

EXHIBIT A

Legal Description

A PORTION OF LOT 2, BLOCK 1, BRANNAN'S SUBDIVISION FILING NO. 2, ACCORDING TO THE PLAT RECORDED MAY 12, 1994 AT RECEPTION NO. B1247454, AND AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JANUARY 19, 1995 IN BOOK 4455 AT PAGE 542, TOGETHER WITH TRACT A, BRANNAN'S SUBDIVISION - FILING NO. 1, ACCORDING TO THE PLAT RECORDED OCTOBER 31, 1973 AT RECEPTION NO. A020815, COUNTY OF ADAMS, STATE OF COLORADO, ALL LYING WITHIN THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

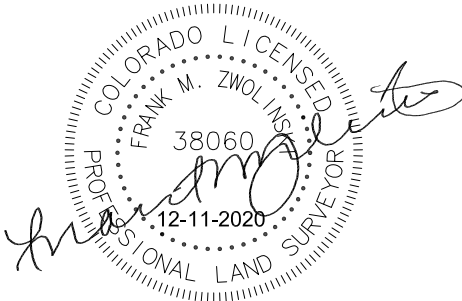
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 8, FROM WHENCE THE SOUTHEAST CORNRT OF SAID NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 00°00'36" WEST A DISTANCE OF 2635.75 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4), SOUTH 00°00'36" WEST, 1977.44 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, NORTH 89°45'17" WEST, 50.00 FEET TO THE WEST LINE OF FEDERAL BOULEVARD, AND BEING THE NORTHEAST CORNER OF TRACT A OF BRANNAN'S SUBDIVISION FILING No. 1, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE, SOUTH 00°00'36" WEST, 658.53 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, SOUTH 89°51'23" WEST, 30.00 FEET TO A POINT; THENCE SOUTH 00°00'04" WEST, 31.23 FEET TO A POINT; THENCE SOUTH 83°46'03" WEST, 233.62 FEET TO A POINT; THENCE SOUTH 61°35'26" WEST, 404.96 FEET TO A POINT ON THE BOUNDARY OF LOT 2 OF BRANNAN'S SUBDIVISION FILING No. 2; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES:

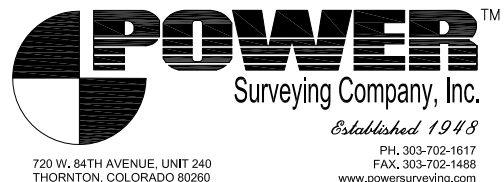
1. SOUTH 03°44'30" WEST, 159.68 FEET TO A POINT;
2. NORTH 85°27'01" WEST, 446.37 FEET TO A POINT;
3. NORTH 03°30'34" EAST, 959.02 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY, NORTH 89°39'58" EAST, 148.41 FEET TO A POINT; THENCE SOUTH 83°36'15" EAST, 133.90 FEET TO A POINT; THENCE NORTH 00°14'51" EAST, 91.77 FEET TO A POINT ON THE AFOREMENTIONED BOUNDARY OF SAID LOT 2; THENCE ALONG SAID BOUNDARY OF SAID LOT 2 AND SAID TRACT A, SOUTH 89°45'17" EAST, 733.36 FEET TO THE POINT OF BEGINNING.

CONTAINING ±896,145 SQUARE FEET OR ±20.572 ACRES OF LAND, MORE OR LESS.



Frank M. Zwolinski, P.L.S.
Colorado License #38060
For and on behalf of Power Surveying Company, Inc.
303-702-1617



DRAWING BY: FMZ DATE: 12-11-2020
PROJECT NO. 501-19-260

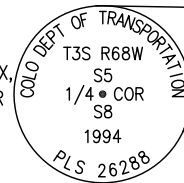
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TRACT H OF ALOHA BEACH FILING NO. 1
NOT A PART

TRACT D OF ALOHA BEACH FILING NO. 1
NOT A PART

POINT OF COMMENCEMENT
FOUND 3-1/4" DIAM. ALUM. CAP IN RANGE BOX,
MARKED AS SHOWN (ACCEPTED AS N 1/4 COR
SEC 8, T. 3S., R. 68 W., 6th P.M.)



N89°45'17"W
50.00'

1977.44'(C)

POINT OF BEGINNING

S89°45'17"E 733.36'

2635.75'(M)

N00°14'51"E 91.77'

S83°36'15"E 133.90'

N89°39'58"E 148.41'

LOT 1 OF BLOCK 1 OF
BRANNAN'S SUBDIVISION FILING NO. 2
NOT A PART

N03°30'34"E 959.02'

PT. LOT 2 OF
BRANNAN'S SUBD. FILING NO. 2

TRACT A OF
BRANNAN'S SUBD. FILING NO. 1

S00°00'36"W 658.53'

EAST LINE OF THE NW1/4 OF SEC. 8,
T. 3S., R. 68W., 6th P.M.
S00°00'36"W 500.00'

FEDERAL BOULEVARD
(BASIS OF BEARINGS)

S89°51'23"W 30.00'

S00°00'04"W 31.23'

SOUTH LINE OF THE NW1/4 OF SEC. 8, T. 3S., R. 68W., 6th P.M.
N89°46'39"W 2645.51'(M)

W 1/4 COR SEC 8,
T. 3S., R. 68 W., 6th P.M.: POSITION
ESTABLISHED FROM REFERENCE TIES
PER MONUMENT RECORD DATED
6-30-2018

LOT 3 OF BLOCK 1 OF
BRANNAN'S SUBDIVISION FILING NO. 2
NOT A PART

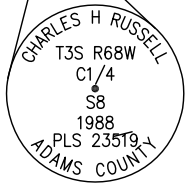
S61°35'26"W 404.96'

S03°44'30"W
159.68'

N85°27'01"W 446.37'

LOT 3 OF BLOCK 1 OF
BRANNAN'S SUBDIVISION FILING NO. 2
NOT A PART

UNPLATTED
CURRENT DEED AT
REC. #2018000084696
NOT A PART



FOUND 3-1/4" DIAM.
ALUM. CAP IN RANGE
BOX, MARKED AS
SHOWN (ACCEPTED AS
C 1/4 COR SEC 8,
T. 3S., R. 68 W., 6th
P.M.)

Parcel Area: 896,145 s.f. (20.572 acres)



SCALE: 1" = 200'



200' 0 100' 200'



720 W. 84TH AVENUE, UNIT 240
THORNTON, COLORADO 80260

Established 1948

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