

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS COUNTY, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 00°03'32" WEST, A DISTANCE OF 2,587.82 FEET, WITH ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE SOUTH 14°50'11" EAST, A DISTANCE OF 344.73 FEET TO THE **POINT OF BEGINNING**, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,007.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 10°25'18" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°59'12", AN ARC LENGTH OF 491.88 FEET;

THENCE NORTH 72°26'06" EAST, A DISTANCE OF 258.93 FEET;

THENCE SOUTH 14°51'16" EAST, A DISTANCE OF 111.58 FEET;

THENCE SOUTH 03°48'34" EAST, A DISTANCE OF 323.63 FEET;

THENCE SOUTH 13°40'43" WEST, A DISTANCE OF 116.34 FEET;

THENCE SOUTH 34°32'53" WEST, A DISTANCE OF 118.19 FEET;

THENCE SOUTH 74°31'35" WEST, A DISTANCE OF 130.52 FEET;

THENCE SOUTH 80°41'06" WEST, A DISTANCE OF 280.03 FEET;

THENCE SOUTH 88°08'54" WEST, A DISTANCE OF 131.61 FEET;

THENCE SOUTH 51°24'35" WEST, A DISTANCE OF 114.51 FEET;

THENCE SOUTH 81°50'41" WEST, A DISTANCE OF 232.96 FEET;

THENCE SOUTH 45°07'47" WEST, A DISTANCE OF 235.37 FEET;

THENCE SOUTH 59°07'37" WEST, A DISTANCE OF 220.71 FEET;

THENCE SOUTH 72°15'04" WEST, A DISTANCE OF 418.69 FEET;

THENCE SOUTH 43°48'19" WEST, A DISTANCE OF 224.72 FEET;

THENCE SOUTH 52°07'10" EAST, A DISTANCE OF 178.70 FEET;

THENCE SOUTH 41°12'22" EAST, A DISTANCE OF 147.67 FEET;

THENCE SOUTH 49°05'42" EAST, A DISTANCE OF 57.57 FEET;

THENCE SOUTH 77°57'59" EAST, A DISTANCE OF 154.44 FEET;
THENCE SOUTH 61°22'39" EAST, A DISTANCE OF 93.45 FEET;
THENCE SOUTH 79°59'31" EAST, A DISTANCE OF 99.29 FEET;
THENCE SOUTH 86°29'18" EAST, A DISTANCE OF 68.40 FEET;
THENCE SOUTH 89°57'44" EAST, A DISTANCE OF 327.86 FEET;
THENCE SOUTH 00°01'31" WEST, A DISTANCE OF 587.25 FEET;
THENCE SOUTH 89°57'39" WEST, A DISTANCE OF 94.10 FEET;
THENCE SOUTH 89°32'40" WEST, A DISTANCE OF 668.51 FEET;
THENCE NORTH 24°38'15" EAST, A DISTANCE OF 340.62 FEET;
THENCE NORTH 66°59'00" WEST, A DISTANCE OF 199.69 FEET;
THENCE NORTH 33°19'18" EAST, A DISTANCE OF 163.35 FEET;
THENCE NORTH 56°40'42" WEST, A DISTANCE OF 153.00 FEET;
THENCE NORTH 39°28'16" WEST, A DISTANCE OF 484.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3,589.13 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 69°55'48" EAST;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°43'42", AN ARC LENGTH OF 484.12 FEET;
THENCE SOUTH 41°19'31" EAST, NON-TANGENT TO SAID CURVE, A DISTANCE OF 230.78 FEET;
THENCE NORTH 63°49'49" EAST, A DISTANCE OF 200.40 FEET;
THENCE SOUTH 51°23'35" EAST, A DISTANCE OF 174.71 FEET;
THENCE NORTH 39°21'41" EAST, A DISTANCE OF 459.04 FEET;
THENCE NORTH 57°13'21" EAST, A DISTANCE OF 345.88 FEET;
THENCE NORTH 27°47'48" EAST, A DISTANCE OF 107.12 FEET;
THENCE SOUTH 73°14'02" EAST, A DISTANCE OF 348.30 FEET;
THENCE NORTH 16°45'58" EAST, A DISTANCE OF 165.77 FEET;
THENCE NORTH 60°45'25" WEST, A DISTANCE OF 82.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 400.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°37'34", AN ARC LENGTH OF 206.83 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,214.00 FEET;

