

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OR AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12 TO BEAR NORTH 89°17'33" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°25'28" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12 A DISTANCE OF 37.00 FEET TO A LINE 37.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°17'01" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 534.23 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET AND A CHORD THAT BEARS SOUTH 45°42'59" EAST A DISTANCE OF 28.28 FEET;

THENCE SOUTH 00°42'59" EAST A DISTANCE OF 721.84 FEET;

THENCE SOUTH 89°17'01" WEST A DISTANCE OF 1,078.60 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°04'21", A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 189.07 FEET AND A CHORD THAT BEARS SOUTH 77°14'50" WEST A DISTANCE OF 187.68 FEET;

THENCE SOUTH 65°12'40" WEST A DISTANCE OF 186.81 FEET;

THENCE NORTH 24°47'20" WEST A DISTANCE OF 218.77 FEET TO A POINT OF CURVATURE;

EXHIBIT A

LEGAL DESCRIPTION CONTINUED:

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $10^{\circ}51'22''$, A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 94.74 FEET AND A CHORD THAT BEARS NORTH $30^{\circ}13'02''$ WEST A DISTANCE OF 94.60 FEET;

THENCE NORTH $35^{\circ}38'43''$ WEST A DISTANCE OF 58.32 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $34^{\circ}56'16''$, A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 259.16 FEET AND A CHORD THAT BEARS NORTH $18^{\circ}10'35''$ WEST A DISTANCE OF 255.16 FEET;

THENCE NORTH $00^{\circ}42'27''$ WEST A DISTANCE OF 284.05 FEET TO A LINE 37.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12;

THENCE NORTH $89^{\circ}17'33''$ EAST ALONG SAID PARALLEL LINE A DISTANCE OF 1,124.22 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 1,227,339 SQUARE FEET, OR 28.176 ACRES, MORE OR LESS.

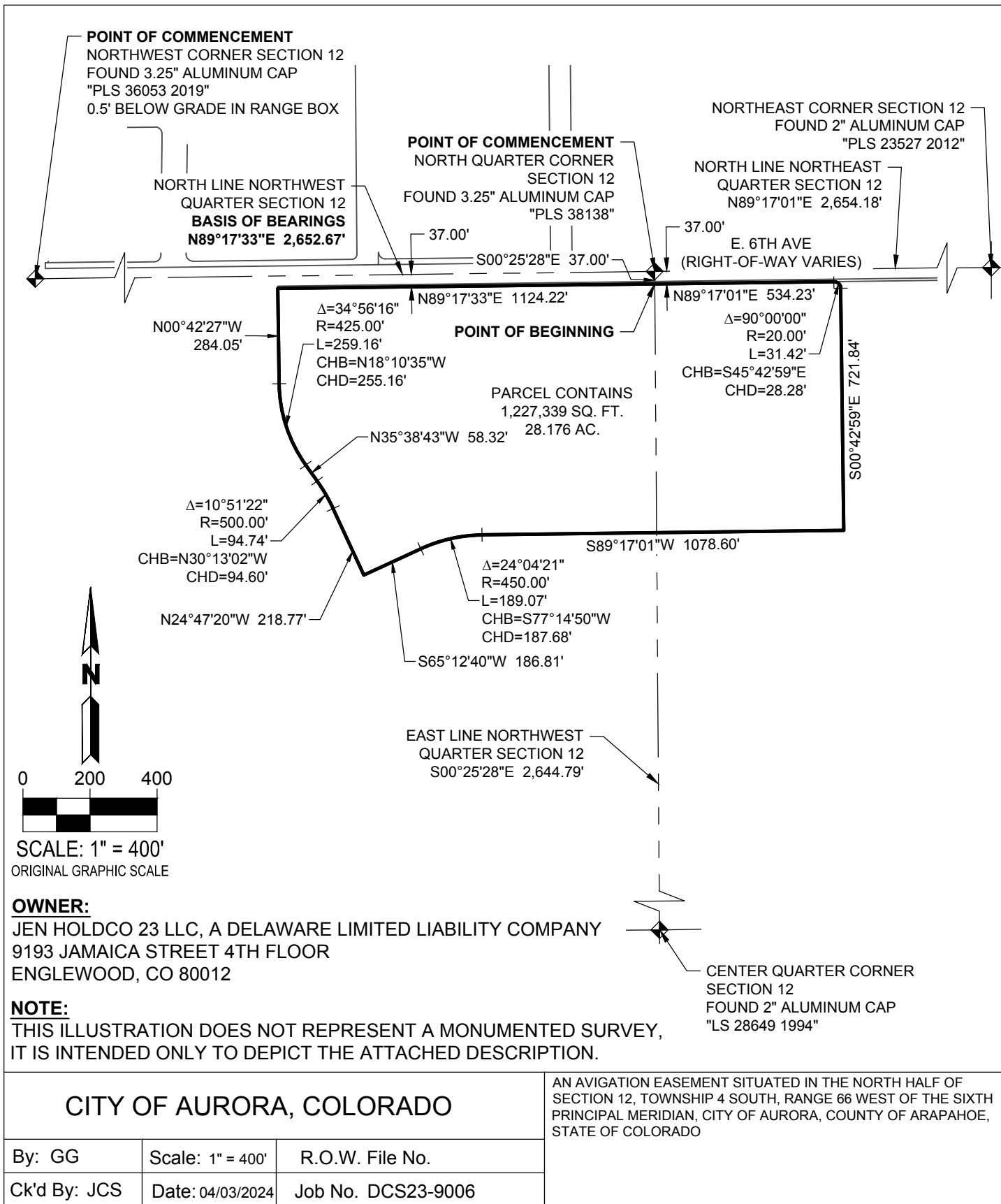
THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

