

EXHIBIT A

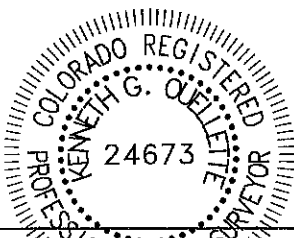
SOUTHEAST QUARTER SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
-----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO-----

PROPERTY DESCRIPTION

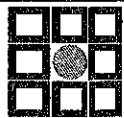
A PARCEL LAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, BEARING S00°07'03"E BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 13 AND THE SOUTH QUARTER CORNER OF SAID SECTION 13. 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 13;
THENCE N89°40'20"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13 A DISTANCE OF 66.00 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING N89°40'20"E ALONG SAID NORTH LINE A DISTANCE OF 2228.04 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 EIGHT (8) COURSES:
1. S01°04'57"E A DISTANCE OF 96.37 FEET;
2. THENCE S04°07'11"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 1049.33 FEET;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05°20'41", A RADIUS OF 3729.44 FEET, A CHORD BEARING S06°47'31"W A DISTANCE OF 347.77 FEET, AND AN ARC DISTANCE OF 347.90 FEET;
4. THENCE S09°27'52"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 488.36 FEET;
5. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°19'36", A RADIUS OF 1999.86 FEET, A CHORD BEARING S04°18'04"W A DISTANCE OF 359.96 FEET, AND AN ARC DISTANCE OF 360.45 FEET;
6. THENCE S00°51'45"E A DISTANCE OF 141.69 FEET;
7. THENCE S36°31'34"W A DISTANCE OF 74.67 FEET;



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



MERRICK®

5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

WINDLER HOMESTEAD
METROPOLITAN DISTRICT
INCLUSION 2

DATE: 5/30/23

SHEET: 1 OF 4

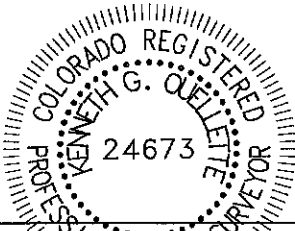
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SOUTHEAST QUARTER SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
-----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO-----

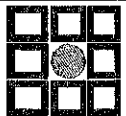
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8. THENCE S85°54'05"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 601.90 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 56°53'00", A RADIUS OF 25.00 FEET, A CHORD BEARING N65°39'25"W A DISTANCE OF 23.81 FEET, AND AN ARC DISTANCE OF 24.82 FEET;
THENCE S89°38'39"W A DISTANCE OF 79.15 FEET;
THENCE N00°15'56"W A DISTANCE OF 571.05 FEET;
THENCE S89°39'38"W A DISTANCE OF 1266.80 FEET TO A LINE BEING 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 13, SAID LINE ALSO BEING THE EASTERLY LINE OF RECEPTION NO. 2022000041363 RECORDED IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER;
THENCE N00°07'03"W ALONG SAID EASTERLY LINE A DISTANCE OF 1614.81 FEET;
THENCE N04°58'00"E A DISTANCE OF 124.13 FEET;
THENCE N00°07'03"W A DISTANCE OF 249.58 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 108.258 ACRES, MORE OR LESS.



