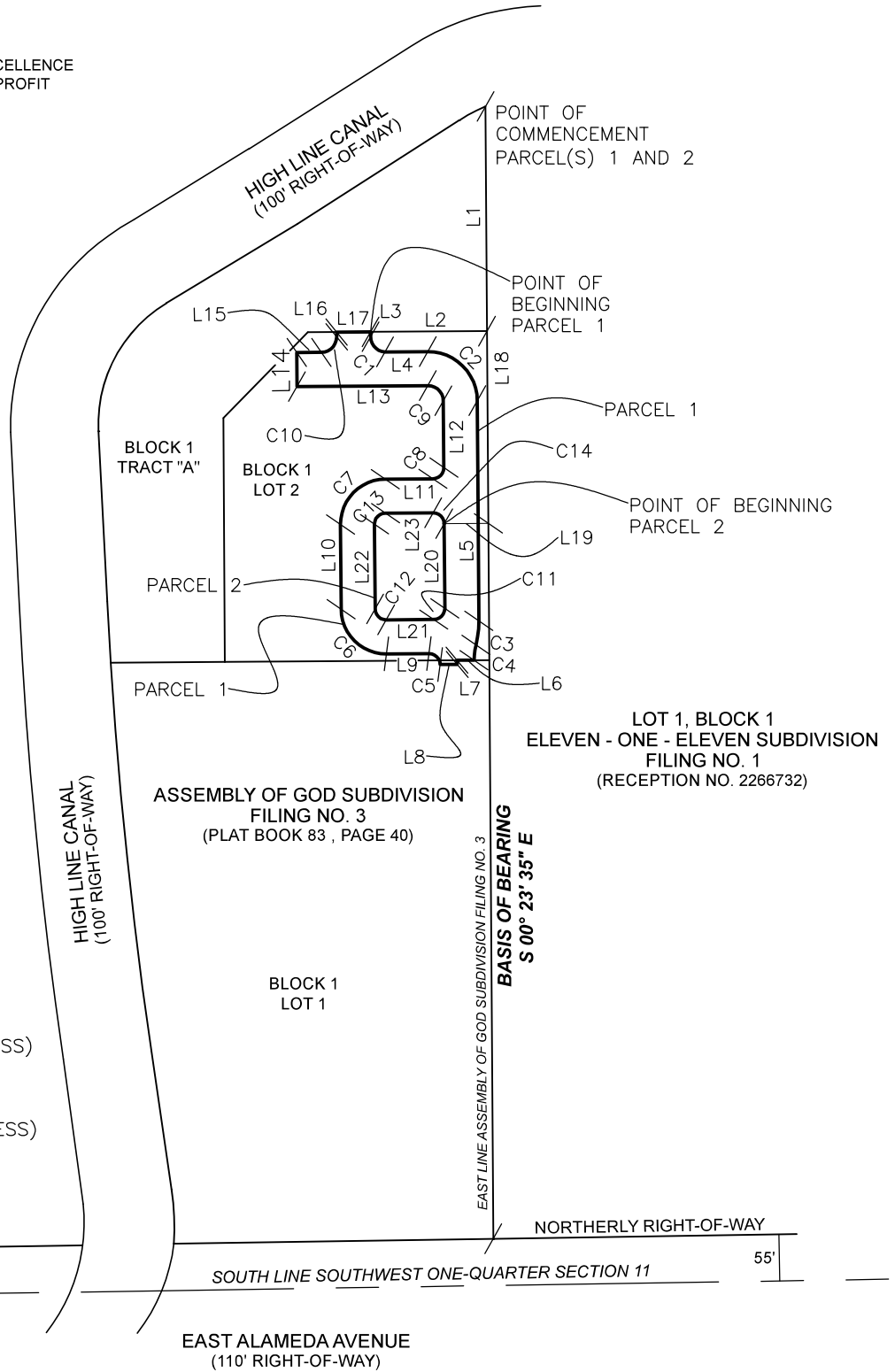
ILLUSTRATION FOR **EXHIBIT A**

OWNER: LOTUS SCHOOL FOR EXCELLENCE
FOUNDATION, A COLORADO NONPROFIT
CORPORATION
11001 EAST ALAMEDA AVENUE
AURORA, CO 80012



PARCEL 1 CONTAINS:
45,828.41 SQUARE FEET /
1.052 ACRES (MORE OR LESS)

PARCEL 2 CONTAINS:
10,149.48 SQUARE FEET /
0.233 ACRES (MORE OR LESS)



THIS ILLUSTRATION DOES NOT
REPRESENT A MONUMENTED LAND
SURVEY. IT IS INTENDED ONLY TO
DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA, COLORADO		
DRAWN BY: LAR	SCALE: 1" = 200'	R.O.W. FILE NO.
DRAWN BY: JWD	DATE: JUNE 2025	JOB NO. 202501100

AN EASEMENT RELEASE SITUATED IN THE
SW 1/4 SEC. 11, T 4 S, R 67 W, 6TH PM,
ARAPAHOE COUNTY, COLORADO, BEING A
PART OF ASSEMBLY OF GOD SUBDIVISION
FILING NO. 3

PAGE 3 OF 4



LINE AND CURVE TABLE FOR **EXHIBIT A**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00° 23' 35" E	264.51'
L2	S 89° 38' 11" W	137.06'
L3	S 00° 21' 49" E	5.68'
L4	N 89° 35' 15" E	50.08'
L5	S 00° 24' 47" E	180.81'
L6	N 89° 57' 24" W	20.00'
L7	S 00° 24' 51" E	5.00'
L8	S 89° 37' 20" W	20.00'
L9	S 89° 34' 50" W	50.00'
L10	N 00° 24' 47" W	99.67'
L11	N 89° 35' 37" E	56.00'
L12	N 00° 24' 47" W	78.67'
L13	S 89° 35' 15" W	154.00'
L14	N 00° 24' 45" W	40.00'
L15	N 89° 35' 15" E	29.00'
L16	N 00° 21' 49" W	5.69'
L17	N 89° 38' 11" E	40.00'
L18	S 00° 23' 35" E	490.74'
L19	S 89° 36' 25" W	51.98'
L20	S 00° 24' 47" E	99.65'
L21	S 89° 34' 50" W	56.00'
L22	N 00° 24' 47" W	99.67'
L23	N 89° 35' 37" E	56.00'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18.00'	86°35'47"	27.21'	S 43° 39' 43" E	24.69'
C2	58.00'	89°59'59"	91.11'	S 45° 24' 46" E	82.02'
C3	109.67'	14°51'44"	28.45'	S 07° 01' 06" W	28.37'
C4	69.67'	14°59'36"	18.23'	S 06° 57' 10" W	18.18'
C5	13.00'	90°00'19"	20.42'	N 45° 25' 00" W	18.39'
C6	53.00'	90°00'23"	83.26'	N 45° 24' 58" W	74.96'
C7	53.00'	90°00'23"	83.26'	N 44° 35' 25" E	74.96'
C8	13.00'	90°00'23"	20.42'	N 44° 35' 25" E	18.39'
C9	18.00'	89°59'59"	28.27'	N 45° 24' 46" W	25.46'
C10	18.00'	90°01'18"	28.28'	N 44° 34' 36" E	25.46'
C11	13.00'	90°00'23"	20.42'	S 44° 34' 39" W	18.39'
C12	13.00'	90°00'23"	20.42'	N 45° 24' 58" W	18.39'
C13	13.00'	90°00'23"	20.42'	N 44° 35' 25" E	18.39'
C14	13.00'	90°00'23"	20.42'	S 45° 24' 58" E	18.39'