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 DOES NOT REPRESENT 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



Parcel Map Check/Closure Report

Prepared by:

Greg Gilbert, Senior Project Surveyor at Ware Malcomb

900 S Broadway Suite 320 Denver, CO 80209

Job Number: DCS23-9006

Job Name: Aurora One PA4

Date: 04/03/2024

File Path: W:\DCS\23\9006\00\Survey\CAD\Legals_Exhibits

Parcel Name/Description: 2024-04-03_PA4_Avigation Easement (Matches Plat Boundary)

Point of Beginning (North Center Parcel on Aliquot Line):

North: 1,690,073.0826'

East: 3,217,857.9852'

Segment# 1: Line

Course: N89°17'00.95"E

Length: 534.2255'

North: 1,690,079.7621'

East: 3,218,392.1689'

Segment# 2: Curve

Length: 31.4159'

Radius: 20.0000'

Delta: 90°00'00.00"

Tangent: 20.0000'

Chord: 28.2843'

Course: S45°42'59.06"E

Course In: S00°42'59.06"E

Course Out: N89°17'00.94"E

RP North: 1,690,059.7637'

East: 3,218,392.4190'

End North: 1,690,060.0138'

East: 3,218,412.4174'

Segment# 3: Line

Course: S00°42'59.06"E

Length: 721.8445'

North: 1,689,338.2257'

East: 3,218,421.4429'

Segment# 4: Line

Course: S89°17'00.94"W

Length: 1,078.6008'

North: 1,689,324.7396'

East: 3,217,342.9264'

Segment# 5: Curve

Length: 189.0656'

Radius: 450.0000'

Delta: 24°04'21.27"

Tangent: 95.9484'

Chord: 187.6780'

Course: S77°14'50.31"W

Course In: S00°42'59.06"E

Course Out: N24°47'20.33"W

RP North: 1,688,874.7748'
End North: 1,689,283.3109'

East: 3,217,348.5529'
East: 3,217,159.8780'

Segment# 6: Line

Course: S65°12'39.67"W
North: 1,689,204.9841'

Length: 186.8139'
East: 3,216,990.2775'

Segment# 7: Line

Course: N24°47'20.33"W
North: 1,689,403.6003'

Length: 218.7745'
East: 3,216,898.5503'

Segment# 8: Curve

Length: 94.7386'
Delta: 10°51'22.47"
Chord: 94.5969'
Course In: S65°12'39.67"W
RP North: 1,689,193.9615'
End North: 1,689,485.3438'

Radius: 500.0000'
Tangent: 47.5115'
Course: N30°13'01.56"W
Course Out: N54°21'17.20"E
East: 3,216,444.6212'
East: 3,216,850.9417'

Segment# 9: Line

Course: N35°38'42.80"W
North: 1,689,532.7405'

Length: 58.3242'
East: 3,216,816.9524'

Segment# 10: Curve

Length: 259.1558'
Delta: 34°56'15.80"
Chord: 255.1593'
Course In: N54°21'17.20"E
RP North: 1,689,780.4154'
End North: 1,689,775.1675'

Radius: 425.0000'
Tangent: 133.7481'
Course: N18°10'34.90"W
Course Out: S89°17'33.00"W
East: 3,217,162.3249'
East: 3,216,737.3573'

Segment# 11: Line

Course: N00°42'27.00"W
North: 1,690,059.2008'

Length: 284.0549'
East: 3,216,733.8498'

Segment# 12: Line

Course: N89°17'33.00"E
North: 1,690,073.0825'

Length: 1,124.2212'
East: 3,217,857.9853'

Perimeter: 4,781.2354'

Error Closure: 0.0001

Error North: -0.00002

Area: 1,227,339 SQ. FT.

Course: S79°17'09.03"E

East: 0.00013

Precision 1: 47,812,354.0000