

# EXHIBIT A

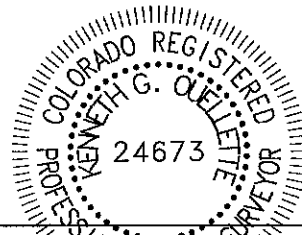
NORTHEAST QUARTER SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.  
-----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO-----

## PROPERTY DESCRIPTION

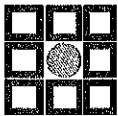
A PARCEL LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, BEARING N00°16'31"W BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 24 AND THE NORTH QUARTER CORNER OF SAID SECTION 24. BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK, COLORADO STATE PLANE CENTRAL ZONE 1983/1992 HARN. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

**COMMENCING** AT SAID CENTER QUARTER CORNER OF SECTION 24;  
THENCE N89°35'40"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**;  
THENCE N00°16'31"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 239.06 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°22'01", A RADIUS OF 25.00 FEET, A CHORD BEARING N44°54'29"E A DISTANCE OF 35.47 FEET, AND AN ARC DISTANCE OF 39.43 FEET;  
THENCE N00°05'22"E A DISTANCE OF 64.00 FEET;  
THENCE N89°54'39"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 0.72 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°38'54", A RADIUS OF 25.00 FEET, A CHORD BEARING N45°06'06"W A DISTANCE OF 35.25 FEET, AND AN ARC DISTANCE OF 39.12 FEET;  
THENCE N00°16'31"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 6.05 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°12'44", A RADIUS OF 1141.58 FEET, A CHORD BEARING N07°52'53"W A DISTANCE OF 302.20 FEET, AND AN ARC DISTANCE OF 303.09 FEET;  
THENCE N00°16'31"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 1047.76 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12°20'32", A RADIUS OF 1040.00 FEET, A CHORD BEARING N09°29'52"E A DISTANCE OF 223.60 FEET, AND AN ARC DISTANCE OF 224.03 FEET;



KENNETH G. OUELLETTE, P.L.S. 24673  
DATE: MAY 30, 2023  
JOB NO. 65420899  
FOR AND ON BEHALF OF MERRICK & COMPANY



**MERRICK®**

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Telephone: 303-751-0741

WINDLER HOMESTEAD  
METROPOLITAN DISTRICT  
INCLUSION 3

DATE: 5/30/23

SHEET: 1 OF 5

# EXHIBIT A

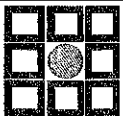
NORTHEAST QUARTER SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.  
-----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO-----

## PROPERTY DESCRIPTION

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 86°29'37", A RADIUS OF 25.00 FEET, A CHORD BEARING N46°34'24"E A DISTANCE OF 34.26 FEET, AND AN ARC DISTANCE OF 37.74 FEET;  
THENCE N00°10'22"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 64.00 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°53'08", A RADIUS OF 25.00 FEET, A CHORD BEARING N41°01'08"W A DISTANCE OF 35.32 FEET, AND AN ARC DISTANCE OF 39.22 FEET;  
THENCE N00°16'31"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 91.95 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°43'58", A RADIUS OF 468.00 FEET, A CHORD BEARING N03°46'09"E A DISTANCE OF 71.26 FEET, AND AN ARC DISTANCE OF 71.33 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03°00'44", A RADIUS OF 534.00 FEET, A CHORD BEARING N06°42'58"E A DISTANCE OF 28.07 FEET, AND AN ARC DISTANCE OF 28.07 FEET;  
THENCE N89°43'36"E A DISTANCE OF 9.45 FEET;  
THENCE N00°15'13"W A DISTANCE OF 283.17 FEET;  
THENCE S89°59'46"E A DISTANCE OF 11.00 FEET;  
THENCE N00°16'24"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 38.18 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°55'04", A RADIUS OF 25.00 FEET, A CHORD BEARING N44°41'07"E A DISTANCE OF 35.33 FEET, AND AN ARC DISTANCE OF 39.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 48TH AVENUE RECORDED AT RECEPTION NO. 2007000085459 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER;  
THENCE N89°38'39"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1193.28 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY E-470 RECORDED IN BOOK 5849 AT PAGE 596 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER;  
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:;  
1. S84°54'15"E A DISTANCE OF 744.02 FEET;  
2. THENCE S51°30'05"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 58.63 FEET;



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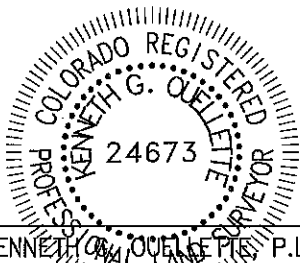
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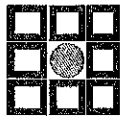
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3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°07'39", A RADIUS OF 914.38 FEET, A CHORD BEARING S11°55'20"E A DISTANCE OF 303.84 FEET, AND AN ARC DISTANCE OF 305.26 FEET;
4. THENCE S21°29'10"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 226.63 FEET;
5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°29'19", A RADIUS OF 851.97 FEET, A CHORD BEARING S10°44'31"E A DISTANCE OF 317.66 FEET, AND AN ARC DISTANCE OF 319.53 FEET;
6. THENCE S00°00'09"W A DISTANCE OF 1647.18 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24;  
THENCE S89°35'40"W ALONG SAID SOUTH LINE A DISTANCE OF 2226.78 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 129.923 ACRES, MORE OR LESS.



