

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND, SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9, BEING MONUMENTED BY A 3-1/4" DIAMETER ALUMINUM CAP ON A NO. 6 REBAR SET FLUSH WITH THE EXISTING GROUND, STAMPED "WESTWOOD T4S R65W 1/4 S8/S9 2022 PLS 25369", FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 9, BEING MONUMENTED BY A 3-1/4" DIAMETER ALUMINUM CAP ON A NO. 6 REBAR IN A RANGE BOX, STAMPED "WESTWOOD T4S R65W S5/S4/S8/S9 2022 PLS 25369", BEARS NORTH 00°22'06" WEST, A DISTANCE OF 2660.27 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°21'50" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 72.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF POWHATON ROAD AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER B8109446 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 00°22'06" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2630.37 FEET TO A POINT BEING 30.00 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE NORTH 89°17'16" EAST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 96.60 FEET;

THENCE SOUTH 00°42'44" EAST, A DISTANCE OF 42.00 FEET TO A POINT OF NON TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°39'22", AN ARC LENGTH OF 39.12 FEET, THE CHORD OF WHICH BEARS SOUTH 44°27'35" WEST, 35.25 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°22'06" EAST, A DISTANCE OF 485.01 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS SOUTH 45°22'06" EAST, 35.36 FEET TO A POINT OF NON TANGENCY;

THENCE SOUTH 00°22'06" EAST, A DISTANCE OF 64.00 FEET TO A POINT OF NON TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS SOUTH 44°37'54" WEST, 35.36 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°22'06" EAST, A DISTANCE OF 626.50 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS SOUTH 45°22'06" EAST, 35.36 FEET TO A POINT OF NON TANGENCY;

THENCE SOUTH 00°22'06" EAST, A DISTANCE OF 80.00 FEET TO A POINT OF NON TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS SOUTH 44°37'54" WEST, 35.36 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°22'06" EAST, A DISTANCE OF 1208.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE SOUTH 89°21'50" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 72.00 FEET TO THE **POINT OF BEGINNING**,

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 194,697 SQUARE FEET OR 4.470 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, WILLIAM F. HESSELBACH, JR., 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.

WILLIAM F. HESSELBACH, JR., PLS 25369
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112

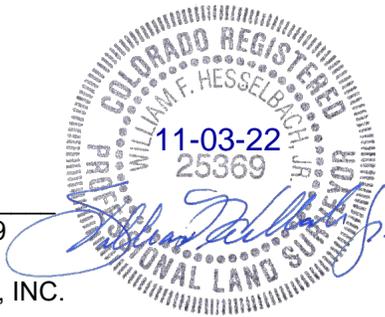


ILLUSTRATION FOR EXHIBIT A

NW COR SEC. 9
NO. 6 REBAR WITH A
3-1/4" ALUMINUM CAP
IN A RANGE BOX STAMPED
"WESTWOOD T4S R65W
S5/S4/S8/S9 2022 PLS 25369"

UNPLATTED N 1/4 COR SEC. 9
2-1/2" ALUMINUM CAP
IN CONCRETE STAMPED "T4S R65W
1/4 S4/S9 2002 LS 11666"

60' RIGHT OF WAY
RESERVATION

N. LINE, NW 1/4 SEC. 9

N89°17'16"E 2644.77'

E. 6TH AVE

N89°17'16"E 96.60'

S00°42'44"E 42.00'

L=39.12' R=25.00' Δ=89°39'22"
CHB=S44°27'35"W CH=35.25'

S00°22'06"E 485.01'

L=39.27' R=25.00' Δ=90°00'00"
CHB=S45°22'06"E CH=35.36'

S00°22'06"E 64.00'

L=39.27' R=25.00' Δ=90°00'00"
CHB=S44°37'54"W CH=35.36'

S00°22'06"E 626.50'

L=39.27' R=25.00' Δ=90°00'00"
CHB=S45°22'06"E CH=35.36'

S00°22'06"E 80.00'

L=39.27' R=25.00' Δ=90°00'00"
CHB=S44°37'54"W CH=35.36'

W. LINE, NW 1/4 SEC. 9
(BASIS OF BEARINGS)
N00°22'06"W 2660.27'
N00°22'06"W 2630.37'

PUBLIC SERVICE
COMPANY OF
COLORADO
POWHATON RD

S00°22'06"E 1208.10'

42' RIGHT OF WAY
REC. NO. B8109446

42' RIGHT OF WAY
REC. NO. B8109446

PARCEL OF LAND A
194,697 S.F.
4.470 AC.

ADONEA SUBDIVISION
FILING NO. 7
REC. NO. D7122266

NE 1/4
SEC. 8

POINT OF COMMENCEMENT
W 1/4 CORNER SEC. 9
NO. 6 REBAR WITH A
3-1/4" ALUMINUM CAP
FLUSH WITH GROUND STAMPED
"WESTWOOD T4S R65W 1/4 8/9
2022 PLS 25369"

POINT OF BEGINNING

N89°21'50"E 72.00'

S89°21'50"W 72.00'

144' ROW

REC. NO. B5098703

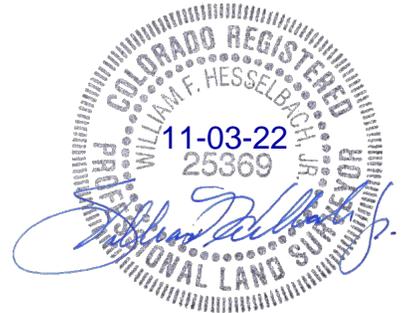
TRACT A
HARMONY SUBDIVISION
FILING NO. 1
REC. NO. D7146217

S. LINE, NW 1/4, SECTION 9
N89°21'50"E 2646.25'

CEN. 1/4 COR SEC. 9
NO. 6 REBAR WITH A
3-1/4" ALUMINUM CAP
FLUSH WITH GROUND
STAMPED "WESTWOOD C1/4 S9
T4S R65W 2022 PLS 25369"

LOT 1, BLOCK 1
APS P-8 AT HARMONY
SUBDIVISION FILING NO. 1
REC. NO. D9077963

UNPLATTED
NW 1/4
SEC. 9



OWNER:
MELCOR/TC AURORA LLC
6930 E CHAUNCEY LN STE 135
PHOENIX, AZ 85054-5171

500 250 0 500 1000

SCALE: 1" = 500'

THE ABOVE DESCRIBED PARCEL CONTAINS 194,697 SQUARE FEET OR (4.470 ACRE) 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 NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, ARAPAHOE COUNTY, COLORADO.

DRAWN BY: MJP	SCALE: 1" = 500'	R.O.W. FILE NUMBER
CHECKED BY: WFH	DATE: 11/3/2022	JOB NUMBER: R0029613.00