

EXHIBIT A

LEGAL DESCRIPTION:

AN AVIGATION EASEMENT 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 EAST QUARTER CORNER OF SAID SECTION 8 AND CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 8 TO BEAR SOUTH 00°38'22" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 02°41'37" WEST A DISTANCE OF 1393.18 FEET TO A POINT ON THE WESTERLY 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 SOUTH 00°38'22" EAST AND ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 1124.11 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°50'54", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.64 FEET AND A CHORD THAT BEARS SOUTH 44°47'05" WEST A DISTANCE OF 35.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 56TH AVENUE AS RECORDED IN BOOK 3677 AT PAGE 359 IN SAID RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 89°47'28" WEST A DISTANCE OF 508.12 FEET;
THENCE NORTH 00°15'55" EAST A DISTANCE OF 425.09 FEET;
THENCE NORTH 89°44'05" WEST A DISTANCE OF 23.76 FEET;
THENCE NORTH 00°15'55" EAST A DISTANCE OF 440.00 FEET;
THENCE SOUTH 89°44'05" EAST A DISTANCE OF 19.98 FEET;
THENCE NORTH 00°15'55" EAST A DISTANCE OF 273.77 TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23°34'41", A RADIUS OF 27.50 FEET, AN ARC LENGTH OF 11.32 FEET AND A CHORD THAT BEARS NORTH 11°31'26" WEST A DISTANCE OF 11.24 FEET;
THENCE SOUTH 89°44'05" EAST A DISTANCE OF 521.42 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 614,269 SQUARE FEET, OR 14.102 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

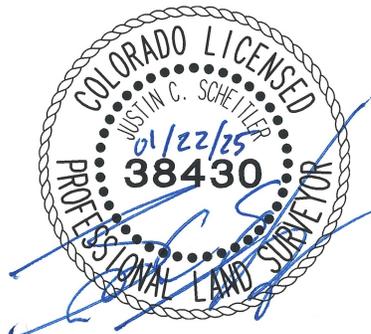
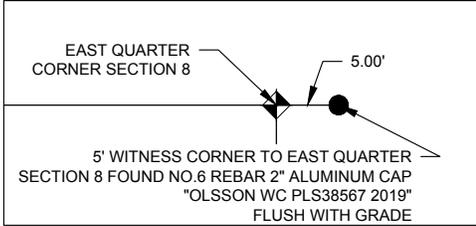


ILLUSTRATION FOR EXHIBIT A

DETAIL A:

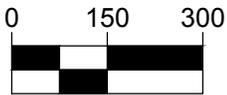


OWNER:

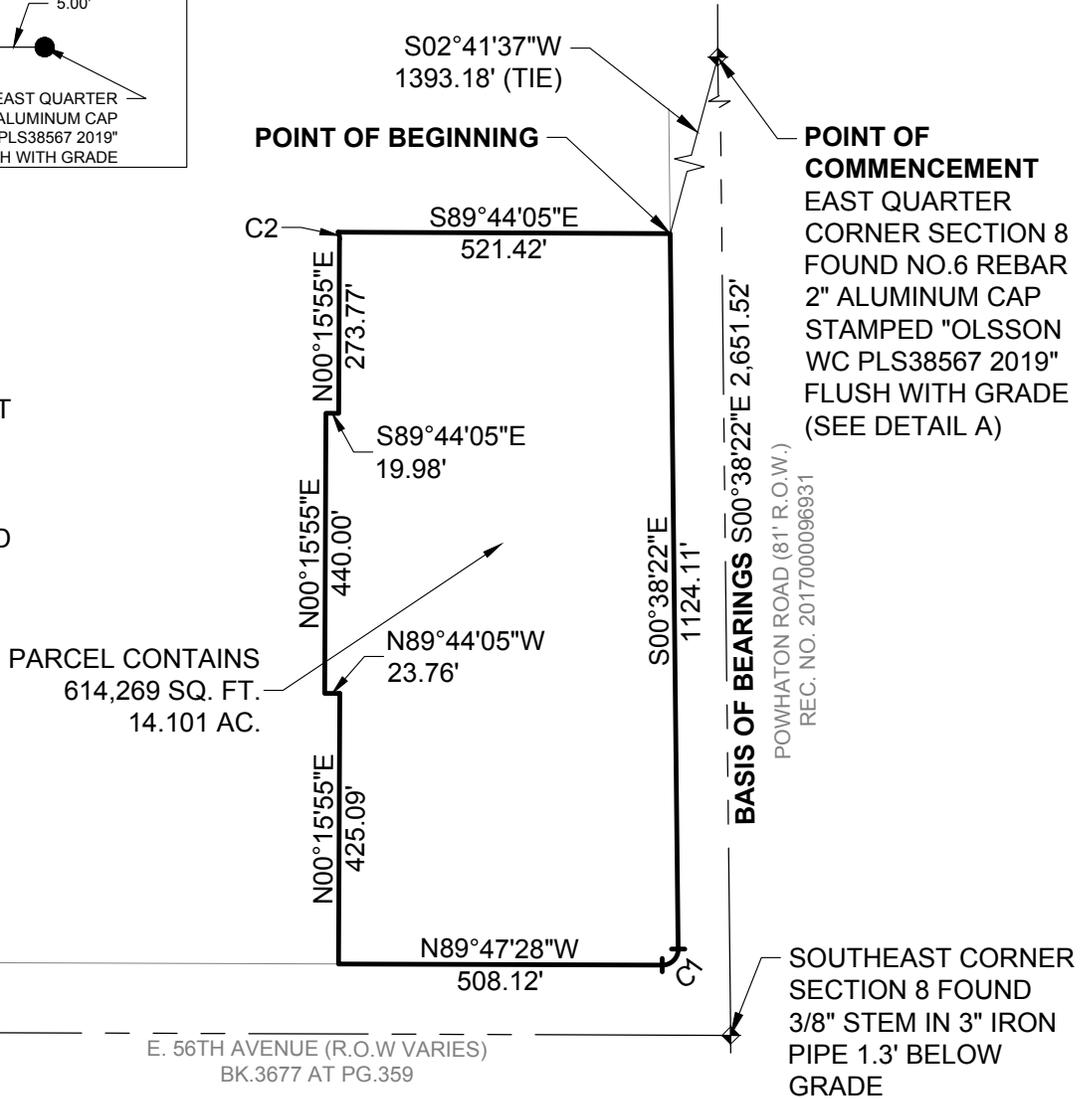
D.I.A. 56TH, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

NOTE:

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



SCALE: 1" = 300'
ORIGINAL GRAPHIC SCALE



PARCEL CONTAINS
614,269 SQ. FT.
14.101 AC.

E. 56TH AVENUE (R.O.W VARIES)
BK.3677 AT PG.359

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

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°50'54"	25.00'	39.64'	S44°47'05"W	35.62'
C2	23°34'41"	27.50'	11.32'	N11°31'26"W	11.24'

CITY OF AURORA, COLORADO

AN AVIGATION EASEMENT 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" = 300'	R.O.W. File No.
Ck'd By: JCS	Date: 01-22-2025	Job No. DCS24-4123