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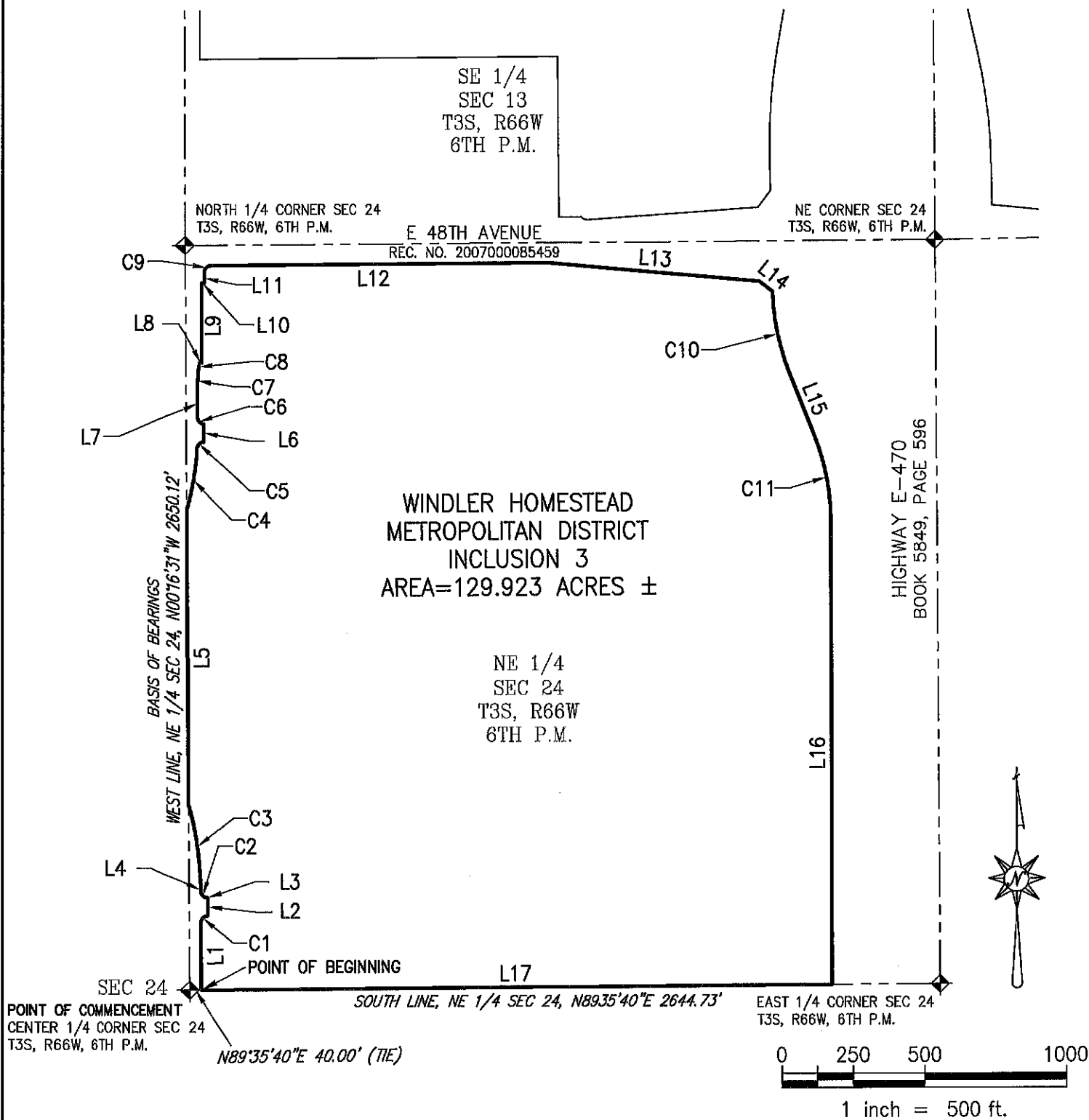
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# ILLUSTRATION FOR EXHIBIT A



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

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WINDLER HOMESTEAD  
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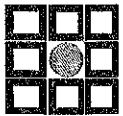
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# ILLUSTRATION FOR EXHIBIT A

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°16'31"W	239.06'
L2	N00°05'22"E	64.00'
L3	N89°54'39"W	0.72'
L4	N00°16'31"W	6.05'
L5	N00°16'31"W	1047.76'
L6	N00°10'22"W	64.00'
L7	N00°16'31"W	91.95'
L8	N89°43'36"E	9.45'
L9	N00°15'13"W	283.17'
L10	S89°59'46"E	11.00'
L11	N00°16'24"W	38.18'
L12	N89°38'39"E	1193.28'
L13	S84°54'15"E	744.02'
L14	S51°30'05"E	58.63'
L15	S21°29'10"E	226.63'
L16	S00°00'09"W	1647.18'
L17	S89°35'40"W	2226.78'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	90°22'01"	25.00'	N44°54'29"E	35.47'	39.43'
C2	89°38'54"	25.00'	N45°06'06"W	35.25'	39.12'
C3	15°12'44"	1141.58'	N07°52'53"W	302.20'	303.09'
C4	12°20'32"	1040.00'	N09°29'52"E	223.60'	224.03'
C5	86°29'37"	25.00'	N46°34'24"E	34.26'	37.74'
C6	89°53'08"	25.00'	N41°01'08"W	35.32'	39.22'
C7	8°43'58"	468.00'	N03°46'09"E	71.26'	71.33'
C8	3°00'44"	534.00'	N06°42'58"E	28.07'	28.07'
C9	89°55'04"	25.00'	N44°41'07"E	35.33'	39.23'
C10	19°07'39"	914.38'	S11°55'20"E	303.84'	305.26'
C11	21°29'19"	851.97'	S10°44'31"E	317.66'	319.53'

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