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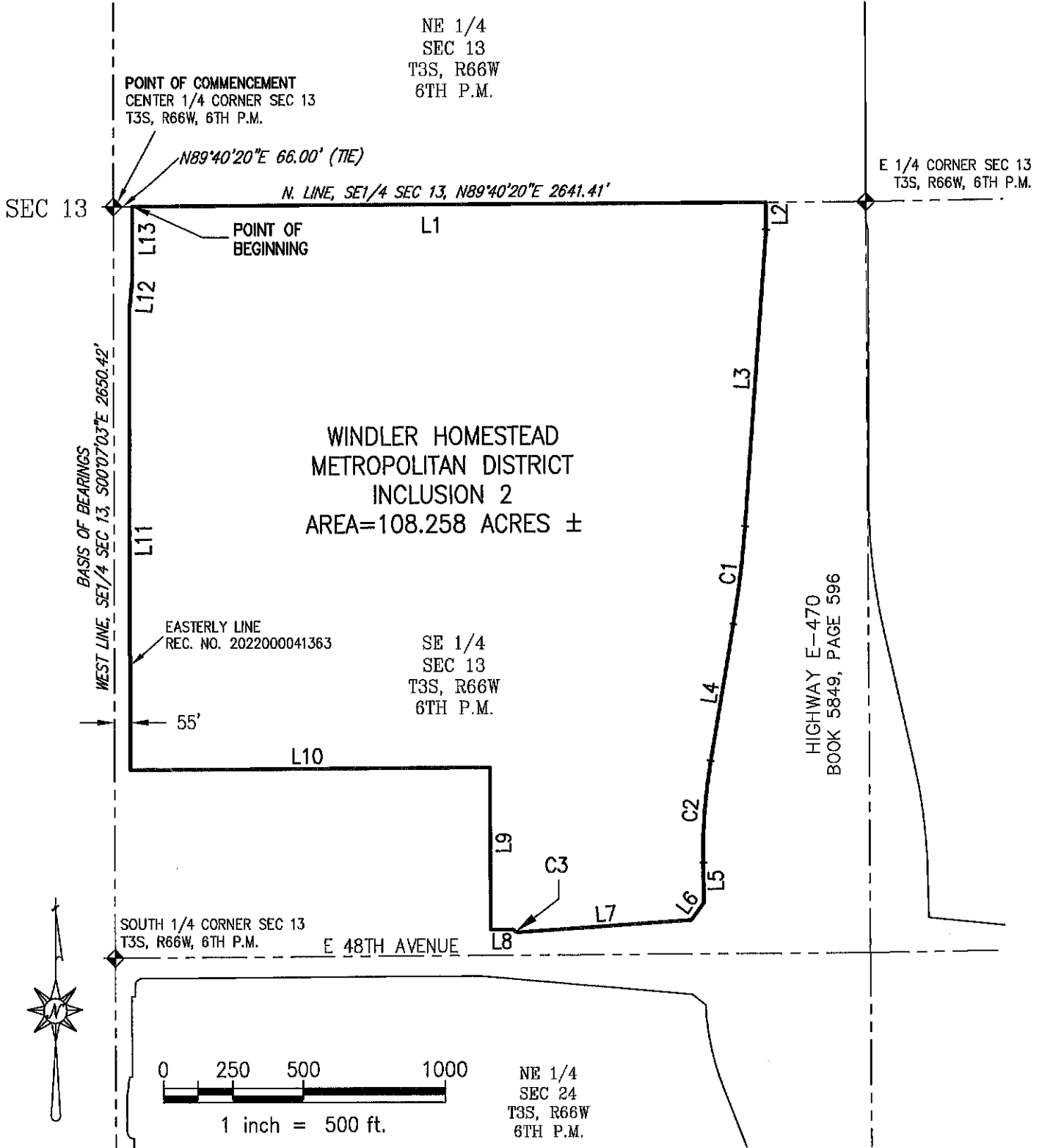
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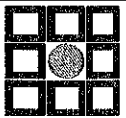
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SHEET: 2 OF 4

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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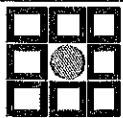
SHEET: 3 OF 4

ILLUSTRATION FOR EXHIBIT A

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	5°20'41"	3729.44'	S06°47'31"W	347.77'	347.90'
C2	10°19'36"	1999.86'	S04°18'04"W	359.96'	360.45'
C3	56°53'00"	25.00'	N65°39'25"W	23.81'	24.82'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°40'20"E	2228.04'
L2	S01°04'57"E	96.37'
L3	S04°07'11"W	1049.33'
L4	S09°27'52"W	488.36'
L5	S00°51'45"E	141.69'
L6	S36°31'34"W	74.67'
L7	S85°54'05"W	601.90'
L8	S89°38'39"W	79.15'
L9	N00°15'56"W	571.05'
L10	S89°39'38"W	1266.80'
L11	N00°07'03"W	1614.81'
L12	N04°58'00"E	124.13'
L13	N00°07'03"W	249.58'

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