

**EXHIBIT A
PROPERTY DESCRIPTION**

THAT CERTAIN PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID NORTHWEST QUARTER OF SECTION 11;

WHENCE THE EAST LINE OF SAID NORTHWEST QUARTER BEARS, SOUTH 00°07'19" WEST, 2660.75 FEET, WITH ALL BEARINGS CONTAINED HEREIN REFERENCED TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 12;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 00°07'19" WEST, 72.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°07'19" WEST, 2588.75 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, NORTH 88°57'10" WEST, 2599.97 FEET TO POINT BEING 30.00 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST QUARTER, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD, BEING 30.00 FEET EASTERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00°10'50" WEST, 2558.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 64TH AVENUE, BEING 72.00 FEET SOUTHERLY AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°37'57" EAST, 1109.60 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°22'03" WEST, 893.00 FEET;

THENCE SOUTH 89°37'57" EAST, 955.00 FEET;

THENCE NORTH 00°22'03" EAST, 893.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89°37'57" EAST, 548.25 FEET TO THE **POINT OF BEGINNING**;

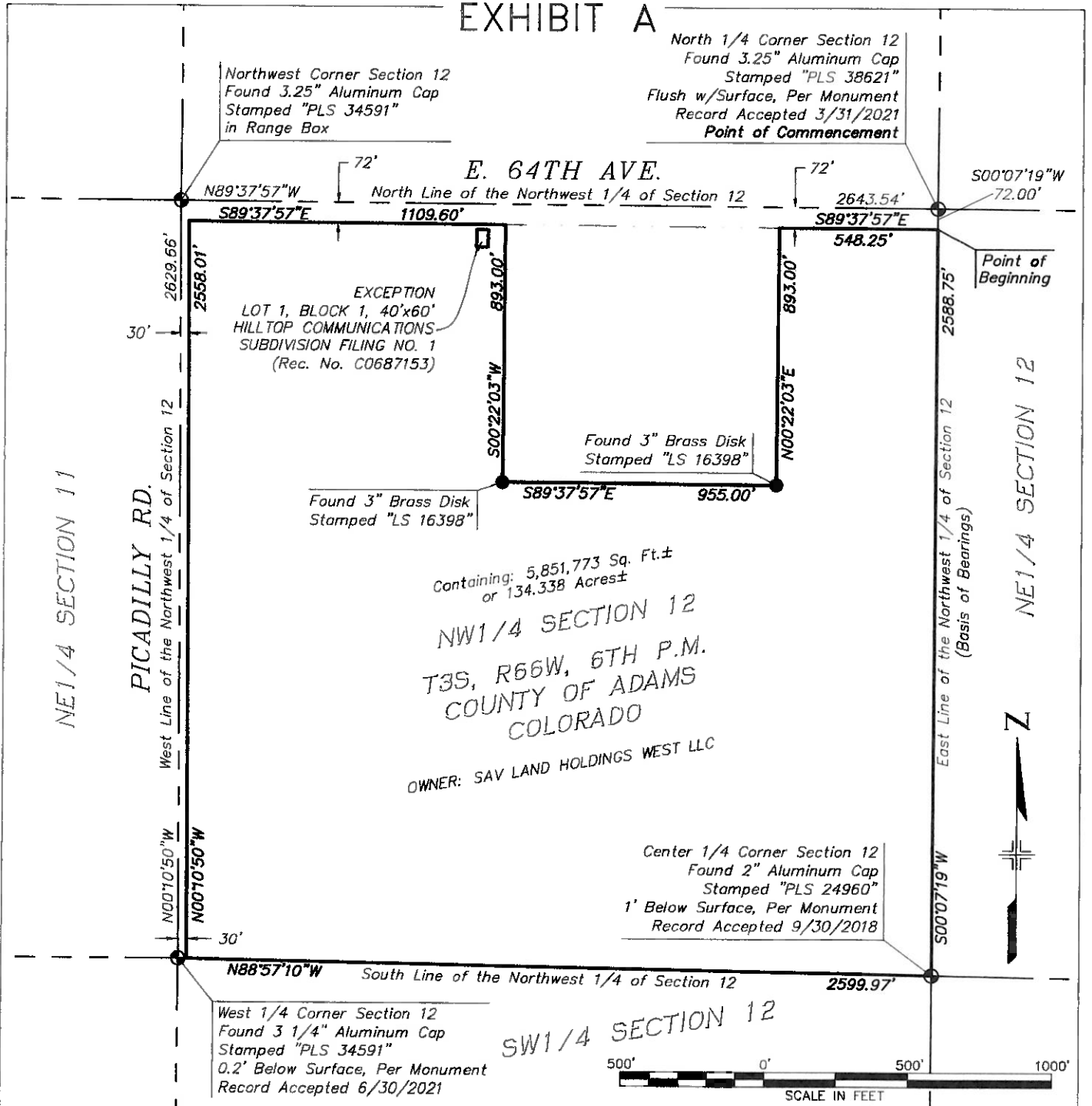
EXCEPT LOT 1, BLOCK 1, HILLOP COMMUNICATIONS SUBDIVISION FILING NO. 1, RECORDED AS RECEPTION NO. C0687153 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE.

CONTAINS 5,851,773 SQUARE FEET OR 134.338 ACRES, MORE OR LESS.

AS SHOWN ON THE EXHIBIT ATTACHED HERETO, MADE A PART HEREOF.

JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND BEHALF OF ALTURA LAND CONSULTANTS, LLC
6950 SOUTH TUCSON WAY, UNIT C
CENTENNIAL, COLORADO 80112

ILLUSTRATION FOR EXHIBIT A



BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 12, BEING S00°07'19"W.

THE ABOVE DESCRIBED PARCEL CONTAINS 5,851,733 SQUARE FEET (134.338 ACRES) MORE OR LESS.

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

CITY OF AURORA, COLORADO

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 12, T3S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, SPECIAL WARRANTY DEED, RECORDED JANUARY 4, 2022, AS RECEPTION NO. 2022000000074.

DRAWN BY: JT	SCALE: 1" = 500'	R.O.W. FILE NUMBER
CHECKED BY: JAL	DATE: 3/31/23	JOB NUMBER: 22106