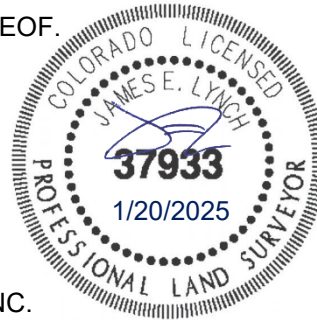
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°48'17", AN ARC LENGTH OF 228.94 FEET;

THENCE NORTH 10°25'18" EAST, NON-TANGENT TO SAID CURVE, A DISTANCE OF 207.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 24.862 ACRES, (1,082,998 SQUARE FEET), MORE OR LESS.

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

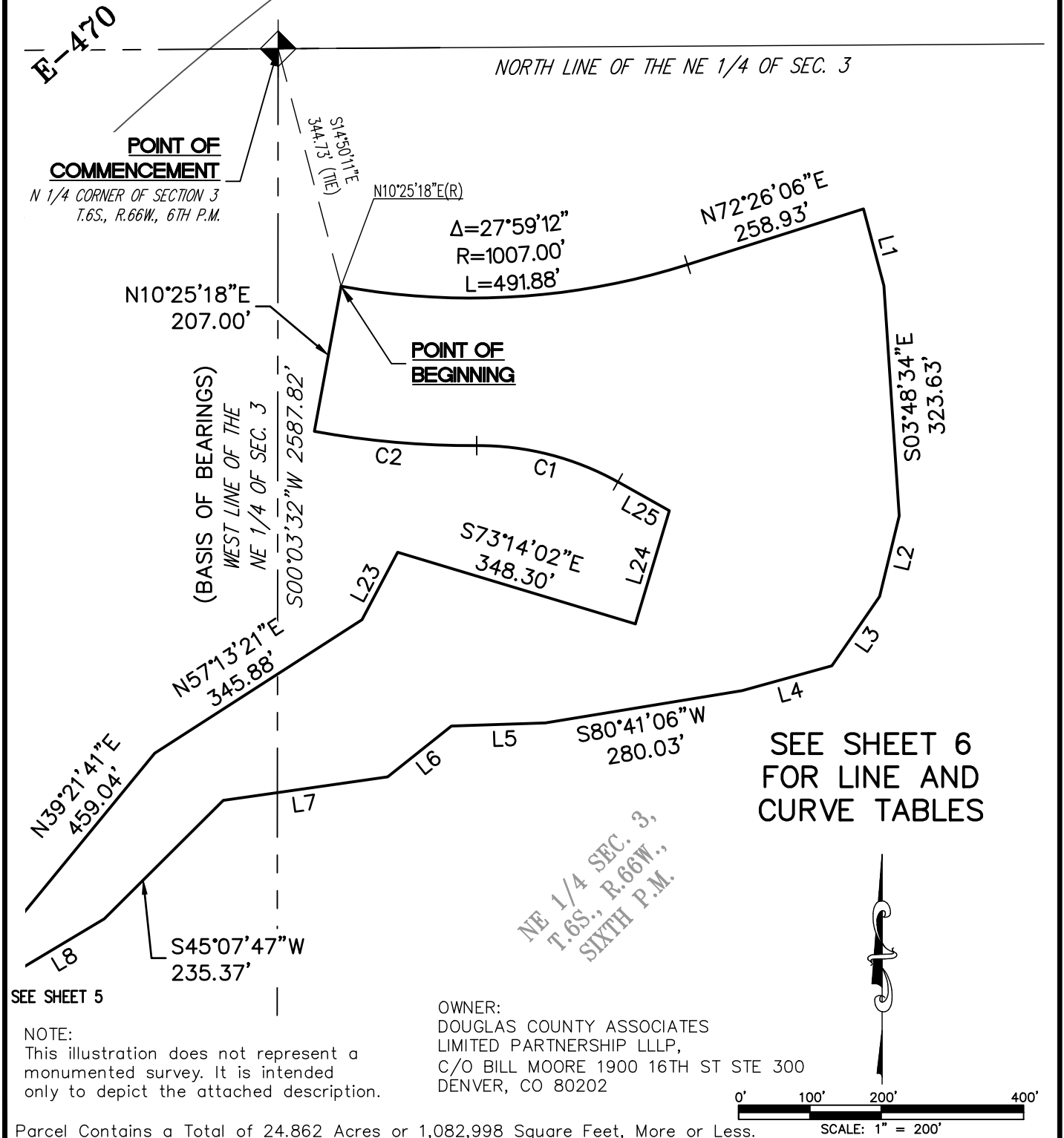
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



JAMES E. LYNCH, PLS NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION FOR EXHIBIT A

SHEET 4 OF 6



CITY OF AURORA, COLORADO

A PARCEL OF LAND
SITUATED IN THE NORTH 1/2 OF SEC. 3,
T.6S., R.66W., SIXTH P.M.
CITY OF AURORA, COUNTY OF DOUGLAS,
STATE OF COLORADO

DRAWN BY: JEL	SCALE: 1"=200'	R-O-W FILE NO.
CHECKED BY: RDS	DATE: 1/20/2025	JOB NO. 135924-05

ILLUSTRATION FOR EXHIBIT A

SHEET 5 OF 6

SEE SHEET 4

E-470

$\Delta=7^{\circ}43'42''$
 $R=3589.13'$
 $L=484.12'$

S69°55'48"E(R)

N39°21'41"E
 459.04'

S45°07'47"W
 235.37'

S72°15'04"W
 418.69'

NW 1/4 SEC. 3,
 T.6S., R.66W.,
 SIXTH P.M.

(BASIS OF BEARINGS)
 WEST LINE OF THE
 NE 1/4 OF SEC. 3

S00°03'32"W 2587.82'

OWNER:
 DOUGLAS COUNTY ASSOCIATES
 LIMITED PARTNERSHIP LLLP,
 C/O BILL MOORE
 1900 16TH ST STE 300
 DENVER, CO 80202



N39°28'16"W 484.25'

S89°57'44"E
 327.86'

SEE SHEET 6
 FOR LINE AND
 CURVE TABLES

S00°01'31"W 587.25'

N24°38'15"E
 340.62'

S89°57'39"W
 94.10'

S89°32'40"W 668.51'

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

C 1/4 OF SECTION 3
 T.6S., R.66W., 6TH P.M.



SCALE: 1" = 200'

Parcel Contains a Total of 24.862 Acres or 1,082,998 Square Feet, More or Less.

CITY OF AURORA, COLORADO

A PARCEL OF LAND
 SITUATED IN THE NORTH 1/2 OF SEC. 3,
 T.6S., R.66W., SIXTH P.M.
 CITY OF AURORA, COUNTY OF DOUGLAS,
 STATE OF COLORADO

DRAWN BY: JEL	SCALE: 1"=200'	R-O-W FILE NO.
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ILLUSTRATION FOR EXHIBIT A

SHEET 6 OF 6

SEE SHEET 4

LINE TABLE		
LINE	BEARING	LENGTH
L1	S14°51'16"E	111.58'
L2	S13°40'43"W	116.34'
L3	S34°32'53"W	118.19'
L4	S74°31'35"W	130.52'
L5	S88°08'54"W	131.61'
L6	S51°24'35"W	114.51'
L7	S81°50'41"W	232.96'
L8	S59°07'37"W	220.71'
L9	S43°48'19"W	224.72'
L10	S52°07'10"E	178.70'
L11	S41°12'22"E	147.67'
L12	S49°05'42"E	57.57'
L13	S77°57'59"E	154.44'
L14	S61°22'39"E	93.45'
L15	S79°59'31"E	99.29'
L16	S86°29'18"E	68.40'
L17	N66°59'00"W	199.69'
L18	N33°19'18"E	163.35'
L19	N56°40'42"W	153.00'
L20	S41°19'31"E	230.78'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N63°49'49"E	200.40'
L22	S51°23'35"E	174.71'
L23	N27°47'48"E	107.12'
L24	N16°45'58"E	165.77'
L25	N60°45'25"W	82.81'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	29°37'34"	400.00'	206.83'
C2	10°48'17"	1214.00'	228.94'

CITY OF AURORA, COLORADO

DRAWN BY: JEL

SCALE: 1"=200'

R-O-W FILE NO.

CHECKED BY: RDS

DATE: 1/20/2025

JOB NO. 135924-05

A PARCEL OF LAND
SITUATED IN THE NORTH 1/2 OF SEC. 3,
T.6S., R.66W., SIXTH P.M.
CITY OF AURORA, COUNTY OF DOUGLAS,
STATE OF COLORADO